

NORTHERN PLANNING COMMITTEE – 23 January 2013

UPDATE TO AGENDA

APPLICATION NO.

12/4353M

LOCATION

County Hotel, Harden Park, Alderley Edge

UPDATE PREPARED

21 January 2012

KEY ISSUES

Affordable Housing

Comments have now been received from the Council's affordable housing officer who notes that although the number of dwellings proposed at the site does not trigger a requirement for affordable housing, the size of the site will do as it exceeds 0.4ha (as outlined in the Interim Planning Statement: Affordable Housing).

The affordable housing requirement would be 30% of the total dwellings, or 4 affordable homes with 3 provided as social rented dwellings and 1 provided as an intermediate tenure dwelling.

The site is located in Alderley Edge which is located within the Wilmslow & Alderley Edge sub-area for the Councils Strategic Housing Market Assessment (SHMA) 2010. The SHMA identified a requirement for 51 new affordable homes per year between 2009 - 2014. There are currently 543 applicants on the housing register with Cheshire Homechoice who require social rented housing in Alderley Edge. These applicants require 214 x 1 beds, 211 x 2 beds, 89 x 3 beds & 16 x 4 beds (13 applicants have not specified how many bedrooms they need).

Therefore there is an identified need for affordable housing in the Wilmslow & Alderley Edge sub-area.

The type of dwelling proposed with this application are 3 bed apartments and 3 bed duplex apartments which are relatively large and would be unsuitable for provision as affordable housing. They are also located in one block, and in the past Registered Providers of affordable housing have raised concerns about management of apartments if they do not control the whole block.

The Interim Planning Statement: Affordable Housing does set out circumstances when a financial contribution in lieu of affordable housing on site would be acceptable. These include where –

- *the provision of the affordable housing elsewhere in the locality would provide a better mix of housing types*
- *management of the affordable dwellings on site would not be feasible*
- *it would be more appropriate to bring back existing vacant housing into use as affordable units*
- *the constraints of the site prevent the provision of the size and type of affordable housing required in the area*

In this case, as the management of affordable dwellings on site would not be feasible and the constraints of the site/type of property proposed prevent the provision of the size and type of affordable housing required in the area, a financial contribution in lieu of on site affordable housing would be acceptable.

The financial contribution would need to reflect the cost necessary to facilitate an equivalent amount of affordable housing as would be required to be provided on site. In order to calculate the required financial contribution further information is required from the applicant. Discussions on this matter are ongoing, therefore a verbal update will be provided at the Committee meeting.

CONCLUSIONS

As in the original report, a recommendation of approval is made.

Heads of terms

In light of the above comments, in addition to the heads of terms listed within the original report, the following is also recommended:

- The payment of a commuted sum (TBA) in lieu of on site provision of affordable housing

In terms of the Community Infrastructure Levy (CIL) Regulations, the provision of a commuted sum payment in lieu of affordable housing is necessary, fair and reasonable to provide sufficient affordable housing in the area, and to provide a sustainable and balanced community in line with the objectives of National Planning Policy.