

TO: Directorate of Regeneration & Neighbourhoods
ADDRESS: Housing, Planning & Building Control
PO Box 26, Archway Road,
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AH STATEMENT

DATE: 21.06.24
REF: 531.410
JOB: 531 Greensbridge Lane

Affordable Housing Statement

1.0 Introduction

This Affordable Housing Statement has been prepared by Architectural Emporium Ltd in support of a Planning Application for a residential development on land off Greensbridge Lane, involving the construction of 29 units (a mixture of Apartments and Houses as outlined in the Design and Access Statement)

2.0 Affordable Housing Provision

The requirements for new residential developments to incorporate affordable housing are set out in Local Plan: Core Strategy [Policy CS15](#) – Delivering Affordable Housing which seeks to ensure that:

1) Within all proposed market sector housing developments which have a capacity of 15 dwellings or more, a minimum provision of affordable housing will be sought as follows: 10% on sites within the current urban area; and 25% on sites identified as Sustainable Urban Extensions within Policies SUE1 to SUE2c. The application of these requirements will be subject to the following (inter alia):

a) A lower proportion of affordable housing will only be permitted where it is clearly demonstrated that affordable housing provision is being maximised within the development and that achieving provision at the levels set out above would render the development not economically viable (in accordance with Policy CS27) ...

As far as we understand the application falls within the definition of Policy CS15, and as such is required to provide affordable housing. The proposed site is also within the East of Halewood Sustainable Urban Extension (SUE) and is therefore required to deliver 25% affordable housing.

This is obviously a significant amount on what is a relatively small development site which is identified as suitable to achieve the housing needs of the borough. Whilst the client understands the need and is committed to trying to achieve it, a detailed investigation of the viability of this number of affordable homes on this site will not be possible until a later date.



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2.0 Affordable Housing Computation

As far as we understand it is advised that out of the overall affordable housing provision, 75% should be rented products, while 25% should be affordable home ownership products.

However, whilst our client is committed to deliver affordable housing assuming it is economically viable. They are also keen to retain ownership of the site and maintain the tenure as rental only. It is also not unreasonable that a development of this size is retained as rental only when considering how many houses are currently available and will be available in the next few years for purchase. Therefore, please see the table below: For this development AH homes would equate to 7 units - all to be rented.

Total Units	29	
Affordable Housing Requirement	25%	
Total AH Units	7	
0% Intermediate	0	
100% Rental	7	

3.0 Affordable Housing Scheme

The Affordable Housing Statement should be read in conjunction with Architectural Emporium Ltd Design and Access Statement which identifies housing types and numbers.

The affordable homes that will be provided will be as follows:

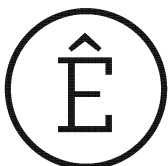
6 No. 1 Bed Apartments – Rent
1 No. 2 Bed Terrace Houses - Rent

The proposed affordable homes will be fully integrated into the development masterplan and are not distinguishable from the market housing in design or amenity. The affordable homes are therefore tenure blind being constructed to the same design and standard as the market dwellings.

4.0 Conclusion

The houses identified for the affordable market are of high quality both spatially and in terms of amenity superior to much market housing in the area.

Subject to viability testing required, the housing provided will deliver policy compliant affordable housing in accordance with the Framework [§64] and Policy EH4 of the draft SPD.



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