

4. PROPOSAL

- 4.1 The developer has written to the Council to request that, following negotiation with a Registered Provider (RP), the affordable housing is secured on site with the tenure adjusted to 1x Affordable Rent (wheelchair) unit and 4 x Shared Ownership, the same five units as the original application.

<i>Unit ref</i>		<i>Unit Size</i>	<i>Tenure</i>
Unit 15	Ground Floor	1 b 2 p Wheelchair	Affordable Rent
Unit 16	Ground Floor	1 b 2 p	Shared Ownership sale
Unit 17	First Floor	1 b 2 p	Shared Ownership sale
Unit 18	First Floor	1 b 2 p	Shared Ownership sale
Unit 19	Second Floor	2 b 4 p	Shared Ownership sale

5. COMMENT

- 5.1 City Plan Part One Policy CP20 allows the affordable housing target of 40% to be applied flexibly particularly where viability constraints threaten the delivery of the development and the need to achieve a successful housing development. Given the advice of the District Valuer Service on the viability of the scheme when the planning application was determined, it is considered that 5 affordable units is the maximum viable level of affordable housing that can be achieved on this site in compliance with CP20.
- 5.2 The Council's Housing Strategy Team have confirmed that recent funding and political uncertainties have created a more cautious climate in the industry and the Registered Providers are currently reluctant to purchase smaller numbers of units due to the risks involved.
- 5.3 Officers requested that the applicant liaise with the Council's panel of Registered Providers for affordable housing to confirm their willingness and ability to buy the proposed units.
- 5.4 The Council's Housing Strategy Team has independently confirmed that one of the RP partners has made an offer to the developer based on 4 x shared ownership and 1 x affordable rent (wheelchair), which the team would like to accept.
- 5.5 Given that an RP has made an offer, the Local Planning Authority preference is to accept this adjusted on-site provision rather than a

commuted sum. Financial contributions in lieu are only considered where options for on-site provision have been exhausted.

- 5.6 Therefore, the Local Planning Authority, in liaison with the Housing Strategy Team, is satisfied that the affordable housing provision secured on site with the tenure adjusted as proposed in the S106 Deed of Variation is an acceptable alternative to the scheme previously permitted by Planning Committee and can be considered to comply with the development plan.

Background Documents:

Planning Application BH2017/01065

