

Received 23/12/14

Affordable Housing Statement

Outline planning application for residential use, Pennycroft Lane, Uttoxeter

Applicant: East Staffordshire Borough Council

February 2013

- I. The following statement has been provided by Steve Payne Housing Strategy Manager, East Staffordshire Borough Council, on 17th July 2012:

In terms of affordable housing our expectations on a brownfield site are 10% affordable housing. Assuming the whole site is brownfield, on the current indicative design of 35 dwellings we would want 3 of the smallest homes (2-bedroom) as rented social housing plus a commuted sum in lieu of 0.5 of an affordable home. The Council could of course choose to provide a greater amount of affordable housing since there is an identified need for 30%.

- II. Following the amendment to the layout to increase the number of dwellings from 35-49, following comments were taken from an email received from Steve Payne.

I welcome the increase in numbers.

The Council's current policy continues to mean that 10% rented social housing would be expected. This could be 5 dwellings, or 4 dwellings and a financial contribution in lieu of 0.9 of a dwelling.

As before though, can I ask that the Council considers whether to increase the proportion of affordable housing to better contribute towards need.

I am in the process of re-assessing the need for affordable housing, and we may revise our policy on the back of that. The policy that will apply will be the current policy at the time of the planning application/decision.

- III. Any affordable housing contribution will be subject to and dependent upon a commercial viability appraisal