

*LAND OFF THURNSCOE BRIDGE RD, THURNSCOE,
ROTHERHAM.*

(Land centred on National Grid Reference 445725, 405045).

Affordable Housing & Provision of Open Space Statement
Residential Development of 25 No dwellings

Prepared on behalf of:

Jaguar Estates

Prepared by:

CODA
Hope Works
25 Mowbray Street
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1.0 Statement

Pre application advice outlines that Affordable Housing Provision should be 15% of the overall number of dwellings in this area of the Borough in order to comply with CSP15 'Affordable Housing'.

CSP15 also however states that these percentages will be sought unless it can be demonstrated that the required figure would render the scheme unviable.

Pre-application meeting feedback received from the local authority also advised:

"Pre-application comments will be provided to you from the Affordable Housing Officer on the tenure mixture and unit types that will be requested based upon an assessment of local needs and or whether an on-site or off site commuted sum solution will be sought."

To date we have yet to receive any such advice or comments so have progressed the proposals with the information to hand.

Following consultation the applicant has made a submission to Get Britain Building (GBB) for funding and on affordability grounds proposed to provide 3 no affordable housing properties. This deviates from the guidance in CSP15 which at 15% suggests a figure of 3.75 (15% of 25) should be targeted.

The GBB submission anticipated three affordable units being provided. This outlined that to obtain an acceptable profit margin a maximum of 3 affordable units could be justified.

We believe it to be the case that the Affordable Housing Officer is aware of the GBB submission prepared by the client and as such assume that the figures incorporated within the bid were deemed acceptable.

Given the potential uncertainty in respect of the Affordable Homes scheme and the government's outlook it is laudable that the applicant is still committed to the process subject to the impact of the obvious abnormalities.

It is the applicants intention to provide a provision of open space contribution in accordance with the Council's Supplementary Planning Document adopted March 2012.