

PROPOSED RESIDENTIAL DEVELOPMENT

Alva West, Clackmannanshire

Affordable Housing Statement
for Allanwater Homes
October 2022



Bracewell Stirling CONSULTING



Alva West, Clackmannanshire

Contents

- 1.0 Introduction
- 2.0 Planning Policy Context
- 3.0 Affordable Housing Proposal
- 4.0 Conclusion
- 5.0 Proposals



Aerial view with the application site outlined in red

1.0 Introduction

The purpose of this Affordable Housing Statement is to support the Planning Application by Allanwater Homes for 244 new homes on land to the west of Alva. This application follows the previous application by Allanwater Homes Ltd for 275 new homes on the same site (reference no. 21/00144/FULL), which was submitted on 3rd June 2021 and withdrawn on 21st February 2022.

This document addresses the requirement for affordable housing provision as set out in Scottish Planning Policy (SPP) and Clackmannanshire Council's LDP Policy SC2 "Affordable Housing". Guidance is provided in the Council's Supplementary Guidance (SG) 5 (2015).

This Statement has been prepared in advance of any feedback from Clackmannanshire Council's Affordable Housing Officers, and as such requires collaboration with the Council regarding the current level of housing need within the area and the preferred method of delivery.

The Statement should be read in conjunction with the layout and house type drawings submitted as part of the above Planning Application.

2.0 Planning Policy Context

Scottish Planning Policy (SPP) sets out the policy context for development plan.

SPP states **"Where the HNDA and local housing strategy process identify a shortage of affordable housing, the plan should set out the role that planning will take in addressing this."** Affordable homes are broadly defined in national planning advice as **"Housing of a reasonable quality that is affordable to people on modest incomes."**

In terms of delivering affordable housing, the current SPP states **"Plans should identify any expected developer contributions towards delivery of affordable housing. Where a contribution is required, this should generally be for a specified proportion of the serviced land within a development site to be made available for affordable housing... The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses."**

Affordable housing need throughout Clackmannanshire is addressed within Clackmannanshire Council's Supplementary Guidance 5; Affordable Housing, and provides advice designed to supplement Local Development Plan policies, principally Policy SC2, "Affordable Housing". The guidance states that **"Affordability varies according to a range of factors... and the Council will seek to achieve a range of tenures and types of property to reflect identified need"** It also states that **"there is currently a high level of need for affordable homes within each of the housing submarket areas in Alloa, the Hillfotts and Dollar, to the extent that a 25% provision... is set as a reasonable requirement in LDP Policy SC2 'Affordable Housing' "**.

It is noted that whilst the Council's Housing Needs and Demands Assessment (HNDA) identifies particular types of homes (small single person homes and large family homes), Housing Strategy dates from 2012-2017, and demand may have changed as a result of external economic factors, although the applicant is unaware of any recent updates.

The SG goes on to highlight the various types of affordable housing and methods of delivery of Affordable Housing. It is noted that **"in Clackmannanshire, the priority for affordable housing provision is for social rented, to meet the identified need for this type of tenure."** No specific preferred delivery method is provided.

3.0 Affordable Housing Proposal

Having regard to the above Policy Requirements, the current proposals are to deliver a scheme comprising of the following;

- High Quality Housing that is well designed and built to a high standard, with high sustainability credentials. Both the applicant, Allanwater Homes, and the Lead Consultant, Bracewell Stirling Consulting, have extensive experience of delivering affordable housing for social rent within Clackmannanshire and elsewhere.
- A mix of housing with a range of house types, appropriate to the location. The design team's experience suggests that medium to large family homes are likely to be most appropriate, and that small single person homes are less likely to be in demand in this location. The current proposals are for;
 - 23no. 2 bedroom 4 person villas;
 - 29no. 3 bedroom 5 person villas and;
 - 9no. 5 bedroom 8 person villas.
- Housing that takes into account the perceived demands and aspirations of the area by providing a combination of house types which will be integrated with the development as a whole.
- An integrated new neighbourhood in a pleasant and safe environment which offers an excellent range of community facilities, access and infrastructure.
- 61 Affordable Homes will equate to 25% of the total number of units proposed. These will be split proportionately between the area north of the A91 and those to the south, to ensure integration and that construction of the Affordable Houses can be phased to match the development as a whole.

In terms of delivery, the following is proposed:

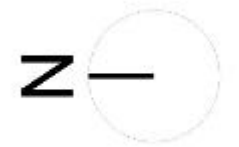
- Allanwater Homes propose to build the Affordable Homes as part of their development for Social Rent. These will be transferred to Clackmannanshire Council upon completion, with ongoing management and maintenance by the Council.
- The suggested Affordable Housing mix and overall numbers may be negotiated with Clackmannanshire Council as required, and will be to a specification agreed with Clackmannanshire Council.
- Construction phasing and handover may also be negotiated with Clackmannanshire Council, to ensure delivery best suits the Council's requirements.

4.0 Conclusion

The current proposals will deliver a range of appropriate Affordable Housing in accordance with Scottish Planning Policy and Clackmannanshire Council's LDP Policy SC2.

As no negotiation has been entered into with Clackmannanshire Council prior to submitting the current Planning Application, feedback and negotiation regarding the Council's exact requirements would be welcomed.

5.0 Proposals



Site layout with Affordable Housing outlined in orange



Typical Affordable Housing elevations

Alva West, Clackmannanshire

Bracewell Stirling Consulting

38 Walker Terrace
Tillicoultry
Clackmannanshire
FK13 6EF

T: 01259 750301
F: 01259 753365

E: mailbox@bracewell-stirling.co.uk



Bracewell Stirling CONSULTING

