

Bromsgrove District Plan Examination in
Public

November 2014

Statement of Common Ground

Between

Bromsgrove District Council

And

Taylor Wimpey

1 Over a considerable number of years Bromsgrove District Council (The Council) has been in with discussion with Taylor Wimpey (TW) to bring forward a significant expansion to Bromsgrove Town in the Perryfields Road area. This land is included in the current Bromsgrove District Local Plan (2004) as an Area of Development Restraint, and in the submitted Bromsgrove District Plan this area is referred to as a Bromsgrove Town Expansion site BROM 2 (policy BDP 5A).

2 It has been confirmed to The Council by TW that the land referred to as BROM 2 is largely under the control of TW and Worcestershire County Council (WCC), who are collaborating to deliver the urban extension. Part of the WCC landholding has already been developed or has planning permission for 100% affordable housing by Bromsgrove District Housing Trust (BDHT).

3 As part of the pre application discussions TW wrote to The Council on the 21st October 2014 requesting clarification as whether that part of the BROM 2 allocation which has already been developed or has planning permission under the BDHT scheme can be counted towards the overall allocation, the letter is attached to this statement as appendix 1.

4 It has been agreed by The Council that the overall target for the proportion of affordable housing on BROM 2 is to be 40% and therefore in working out any remaining affordable housing requirement, dwellings which have been developed or have planning permission as part of the BDHT development will count towards this overall target. This requirement would also be subject to viability as per policy BDP 8.2.

5 Therefore it is common ground between The Council and TW that the issue raised at paragraphs 16 – 20 of TWs hearing statement into matter B2 and B5 (B2/5 and B5/4) has been resolved, and that the request from TW for the inspector to specifically consider and comment on this issue has now been withdrawn.

21 October 2014
Lt BDC Perryfields affordable housing 21.10.14



Mr D Birch
Development Control Manager
Bromsgrove District Council
The Council House
Burcot Lane
Bromsgrove
Worcestershire
B60 1AA

Tim Hoskinson
E: thoskinson@savills.com
DL: +44 (0) 1202 856 851
F: +44 (0) 1202 856 801

Wessex House
Priors Walk
East Borough
Wimborne BH21 1PB
T: +44 (0) 1202 856 800
savills.com

Dear Mr Birch

Affordable housing provision at Perryfields

Further to the recent pre-application meeting regarding Taylor Wimpey's proposed development at Perryfields, I have set out below a summary of our position in relation to affordable housing provision.

Complying with affordable housing policy

The emerging Bromsgrove District Plan aims to achieve a more balanced housing market by providing a range of housing types and tenures. The Bromsgrove Town Expansion sites are recognised as being of such a scale and significance that they are central to the success of the plan.

The overall requirements for the town expansion sites, as well as specific requirements for each site, are set out in Policy BDP5A. This includes a requirement for the overall development to contain up to 40% affordable housing.

The map accompanying BDP5A shows the extent of the sites, and paragraph 8.46 of the supporting text confirms that the overall area of the Perryfields strategic allocation (BROM 2) is approximately 175 hectares. This includes early phases of development that have already been delivered on the Perryfields site, which comprise the Sidemoor First School, and the Bromsgrove District Housing Trust (BDHT) development at Oldfield Road, which has already delivered 158 affordable homes and has consent for a further 30 affordable homes.

It is important that these completed and consented early phases of development at Perryfields are taken into account in the proposals for the next phases of development. It is clearly the case they sit within the BROM2 allocation to which the BDP5A affordable housing policy should be applied.

The latest land use plan for the Taylor Wimpey proposals for Perryfields shows an area of for housing of 33.57ha (82.95 acres), which would deliver 1176 dwellings @ 35 dph. In addition, the scheme includes a Local Centre of 0.83ha (2.04 acres) and Extra Care 2.42ha (5.98 acres).

In order to provide a balanced community with up to 40% affordable housing provision across the whole of the BROM2 allocation area in compliance with Policy BDP5A, taking account of the full 188 unit BDHT scheme, the Taylor Wimpey application should include up to 30% affordable housing provision (subject to viability testing), as set out in the table below.



Affordable housing provision at Perryfields

	Number of homes @ 35dph
TW Market housing	818
TW Affordable housing	358
<i>TW market + affordable</i>	<i>1176</i>
BDHT Affordable	188
<i>Affordable total</i>	<i>548</i>
Total	1364
% affordable overall across whole BROM 2 area	40%

If Taylor Wimpey are required to provide 40% affordable housing with their application, in addition to the BDHT scheme already completed, this would result in an overall affordable housing provision of 48% over the whole of the Perryfields allocation area. As well as being out of line with the overall affordable housing policy for the wider Bromsgrove Town Expansion sites, this would fail to deliver the wider aspirations to deliver a balanced mix of new housing.

Taylor Wimpey therefore propose to take into account the BDHT affordable housing development in order to provide up to 40% affordable housing provision across the whole of the BROM2 site.

Affordable housing viability considerations

If for any reason (notwithstanding clear Local Plan policy) the Council does not consider that the BDHT scheme should be taken into account in Taylor Wimpey’s proposals, and 40% affordable housing provision is sought in addition to the 188 affordable housing units already planned for Perryfields, this would present viability concerns.

Perryfields is the largest of the Council’s urban extension sites and has significant up-front infrastructure and site assembly costs which will impact on the viability of the proposed development. These include:

- Junction improvements – new junctions at Perryfields / Kidderminster Road and Perryfields / Stourridge Road
- Off-site transport
- Re-alignment and upgrading of Perryfields Road
- Bus service
- Pedestrian and cycle links
- Noise bund and acoustic fence
- Local centre provision, including community hall
- Green Infrastructure – formal and informal open space provision, including sports pitches
- Battlefields Brook improvements
- Sustainable drainage

The Council’s evidence base for the Local Plan confirms that viability is an issue for the larger urban extensions sites. The Levvel Affordable Housing Viability Study (June 2012) considers that at a sales rate of 75 units per annum the BROM2 site would struggle to deliver more than 15% affordable housing (paragraph 9.22). Even with sales rates of 140 units per annum, Levell consider that 30% affordable housing is unlikely to be achieved.

Levell suggest that that it may be possible to achieve 30-40% affordable provision across the whole of the BROM2 site only with improved market conditions if the development is successful in changing perceptions and attracting a significant premium.

The Levell assessment demonstrates clearly the viability problems that would arise from the delivery of 48% affordable housing across the whole of the BROM2 site. Indeed, we do not consider it will be possible for the site to change perceptions and attract a significant premium with this level of affordable housing. A narrow

interpretation of emerging policy that does not allow the BDHT affordable housing scheme to be taken into account would therefore jeopardise the wider aspirations for the town expansion sites and the plan as a whole.

Way forward

It is clear from the consultation event hosted by Taylor Wimpey on 16 October that there is local concern over the need to strike the right balance of affordable housing provision in the new development. The approach set out above, taking the recent BDHT development into account as part of the overall affordable housing provision for Perryfields, provides a way forward that complies with policy and takes viability and wider place making objectives into account along with feedback from local residents in order to deliver a sustainable, high quality new development at Perryfields.

I would welcome confirmation of the Council's position on this matter as we progress towards an application in January.

Yours sincerely



Tim Hoskinson
Associate Director

Cc Ruth Bamford – Bromsgrove District Council
Mike Dunphy – Bromsgrove District Council
Sarah Milward – Taylor Wimpey
James Bradshaw – Taylor Wimpey
Cllr P Lammas
Cllr M J A Webb
Cllr E Murray
Cllr M T Buxton
Cllr L C R Mallett
Cllr M Sherrey
Cllr K Taylor
Cllr C J Bloor
Cllr E J Murray