

CD11/03

South Bucks District Council

Overall Affordable Housing Target - Review and Update

Introduction

- 1.1 The Overall Affordable Housing Background Paper (CD2/07) estimates that up to 618 affordable units could be delivered in the District in the period to 2026, if 40% affordable housing were achieved on all of the deliverable SHLAA sites, and both the Wilton Park and Mill Lane Opportunity Sites come forward for development. The Background Paper (CD2/07) acknowledges that this was a maximum, and that in reality a target of 350-500 new affordable dwellings is appropriate - reflecting uncertainties over delivery on the two Opportunity Sites and on the delivery of SHLAA sites.
- 1.2 The purpose of this Statement (CD11/03) is to review and update the assumptions made in the Overall Affordable Housing Target Background Paper. In particular:
- To update the provisional housing monitoring data for 2009/10, with final figures.
 - To take into account the deliverable SHLAA sites granted planning permission between 1st April 2009 and 31st March 2010.
 - To consider the potential impact of the sensitivity testing recently undertaken on the SHLAA figures, on the delivery of affordable housing.

Analysis

- 1.3 CD2/07 concluded that the maximum supply of 618 units would derive from the following sources:

Table 1 - Maximum likely future supply of affordable housing from CD2/07

A.	Net completions 2006-10	45
B.	Net outstanding planning permissions	143
C.	SHLAA sites	200
D.	Opportunity sites	160
E.	Rural exception sites	20
F.	Housing Association-led schemes	50

Total Maximum yield 2006-26 *618*

- 1.4 The yield from row A is certain - the units have been completed.

- 1.5 It is considered that the 143 yield from outstanding permissions is robust, although for consistency with the SHLAA Report (and related sensitivity testing), a 5% and 10% non implementation rate has been modelled. There is clearly no way of assessing which schemes may be allowed to lapse, and therefore a simple 5% and 10% reduction on the assumed affordable housing yield has been applied. This potentially reduces the yield from this source to 136 units (5% non implementation allowance) and 129 units (10% non implementation allowance).
- 1.6 Although footnote 16 in CD2/07 suggests that the 60 affordable units at the Deluxe site may not be implemented, the situation is now looking more positive. There are ongoing discussions between the Council and the landowner regarding the redevelopment of this site.
- 1.7 With regard to row C (SHLAA sites), it is accepted that the figure of 200 dwellings (as set out in CD2/07) may be too optimistic.
- 1.8 In the period between 1st April 2009 and 31st March 2010, a small number of sites identified in the SHLAA have been granted planning permission (under the requirements of the Local Plan), without any affordable housing being secured. The remaining deliverable sites (above the Core Strategy affordable housing threshold) have an assumed gross yield of 476 units. The gross yield is relevant in assessing the likely affordable housing yield from the SHLAA sites (see Core Policy 3, CD1/36)¹.
- 1.9 PPS3 was amended in June 2010, with the indicative minimum density of 30dph removed. If the lower density assumptions used in the SHLAA sensitivity testing are used, the gross housing yield from the SHLAA sites falls to 340 units. On the assumption that 40% affordable housing is secured from this gross yield, the row C figure will drop to 136 units.
- 1.10 It is possible that on a small number of SHLAA sites in the lowest value areas, 40% affordable housing would only be viable with grant funding. If it is assumed, as a worst case scenario, that 40% affordable housing is secured on SHLAA sites in the highest value areas of Gerrards Cross and Beaconsfield, but only 35% delivered elsewhere, this would reduce the affordable yield from 136 units to 126 units.

¹ Core Policy 3 in CD1/36 states that affordable housing will be required in all schemes of 5 units and above gross (or 0.16 hectares or above). Therefore, if one dwelling was to be demolished and five built on a site, affordable housing would still be required. Therefore, the yield figures given in the SHLAA, being gross rather than net, are appropriate in this analysis.

- 1.11 It has already been acknowledged that the Opportunity Sites may not come forward for redevelopment, which is why the overall affordable housing target is expressed as a range. It is increasingly likely that Mill Lane, at least, will come forward, as Barratt Homes have recently secured an option to buy part of the site. However, for the purpose of this exercise, we will assume that the yield from row D is zero.
- 1.12 The Council is confident that the yields from rows E and F are robust, for the reasons set out in the LPA Written Statement No.4, paragraphs 4.4 and 6.4. Indeed, row F is a very conservative figure.
- 1.13 If we incorporate the most conservative estimates for each row in the table below, the results are as follows:

Table 2 - Minimum likely future supply of affordable housing with sensitivity testing and SHLAA sites list updated

A.	Net completions 2006-10	45
B.	Net outstanding planning permissions ²	129
C.	SHLAA sites	126
D.	Opportunity sites	0
E.	Rural exception sites	20
F.	Housing Association-led schemes	50

	<i>Total Minimum yield 2006-26</i>	<i>370</i>

Conclusion

- 1.14 This Background Paper reviews and updates the assumptions made in the Overall Affordable Housing Target Background Paper. It demonstrates that on the basis of updated monitoring data, and using pessimistic forecasts on densities and proportions of affordable housing secured on the SHLAA sites, and assuming neither of the Opportunity Sites coming forward, the lower end of the 350-500 unit affordable housing target will still be met.

² With 10% non implementation allowance

Appendix 1

SHLAA Sites (updated Appendix 7 of SHLAA report)

SHLAA ID	Site Address	Existing Use	Site Size (ha)	Net Developable Area (ha)	Access	Opportunity	Density assumption	Time Frame (Years)			New Density Assumption	New Yield
								Deliverable 0-5	Developable 6-10	Developable 11-15+		
Beaconsfield												
BEA02	39 Walkwood Rise and 6 Walkwood End	Residential and back gardens	0.37	0.26	Use existing access	Suitable - sizeable site with good opportunity for intensification	35			9	25	7
BEA04	Land rear of 7 Woodside Road & 2-4 Woodside Close	Back gardens	0.5	0.35	Access from Woodside Close	Part Suitable - heavily wooded area may restrict development	35			12	25	9
BEA05	Land rear of 1-3 One Tree Lane	Back Gardens	0.35	0.25	Using existing access from One Tree Lane	Suitable - precedent set on adjoining land	35			9	25	6
BEA08	86 Holtspur Top Lane and Land at 82 and 84 Holtspur Top Lane	Existing dwelling and back garden	0.82	0.57	Possible use of existing access to 86 Holtspur Top Lane	Suitable - careful planning will be required to maximise site potential	35			20	25	14
BEA10	3 North Drive	Existing dwelling and back garden	0.1	0.10	From North Drive or Cherry Tree Lane	Suitable - small site with good development potential. Neighbouring properties have been redeveloped.	35		4		25	3
BEA12	Orchard Dale, Byways, Frogmead and Kimble, Gregories Farm Road	Dwellings with large gardens	0.6	0.42	Existing access from Gregories Farm Road	Suitable - No huge development constraints with opportunity for intensification	45			19	35	15
BEA15	26-28A Grove Road	Dwellings with large gardens	0.48	0.34	Existing access from Grove Road	Suitable - No huge development constraints with opportunity for intensification	45			15	35	12
BEA18	53a & 55 Candlemas Lane	Royal British Legion Club and Dwelling with garden	0.28	0.28	Existing access from Candlemas Lane	Suitable - No apparent development constraints with opportunity for intensification	35		10		25	7
BEA19	5-7 One Tree Lane	Dwellings with gardens	0.55	0.39	Existing access from One Tree Lane	Suitable - No apparent development constraints with opportunity for intensification	35			14	25	10
Burnham												
BUR06	20 & 21 Barrs Road	Existing dwellings and gardens	0.15	0.15	Existing access from Barr Road	Suitable - similar development taken place at end of cul-de-sac	35		5		25	4
BUR07	The Orchards, Lent Green	Existing dwelling with garden	0.2	0.16	Existing access from Lent Green	Suitable - redevelopment has take place at adjoining property. Only one landowner.	35	6			25	4
BUR08	234 & 236 Windsor Lane	Existing dwelling with garden	0.2	0.16	Existing access from Windsor Lane	Suitable - No huge development constraints with opportunity for intensification	45		7		35	6
BUR10	19 & 19a Green Lane	Existing dwellings with gardens	0.3	0.24	Existing access from Green Lane	Suitable - recent permission for 3 dwellings on adjoining land.	35		8		25	6
BUR11	34 Pink Lane	Existing dwelling in gardens	0.23	0.18	Existing access from Pink Lane	Suitable - Old cottage on large plot, an anachronism in present location.	35	6			25	5
BUR15	Garages behind 20 Grenville Close	Underused garages	0.13	0.13	From Grenville Close	Suitable - No apparent development constraints, efficient use of underused land	35			5	25	3
Denham												
DEN01	Garages rear of St Mary's Road	Garages	0.14	0.14	Existing access from St Mary's Road	Suitable - No apparent development constraints, efficient use of underused land	35		5		25	4
DEN04	Garaging rear of 12-18 Savay Close, Denham Green	Underused garages	0.15	0.12	From Savay Close	Suitable - but nearby environmental constraints may restrict development, efficient use of underused land	35			4	25	3
DEN14	Denham House, Village Road	Existing dwelling and garden	0.39	0.31	Existing access from Village Road	Suitable - No huge development constraints with good opportunity for intensification	20	6			20	6

DEN15	The Homestead, Redroof, Hill Crest and Woodside at Old Amersham Road	Existing dwellings with gardens	0.27	0.27	Existing access from A40 and Old Amersham Road	Suitable - No apparent development constraints with opportunity for intensification	20		5		20	5
DEN16	The Gardens, Pinstone Way	Residential	0.16	0.16	Existing access from A40 and Pinstone Way	Suitable - No apparent development constraints with opportunity for intensification	20	3			20	3
Farnham Royal & Farnham Common												
FAR02	Alderly Cottage, Collinswood Road & Two chimneys, Christmas Lane	Existing dwellings with gardens	0.32	0.32	From Christmas Lane	Suitable - neighbouring land recently redeveloped for 40 flats.	35		11		25	8
FAR05	Fold Cottage & Linden Lea, Victoria Road	Existing dwellings with gardens	0.2	0.20	Victoria Road or Beaconsfield if garage site is redeveloped.	Suitable - adjoining land has re-development proposals	35		7		25	5
FAR06	Idlewood and Ty Gwyn, Beaconsfield Road	Existing dwellings with back gardens	0.25	0.20	Existing access from Beaconsfield Road	Suitable - No apparent development constraints with opportunity for intensification	35		7		25	5
FAR07	12 Scotlands Drive and land rear of the Small House, Hawthorn Lane	Existing dwelling with back garden	0.3	0.24	Existing access from Scotlands Drive	Suitable - No apparent development constraints with opportunity for intensification	35		8		25	6
FAR08	The Old Orchard and Forest View, Hawthorn lane; land rear of Robinscroft and Belmont, Blackpond Lane	Existing dwellings with back garden	0.5	0.40	Existing access from Blackpond Lane	Suitable - No apparent development constraints with opportunity for intensification	35			14	25	10
FAR09	Stony Stack and The Larches, Blackpond Lane	Existing dwellings with back garden	0.35	0.28	Existing access from Hawthorn Lane	Suitable - No apparent development constraints with opportunity for intensification	35		10		25	7
FAR10	Perrywood, Kadima Place and White Lodge, Blackpond Lane	Existing dwellings with back garden	0.65	0.52	Existing access from Blackpond Lane	Suitable - No apparent development constraints with opportunity for intensification	35			18	25	13
George Green												
GEO01	Land at Elizabeth Cottage, George Green Road	Existing dwelling with garden	0.15	0.12	Extension of access through Thorn Drive	Suitable - No huge development constraints, need to respect the listed building at the front	20		2		20	2
GEO02	Sunnybrook & Kismet, George Green Road	Existing dwellings with gardens	0.22	0.22	From George Green Road, through an unpaved uneven access road	Suitable - No apparent development constraints with good opportunity for intensification	20		4		20	4
Gerrards Cross												
GX01	6 & 14 South Park Drive and White House, Lower Road	Existing dwellings with gardens	0.28	0.28	From South Park Drive	Suitable - attractive location with good potential for redevelopment	35			10	25	7
GX04	Land to rear of 33,35,37,& 39 Bulstrode Way	Back Gardens	0.6	0.48	From Bulstrode way. Access through existing private driveway?	Suitable - attractive, central location.	45			19	35	17
GX05	Land to rear 71,73 & 75 Dukes Wood Drive	Back Gardens	0.12	0.10	From Coombe Vale	Suitable	35			4	25	3
GX08	Kingsclere & Acarsaid, Dukes Wood Drive	Existing dwellings with back garden	0.4	0.32	Existing access from Dukes Wood Drive	Suitable - No huge development constraints with opportunity for intensification	35		11		25	8
Hedgerley Hill												
HED01	Orchard House, Wood End Cottage, The Bramblings and The Garden Cottage, end of Elkins	Residential and back gardens	1	0.70	Existing access from Elkins Road	Suitable - No huge development constraints and a significant size site for area	20			14	20	14
HED02	Woodcrest, Gregory Road	Residential	0.1	0.08	Existing access from Hedgerley Hill or Gregory Road	Suitable - No huge development constraints with opportunity for intensification	20	2			20	2
HED03	Tree Tops, Gregory Road	Residential	0.2	0.16	Existing access from Gregory Road	Suitable - No huge development constraints with opportunity for intensification	20	3			20	3
HED04	Old Stock Cottage	Residential	0.12	0.12	Existing access from an unpaved road off Hedgerley Hill	Suitable - No apparent development constraints with opportunity for intensification	20		2		20	2
HED05	5 & 6 Longfield	Existing dwellings with gardens	0.13	0.13	Existing access from Longfield	Suitable - No apparent development constraints with opportunity for intensification	20		3		20	3
Iver Heath												
IVE01	Land rear or 14 & 15 Rostrevor Gardens	Scrubland	0.1	0.10	Construction of access needed from Trewarden Avenue	Suitable - planning granted on mirror image site for 4 dwellings.	35		4		25	3

IVE02	Land rear of 61 & 63 Swallowdale	Back Gardens	0.2	0.20	Construction of access from Swallowdale, possible from garage courtyard	Suitable - would be best linked to garage courtyard redevelopment	35		7	25	5
IVE07	Land rear of 199-201 The Parkway	Existing dwellings with back garden	0.35	0.28	Existing access through The Parkway	Suitable - No huge development constraints with opportunity for intensification	35		10	25	7
IVE15	Garage courtyard to rear of 65-71 Swallowdale, Iver Heath	Underused garages	0.1	0.10	very narrow access from Swallowdale, need widening	Suitable - No apparent development constraints, efficient use of underused land	35		4	25	3
Iver Village											
IVE04	Land rear of Chinthurst & Remuera on Love Lane	Back Gardens	0.1	0.10	Construction of access from Stonecroft Avenue	Suitable - planning granted for intensification at adjoining site.	35		4	25	3
IVE10	37 & 38 Colne Orchard	Residential dwellings and back gardens	0.13	0.10	Existing access from Colne Orchard	Suitable - No huge development constraints with opportunity for intensification	35	4		25	3
IVE11	15-18 Victoria Crescent	Residential dwellings and back gardens	0.27	0.27	Existing access from Victoria Crescent	Suitable - No apparent development constraints with opportunity for intensification	35		10	25	7
Richings Park											
RP01	Land rear of 15,17,19 & 21 Syke Cluan and land rear of 1-13 maybe required for access	Back Gardens	0.35	0.35	new development at adjoining properties - from Bathurst Gardens but requires complicated land assembly	Suitable - access may present a problem.	35		12	25	9
Stoke Poges											
SP01	Land to rear of The Dog and Pot pub, Rogers Lane	Greenfield	0.22	0.22	Access would need to be through pub car park off Rogers Lane	Suitable	35	8		25	6
SP02	30 & 31 Penn Meadow and land to rear and side.	Existing dwellings, gardens and scrubland	0.28	0.28	Access from Penn Meadow	Suitable	35		10	25	7
SP05	Edzell, Stoke Court Drive	Residential dwellings and back gardens	0.35	0.35	Existing access from Stoke Court Drive	Suitable - No apparent development constraints with opportunity for intensification	35	12		25	9
SP06	29-30 Freemans Close	Residential dwelling and back garden	0.27	0.21	Existing access from Freemans Close	Suitable - No huge development constraints with opportunity for intensification	35		7	25	5
Wexham Park Lane											
WEX01	Land at Amberley, Acorns and Red Chimneys, Church Lane	Existing dwellings with gardens	0.26	0.20	Extension of access through the road to Nelaston House or the road to Cleath	Suitable - No huge development constraints with good opportunity for intensification	20		4	20	4
WEX02	3 & 4 Valley End and 5 & 6 Church Grove	Existing dwellings with gardens	0.4	0.32	Extension of access through Valley End	Suitable - No huge development constraints with good opportunity for intensification	20		6	20	6
							Total	38	132	258	328

Note:

Green row - Sites requiring Affordable housing in both scenerios (before and after applying the sensitivity test)

Pink row - Sites requiring Affordable housing before (but not after) applying the sensitivity test

White row - Sites not requiring Affordable housing in both scenerios (before and after applying the sensitivity test)

Yellow column - Housing yield after applying the sensitivity test

Appendix 2

SHLAA sites with previous refusal (updated 31 March 2010 - Appendix 8 of SHLAA report)

SHLAA ID	Planning Applications	Site Address	Existing Use	Site Size (ha)	Net Developable Area (ha)	Proposed capacity	Net dwellings gain	Access	Density Assumption	Time Frame (Years)			New Density Assumption	New Yield
										Deliverable 0-5	Developable 6-10	Developable 11-15+		
Beaconsfield														
BEA21	06/01766/FUL	169-175 Cherry Tree Road, Beaconsfield	Residential	0.47	0.33	13 houses	9	Existing access from Cherry Tree Road	35	12			25	8
BEA22	07/01316/FUL, 07/02397/FUL for 4 houses + 8 flats - withdrawn	6, 8 & 10 Holtspur Top Lane, Beaconsfield	Residential	0.2	0.2	3 houses + 11 flats	11	Existing access from Holtspur Top Lane	45	9			35	7
BEA23	07/02008/OUT	11 & 15 Sandelwoods End, Beaconsfield	Residential	0.23	0.16	2 houses + 5 flats	6	Existing access from Sandelwood End	35	6			25	4
BEA24	07/02066/FUL, 08/00802/FUL	2-4 Burgess Wood Road South, Beaconsfield	Residential	0.21	0.15	14 flats	12	Existing access from Burgess Wood Road South	35	5			25	4
BEA26	09/01065/FUL	1 Blyton Close, Beaconsfield	Residential	0.17	0.12	6 flats	5	Existing access from Blyton Close or Penn Road	35	4			25	3
BEA27	08/00253/OUT	44 Gregories Road, Beaconsfield	Residential	0.11	0.09	5 flats	4	Existing access from Gregories Road	45	4			35	3
Burnham														
BUR09	08/00140/FUL	19 & 21 Lincoln Hatch Lane, Burnham	Residential	0.13	0.09	4 houses	2	Existing Access from Lincoln Hatch Lane	45	4			35	3
BUR13	05/00806/FUL	586 and 588 Bath Road	Residential	0.2	0.16	14 flats	12	Existing access from Bath Road	35	6			25	4
Farnham Common														
FAR13	07/02226/FUL	Dippingwell Lodge, Red Gables and Long Gables, Rosewood Way, Farnham Common	Residential	0.29	0.29	4 houses + 10 flats	11	Existing Access from Rosewood Way	35	10			25	7
Gerrards Cross														
GX12	08/00073/FUL, 08/01551/FUL	20-22 South Park View, Gerrards Cross	Residential	0.32	0.32	14 flats	12	Existing access from South Park View	35	11			25	8
GX14	08/00726/FUL, 08/01356/FUL	12 South Park Crescent, Gerrards Cross	Residential	0.22	0.18	7 flats	6	Existing access from South Park Crescent	45	8			35	6
GX15	08/00976/FUL	Misbourne, 31 Oak End Way	Residential	0.13	0.1	12 flats	11	Existing access from Oak End Way	35	4			25	3
GX16	08/01047/OUT, 09/00390/OUT	Beechlawn, 113 Packhorse Road, Gerrards Cross	Residential	0.14	0.11	9 flats	8	Existing access from Packhorse Road	35	4			25	3
GX17	08/01021/FUL	17-19 South Park View, Gerrards Cross	Residential	0.32	0.32	9 houses	8	Existing access from South Park View	35	11			25	8
Iver Heath														
IVE12	08/00628/FUL	Alpha And Cadova, Church Road, Iver Heath	Residential	0.16	0.13	12 flats	10	Existing access from Church Road	35	5			25	3
IVE13	07/01642/FUL, 08/01932/OUT	St Margaret & Norwood, Bangors Road North	Residential	0.16	0.16	6 houses	4	Existing access from Bangors Road North	35	6			25	4
Richings Park														
RP04	08/00529/FUL, 10/00354/FUL	32 North Park, Iver	Residential	0.23	0.23	8 flats	7	Existing access from North Park	35	8			25	6
RP05	07/02312/FUL	17, 19 & 21 Bathurst Walk, Iver	Residential	0.2	0.2	19 flats	16	Existing access from Bathurst Walk	35	7			25	5

Note:

Green row - Sites requiring Affordable housing in both scenarios (before and after applying the sensitivity test)

Pink row - Sites requiring Affordable housing before (but not after) applying the sensitivity test

White row - Sites not requiring Affordable housing in both scenarios (before and after applying the sensitivity test)

Yellow column - Housing yield after applying the sensitivity test