



Proposed 26 no. Dwellings

Land off Shobnall Street
Burton Upon Trent
Staffordshire.

Affordable Housing Statement

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Affordable Housing Statement

Introduction

This application by Urban Designs on behalf of Fitzpatrick Cruise Construction seeks full planning permission at land of Shobnall St, Burton Upon Trent.

The proposal is to develop 0.53Ha of land for 26 no. dwellings with a new access road taken of Waverley Lane.

The Councils Local Validation list states that the Council requires all applications of 10 or more dwellings to be accompanied by an Affordable House Statement. The Statement must include details of number of proposed affordable dwellings, tenure, size, type and location.



Site Layout Plan

Planning Policy Context

National

The National Planning Policy Framework (NPPF) issued on 27 March 2012 sets out the Government's planning policies and its aims to secure sustainable development and its policies on housing and affordable housing as a component part of this.

Local

The April 2014 update of the Council's Strategic Housing Market Assessment (SHMA) has identified that there is a need for new affordable housing. The annual requirement for new affordable housing has been identified as 112 units.

The July 2017 Shobnall Neighbourhood Plan 2017-2031 states that Shobnalls particular housing needs to include Affordable housing.

'The average income in Shobnall is considerably lower than the national average, and a larger than average proportion of Shobnall residents claim benefits and/or are unemployed, suggesting a greater than average need for affordable homes.'

Proposed Affordable Housing Provision

The scheme will make a valuable contribution towards meeting the area's affordable housing needs.

It proposes to deliver 100% affordable Housing in total on site.

The proposed dwelling Mix has been agreed with Trent and Dove Housing and equates to the following:

Schedule of Accommodation

Ref	Type	Size	No
1B2P	1 bed cluster	47m2	2
2B3P	2 bed 1.5 storey	69m2	4
2B4P	2 bed 2 storey	73m2	4
3B5P	3 bed 2.5 storey	92m2	11
4B5P	4 bed 2.5 storey	97m2	5
Total			26

