

Introduction

Welcome to this public exhibition. Thank you for taking the time to attend today. This event provides a forum to inform the local community of the planning application that is being prepared for submission to Wychavon District Council on land at Chequers Lane, Wychbold.

The Development is being promoted by Fortis Living and Wychbold Developments LLP.

The residential proposal provides:

- Up to 33 homes comprising 100% Affordable Housing, including a mix of shared ownership homes and affordable rent homes
- Public Open Space
- Landscaping
- Sustainable Drainage System
- Footpaths, roads and associated infrastructure

Members of the team are here today to answer any questions you have about the proposals.

Planning History

A scheme for 36 dwellings on the site has previously been granted planning permission in 2012 (WDC reference W/11/02571/OU, appeal reference APP/H1840/A/12/2171973). Reserved Matters approval was obtained in 2013 (WDC reference W/13/00618/RM). This scheme included 30% Affordable Housing.

This consent has since lapsed due to expiry of the time restrictions attached to the planning permission. The principle of development has therefore previously been established on the site.



Figure 1: Aerial view site location in red

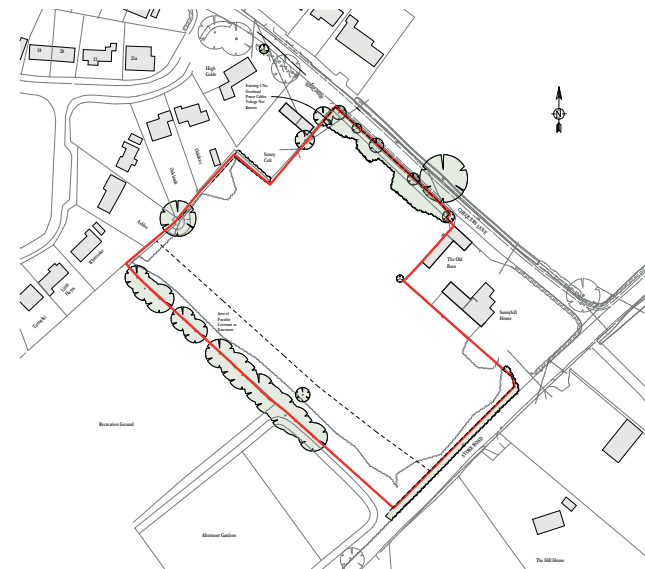


Figure 2: Site Location in red

What is Affordable Housing?

This proposal comprises entirely Affordable Housing, with a mix of 17 shared ownership dwellings, and 16 affordable rent dwellings/maisonettes. The National Planning Policy Framework (NPPF) refers to 'Affordable Housing' in the Glossary, which includes:

***"Affordable rented housing** is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).*

*Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (**shared ownership** and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing."* (emphasis added)



Figure 3: An example of a previous Fortis Living affordable homes scheme

National Planning Policy

National Planning Policy supports the provision of Affordable Housing. Paragraph 50 of the NPPF states Local Planning Authorities should *"plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community"*.

In November 2017, the Secretary of State for Housing, Communities and Local Government Sajid Javid speaking on the housing market stated:

*"What we need now is a giant leap.
You wouldn't know it if you listened to some people.
Even today, I still hear from those who say that there isn't a problem with housing in this country.
That we don't need to build more.
That affordability is only a problem for Millennials that spend too much on nights out and smashed avocados.
It's nonsense.
The people who tell me this – usually baby boomers who have long-since paid off their own mortgage – they are living in a different world.
They're not facing up to the reality of modern daily life and have no understanding of the modern market.
The statistics are well-worn but they do bear repeating.
Nationwide, the average house price is now 8 times the average income.
The average age of a first time buyer is now 32.
People in their early 30s are half as likely as their parents were to own their home.
A third of all men in their 30s are still living with their parents – a stat that will send a shiver down the spine of all Mums and Dads everywhere!
Where it once would have taken an average couple 3 years to save for a deposit – 3 years – it will now take a quarter of a century. Assuming, of course, they can afford to save at all."*

Local Planning Policy

Local Planning Policy also supports the provision of Affordable Housing. The South Worcestershire Development Plan (adopted February 2016) includes the administrative area of Wychavon District, and sets the vision for the area for the plan period 2006 to 2030.

Policy SWDP 15 'Meeting Affordable Housing Needs' states all new residential development will contribute to the provision of Affordable Housing. SWDP 15 part B(i) requires at least 40% of units to be affordable on greenfield sites of 15 or more dwellings. In this proposal all the dwellings will be Affordable Housing.



Affordable Housing need

Wychbold has a need for Affordable Housing. Pre-application feedback from Wychavon District Council's Housing Development Officer confirms that as of April 2018, there are 38 households who have a current address in Wychbold and have a need for Affordable Housing.

A further 4 households have addresses in the surrounding parishes of Hanbury, Upton Warren and Hampton Lovett. There is a substantial number of additional households on the Council's list who have a local connection with the area.

This proposal seeks to meet the local Affordable Housing need. There are no other housing developments coming forward that will provide for this level of need in Wychbold and its surrounding parishes.

Affordable Housing mix

The Affordable Housing accommodation and tenure mix has been informed by the Affordable Housing need set out above, and has the support of Wychavon District Council's Housing Development Officer. The scheme therefore comprises:

Shared Ownership:

- 9 no. 3 bed homes
- 8 no. 2 bed homes

Affordable Rent:

- 4 no. 3 bed homes
- 8 no. 2 bed homes
- 4 no. 1 bed maisonettes

How will the Affordable Housing be provided?

Fortis Living will manage the affordable dwellings on site, thereby ensuring there will be control over rent levels, occupancy and use for both initial and subsequent occupiers. A Section 106 Agreement with Wychavon District Council will also control occupancy to safeguard these dwellings as affordable homes.



Figure 4: Indicative house types and floor plans

Fortis Living

Fortis Living is a not-for-profit Housing Association with a policy to reinvest all surpluses into local homes and services. It has delivered almost 1,000 homes since its creation in 2014. It aims to build 500+ homes each year comprising a range of accommodation to meet needs and aspiration, and offering a choice of tenures including shared ownership, affordable rent, and retirement living.

Fortis Living is a leading provider of Affordable Housing in the West Midlands and its business is to deliver the vision to create Better Homes, Better Lives. The core business is the management, maintenance and development of high-quality affordable homes for people in housing need, together with improving services to customers and communities.

The provision of affordable homes is primarily undertaken within Worcestershire and Herefordshire, being managed from offices in Malvern and Worcester. During the year ending 31st March 2017 a total of 527 new homes were built bringing the number under management at the year end to 15,460.

Fortis Living has a strong social purpose with teams that work closely with customers and stakeholders to understand and respond to local needs and to help create successful and resilient local communities.

Fortis Living provides a varied range of housing including: general needs; housing for older people; supported housing schemes for young people; disabled people and homeless families; intermediate renting, affordable renting; and student and market renting. The business model reinvests surpluses, matched with borrowings, to fund development of new affordable homes for rent and shared ownership.

Their healthy financial position, with an operating margin of over 41% and net surplus of £30m, allows them to include investment in local communities within the operating budget.

Fortis Living currently invest in debt prevention services, energy advice, benefits advice and employment support, all of which generate a significant social return on investment.

The proposed mixed tenure Affordable Housing for the application site will address prevailing local housing needs and will complement the existing housing stock, managed by Fortis Living in Wychbold.

They currently manage 203 dwellings comprising: 21 bungalows, 85 flats and 97 houses. The majority of these units provide subsidised rented accommodation, including some older person sheltered living.

The proposed affordable rent and shared ownership tenures will help balance out the predominantly social rent stock and will be aimed at single persons, couples as first time buyers, and families who cannot afford to rent or buy in the open market.



Figure 5: Fortis Living website homepage



Landscape and Visual

A Landscape and Visual Appraisal has been prepared for the planning application and concludes:

- Given the relatively small size and strong level of enclosure by the existing vegetated boundaries, the site has capacity to accommodate the proposed development.
- The site's existing boundary vegetation will be retained and enhanced where appropriate, with development set back from Chequers Lane to provide sufficient space for this.
- Development along the south western boundary will be set back behind an area of public open space and orientated to face the Wychbold recreation area, forming a positive edge to the site.

The existing mature trees and hedgerows around the site boundaries are a key characteristic of the site and local landscape character. The landscape strategy will ensure the proposals do not affect the rural quality of the surrounding landscape.



Figure 7: Landscape Strategy Plan



Figure 8: Proposed Site Access

Access

The access onto Chequers Lane will be in the form of a priority controlled T-junction, restricting a right turn exit from the site.

A Traffic Regulation Order has been issued to provide 'no right turns'. Appropriate signage will be installed.

Flood Risk

A National Planning Policy Framework compliant Flood Risk Assessment will be submitted as part of the planning application.

The Environment Agency's Indicative Floodplain Map shows that the site does not lie within a fluvial (river) floodplain, and lies within Flood Zone 1 (low probability: land having less than 1 in 1000 annual probability of flooding).

Surface Water Drainage

The proposals will follow best practice regarding site drainage to ensure that any surface water runoff from the development is managed by attenuation with controlled discharge to the surrounding sewer network, which will ensure flood risk is not increased elsewhere.

A variety of Sustainable Drainage Systems (SuDS), likely to include attenuation basins and swales, will be utilised to control surface water flows from the site. All surface water drainage options will take account of local ground conditions and ground levels.

Air Quality

An Air Quality Screening Assessment will be submitted as part of the planning application. The site does not lie within an area of the County expected to exceed any national air quality objectives, and therefore is not within a designated Air Quality Management Area (AQMA).

An assessment of the potential impact to the local air quality caused by the construction, and the increased traffic expected from the development, has shown there to be negligible effect. Any impact would be considered not significant to local residents therefore future residents of the proposed development are not expected to be exposed to poor ambient air quality.

The proposed development complies with national and local planning policies and there are no air quality constraints.



Figure 9: Environment Agency Flood Map for Planning

The plan shows the site being within Flood Zone 1.

What Happens Next?

We welcome your comments on these proposals and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage.

If you take a form away with you and wish to post it to us, please send the completed form to Framptons in the envelope provided.

All comments received will be compiled and submitted to Wychavon District Council (WDC) in a Statement of Community Involvement document.

It is proposed to submit a planning application to WDC and this will be accompanied by a full range of supporting documents and technical reports.

When submitted, WDC will announce receipt of the application. Details will be publically available via the Council's website. Following submission to WDC there will then be a determination period. During this period comments can be made formally to the local planning authority on the application.

If you are interested in one of the affordable homes please leave your details with a representative from Fortis Living, who are here today.

This exhibition is available to view at: www.framptons-planning.com/projects-and-consultations/ where comments can also be left.

Thank you for visiting this exhibition and for any feedback you would like to give.

If you require further details or wish to keep in contact with the progress of this proposal please email enquiries@framptons-planning.com



Figure 10: Snapshots of the Proposed Site Plan

