

Affordable Housing Statement

**Erection of an attached two storey dwelling
at
Land Adjacent To 37 Latham Road, Twickenham**

Introduction

The application site as indicated by the red boundary line on the plan opposite covers an area of 147.80 sqm.

The application seeks permission to create additional residential accommodation in line with local housing needs and development goals.

The site is not located in a Conservation Area.



Richmond Local Plan suggests that developments of less than 10 units will provide a financial contribution, the % is dependent on the number of units being created.

For developments of 10+ dwellings, the expectation is that 50% will be provided as on-site affordable housing; whereas developments >10 units are expected to give a financial contribution instead. The table above in Policy LP 36 shows what equivalent % contribution is required from different sized developments.

Policy LP 36

Affordable Housing

A. The Council expects:

- 50% of all housing units will be affordable housing, this 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% of the affordable intermediate housing.
- the affordable housing mix should reflect the need for larger rented family units and the Council's guidance on tenure and affordability, based on engagement with a Registered Provider to maximise delivery.

Where on-site provision is required, an application should be accompanied by evidence of meaningful discussions with a Registered Provider which have informed the proposed tenure, size of units and design to address local priorities and explored funding opportunities.

B. A contribution towards affordable housing will be expected on all housing sites. The following requirements apply:

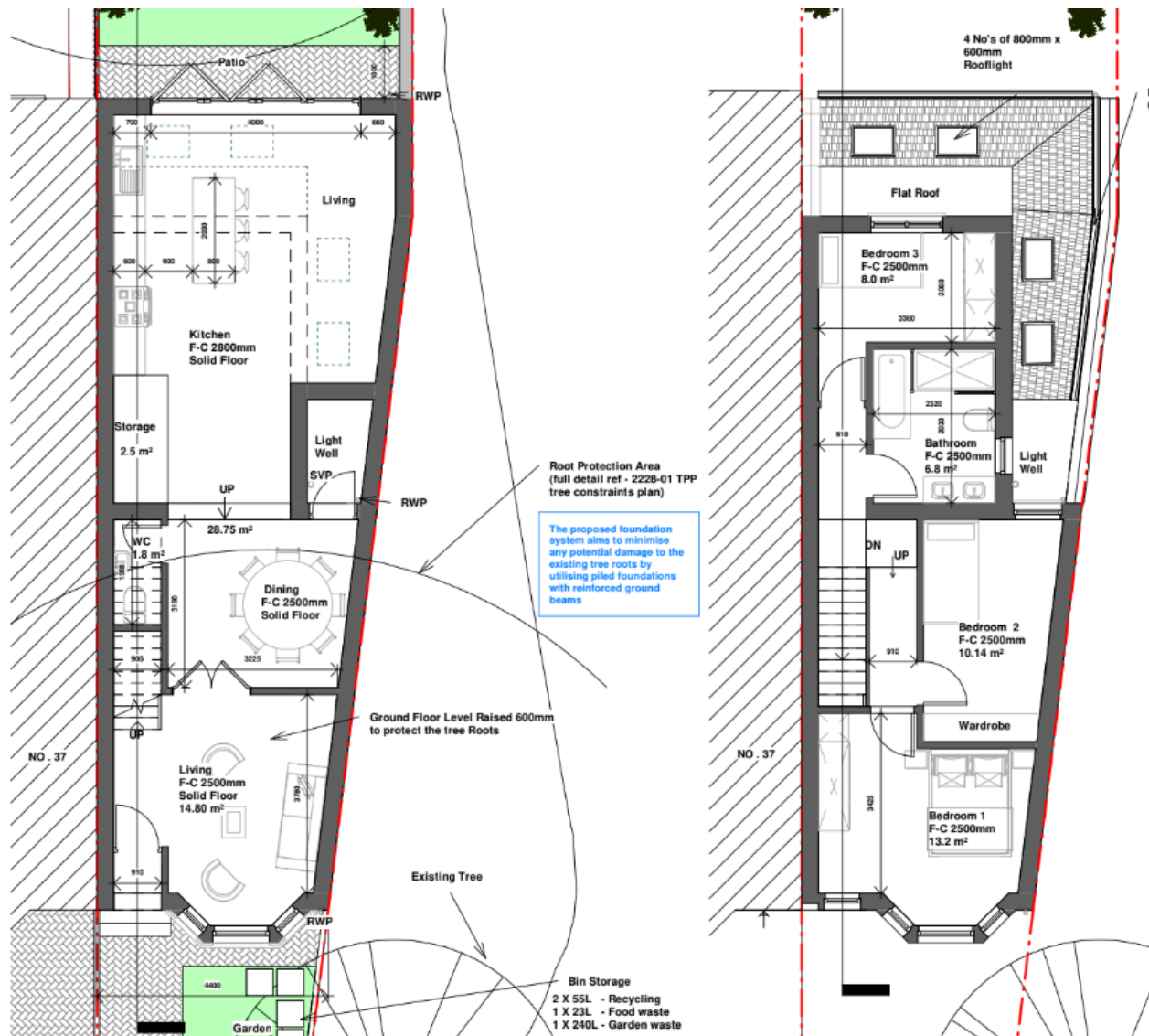
- on all former employment sites *at least* 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.
- on all other sites capable of ten or more units gross 50% on-site provision. Where possible, a greater proportion than 50% affordable housing on individual sites should be achieved.
- on sites below the threshold of 'capable of ten or more units gross', a financial contribution to the Affordable Housing Fund commensurate with the scale of development, in line with the sliding scales set out below and in the Affordable Housing SPD.

No. of units proposed (gross)	% Affordable Housing		
	For conversions and reversions (where there is no loss of former employment floorspace)	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace
9 units	36%	45%	90%
8 units	32%	40%	80%
7 units	28%	35%	70%
6 units	24%	30%	60%
5 units	20%	25%	50%
4 units	16%	20%	40%
3 units	12%	15%	30%
2 units	8%	10%	20%
1 unit	4%	5%	10%

C. In accordance with A and B, the Council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes. The Council will have regard to:

- economic viability;
- individual site costs;
- the availability of public subsidy; and
- the overall mix of uses and other planning benefits.

D. Where a reduction to an affordable housing contribution is sought from the requirements in A and B on economic viability grounds, developers should provide a development appraisal to demonstrate that schemes are maximising affordable housing. The developer will be required to underwrite the costs of a Council commissioned economic viability assessment. The Council will rigorously evaluate such appraisals and:



Conclusion:

As shown in the table, the proposed development is minor development, with only one unit proposed. Financial contributions to be checked with the council, once the application is approved.