

Chelmsford Policy Board Agenda

13 January 2022 at 7pm

Remote Meeting

Membership

Councillor I Fuller (Chair)

and Councillors

H Ayres, D Clark, W Daden, J Galley, N Gulliver, G B R Knight,
G H J Pooley, R J Poulter, A Sosin, N Walsh, R T Whitehead
and T N Willis

Local people are welcome to attend this meeting remotely, where your elected Councillors take decisions affecting YOU and your City.

There is also an opportunity to ask your Councillors questions or make a statement. These have to be submitted in advance and details are on the agenda page. If you would like to find out more, please telephone Brian Mayfield in the Democracy Team on Chelmsford (01245) 606923

email brian.mayfield@chelmsford.gov.uk

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CHELMSFORD POLICY BOARD

13 JANUARY 2022

AGENDA

PART 1

Items to be considered when members of the public are likely to be present

1. Apologies for Absence

2. Declarations of Interest

All Members are reminded that they must disclose any interests they know they have in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they become aware of the interest. If the interest is a Disclosable Pecuniary Interest they are also obliged to notify the Monitoring Officer within 28 days of the meeting.

3. Minutes

Minutes of meeting on 4 November 2021

4. Public Questions

Any member of the public may ask a question or make a statement at this point in the meeting. Each person has two minutes and a maximum of 20 minutes is allotted to public questions/statements, which must be about matters for which the Board is responsible. The Chair may disallow a question if it is offensive, substantially the same as another question or requires disclosure of exempt or confidential information. If the question cannot be answered at the meeting a written response will be provided after the meeting.

Any member of the public who wishes to submit a question or statement to this meeting should email it to committees@chelmsford.gov.uk 24 hours before the start time of the meeting. All valid questions and statements will be published with the agenda on the website at least six hours before the start time and will be responded to at the meeting. Those who have submitted a valid question or statement will be entitled to put it in person at the meeting, provided they have indicated that they wish to do so and have submitted an email address to which an invitation to join the meeting and participate in it can be sent.

5. Housing Additionality: Affordable Housing for Rent Planning Advice Note

6. Policy Board Work Programme

7. Urgent Business

To consider any other matter which, in the opinion of the Chairman, should be considered by reason of special circumstances (to be specified) as a matter of urgency.

PART II (EXEMPT ITEMS)

NIL

MINUTES
of the
CHELMSFORD POLICY BOARD
held on 4 November 2021 at 7:00pm

Present:

Councillor I Fuller (Chair)

Councillors D Clark, W Daden, S Dobson, J Galley, N Gulliver, G B R Knight, G H J Pooley,
R J Poulter, A Sosin, N Walsh and S Young

Also present: Councillor M J Mackrory

1. Apologies for Absence

Apologies for absence had been received from Councillors H Ayres, R T Whitehead and T N Willis. Councillors S Young and S Dobson had been appointed as substitutes for Councillors H Ayres and R T Whitehead.

2. Declarations of Interest

Members were reminded that they must disclose any interests they knew they had in items of business on the meeting's agenda and that they must do so at this point on the agenda or as soon as they became aware of the interest. If the interest was a Disclosable Pecuniary Interest they were also obliged to notify the Monitoring Officer within 28 days of the meeting. Any declarations are recorded in the relevant minute below.

3. Minutes

The minutes of the meeting on 5 July 2021 were confirmed as a correct record.

4. Public Questions

Questions had been received from members of the public on the Land East of Chelmsford Masterplan. Details of the questions and the responses given are recorded under minute number 5 below.

5. Masterplan for Land East of Chelmsford Site 3a – Manor Farm

The Policy Board considered a masterplan prepared by Hopkins Homes for the East Chelmsford Site Allocation 3a, Manor Farm, in the Local Plan.

The site policy for Strategic Growth Site 3a required the following amount and type of development:

- Around 250 new homes of mixed size and type to include affordable housing.
- A new Country Park.

The core content of the masterplan covered:

- Context and site analysis
- Constraints and opportunities
- Landscape, ecology, heritage and drainage strategy
- Access, movement and connectivity, including the cycling network
- Land use and character zones
- Green infrastructure – creating a network of green corridors
- Country Park

The report to the meeting provided an overview of the masterplan's contents and the process through which it had been produced and consulted on. Officers had concluded that the masterplan demonstrated how the requirements of the Local Plan would be delivered on Site 3a - Manor Farm. They were of the view that the masterplan's vision was sufficiently ambitious to achieve a high-quality development which was well related to its context. The masterplan layout and other content provided a sound framework to guide successful placemaking and would support the planning application process.

Questions had been received from three members of the public on the masterplan. They related to:

- The increase in the number of houses proposed for the site compared to the number envisaged in the Local Plan and the ability of local services, particularly health services, schools and roads, to accommodate the larger population
- Responsibility for the management and maintenance of the country park
- The proximity of three-storey blocks of housing to Maldon Road, which would be out of keeping with the surroundings, and the disparity of figures for the density of the development given in various documents

In response to the first question, officers said that the allocation of around 250 homes was based on the Council's initial and precautionary assessment of the constraints and landscape sensitivities of the site ahead of the masterplan process. Paragraph 7.117 of the Local Plan stated that the masterplanning process would determine the final number of new homes, which could be in excess of 250 homes, whilst ensuring that the overall objectives of the site policy were not compromised.

The statement that the masterplanning process would determine the final number of homes was specifically added, specifically for this site, by the Planning Inspector for the Local Plan Examination. Its purpose was to allow some flexibility in the number of homes that could be delivered on site given the site's size, which was approximately 30ha.

Hopkins Homes had produced a comprehensive masterplan for Site 3a, engaging in two stages of consultation and ongoing discussions with the City Council. The masterplan demonstrated a landscape-led approach with consideration to the constraints and opportunities. Based on the work from the masterplan, the Council was satisfied that it is likely the site could accommodate approximately 340 homes.

On health and education, through the Local Plan process, it was identified that financial contributions were likely to be required to aid in the expansion of existing services and facilities. The potential for contributions for healthcare and education was set out in the site policy for this allocation.

On the second question, officers said that the future management and maintenance of the Country Park was a matter for the detailed planning application stage. It was the City Council's aspiration to be the future custodians of the Country Park in accordance with the Council's Planning Obligations Supplementary Planning Guidance which set out the Council's preference for all open spaces to be transferred to and adopted by the Council, with a commuted sum for maintenance. If the developer chose to retain the Country Park, it should be maintained by a management company secured by the developer. The maintenance and management requirements, responsibilities, adoption process etc. as well as any financial contributions would be secured via a legal agreement.

With regard to the third question, the site area of the housing development was quite sizable at a total of 30ha. However, Hopkins Homes had acknowledged there were areas within the site which were complete no build zones, for example where the SuDS features were located and the location of the gas main and its easements. They had therefore excluded these areas within in their calculations which reduced the site down to a 'gross area' of approximately 20ha. Based on this site area, 340 homes would result in 17 dph as stated in the masterplan and Hopkin's response document. The 11.18ha stated in the masterplan was the total area of developable parcels alone.

The masterplan identified the densities of the developable parcels and these ranged between 22-38dph which represented a fairly low density scheme particularly in the context that only up to relatively recently Government policy stated that new developments should not be below 30 dph to ensure efficient use of land.

Both the proposed densities and scale took account of the sensitivities of the site, with lower scale and density located in the more sensitive areas such as the transition to the Country Park and around the Bronze Age Monument. Where higher densities and scale were proposed, although contextually, they were not out of keeping, they were where the development was closer to more built-up areas and/or more urban locations such as the settlement of Great Baddow or the A1114 slip road. Also, it should be noted that the development was set in from the boundaries of the site to the north and west due to existing landscaping, which was proposed to be enhanced, and to accommodate the strategic east-west footway/cycle link across the site.

Furthermore, both density and scale were given as a range i.e. 'between' and 'up to'. The masterplan was identifying potential areas for those greater ranges of scale and density but it was through the detailed design that final scale and density would be determined.

The following points arose in the Policy Board's discussion of the report:

- Whilst it was welcomed that the masterplan mentioned sustainable transport and connectivity, especially cycling, it was considered that cycle route 1 remained unsafe, although the proposal for route 5 was welcomed and it was important that it went ahead. The separation of pedestrians and cyclists would be preferred and it was also

important that the proposed signal-controlled crossings for the cycle route were provided. It was asked whether the westernmost crossing on Maldon Road would be a single or multiple crossing point. Officers said that the principle of the crossing was established in the masterplan but the detail would come out at the planning application on whether it would be one or two crossings. Officers added that safety would be a priority in the provision of the cycle routes and their final location and the number of crossings would be decided at the planning application stage in consultation with the Highway Authority. Essex County Council had been asked to ensure that the Army and Navy proposals would include cycling links to the east of the Army and Navy roundabout.

- It was pointed out that additional services would need to be provided to accommodate the increase in the number of houses from 250 envisaged in the Local Plan to 340 referred to in the masterplan. In the wider context, the Local Plan provided for an overall number of new properties to be provided but recent masterplans tended to propose a greater number of houses than the Local Plan envisaged for those sites. It was questioned how, cumulatively, the services required to accommodate that increase could be provided.

Officers said that, for this site, the services required to support the increase in the number of houses would be addressed at the planning application stage. It was already known that there were plans for schools to accommodate the projected increase and it was believed that the highway network could meet the demand arising from an increase in the number of dwellings if there was a modal shift to more sustainable forms of transport. Whether this was the case would be confirmed as part of the detailed transport assessments to be provided by Hopkins and Redrow and these would need to demonstrate that the highway impacts were acceptable. The joint application for the roundabout was expected by early December, whilst the transport assessments would be submitted as part of any planning application.

On the general point about more houses being provided than required by the Local Plan, that Plan gave a minimum figure for the number of new properties to be provided and that figure was flexible. Whilst it was true to say that greater numbers were planned for certain sites, it was possible that other sites would not ultimately be progressed, would be delayed or would be on a smaller scale. It was also confirmed that where more houses than originally envisaged for a site were provided, the number of affordable homes would increase proportionately.

The degree of flexibility for the increase in the number of dwellings on this strategic site which the Local Plan Inspector had said should be included in the Local Plan related only to this specific site.

- The concerns expressed earlier in the meeting by a member of the public about the height of some of the houses was shared by at least one member of the Board. It was asked whether the proposals in the masterplan could be regarded as a material consideration at the planning application stage. Officers replied that three-storey houses were proposed for a part of the site which was more urban in nature. The presence of buildings up to three storey's would add to the diversity of design and characteristics within the development. However, it remained to be seen what would be proposed in the planning application.
- It was questioned whether the car parking provision for the country park was sufficient. Officers said that a detailed assessment of the parking needs would be carried out as part of the planning application but that there was the potential to create more than the 42 planned spaces if necessary.

- It would be desirable to provide allotments as part of the development. The Board was informed that this could be something to be considered at the planning application stage.
- It was suggested that development sites such as this should be bound by current parking standards and that stricter standards to discourage the use of cars might be more appropriate. Whilst that was accepted as a goal that should be aimed for, it was cautioned that a balance needed to be struck between reducing parking provision and avoiding problems caused by on-street and inappropriate parking.

Overall, the Policy Board supported the masterplan but felt that the Cabinet should be made aware of the following comments:

1. The desire that safe and accessible cycle routes would be provided within the development site with good links to the wider strategic network and that it should be made clear to Essex County Council that the Army and Navy proposals should include cycling links to the east of the Army and Navy roundabout.
2. The expectation that more information, including detailed analyses and assessments, on the highways infrastructure would be provided at the planning application stage.
3. The need for a balance to be struck between reducing the provision of facilities for car parking on the site and the need to avoid on-street and inappropriate parking.
4. Generally, a recognition that much of the detailed information on the final form of the development would be provided at the planning application stage, including that on precise numbers of houses, their types, height and where they would be located; the exact routes of cycle paths and facilities; and what services and infrastructure would be required to meet the needs arising from the development.

RESOLVED that the Cabinet be informed that the Policy Board supports the adoption of the Masterplan as presented to the meeting and that the Chief Executive be requested to exercise his delegated authority under paragraph 3.4.2.7 of the Constitution to:

authorise the Director of Sustainable Communities in consultation with the Chair, Vice Chair and Cabinet Member for Sustainable Development, to negotiate any final changes to the masterplan ahead of the consideration by Cabinet.

(7.04pm to 8.09pm)

6. Chelmsford Policy Board Work Programme

The Board received the latest version of its Work Programme for 2021-22.

RESOLVED that the latest Work Programme of the Board be noted.

(8.09pm to 8.10pm)

7. Urgent Business

There were no items of urgent business.

The meeting closed at 8.10pm

Chair



Chelmsford Policy Board

13 January 2022

Housing Additionality: Affordable Housing for Rent Planning Advice Note

Report by:

Director for Sustainable Communities

Officer Contact:

Liz Harris-Best, Principal Housing Implementation and Strategy Officer

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Purpose

The purpose of this report is to present a draft Housing Additionality: Affordable Housing for Rent Planning Advice Note; and seek approval for the Policy Board to refer to Cabinet in order to agree the document for publication.

Recommendations

1. That Policy Board consider the draft Housing Additionality: Affordable Housing for Rent Planning Advice Note, attached at Appendix 1.
 2. That Policy Board delegate the Director for Sustainable Communities, in consultation with the Chair, Vice Chair and Cabinet Member for Sustainable Development, to make any final changes to the Housing Additionality: Affordable Housing for Rent Planning Advice Note ahead of consideration by Cabinet.
 3. To refer the Housing Additionality: Affordable Housing for Rent Planning Advice Note to Cabinet for approval.
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1. Background

- 1.1. The Council requires through its planning policies that 35% of the total number of residential units be provided and maintained as affordable housing within all new residential development sites of 11 or more residential units.
- 1.2. To ensure new affordable housing provision is weighted to make a proportionate contribution to the assessed need, the Council requires affordable housing on developments of 11 or more dwellings to include 22% of the total number of dwellings within the development as either social or affordable rented accommodation. The remaining 13% of the total number of dwellings should be delivered as First Homes (9%) and the balance as Shared Ownership housing (4%).
- 1.3. The net need for new affordable homes for rent in Figure 7.2 of the Strategic Housing Market Assessment (SHMA) Update (December 2015) and replicated in the Planning Obligations Supplementary Planning Document (SPD) 2021, sets out the overall dwelling mix for the Council to pursue within the 22% affordable housing for rent component of the overall affordable housing contribution on developments of 11 dwellings or more.
- 1.4. During the last five years there has been a notable difference in the supply of four-bedroom affordable homes for rent, which is currently forecast to remain well below the required level. The low level of larger affordable family homes has significantly impacted on the churn of larger family homes within the existing affordable housing stock, which already had the highest need relative to supply recorded in the SHMA, leading to a decline in the number of existing affordable homes being relet overall.
- 1.5. The impact of this reduction in supply, particularly the disparity between larger and smaller homes, is reflected in waiting times for those accepted as homeless, which contributes to the number and cost of households in temporary accommodation.
- 1.6. Planning Advice Notes support the implementation of the Chelmsford Local Plan and Supplementary Planning Documents by providing clarity in response to common queries, changes in national policy or updated evidence. These are published on the Council's website.

2. Preparation of the draft First Homes Planning Advice Note

- 2.1. The draft Housing Additionality: Affordable Housing for Rent Planning Advice Note has been prepared with the input of Members of the Housing Working Group, planning officers working in the Council's Development Management and Housing Services teams.

3. Contents of the draft First Homes Planning Advice Note

- 3.1. The draft Planning Advice Note provides guidance on two scenarios whereby the Council would consider a variation from the dwelling mix that was set out in the SHMA within the 22% affordable housing for rent component on developments of 11 dwellings or more:
 - 3.1.1. Scenario A sets out a different proportion of affordable housing for rent required on sites allocated for housing in the Local Plan when the quantum of residential accommodation sought is above the level identified in the Local Plan.
 - 3.1.2. Scenario B states that the Council will consider a different level of affordable housing for rent contribution on all planning gain sites, when it can be demonstrated that a higher number of persons can be accommodated through a larger proportion of four-bedroom homes for rent being secured than the dwelling mix set out in the SHMA.
- 3.2. Scenario A provides a revised mix of affordable housing for rent required, and only applies when the quantum of residential housing at development management stage is above the level identified in the Local Plan. Table 3 of the Note sets out the revised dwelling mix that will be required to meet housing need on the 22% affordable housing for rent element of the additional residential accommodation.
- 3.3. Scenario B could apply to any residential development comprising 11 or more units.
- 3.4. Both scenario A and B are designed to increase the proportion of four-bedroom homes for rent available on new development sites to address the shortfall in delivery of this size of affordable home in the last five years; reduce the numbers of larger families with children being accommodated in temporary accommodation; and create a higher churn across all sizes of affordable accommodation in the existing affordable housing stock.

4. Conclusion

- 4.1. The draft Housing Additionality: Affordable Housing for Rent Planning Advice Note proposes two ways in which the Council will seek to increase the proportion of larger four-bedroom affordable homes for rent available on new development sites.
- 4.2. The draft Housing Additionality: Affordable Housing for Rent Planning Advice Note, attached at **Appendix 1**, is referred to Cabinet for approval subject to the inclusion of any further necessary changes.

List of appendices:

Appendix 1 – Housing Additionality: Affordable Housing for Rent Planning Advice Note

Background papers:

None.

Corporate Implications

Legal/Constitutional:

None - planning obligations would be entered into in the usual way prior to the grant of planning permission.

Financial:

The draft Housing Additionality: Affordable Housing for Rent Planning Advice Note, acknowledges that under scenario B, the higher proportion of four-bedroom homes for affordable rent would be achieved through a reduction in the percentage of affordable housing for rent from the required 22% of the total residential units. This would not affect the viability of the residential housing mix test in the Local Plan but would enable a greater number of persons to be housed.

The draft Housing Additionality: Affordable Housing for Rent Planning Advice Note states that under scenario A, where the number of affordable four-bedroom homes for rent would be secured without a reduction in the required 22% of the total residential units on the proportion of dwellings secured above the allocated number of residential units in the Local Plan, would not affect the viability of the residential housing mix testing in the Local Plan – with the additional housing being a windfall to the developer/landowner.

Potential impact on climate change and the environment:

Affordable homes for rent of all sizes would need to adhere to the Council's relevant development management policies within the adopted Local Plan and the guidance within the Council's Making Places SPD.

Contribution toward achieving a net zero carbon position by 2030:

Affordable homes for rent of all sizes will need to comply with relevant policies and Building Regulations which currently are working towards Net Zero Ready by 2025

Personnel:

There are no Personnel issues arising directly from this report.

Risk Management:

There are no Risk Management issues arising directly from this report.

Equality and Diversity:

The Local Plan was subject to an Equality and Diversity Risk Assessment.

Health and Safety:

There are no Health and Safety issues arising directly from this report.

Digital:

There are no IT issues arising directly from this report.

Other:

Consultees:

Housing Working Group
Development Management Team
Housing Services Team

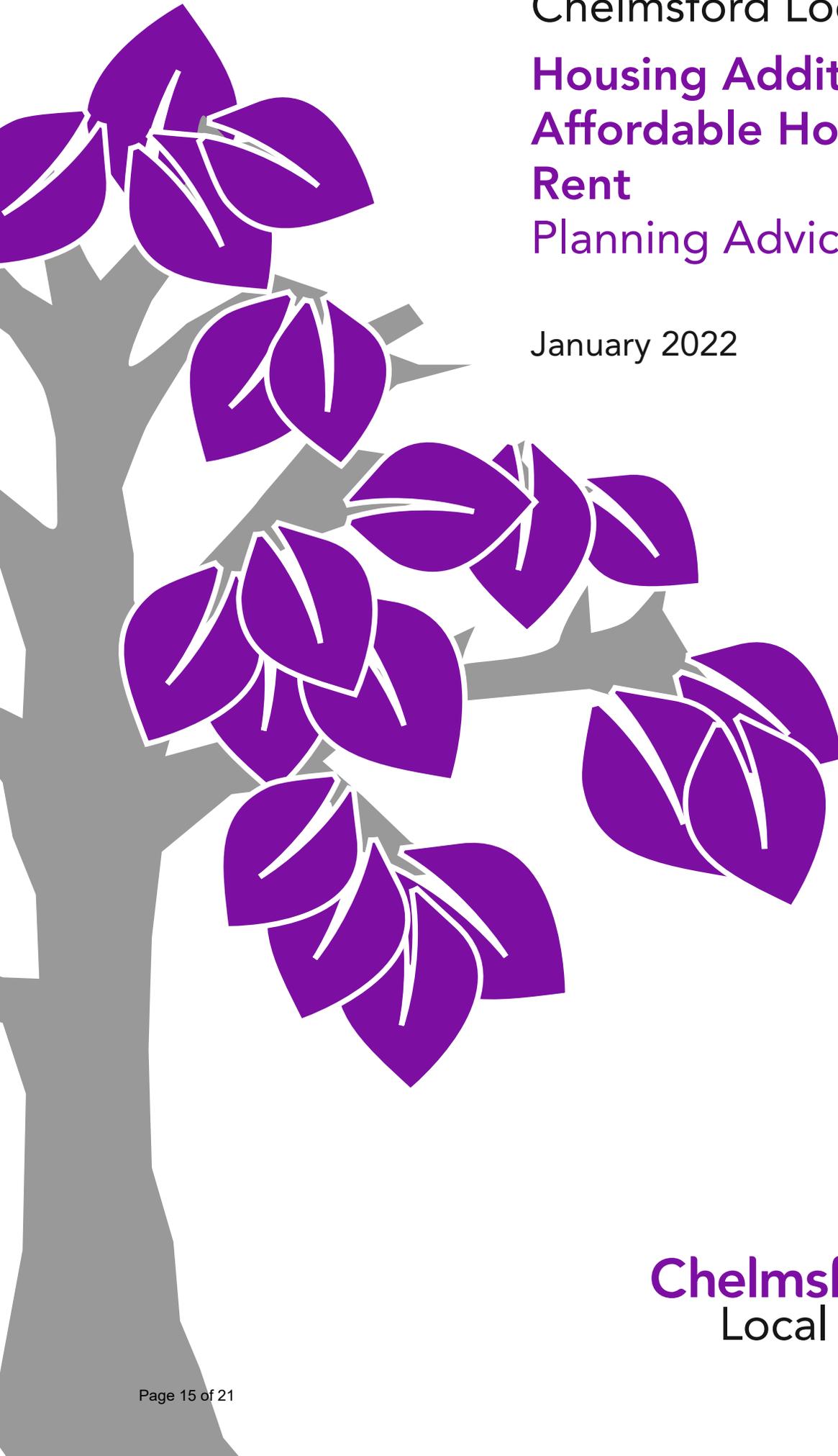
Relevant Policies and Strategies:

This report takes into account the following policies and strategies of the City Council:
Chelmsford Local Plan 2013-2036, 2020
Planning Obligations Supplementary Planning Document, 2021
Making Places Supplementary Planning Document, 2021
Our Chelmsford, Our Plan

Chelmsford Local Plan

**Housing Additionality:
Affordable Housing for
Rent**
Planning Advice Note

January 2022



Housing Additionality: Affordable Housing for Rent Planning Advice Note

Purpose

The purpose of this advice note is to provide guidance on:

- a) A different proportion of affordable housing for rent required on sites allocated for housing in the Local Plan when the quantum of residential accommodation sought is above the level identified in the Local Plan, to help address the shortfall in the supply of new four-bedroom affordable homes for rent delivered in the last five years.
- b) To enable consideration of a different affordable housing for rent contribution on all planning gain sites, when it can be demonstrated that a higher number of persons can be accommodated through a larger proportion of four-bedroom homes for rent being secured.

Background

The Council requires the provision of 35% of the total number of residential units to be provided and maintained as affordable housing within all new residential development sites which comprise of 11 or more residential units.

To ensure new affordable housing provision is weighted to make a proportionate contribution to the assessed need, the Council requires affordable housing on developments of 11 or more dwellings to include 22% of the total number of dwellings within the development as either social or affordable rented accommodation. The remaining 13% of the total number of dwellings should be delivered as First Homes (9%) and the balance as Shared Ownership housing (4%).

The affordable housing profile in Table 1 shows the overall net annual requirement for affordable housing for rent once the likely supply of the affordable accommodation has been deducted from the gross need.

Table 1: Size of additional units required to meet housing need in Chelmsford

	Gross annual need	Gross annual supply	Net annual need	As a % of total net annual need	Supply as a % of gross need
One bedroom	339	300	39	22.5%	88.4%
Two bedrooms	283	190	94	53.6%	67.0%
Three bedrooms	113	88	25	14.2%	78.0%
Four or more bedrooms	29	12	17	9.7%	41.9%
Total	764	589	175	100.0%	77.1%

Source: 5.13b Appendix 5 of the SHMA Update (December 2015)

This shows the largest net need is for two-bedroom affordable accommodation for rent, followed by one-bedroom affordable homes for rent. The final column shows that the need relative to supply is greatest for four-bedroom affordable homes for rent followed by two-bedroom affordable accommodation for rent. Households in need requiring one-bedroom affordable accommodation for rent are most likely to have their need met from the existing affordable housing rented stock.

The net need for new affordable homes for rent in Figure 7.2 of the Strategic Housing Market Assessment (SHMA) Update (December 2015) and replicated in the Planning Obligations Supplementary Planning Document (SPD), sets out the overall dwelling mix for the Council to pursue within the 22% affordable housing for rent component of the overall affordable housing contribution on developments of 11 dwellings or more.

Table 2: Bedroom size of affordable housing for rent size of additional units required to meet housing need in Chelmsford

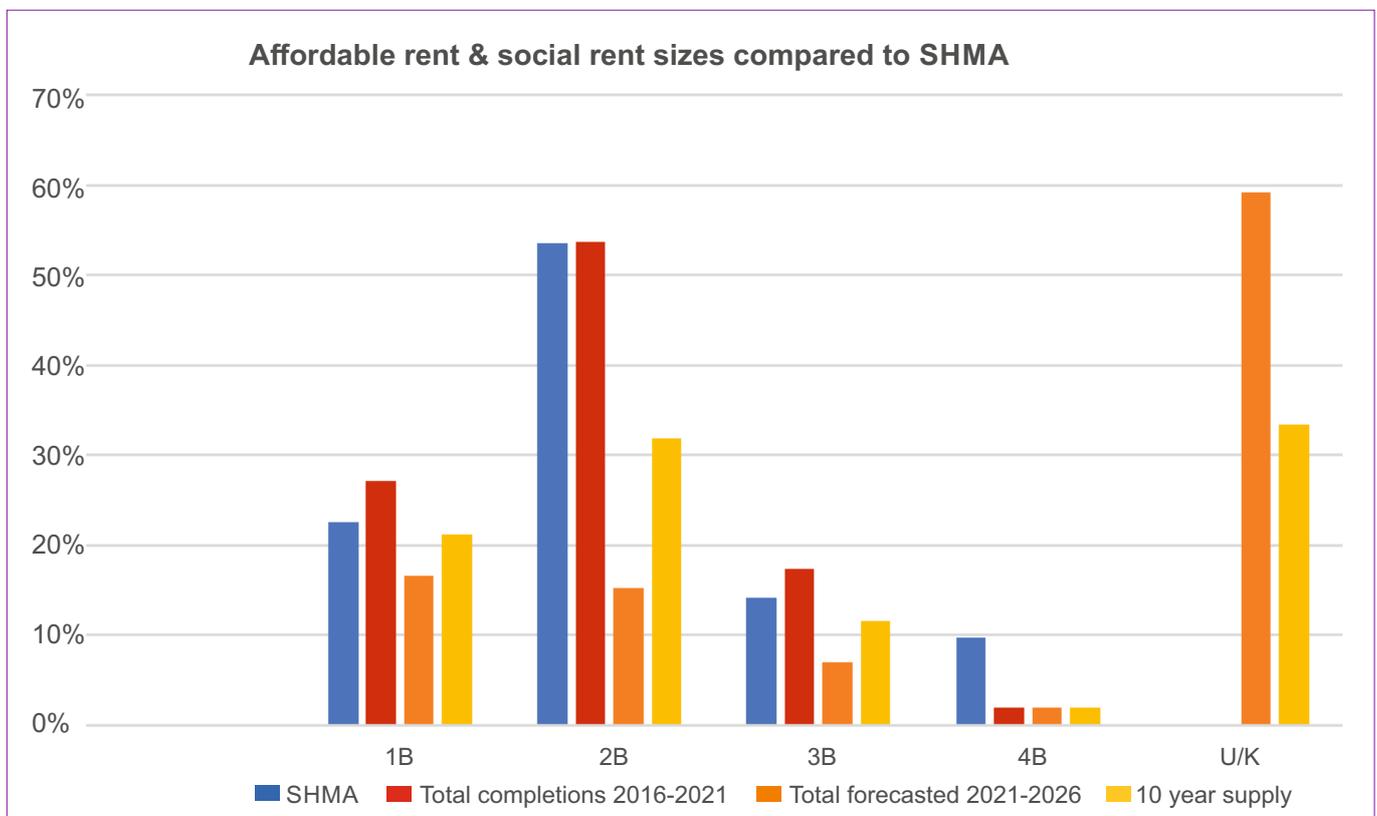
Size of home	Need requirement as a percentage of net annual total
One Bedroom	22.5%
Two Bedrooms	53.6%
Three Bedrooms	14.2%
Four or more Bedrooms	9.7%
Total	100.0%

Source: Figure 7.2 SHMA Update (December 2015)

The affordable housing for rent mix set out in Table 2 above, was used to calculate the viability of planning contributions in the viability assessment of the Local Plan.

Issues

The supply of new affordable housing for rent compared to the SHMA requirement for the last five years is shown below in Figure 1:



Source: Chelmsford City Council Monitoring Statistics (September 2021)

The most notable difference is in the supply of four-bedroom affordable homes for rent, which is currently forecast to remain well below the required level. The low level of larger affordable family homes has significantly impacted on the churn of larger family homes within the existing affordable housing stock, which already had the highest need relative to supply recorded in the SHMA, leading to a decline in the number of existing affordable homes being relet overall.

Most of the supply of affordable homes for rent comes from the existing stock, as existing tenants move on and homes become available to re-let to someone from the Council's Housing Register. Between 2018 and 2020 only three four-bedroom affordable homes for rent became available for re-letting from the existing affordable housing stock.

The SHMA identified an average annual supply from the existing affordable housing stock of 469 homes, this may have included age-restricted homes which make very little contribution to meeting the Council's statutory duties. In 2020/21 the actual supply from the existing affordable housing stock was 197 homes, supplemented by an additional 168 new-build homes, still short of the anticipated supply in the SHMA.

The impact of this reduction in supply, particularly the disparity between larger and smaller homes, is reflected in waiting times for those accepted as homeless, which contributes to the number and cost of households in temporary accommodation.

A - Revised Affordable Housing for Rent Mix

The revised affordable housing for rent mix set out in Table 3 below seeks to address the shortfall in supply of new four-bedroom affordable homes for rent by reducing the proportion of one-bedroom dwellings, in favour of an increase in the proportion of four-bedroom homes, as households in need requiring one bedroom accommodation are most likely to have their need met from the current supply.

The revised requirement set out in Table 3 only applies to the quantum of residential housing above the total number identified in the Local Plan, so as not to affect the viability of the residential housing mix tested in the Local Plan, with the additional housing being a windfall to the developer/landowner.

Table 3: Revised bedroom size of affordable housing for rent size of additional units required to meet housing need in Chelmsford

Size of home	Need requirement as a percentage of net annual total
One Bedroom	0%
Two Bedrooms	53.6%
Three Bedrooms	14.2%
Four or more Bedrooms	32.2%
Total	100.0%

Worked Example

A notional site with a residential 'allocation' of 100 dwellings in the Local Plan that when master-planned can demonstrate that it can sustainably accommodate 135 dwellings; would be required to provide the following affordable rented housing:

	22%	1 Bed	2 Bed	3 Bed	4 Bed
SHMA Mix on 100 Dwellings	22	5	12	3	2
Revised Mix on 35 Dwellings	8	0	4	1	3
Total	30	5	16	4	5

B – Revised Affordable Housing for Rent Contribution

If it can be demonstrated to the satisfaction of the Council that an increased number of persons would be accommodated overall on a threshold site through a higher proportion of four-bedroom homes than that set out in Table 2, the Council may agree to a lower percentage of affordable housing for rent on a site. The Council will need to be satisfied that the affordable housing for rent will meet the minimum occupation levels set out in Table 4 of the Planning Obligations SPD.

An increase in the proportion of four-bedroom affordable homes for rent and an increased overall occupancy within the overall affordable for housing for rent contribution compared to a provision at 22% with an affordable housing mix that accords with Table 2 on a threshold site, is likely to be achieved through a reduction in the proportion of one-bedroom homes.

Key Documents

Chelmsford Local Plan (2020)

Local Plan Policy DM2 seeks to secure a mix, size, type, and cost of affordable homes that will meet the identified housing need, established by housing needs assessments, which is proportionate to the categories of greatest need.

The mix of the affordable housing for rent required to meet priority housing need will be reviewed as part of the review of the Local Plan due to commence in 2022.

Planning Obligations SPD (2021)

Paragraphs 5.23 to 5.30 of the Planning Obligations SPD provides advice on the mix of affordable housing requirement on developments of 11 or more dwellings.

Emerging Chelmsford Housing Strategy (2021)

The draft emerging Housing Strategy 2022-2027 highlights how the Council is at a critical stage of being at risk of being unable to meet its statutory duties to some of those in most urgent need, particularly larger families with children.

CHELMSFORD POLICY BOARD WORK PROGRAMME

13 January 2022

Date of Meeting	Report Subject
13 January 2022	<p>Planning Advice Note on Affordable Housing Additionality – To consider planning advice note for referral to Cabinet that provides guidance on how affordable housing priorities will be sought through the planning process</p>
17 February 2022 – Additional Meeting	<p>Former St Peter’s School Site - To reconsider final masterplan of site allocated in Local Plan ahead of consideration by Cabinet.</p> <p>Consultation Document on a Chelmsford Sustainable Transport and Parking Strategy– To consider a draft consultation document from the IMAC Working Group and approve for consultation. (Subject to confirmation)</p> <p>Health and Wellbeing Plan – Update on the implementation of the Health and Wellbeing Plan, changes to the structure of health service provision in the area and the proposed arrangements for integrating health and wellbeing planning and co-ordination going forward</p>
3 March 2022	<p>Housing Strategy – To consider representations and final Housing Strategy for referral to Cabinet for approval.</p> <p>Sustainability Appraisal/Strategic Environmental Assessment Scoping Report – To seek approval to consult on the Scoping Report</p> <p>Waterways Working Group – Update on the proposed programme to increase access to and improve the environmental quality of the rivers and waterways of Chelmsford</p>
<i>Standing or other items not currently programmed</i>	<p>Masterplans – Land at Great Leighs - To consider final masterplan of site allocated in Local Plan ahead of consideration by Cabinet.</p> <p>Public Realm SPD – New replacement SPD for consultation</p> <p>Chelmsford Garden Community - Development Framework Document (Masterplan), Infrastructure Delivery Plan and Planning Framework Agreement – For consideration before referral to Cabinet for decision</p> <p>Chelmsford Local Plan Review – Consideration of Issues and Options consultation.</p>

	<p>Special Expenses – To consider the conclusions of the Connectivity and Local Democracy Working Groups on its review of the retention of the Special Expenses mechanism</p> <p>Updates for Working Groups – Chairs of the Working Groups to report on their recent activities</p>
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