
Statement of Common Ground - Affordable Housing

Land at Orchard Farm, Pershore

Appellant: Formula Land Ltd.

Planning Application Reference: W/23/02112/OUT

Planning Appeal Reference: APP/H1840/W/24/3347643



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1.0 INTRODUCTION & BIOGRAPHY

Introduction

- 1.1 The following provides a Statement of Common Ground (SoCG) in respect of affordable housing for the site known as 'Orchard Farm'. This document has been prepared for an appeal, which has been submitted on behalf of the Appellant, Formula Land Ltd., on the grounds of non-determination.
- 1.2 Orchard Farm is situated southwest of Pershore town and proposes to provide up to 300 new dwellings along with associated infrastructure, and significant open space. Wychavon District Council (WDC) is the local planning authority.

2.0 Matters of Common Ground/Agreement

- 2.1 Both the Appellant and WDC recognise the severe shortage of affordable housing both locally, and across the district. Affordable housing is therefore an extremely important material consideration in planning decisions at WDC.
- 2.2 The latest National Planning policy Framework (NPPF) which was adopted in December 2023, the First Homes PPG, and Wychavon District Council's local planning policy are all relevant and material documents in setting the affordable housing requirements at Orchard Farm. The list of documents to be relied upon is provided in **Appendix A**.
- 2.3 In September 2023 a planning application was submitted on behalf of the Appellant to Wychavon District Council (WDC), proposing new development of up to 300 dwellings along with associated infrastructure, and significant open space. An Affordable Housing Statement was submitted as part of the planning application suite of documents and is provided in **Appendix B**.
- 2.4 The Affordable Housing Statement considered the following elements:
- Planning policy
 - Affordable housing delivery
 - Affordable housing needs
 - Tenure and dwelling mix
 - Conclusions with an affordable tenure mix
- 2.5 WDC's Housing Development Officer provided a written response to WDC's Principal Planning Officer in November 2023 in respect of the affordable housing proposals at Orchard Farm, and in particular the Affordable Housing Statement. The first paragraph of the response states '***The Affordable Housing Statement submitted as part of this application confirms that the proposals will provide a policy compliant level of affordable housing***'. The full response is provided in **Appendix C**.
- 2.6 There is an acute shortage of affordable housing in WDC. The Strategic Housing Market Assessment (SHMA) (2021 Update) identified a minimum net imbalance of 117 affordable dwellings each year over the next five years across WDC. Planned new homes delivery which is detailed in the 5 Year Housing Land Supply Report (date December 2023) will not fully address the imbalance.
- 2.7 Based on a 300 dwelling site Orchard Farm will deliver up to 120 new affordable dwellings. The large number of additional new affordable homes will be an important contributor to much needed affordable housing in the area.
- 2.8 The proposed affordable housing Heads of Terms are set out in the following table.

Item	Estimated Contribution	Comments
Affordable Housing	40% affordable housing requirement. Tenure mix to provide a minimum of 25% First Homes to comply with the NPPF and First Homes guidance. Indicative dwelling mix to be based upon evidence detailed in the Affordable Housing Statement.	Commitment to provide policy compliant affordable housing on-site. The adopted SWDP Policy requires 40% affordable housing subject to viability. This would equate to up to 120 affordable units for a scheme of up to 300 dwellings.

2.9 **Both parties agree that Orchard Farm will provide a policy compliant level of affordable housing. Significant weight is to be afforded in the planning balance in light of the commitment to deliver a full policy compliant affordable scheme which will deliver much needed affordable housing in the local area of Pershore.**

Appendix A:

List of Key Documents

- NPPF (latest edition Dec 2023)
- First Homes Ministerial Statement (May 2021)
- First Homes PPG
- SWDP 15: Meeting Affordable Housing Needs
- SWDP 20: Housing to Meet the Needs of Older People
- Social Housing Regulator Data for WDC
- Affordable Housing SPD
- Strategic Housing Market Assessment (SHMA)
- SHMA Update (2021)
- Annual Monitoring Reports
- Housing Registers
- 5YHLS
- Census data
- Annual house price to earnings ratio per LPA (Government data release)
- Affordable Housing Statement – Orchard Farm

Appendix B:

Affordable Housing Statement

Appendix C:

WDC Response to the Affordable Housing Statement
