

AFFORDABLE HOUSING STATEMENT

13 Netherhall Gardens, London, NW3 5RN

Without Prejudice

INTRODUCTION

The Applicant has prepared the following Affordable Housing Statement which relates to the application site at 13 Netherhall Gardens, London, NW3 5RN ('the Site').

PROPOSED DEVELOPMENT

This Affordable Housing Statement is made in respect of the proposed development ('the Development'), which is currently proposed as follows:

"Proposed development of land adjacent to Elm Tree House to provide a new residential building of four storeys and comprising 6 residential flats (Use Class C3), works to the front boundary wall, external hard and soft landscaping, cycle parking and associated works."

POLICY POSITION

The Camden Local Plan (2017) sets out the policy position for affordable housing in the Borough. Policy H4 is entitled 'Maximising the supply of affordable housing' and states as follows:

"The Council will aim to maximise the supply of affordable housing and exceed a borough wide strategic target of 5,300 additional affordable homes from 2016/17 - 2030/31, and aim for an appropriate mix of affordable housing types to meet the needs of households unable to access market housing."

We will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The Council will seek to negotiate the maximum reasonable amount of affordable housing on the following basis:

- a. the guideline mix of affordable housing types is 60% social-affordable rented housing and 40% intermediate housing;*
- b. targets are based on an assessment of development capacity whereby 100sqm (GIA) of housing floorspace is generally considered to create capacity for one home;*
- c. targets are applied to additional housing floorspace proposed, not to existing housing floorspace or replacement floorspace;*
- d. a sliding scale target applies to developments that provide one or more additional homes and have capacity for fewer than 25 additional homes, starting at 2% for one home and increasing by 2% of for each home added to capacity;*
- e. an affordable housing target of 50% applies to developments with capacity for 25 or more additional dwellings;*
- f. for developments with capacity for 25 or more additional homes, the Council may seek affordable housing for older people or vulnerable people as part or all of the affordable housing contribution;*
- g. where developments have capacity for fewer than 10 additional dwellings, the Council will accept a payment-in-lieu of affordable housing;*
- h. for developments with capacity for 10 or more additional dwellings, the affordable housing should be provided on site; and*

- i. where affordable housing cannot practically be provided on site, or offsite provision would create a better contribution (in terms quantity and/or quality), the Council may accept provision of affordable housing offsite in the same area, or exceptionally a payment-in-lieu.*

We will seek to ensure that where development sites are split or separate proposals are brought forward for closely related sites, the appropriate affordable housing contribution is comprehensively assessed for all the sites together. The Council will seek to use planning obligations to ensure that all parts or phases of split or related sites make an appropriate affordable housing contribution.

In considering whether affordable housing provision should be sought, whether provision should be made on site, and the scale and nature of the provision that would be appropriate, the Council will also take into account:

- j. the character of the development, the site and the area;*
- k. site size and any constraints on developing the site for a mix of housing including market and affordable housing, and the particular types of affordable provision sought;*
- l. access to public transport, workplaces, shops, services and community facilities;*
- m. the impact on creation of mixed, inclusive and sustainable communities;*
- n. the impact of the mix of housing types sought on the efficiency and overall quantum of development;*
- o. the economics and financial viability of the development including any particular costs associated with it, having regard to any distinctive viability characteristics of particular sectors such as build-to-let housing; and*
- p. whether an alternative approach could better meet the objectives of this policy and the Local Plan.*

Where the development's contribution to affordable housing falls significantly short of the Council's targets due to financial viability, and there is a prospect of viability improving prior to completion, the Council will seek a deferred contingent contribution, based on the initial shortfall and an updated assessment of viability when costs and receipts are known as far as possible."

STATEMENT BY APPLICANT

The Applicant proposes a payment in lieu of affordable housing in accordance with Policy H4 of the Camden Local Plan.

The Applicant proposes that the affordable housing contribution will be made in accordance with the Council's sliding scale target that applies to developments that provide one or more additional homes. The contribution will start at 2% for one home and increasing by 2% of for each home added to capacity, thereby totalling 12% of the proposed gross internal area (GIA).

15 December 2022