

## Analysis of Tarvin & Kelsall SHMA Spatial Zone Housing May 2014

The CWaC Strategic Housing Market Assessment (Jul. 2013) (SHMA) includes Ashton Hayes in the Tarvin & Kelsall Spatial Zone. The Assessment does not provide separate figures for the three villages of which Ashton Hayes is by far the smallest.

The assessed need in the SHMA for affordable homes for the 5 year period commencing 1st April 2013 is laid out below. The below analysis also notes the numbers of affordable housing units for which planning approvals have been given for the SHMA period. Where known, other affordable planning applications under consideration as of May 2014 are also shown.

**The SHMA** shows in 2 different tables-

- An **annual requirement** of 24 affordable homes i.e. 120 over the 5 year period
- A **Recommend** annual delivery of 12 affordable homes i.e. 60 over the 5 year period

### Tarvin

	<u>Approved</u>	<u>Pending</u>
• 12/ 00770/FUL approved Oct 2012 and )		
• 12/ 04120/REM approved Sept 2012 )	50 units	

### Kelsall

• 12 /01880/OUT approved on appeal Nov 2013 )		
• 13/03293/FUL approved Feb 2014 )	42 units	
• 14/01668/OUT for up to 50 houses (including up to 17 affordable homes) at Quarry Lane Kelsall has not been determined		17 units

### Ashton Hayes

• The Appeal against refusal of application 14/ 01865/FUL for 15 affordable homes on land adjacent to the Methodist Church, Ashton Lane, Ashton Hayes has not been determined		15 units
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### Conclusions

The following conclusions can be drawn from the above viz:

- That within the 1<sup>st</sup> year of the SHMA being produced, 92 affordable housing units have been approved against the total aggregated **annual requirement** of 120 for the whole 5 year period
- That within the 1<sup>st</sup> year of the SHMA being produced, 92 affordable housing units have been approved against the aggregated **recommendation** of 60 for the whole 5 year period
- If the planning applications under consideration as at the date of this analysis, were to be subsequently approved, then the SHMA Kelsall/Tarvin Spatial Zone figures for the SHMA **requirements** (120) and **recommended** (60) provision would be exceeded within just over 1 year of the 5 year period

A.P.Bennion - 30th May 2014