

Appendix 1 Affordable Housing Statement

Total number of units in development

Number of affordable housing units

Details of affordable housing units:

Housing Type:

Social Rent

Affordable Rent

Affordable Home
Ownership

Wheelchair
Standard Housing

Affordable

Private

Other

Number of flats and how many
bedrooms

Number of houses and how
many bedrooms

Name of RSL

Type of agreement with RSL

☐ Contact details

☐ Design and build

☐ Anticipated start date

☐ Off the shelf

☐ Other

Appendix 2

Development Viability (extract from SG13)

What is Development Viability?

- 8.1 Viability is an important factor in determining whether or not a development proceeds. Defining 'viability' depends on whether the aim of the development is to generate a financial return. If the intention is to make a profit, development viability is the ability of the development to meet its costs, including contributions while ensuring a suitable land value for the landowner and return to the developer. For most public or third sector development, development viability usually depends on meeting costs within a set budget, rather than generating a profit.

Considering Development Viability

- 8.2 Falkirk Council recognises that there may be occasions when not all the required developer contributions can be met without compromising the overall viability of a particular development. Where a developer asserts that the costs of developer contributions will be such as to render a development unviable, it will be for the developer to demonstrate this to the Council's satisfaction through a Development Viability Statement. For private developments, the Council will normally assess viability using the residual valuation approach, which establishes the developer's residual profit once all the development costs of a scheme have been deducted from its gross development value. In the case of affordable housing, the Council will assess the viability implications of developer contributions after discounting all the development costs of the scheme from the maximum available budget including external funding sources.
- 8.3 The following steps outline the development viability process and how the Council will take into account viability issues.

Step 1: Prepare a development viability statement

- 8.4 Developers should inform the Council if they intend to prepare a Development Viability Statement after establishing all the contribution requirements for their development. The statement should be prepared by a suitably qualified professional (such as a chartered valuation surveyor) and follow the guidance set out in the RICS's 'Financial Viability in Planning' guidance where appropriate. The content of the statement will vary from scheme to scheme but should provide the following information as a minimum:
- Proposed scheme details, including the number, type, size and tenure of homes/amount of homes and proposed floorspace;

- A detailed breakdown of the gross development value of the development, including anticipated market valuations and sales rates;
- A detailed breakdown of all development costs, including construction costs with specifications, finance costs, professional fees, site value at the time of the planning application submission, all the Council's development contribution requirements and all other anticipated abnormal costs;
- Development programming, including phasing information and when each property would be marketed and sold or leased;
- The residual developer's profit after all development costs are deduced from the gross development value. Please note the maximum available budget rather than profit will be used to establish the viability implications for new affordable housing development. This may be determined on a cost per unit basis agreed with the Council as planning authority. Evidence of budgetary limits should be provided.

8.5 Appendix 3 provides a more expansive list of information for development viability statements. This list is taken from the Financial Viability in Planning' guidance, Appendix 3.

Step 2: Submit the statement for the Council's consideration

8.6 The statement should be submitted to the Planning Case Officer. If necessary, the Council will submit the statement to the District Valuer for independent verification.

Step 3: Mitigating the costs of contributions

8.7 If the Council accepts that developer contributions would make the development unviable following consideration of a verified Development Viability Statement, the Council will consider the following options in turn:

1 . Phased or deferred timing payment of contributions - This option will be explored first before reduced contributions. 'Pay as you build' arrangements may enable a residential developer to use the income generated from the sale of dwellings to pay the costs of developer contributions;

2 . Reduced contributions - Where the above option is not sufficient to enable a development to remain viable, the Council may consider reduced contributions. The reduction in contributions would be limited to the point that would ensure the development would remain viable. If more than one type of contribution is required for the development, the Council will determine which contributions will be reduced and by how much on a case by case basis. Furthermore, the Council may require a review mechanism in the legal agreement that would allow contributions to be increased at a future point taking in account the improved conditions for the development.

3 . Waived contributions - If option two is not suitable, the Council may consider waiving a contribution(s) in very exceptional circumstances and as a last resort.

- 8.8 When considering each option in turn, the Council will take into account the Local Development Plan 2 and all other relevant material considerations.

Public Disclosure

- 8.9 The Council generally treats Development Viability Statements in confidence. However, the Council may disclose information where it is obliged to do so, including where it is subject to request under the Freedom of Information (Scotland) Act 2002 or the Environmental Information (Scotland) Regulations 2004.

[Appendix 3 SG13]

Outline Requirements for Development Viability Assessment

Proposed Scheme Details

- Floor areas:
 - Commercial: gross internal area (GIA) and net internal area (NIA);
 - Residential: GIA and net sales area (NSA).
- Residential unit numbers and habitable rooms including the split between private and affordable tenures.

Gross Development Value (GDV)

- Any existing income that will continue to be received over the development period;
- Anticipated residential sales values and ground rents and supporting evidence including deductions for incentives;
- Anticipated rental values and supporting evidence;
- Yields for the commercial elements of the scheme and supporting evidence;
- Details of likely incentives, rent-free periods, voids;
- Anticipated sales rates (per month);
- Anticipated grant funding for affordable housing;
- Anticipated value of affordable units (with supporting evidence/explanation of how these have been valued and assumptions);
- Deductions from commercial GDV to reach;
- NDV (Stamp Duty Land Tax (SDLT), agents, legal + VAT).

Costs

- Expected build cost (a full QS cost report also showing how costs have been estimated);
- Demolition costs;
- Historic costs (as reasonable and appropriate);
- Site preparation costs;
- Vacant possession costs;
- Planning costs;
- Construction timescales, programme and phasing;
- Any anticipated abnormal costs;
- Rights of light payments/party walls/oversailing rights;
- Details of expected finance rates;
- NDV (Stamp Duty Land Tax (SDLT), agents, legal + VAT).
- Professional fees, including:
 - Architect;
 - Planning consultant;
 - Quantity Surveyor;
 - Structural Engineer;
 - Mechanical/Electrical Engineer;
 - Project Manager;
 - Letting Agent fee;
 - Letting Legal fee;
- Site Value;
- Other costs.

Additional Details for Future Phases

- Expected sales growth;
- + Expected rental growth;
- + Expected cost inflation;
- + Credit rate

Development Programme

- Pre-build;
- Construction period;
- Marketing period;
- Viability cashflow;
- Income/value/capital receipt;
- Costs;
- Phasing (where appropriate).

Benchmark Viability Proxies

- Profit on cost;
- Profit on value;
- Development yield;
- Internal rate of return (IRR)

Planning Application Details

- Plans/sections/elevations (as relevant);
- Design and access statement.

Sensitivity Analysis

- Two way sensitivity analysis;
- Scenario analysis;
- Simulation analysis.

Accompanying Report (Basic Outline)

- Executive summary;
- Contents outline;
- Introduction and background;
- Description of site location;
- Planning policy context;
- Description of scheme;
- Market information summary;
- Build cost and programme;
- Methodology and approach;
- Outputs and results;
- Sensitivity analysis;
- Concluding statement.

PROPOSED AFFORDABLE HOUSING DEVELOPMENT
King Street & Thornhill Road, Falkirk



Design and Access Statement

Revision A

February 2021

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1.0

Introduction

Covell Matthews Architects (the Agent) have been instructed by G&N Homes (FK-L) Limited to provide architectural and planning advice with regard to the proposed development of Affordable Housing flats, associated amenities and landscaping on a vacant site at the corner of King Street and Thornhill Road, Falkirk.

This Supporting Statement accompanies the design drawings to form a full planning application submitted to Falkirk Council under the Town and Country Planning (Scotland) Act 1997 (as amended by the Planning etc. (Scotland) Act 2006).

2.0

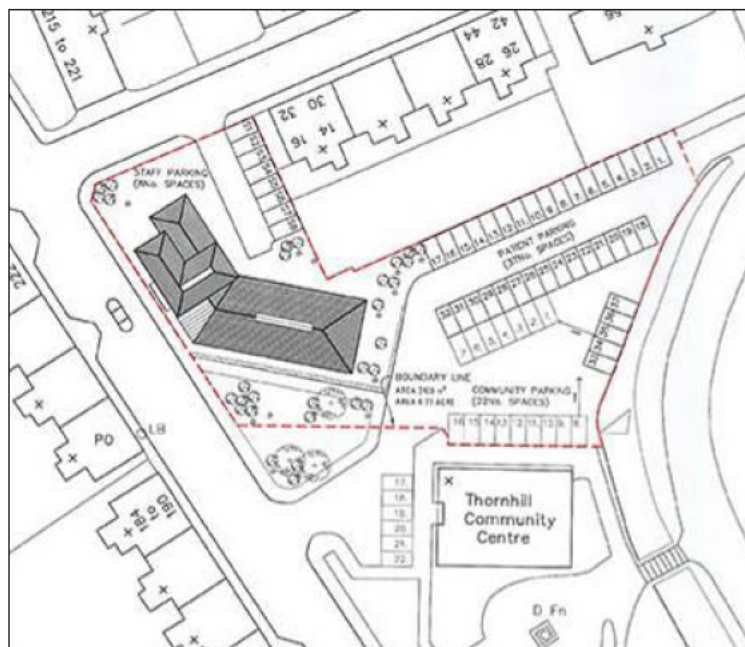
Planning History

A previous application for the erection of a medical centre and associated parking was granted in October 2006 (Ref 06/0499/FUL). This approved development was never started and subsequently the site has remained vacant and unused for the past 13 years since the approval, if not longer prior to the application.

Pre-application advice was sought for this proposal and received from John Milne in October 2017 (Ref ENQ/2017/1019).

An official pre-application submission was made for this proposal on the 27th July 2018 (Ref EHQ/2018/0760). Advice was received from various consultants resulting in extended discussions and site re-designs to incorporate requests and suggestions where reasonably possible. Where full compliance with requested changes has not been possible – justification and support has been provided.

The submission of this planning application following the above mentioned pre-application submission has been delayed due to the change in developer; however the principals of the application and the Housing Association involved have remained the same.



Proposed Medical Centre Application Site Plan
By Kenneth Reid Architects

3.0

Site

A vacant Brownfield site located on the corner of King Street and Thornhill Road that extends down and around between the rear gardens of existing King Street dwellings and Victoria Park to the east. The site is used by local residents as a pedestrian thoroughfare from Thornhill Road to Victoria Park playing field and as a car park for the neighbouring Thornhill Community Centre.

The highest level of the site is the north west corner on King Street and then slopes down across the site approximately 3.5m towards the playing fields and to the north east. The site is currently a mix of grass and asphalt surfaces of poor quality.

A variety of housing types ranging from 2 storey rendered semi-detached and terraced houses to 3 storey rendered blocks of flats can be found in the residential streets to the north of the site and backing onto the site from King Street. The large Victoria Park playing field dominates the eastern boundary along with a public basketball court and a number of children's playgrounds. Immediately south of the site is Thornhill Community Centre, a public garden extends further down Thornhill Road behind the centre. Thornhill Road bounds the west of the site with 2 storey stone faced terraced houses immediately opposite. A church is located diagonally opposite the sites key King street/Thornhill Road corner.

The site is located only 150m outside the boundary of the council designated Falkirk Town Centre.



Looking across corner from Thornhill Road towards King Street



Looking down pedestrian pathway from Thornhill Road towards playing fields



Looking back at site from most north eastern point