

AFFORDABLE HOUSING STATEMENT

For a Reserved Matters Planning Application for the proposed development at the former Colt International Site, New Lane, Havant



Revision C – June 2020

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Introduction

- 1.1 Outline planning permission was granted in January 2019 for the construction of 100no. dwellings, including a minimum 35% affordable housing – planning application reference (**APP/18/00244**).
- 1.2 This Affordable Housing Statement is prepared by Drew Smith Homes in support of the submitted reserved matters application for landscaping, infrastructure works and 94 new homes at the former industrial site of Colt International, New Lane, Havant. This planning application also includes proposals to enhance, for biodiversity, the landscaping around and adjacent to existing land drains, as well as providing a natural play area within the green space to the south of the site.
- 1.3 We propose a scheme which comprises 94 new homes in a wide mix of dwelling types, ranging from smaller 1 and 2-bedroom homes to larger 3 and 4-bedroom family homes.
- 1.4 The 33 Affordable Homes secured by planning agreement will have an approximate 70/30 split between those offered for Affordable Rent (as defined by the S106 agreement) and those provided for Shared Ownership.
- 1.5 Drew Smith Homes is proud to have built many longstanding valuable relationships with Registered Providers of Affordable Housing and plans to bring this scheme forward in partnership with Vivid Homes as its Affordable Housing provider.
- 1.6 Beyond the outline planning permission, the design team have further evolved the scheme to create a well-considered landscape-led development proposal, that sits comfortably within its surrounding environment, and improves upon the site's previous industrial usage. Enveloped by trees and interspersed with soft landscaping, the housing will give the site a more open and permeable feel.
- 1.7 This Affordable Housing Statement should be read in conjunction with other submitted information including the General Design and Access Statement, and the various illustrative materials produced by MH Architects Ltd, and by Fabrik.

2. Number and mix of dwellings

2.1 The proposed scheme is for 94 new residential dwellings and will comprise the following mix of accommodation:

Total Units	Beds	Persons	House or Apartment
2	1	2	Apartment
11	2	3	Apartment
19	2	4	Apartment
20	2	4	House
38	3	5	House
4	4	7	House
94			

2.2 Of this proposed mix, 35% will be for Affordable Housing secured through the S106 planning agreement, of which approximately 70% will be for rent and 30% for shared ownership.

2.3 The proposed mix of Affordable dwellings secured through the S106 planning agreement is given in the table below:

Total Units	Beds	Persons	House or Apartment
2	1	2	Apartment
2	2	3	Apartment
7	2	4	Apartment
11	2	4	House
10	3	5	House
1	4	7	House
33			

2.4 The number and mix of dwelling types have been informed via early engagement and discussions with Havant Borough Council's housing enablement team to ensure that the community and local housing needs can be met through this development.

2.5 This proposed range of dwelling types and tenures will help to promote a sustainable community.

3. Tenure and distribution

3.1 The proposed tenure of affordable housing will be distributed as follows:

Plot No.	Tenure
14	SO
15	SO
16	SO
17	SO
18	SO
19	SO
20	SO
21	SO
22	SO
27	SO
4	AR
6	AR
7	AR
8	AR
9	AR
10	AR
11	AR
12	AR
13	AR
28	AR
33	AR
34	AR
47	AR
48	AR
59	AR
60	AR
68	AR
69	AR
71	AR
72	AR
73	AR
76	AR
77	AR
TOTAL	33

3.2 The location of the affordable housing secured by S106 planning agreement can be seen on Tenure Strategy Plan below:



4. Appearance

- 4.1 Drew Smith have ensured that the appearance of the affordable housing is such that it is indistinguishable from any other tenure.
- 4.2 It can be witnessed by other Drew Smith developments that the choice of materials and level of detail is key to the success of a scheme. Also, that this attention to detail extends to all tenures and is not exclusive to open market dwellings.
- 4.3 Each dwelling on the scheme has been placed in its own merit and to provide a contribution towards the street scene regardless of its tenure.



5. Registered Provider

5.1 Drew Smith will work with its Registered Provider to deliver all of the Affordable Housing including any additionality.

5.2 This Registered Provider will also ensure that the homes meet the high standards that residents can expect to enjoy.

5.3 The Registered Provider for this scheme will commit to the choice-based lettings scheme called Hampshire Home Choice, used by Havant Borough Council to allocate Affordable Housing in the borough.

