

**Subject: Planning Application Ref: APP/19/00768 - Land Rear of 15 - 27
Horndean Road, Emsworth**

Hi Lesley

The Social Rent was only a suggestion from an RP as something that they would consider providing, presumably once they had already negotiated their contract with the developer. If the developer already has an RP in mind (and I know that VIVID were in the frame at some point) then their negotiations are separate from our policy requirements. As Alistair all we need is an affordable housing policy compliant scheme with regards to numbers and tenure split. Affordable Rent is still the more usual rent level that is offered at the moment, but Social Rent, if an RP can make it stack up financially, is cheaper for the new tenant so is very welcome indeed.

In this case I am happy with what the developer is suggesting for now. At the end of the day some other RP might be interested in the site and they may not have the reserves, or grant to be able to provide Social Rent levels so if we had it in the S106 that could be very restrictive. If the s106 says Affordable Rent then an RP asks if we would accept Social Rent then in my view this could be done by letter of agreement. Of course our Legal colleagues may have a different view so I will check up with Razana.

Kind regards

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