



AFFORDABLE HOUSING STATEMENT

LAND OFF WESTWOOD CLOSE, EMSWORTH

On behalf of Hampshire Land Ltd

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AFFORDABLE HOUSING STATEMENT

The provision of an Affordable Housing Statement is a local validation requirement of Havant Borough Council. This Statement outlines the provision of affordable housing as part of a major planning application for residential development on land off Westwood Close, Emsworth.

Policy CS9 of the Havant Bore Core Strategy requires on average 30-40% affordable housing on sites of 15 dwellings (gross) or more. The Policy also advises that housing proposals should provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

The proposed scheme will provide 36 dwellings, of which 11 dwellings (30.6%) will be delivered as affordable housing. The proposal is for 11 affordable homes to be built at the site.

Paragraph 6.19 of the Havant Core Strategy encourages affordable housing to be provided in small groups and spread throughout the development.

The revised National Planning Policy Framework defines affordable housing as follows:

'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent***
- b) Starter homes***
- c) Discounted market sales housing***
- d) Other affordable routes to home ownership, including shared ownership, relevant equity loans, other low-cost homes for sale and rent to buy'***



Hampshire Land Ltd intend to provide the following affordable housing mix on this site:

- 7 affordable rented units (64%)
- 4 shared ownership units (36%)

The tenure and mix of the proposed affordable housing will continue be negotiated with Officers and agreed during the determination of the planning application.

The provision of 30.6% of the total number of units as affordable housing will be secured within a s.106 legal agreement.

The applicant has not yet agreed terms with a Registered Social Landlord (RSL) to act as a development partner for the scheme. The appointed RSL will be required to meet the space standards required by Building Regulations.

An extract of the Site Layout – Tenure Plan provided below identifies the location and tenure of affordable dwellings at the site. The mix of likely tenures, including the integration of affordable properties with private market housing, within the clusters will help to facilitate a balanced community.

The proposed mix of affordable housing is outlined in the Schedule of Accommodation on the Site Layout Plan. For ease of reference, the applicant proposes the following mix of affordable units:

- 1 beds x 4
- 2 beds x 3
- 3 beds x 3
- 4 beds x 1

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Figure 1: Tenure Plan