

May 2018

Land at Forty Acre Farm, Bedhampton, Havant

Affordable Housing Statement



BARRATT
HOMES



DAVID WILSON HOMES
WHERE QUALITY LIVES

Barratt David Wilson Homes are seeking detailed planning permission for 320 homes and a 66 bed care home with associated works.

Planning Policy

In terms of affordable housing the adopted Havant Local Plan policy CS9 states:

Policy CS9 Housing

Planning permission will be granted for housing proposals that will: -

- 1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.**
- 2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.**
- 3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.**
- 4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.**
- 5. 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.**
- 6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.**
- 7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026.**
- 8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.**

Accordingly the proposed development proposes to deliver 30% affordable housing on this site and fully complies with this policy.

Emerging Planning Policy

The Local Plan Housing Statement (LPHS) was adopted by Full Council on Wednesday 7 December 2016.

The LPHS was the first step in the review of the Local Plan. The LPHS is a clear position statement as to which sites the council considers could deliver sustainable development to address the borough's housing need up to 2036; providing that the necessary infrastructure is provided alongside new housing. The LPHS is an interim statement, a stepping stone in the development of the Havant Borough

Local Plan 2036 (HBLP). It will be used when making decisions on planning applications for housing sites whilst the HBLP is in production. The Forty Acre farm site has been identified as a site which is suitable to delivery early ahead of the full review of the Local Plan.

In addition the site is included in the initial draft of the Local Plan 2036 for approximately 300 dwellings under policy H15.

Policy H2 of the Local Plan 2036 is detailed below:

H2 | Affordable Housing

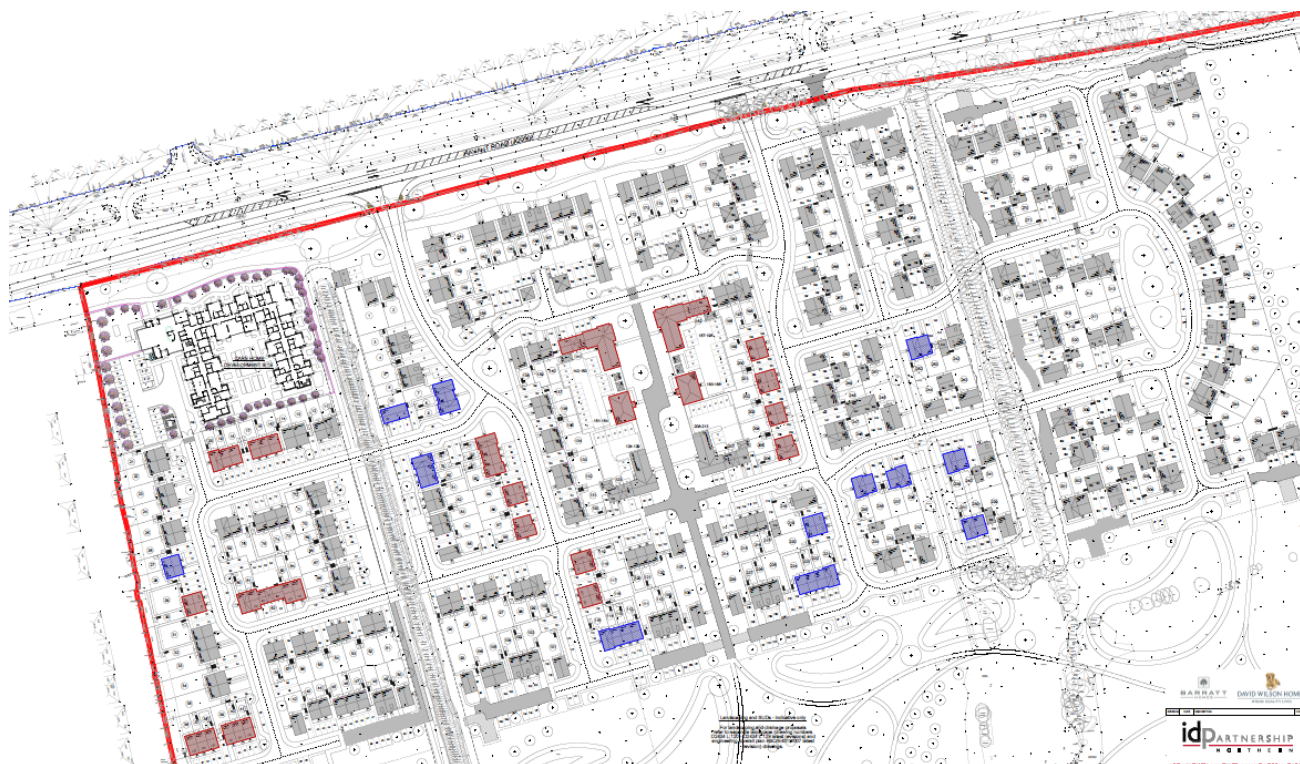
Planning permission for residential development for a net gain of 11 or more dwellings⁵⁹ will be permitted where:

- a. 20% rented and intermediate affordable housing is provided in the town centres of Havant, Waterlooville and Leigh Park (as defined through Policies KS1, KS2 and KS3);
- b. 30% rented and intermediate affordable housing is provided outside of the town centres of Havant, Waterlooville and Leigh Park;
- c. The tenure of the affordable housing is split 70% rented and 30% intermediate (shared ownership). The local planning authority will negotiate the appropriate tenure split on a site by site basis based upon the latest evidence of locally identified needs;
- d. The affordable housing provision is provided on site. In exceptional circumstances, the local planning authority may consider either:
 - i. A financial contribution of a broadly equivalent value in lieu of on-site affordable housing provision; or
 - ii. Off-site provision on another suitably serviced site provided by the developer.
- e. The development provides mixed and balanced communities with a range, type and size of affordable housing which broadly reflects the market housing element. Affordable housing should be evenly spread across the site and integrated with the rest of the development in line with Policy E6.

This confirms the 30% requirement and the 70/30 tenure split. Once again the proposed development fully accords with this emerging policy.

Proposed development

Drawing Number PL09 rev A sets out the affordable housing provision and demonstrates the pepper-potting across the site. Detailed pre-application discussions have been held with Havant Borough Councils and no objection has been raised to the split and location of the affordable housing. The mix of affordable housing is in accordance with the local needs of the borough. An extract of the drawing is shown below.



The dwellings are designed to be tender blind and well integrated with the private housing. The street scene below demonstrates this positive integration and approach to tender blind development.



The proposed mix of affordable housing is set out in the table below:

	Total No.	Number of Affordable Rent	Number of Shared Ownership	GIA (M2)	
1 bedroom	20	20	0	842.0	
2 bedroom	36	22	14	2026.98	
3 bedroom	40	25	15	3128.1	
Total	96	67	29	5997.08	

As required the tenure mix, size and location will be formalised through an additional S106 agreement.