

Affordable Housing Statement:

Land East of Castle Avenue, Havant

Persimmon Homes Ltd

October 2018



1. Introduction

1.1 This affordable housing statement has been prepared by Persimmon Homes Ltd to accompany this application for full planning permission for:

“Residential development comprising 69 no. dwellings with access from St George’s Avenue together with access, car parking, landscaping, electrical substation and associated works.”

1.2 This statement sets out the level and tenure of affordable housing to be provided.

1.3 The application follows detail pre-application discussions with the Local Planning Authority (GEN/18/00612 refers).

2. Planning Policy Context

2.1 This chapter summarises the relevant national and local planning policy considered relevant to this submission. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

2.2 The National Planning Policy Framework (NPPF) is the overarching document covering the Government’s aim to make the planning system less complex and more accessible, to protect the environment and to promote the Government’s pro-growth strategy.

2.3 Paragraph 34 of the NPPF requires Local Authorities to “...set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required “ and Paragraph 62 advises that “...where a need for affordable housing is identified, planning policies should specify the type of affordable housing required and expect it to be met on-site...”

2.4 The relevant local policy in this instance is Policy CS9 of the Local Plan (Core Strategy) which states that, “...developments of 15 dwellings or more need to provide 30-40% affordable housing on site”

3. The Proposal

3.1 Pre-application discussions with the Local Authority concluded that the demand for affordable housing remains high within Havant borough.

3.2 The development proposes 69 residential units comprising 2, 3 and 4-bedroom homes and would require a minimum of 20.7 affordable units, at 30%.

3.3 The affordable provision offered is for 14 Affordable Rented houses and 6 Shared Ownership units:

Tenure	Type of Accommodation	Number of units
Affordable rent	2 bed	8
Affordable rent	3 bed	5
Affordable rent	4 bed	1
Total		14
Shared ownership	2 bed	3
Shared ownership	3 bed	3
Total		6
Total units		20

3.4 The proposal will, therefore, provide a Policy compliant 30% of its housing as affordable at a split of 30% shared ownership and 70% rent. The affordable housing has appropriately spread around the site as shown on the application plans. The layout of the affordable housing has taken into account the deliverability requirements of the Registered Providers. Affordable housing will be indistinguishable from market dwellings in terms of their materials, layout and form.

3.5 The shortfall of 0.7 will be made up with a financial contribution, as confirmed at pre-application stage.

4. Conclusion

4.1 The proposal will provide the required amount of affordable housing through a mix of tenure and dwelling types and it is considered the proposal accords with Policy CS9 of the Local Plan (Core Strategy).