AFFORDABLE HOUSING STATEMENT

LAND NORTH OF HAVANT ROAD AND
WEST OF SELANGOR AVENUE, EMSWORTH

On behalf of Barratt Homes

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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 allocated reference number APP/16/00774 for residential development on land north of Havant Road and west of Selangor Avenue, 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 147 dwellings, of which 30% (44.1 dwellings) will be delivered as affordable housing. The proposal is for 44 affordable homes to be built at the site and the remaining 0.1 of a unit will be secured as a financial contribution, to be calculated according to the methodology contained within the Council's Housing SPD, adopted by Havant Borough Council on 27th July 2011.

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

The publication of the Housing White Paper on 7th February 2017 confirms the Government's intentions with regards to the provision of starter homes on housing sites. With this in mind, Barratt Homes intend to provide the following affordable housing mix on this site:

- 50% affordable rented units (22)
- 25% shared ownership units (11)
- 25% starter homes (11) (80% market value in perpetuity)

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 Affordable Housing 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 including floor space (in sq.ft) is outlined in the Accommodation Schedule on the submitted Planning Layout. For ease of reference, the applicant proposes the following mix of affordable units:

33 x 2 bed houses/coach houses/flats; 11 x 3 bed houses

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Figure 1: Affordable Housing Plan

The provision of 30% of the total number of units as affordable housing will be secured within a s.106 unilateral undertaking/legal agreement.

The applicant has agreed terms with Vivid Housing Ltd, a Registered Social Landlord (RSL), to manage the proposed affordable housing at the site. Barratt Homes have a pre-emption with Vivid Housing Ltd to deliver all the affordable housing, which will meet the space standards required by Building Regulations.

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