
The Curlew, Petersfield Road, Havant

Outline planning application for the demolition of existing building
and erection of a three-storey block of thirty-one flats, together with
associated car and cycle parking

AFFORDABLE HOUSING STATEMENT

March 2017

Version: 01

1. Background and policy context

1.1 The National Planning Policy Framework defines affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

1.2 The Housing and Planning Act 2016 also sets out the national approach to promote the supply of ‘starter homes’ in England. These are new dwellings, available to purchase by first-time buyers only, sold at a discount of at least 20% of market value and a ‘price cap’, and subject to restrictions on their resale or subsequent letting. Outside of Greater London the price cap is currently £250,000. Local Planning authorities are required to carry out their function with a view to promoting starter homes. Additionally, the Housing White Paper, published in February 2017, also proposes new products to help deliver homes for all.

1.3 The Havant Borough Core Strategy (the Local Plan) (March 2011) sets out in its housing objectives the need to ensure a mix of dwelling types, in the right places at the appropriate times, and ensure that an appropriate level of affordable housing provision is achieved.

1.4 Policy CS9 of the Local Plan, states:

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.**

- 1.5 Policy CS9 is supplemented by a Supplementary Planning Document, adopted in July 2011.
- 1.6 Seeking to increase the deliverability of new homes, in November 2014, Planning Practice Guidance (PPG) was amended to exempt small developments comprising 10 units and / or 1,000sqm or less, from having to deliver make provision for affordable housing. In this instance, the proposal involves more than 10 homes and so would not qualify for exemption.
- 1.7 At this site, the 30% affordable housing delivery level as set out in Policy CS9 would equate to the provision of ten affordable homes. At 40%, this would equate to the provision of 13 affordable homes. Policy CS9 identifies that where a lesser requirement has been transparently justified on viability grounds, the provision of affordable housing on a site can be less than the 30-40% requirement.
- 1.8 Viability is an important consideration and existing use values, as well as build costs and the inclusion of a reasonable developer profitability, influence the economics of development.
- 1.9 Paragraph 173 of the National Planning Policy Framework is material in the consideration of viability; it states: *'Pursuing sustainable development requires careful attention to viability and costs in...decision-taking. Plans should be deliverable...To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing,*

standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.'

- 1.10 As set out in the Planning, Design and Access Statement, the applicant has commissioned a viability assessment to aid the Council's consideration of the viability of the scheme. The viability assessment addresses Policy CS9 and takes account of existing use value.
- 1.11 Please note, the Report contains commercially sensitive information, so has been submitted to the Council on a confidential basis.