

AFFORDABLE HOUSING STATEMENT

FOR RANELAGH ROAD, HAVANT

FULL APPLICATION FOR 18 DWELLINGS



This statement accompanies a planning application for 18 houses at Ranelagh Road, Havant. The application follows a previous permission (APP/12/00772) for 79 houses on the entire site. This new submission seeks to make amendment through a new, smaller permission. A S73 Application has also been submitted to the Local Planning Authority for consideration also.

Due to the implementation of the previous scheme, Foreman Homes seek to keep a similar arrangement of affordable housing across the site in line with what has already been agreed. As such, this application does not provide any affordable housing per se as the provision is being implemented under the existing consent. Nonetheless, 6 out of the 18 properties within this new application are those allocated for affordable housing. It is acknowledged that this application result in an uplift in unit numbers by 4 properties, 1 additional affordable housing unit will need to be provided. As such, it is proposed that a commuted sum of £94,043.30 be provide in order for affordable housing to be built off-site. The above sum has been agreed with Havant Borough Council's Julie Watson-Cowen.

24 units of affordable housing will be provided across the entire site. Due to the proposed changes in layout, their location differs slightly from that originally agreed. This will be split into 70% social rented properties and 30% shared ownership. The housing mix is comprised of: 4 x 1 bed apartments; 12 x 2 bed apartments; 1 x 2 bed houses and; 7 x 3 bed houses. All properties are designed to meet the standards of the affordable housing provider and Havant Borough Council.

The affordable housing accommodation schedule and the allocation plan can be found overleaf.

Table 1 : Accommodation schedule for affordable housing

Affordable housing number	Accommodation type	Bedrooms	Tenure
A1	Semi-detached house	3	Shared ownership
A2	Semi-detached house	2	Shared ownership
A3	Apartment	1	Social rented
A4	Apartment	1	Social rented
A5	Apartment	1	Social rented
A6	Apartment	1	Social rented
A7	Apartment	2	Social rented
A8	Apartment	2	Social rented
A9	Apartment	2	Social rented
A10	Apartment	2	Social rented
A11	Apartment	2	Social rented
A12	Apartment	2	Social rented
A13	End terrace house	3	Shared ownership
A14	Mid terrace house	3	Shared ownership
A15	End terrace house	3	Shared ownership
A16	Apartment	2	Social rented
A17	Apartment	2	Social rented
A18	Apartment	2	Social rented
A19	Apartment	2	Social rented
A20	Apartment	2	Social rented
A21	Apartment	2	Social rented
A22	End terrace house	3	Shared ownership
A23	Mid terrace house	3	Shared ownership
A24	End terrace house	3	Shared ownership

The site plan illustrates a proposed development on a rectangular lot. The plan includes several building footprints, parking areas, and landscaped zones. Key features include:

- Streets:** Midway Road runs along the top and right sides of the site. Midway Avenue runs along the bottom side of the site.
- Buildings:** Multiple building footprints are shown, including a large central building and several smaller structures.
- Parking:** Numerous parking spaces are indicated throughout the site, primarily around the central building and along the streets.
- Landscaping:** The plan shows various landscaping elements, including trees, shrubs, and grassy areas. A legend in the top right corner identifies symbols for "Proposed Landscaping", "Existing Landscaping", and "Proposed Building Footprints".
- Other Features:** A north arrow is located in the top left corner. A "Proposed Access Point" is marked near the bottom center. A "Proposed Building Footprint" is labeled near the top center.

