

Affordable Housing Statement

Land at Station Road, Hayling Island

August 2015



BARRATT
— HOMES —

Contents Page

1. Introduction
2. Affordable Housing Policy Context
3. Affordable Housing Provision

Appendices

1. Affordable Housing Plan

1.0 Introduction

- 1.1 This Affordable Housing Statement is submitted in support of a full planning application for development comprising 76 new family homes and 8 No. small light industrial units (B1 use class) within 1no. new building providing a total floor area of 1000sqm at land at Station Road, Hayling Island.
- 1.2 This Statement should be read in conjunction with the Design and Access Statement which accompanies the submission.
- 1.3 This document outlines the requirements of affordable housing policy within the Borough and sets out the proposed level of affordable housing provision within the scheme.

2.0 Affordable Housing Policy Context

- 2.1 Affordable Housing is defined by the Government as, housing that is, "provided, with subsidy, for people who are unable to resolve their housing requirements in the general housing market because of the relationship between local housing costs and incomes".

National Planning Policy Framework (March 2012)

- 2.2 The National Planning Policy Framework (NPPF) was published in March 2012 and establishes a presumption in favour of sustainable development, encompassing, amongst other things, building a strong competitive economy, delivering a wide choice of high quality homes and good design. It is a requirement that Local Planning Authorities positively seek opportunities to meet the development needs of their area (Paragraph 14).

- 2.3 Section 6 considers housing delivery and identifies in paragraph 47 that local planning authorities should:

"where they have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified ... and the agreed approach contributes to the objective of creating mixed and balanced communities. Such policies should be sufficiently flexible to take account of changing market conditions over time."

Local Policy

Havant Borough Core Strategy (2011)

- 2.4 In March 2011 Havant Borough Council adopted its Core Strategy which sets out the spatial planning strategy for the area up to 2026. The Core Strategy sets out how many new homes and jobs are needed in the Borough and their distribution. It also sets out what services, facilities and infrastructure such as green spaces, shops and community services are needed and how they will be delivered, whilst having regard to the borough's high-quality natural environment.

- 2.5 Policy CS9 refers to Housing, and states that planning permission will be granted for housing proposals that will 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.

Housing Supplementary Planning Document

- 2.6 The Housing SPD was adopted by the Council on 27 July 2011. The Housing SPD provides further guidance in respect of Core Strategy Policy CS9. It seeks to guide housing development within the borough, to ensure the right type, size and tenure of housing is provided to meet the borough's needs.

3.0 Affordable Housing Provision

- 3.1 The aforementioned policies identify the criteria against which affordable housing would be sought, as well as the need to ensure a good mixture of affordable housing types, integrated within a development.
- 3.2 In order to comply with the Council's requirements, 30% of the proposed dwellings on site will be provided as affordable housing. The following mix of affordable dwellings is proposed, which provides a range of dwelling types and sizes to meet the housing needs of the area:

House type	No of beds	Affordable Units	Unit size ft ²
AG145 (Maisonette)	1	2	489
AG146 (Maisonette)	1	2	489
T21	2	8	842
T22	3	7	926
T24	4	1	1104
T28	3	3	1052
Total		23	19434

- 3.3 The tenure split will be 70% (16 units) social/affordable rented and 30% (7 units) shared ownership.
- 3.4 The affordable housing will be designed so that the scheme will be 'tenure blind', i.e. so that it is not discernibly different to the market housing within the development. The affordable housing is provided throughout the development, the precise location of which is identified on the affordable housing plan, see Appendix 1. This ensures that the affordable units are successfully integrated within the private housing.

- 3.5 It is considered that the proposed level and mix of affordable housing fully complies with Policy CS9 of the Havant Borough Core Strategy. The provision of the affordable housing will be secured through a Section 106 Agreement, in accordance with current Council policy and practice.

Appendix 1

Affordable Housing Plan



LEGEND

PRIVATE

AFFORDABLE



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Approved

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Urban Designer

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Land off Station Road
Hayling Island

Drawing Title: Affordable Housing Plan

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Hayling Island Council