

Affordable Housing Statement

Land north of Goldring Close, Hayling Island

Erection of 131 open market and affordable dwellings with associated new vehicular and pedestrian accesses, estate roads, footpaths/cycleways, public open space and surface water attenuation features.

May 2014

Prepared on behalf of:



**Land north of Goldring Close
Hayling Island
Planning 1542
Issue 01**

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Date: May 2014

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Appendices

Appendix A – Plan showing location of affordable dwellings

1.0 Introduction

- 1.1 This statement has been prepared in support of an application for the approval of the remaining reserved matters, namely scale, layout appearance and landscaping, for the development of 131 open market and affordable dwellings on land north of Goldring Close and south of Beech Grove. The application is made on behalf of Bellway Homes Limited.
- 1.2 This statement deals with the provision of affordable housing in the proposed scheme. It sets out the principal policy requirements for new affordable dwellings and explains how the proposed scheme would comply with and meet these requirements.
- 1.3 A number of other reports have been prepared in support of the application, namely:
- Affordable Housing Statement (prepared by PRO Vision);
 - Arboricultural Impact Assessment (prepared by Eco Urban);
 - Design & Access Statement (prepared by PRO Vision);
 - Flood Risk Assessment (prepared by Capita Symonds); and
 - Statement of Community Involvement (prepared by Bellway Homes).

These reports should be read in conjunction with this statement.

2.0 Planning Policy Compliance

- 2.1 As stated in Section 1, Policy CS9 establishes a requirement that on sites like the application site, 30% - 40% of the new dwellings to be provided should be affordable dwellings. The Council's Affordable Housing Enabling officer has confirmed (see email attached as Appendix A) that for the application site, 30% of the proposed dwellings should be affordable.
- 2.2 Policy CS9 also states that number, type and tenure of affordable units will be negotiated for each development, taking account of the identified need for affordable housing, market and site conditions as well as any other relevant factors.
- 2.3 A total of 131 new dwellings are proposed. Of these 39 dwellings (or 30% of the entire scheme) would be affordable dwellings. Thus the proposed scheme would meet the Council's requirement for the provision of affordable housing on the site.
- 2.4 In terms of the housing mix, 10 of the proposed affordable dwellings would be 1 bed, 16 would be two bed and 13 would be three bed.
- 2.5 A plan showing the location of the proposed affordable dwellings is attached as Appendix A. The plan shows how the affordable dwellings have been mixed amongst the proposed open market housing to meet the need to create mixed and inclusive communities.
- 2.6 All of the affordable dwellings have been designed to achieve compliance with the Housing Quality Indicators (HQI's) and Lifetime Homes criteria. The proposed site layout has also taken account of the requirements of the HQI's in terms of convenient location of parking spaces, provision of amenity areas and open space etc
- 2.7 Regarding the tenure of the proposed affordable dwellings, this would be split with 70% of the affordable dwellings being for rent and 30% being for low cost shared ownership.

3.0 Affordable Housing Quality Indicators

- 3.1 The Government has established a number of Housing Quality Indicators which proposals for the development of new affordable housing are assessed against. There are a total of 10 HQI's. These are:

1. Location
2. Site – Visual impact, layout and landscaping
3. Site – Open space
4. Site – Routes and movement
5. Unit – Size
6. Unit – Layout
7. Unit – Noise, light, services & adaptability
8. Unit – Accessibility within the unit
9. Unit – Sustainability
10. External Environment - Building for Life

Location

- 3.2 The site is location in a highly sustainable location, within accepted walking / cycling distance of a number of local facilities and services including local schools and doctors surgeries. A number of existing bus services are also within walking distance of the site.
- 3.3 In terms of accessibility to play facilities, a LAP is to be provided on site. The site is also located close to an existing equipped play area on the adjacent site (known as Legion Field).
- 3.4 Regarding noise, the site is located in a largely residential area and is suitable for residential use.

Site – Visual impact, layout and landscaping

- 3.5 The proposed scheme has been carefully designed to provide a high quality environment which would fit in with its surroundings. Areas of green space are provided and the majority of the trees present on the site are retained which would be supplemented by additional landscaping and tree planting.
- 3.6 The proposed scheme has been carefully laid out to ensure that future occupiers had adequate levels of amenity and were not subject to unacceptable levels of overlooking and overshadowing from existing dwellings.
- 3.8 The landscape plans submitted in support of the application demonstrate how high quality new landscaping will be provided to supplement the existing Green Infrastructure that is present on the site.

Site – Open space

- 3.7 All of the affordable dwellings have been provided with their own private amenity areas. In addition, as stated earlier, significant areas of public open space are provided as part of the proposed scheme, which would be available for future residents of both the proposed open market and affordable dwellings to enjoy. There is also a LAP provided on site as well as a larger equipped play area on Legion Field close to the application site.

Site – Routes and movement

- 3.8 The proposed scheme has been designed to provide convenient and safe routes for both pedestrian and vehicular traffic. Dedicated pedestrian / cycle links have also been provided to improve the permeability of the area and encourage the use of non car modes to access local facilities.

Unit – Size / Layout /Noise, light, services & adaptability

- 3.9 The proposed affordable dwellings have been designed to achieve compliance with the Housing Quality Indicators (HQI's) and Lifetime Homes criteria.

Unit – Sustainability

- 3.10 All of the affordable dwellings have been designed to achieve Level 3 of the Code for Sustainable Homes.
- 3.11 Notwithstanding the above, the proposed site layout has considered the external requirements of the CSH and provision has been made for each of the proposed dwellings to have secure cycle parking and space for the external drying of laundry.

External Environment - Building for Life

- 3.12 The HQI's recognize that they may be some overlap or duplication between themselves and the 20 Building for Life criteria which have been developed by CABE. Notwithstanding this, we have undertaken an assessment of the proposed scheme against the Building for Life criteria and this is provided below.

Environment and community

Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?

The proposed scheme is located on the edge of an urban area in a sustainable location within viable walking / cycling distance of a range of key local facilities and services.

Is there an accommodation mix that reflects the needs and aspirations of the local community?

Yes – the mix of the affordable units has been agreed with the Council's Affordable Housing Enabling officer.

Is there a tenure mix that reflects the needs of the local community?

The tenure of the proposed scheme would be 70% open market and 30% affordable in order to make a meaningful contribution towards the significant need for affordable housing in the Borough as well as created mixed communities in line with the advice contained in the National Planning Policy Framework.

Does the development have easy access to public transport?

The site is located within walking distance of a number of bus routes (see Transportation Assessment submitted with outline planning application for further details).

Does the development have any features that reduce its environmental impact?

All of the affordable dwellings have been designed to achieve Level 3 of the Code for Sustainable Homes.

Character

Is the design specific to the scheme?

Yes. The design is a bespoke solution that is considered appropriate for the area in which the site is located.

Does the scheme exploit existing buildings, landscape or topography?

The scheme is a bespoke solution to the development constraints and opportunities present at the site.

Does the scheme feel like a place with distinctive character?

The scheme would have a distinctive character with its own sense of place. The Design and Access Statement provides further details.

Do the buildings and layout make it easy to find your way around?

The proposed site layout has been deliberately designed to provide a legible layout which is easy to find your way around. The Design and Access Statement provides further details on the legibility of the approved development.

Are streets defined by a well-structured building layout?

Yes. This is clearly demonstrated on the proposed site layout plan and in the DAS.

Streets, parking and pedestrianisation

Does the building layout take priority over the streets and car parking, so that the highways do not dominate?

Yes – as the site layout plan and Design & Access statement demonstrate, the building layout has taken priority over the location of streets and car parking to create a development which has its own character and sense of place.

Is the car parking well integrated and situated so it supports the street scene?

Yes. Parking has either been provided on plot where it would be attractively screened to contribute to the streetscene or in parking courts which would also be broken up and landscaped so they did not detract from the streetscene.

Are the streets pedestrian, cycle and vehicle friendly?

Yes – the proposed site layout seeks to accommodate the needs of pedestrian, cyclists and vehicles by providing streets which contain footways and carriageway widths of an appropriate size throughout the development.

Does the scheme integrate with existing streets, paths and surrounding development?

Yes. The scheme has been designed to integrate with existing streets and pedestrian routes to provide improved permeability and more direct pedestrian and cycle routes.

Are public spaces and pedestrian routes overlooked and do they feel safe?

Yes. The proposed site layout has been specifically designed to provide natural surveillance of both public spaces and pedestrian routes.

Design and construction

Is public space well designed and does it have suitable management arrangements in place?

The proposed public open space utilises and builds upon the existing green infrastructure present on the site and benefits from natural surveillance from the approved dwellings..

Do the buildings exhibit architectural quality?

Yes – the Design & Access statement provides information about the design and architectural quality of the dwellings.

Do internal spaces and layout allow for adaptation, conversion or extension?

Yes- the approved affordable dwellings have been designed to achieve compliance with the Housing Quality Indicators (HQI's) and Lifetime Homes criteria.

Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?

Yes - the approved dwellings will benefit from an enhanced performance over and above that from the standard Building regulations and also have the additional benefit of the latest high performance boilers and insulation products along with high specification windows.

Do buildings or spaces outperform statutory minima, such as building regulations?

Yes - the approved dwellings will benefit from an enhanced performance over and above that from the standard Building regulations and also have the additional benefit of the latest high performance boilers and insulation products along with high specification windows.

4.0 Conclusions

- 4.1 The proposed scheme will provide a total of 39 new affordable dwellings in a part of the Borough with a significant need for new affordable housing.
- 4.2 This statement demonstrates how the proposed affordable dwellings would comply with relevant planning policy requirements as well as the Housing Quality Indicators produced by the Housing Corporation.

Appendix A

Plan showing location of affordable dwellings

Legend

- Affordable Housing
- Rented
- Affordable Housing
- Shared Ownership



HALYARDS
Bellway

CLIENT:
Bellway Homes Ltd

PROJECT:
Land North of Goldring Close
Mengham

DRAWING:
Site Block Plan

SCALE:
1:500 @ A1
DATE:
April 14

DWG NO:
1543 P 02
REV:
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