



Affordable Housing Statement

Oak Park Health and Wellbeing Campus

Land located at Oak Park, Havant, PO9 2EL

Ashley House Plc

CRM.1112.005



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Oak Park Health and Wellbeing Campus

Project:	Oak Park Health and Wellbeing Campus
For:	Ashley House Plc
Status:	Draft V1
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1 Introduction

- 1.1.1 This statement is submitted in support of the provision of a new Oak Park 'Health and Wellbeing Campus' , consisting of an integrated, affordable housing and care facility for local people as they grow older and their housing and care needs change.
- 1.1.2 This statement considers the provision of affordable housing in the proposed scheme. It sets out the principal policy requirements for new housing dwellings, and explains how the proposed scheme would comply with these requirements.

2 Planning Policy Compliance

- 2.1.1 The Havant Borough Core Strategy (2011) identifies that for new households both locally and nationally, a major issues will be affordability. Mixed tenure development is important to ensure mixed communities are created, and residents remain within the reach of owner-occupation.
- 2.1.2 Policy CS9 of the strategy states that planning permission will be granted for housing proposals that ‘...deliver on average 30-40% affordable housing on site of 15 dwellings (gross) or more...’. The strategy goes on to say that new developments should avoid ‘...a concentration of affordable housing.’
- 2.1.3 There is no specific planning policy requirement to provide affordable accommodation within nursing homes. However doing so is a core part of this proposal.
- 2.1.4 The proposed development consists of three broad types of housing, totalling 179 units. The makeup of accommodation will be as follows:
- 80 nursing home beds
 - 51 extra care units
 - 48 supported living units
- 2.1.5 Table 1 below sets out further details on the tenure and affordability of each type of accommodation.

Table 1. Accommodation provided onsite

	Nursing home	Extra care	Supported living
Number of units	80 beds	51 units (42 one bed flats and 9 two bed flats)	48 units (30 one bed flats and 18 two bed flats)
Affordability	100% affordable	100% affordable	25% affordable
Tenure	10 beds bought by HCC, 20 beds bought by The Care Commissioning group. Any rooms which are not filled by local residents will be let on a commercial basis.	All units for affordable rent.	12 shared ownership units. 36 units for market sale.

- 2.1.6 As demonstrated in Table 1, 64% of the extra care and supported living accommodation is affordable, well above HBC’s requirement of 30-40%. Furthermore, when the nursing home accommodation is considered, the site provides 80% affordable accommodation.
- 2.1.7 In terms of the supported living units, the precise mix and location of the shared equity flats within the supported living blocks is not finalised, but the principle is that they will be evenly distributed through the blocks. 12 supported living flats will be affordable units on a shared ownership basis, and 36 will be for market sale. Overall across the development, this approach will provide a range of options for residents requiring affordable housing.

- 2.1.8 In terms of design, the affordable housing units will be indistinguishable from the other units, with the same high quality design standards being applied regardless of tenure or form.
- 2.1.9 In terms of care and management, the Extra Care and Supported Living Flats are to be operated by Homegroup, which is a Private Registered Social Landlord. The applicants are happy to discuss further how affordable housing components of the proposal operate within the context of Hampshire Homechoice Allocations Framework and also Hampshire County Council requirements specific to the operation of the development.
- 2.1.10 Figure 1 below demonstrates the distribution of affordable housing. The positioning has been selected to ensure there is an appropriate mix of affordable and open market tenures.

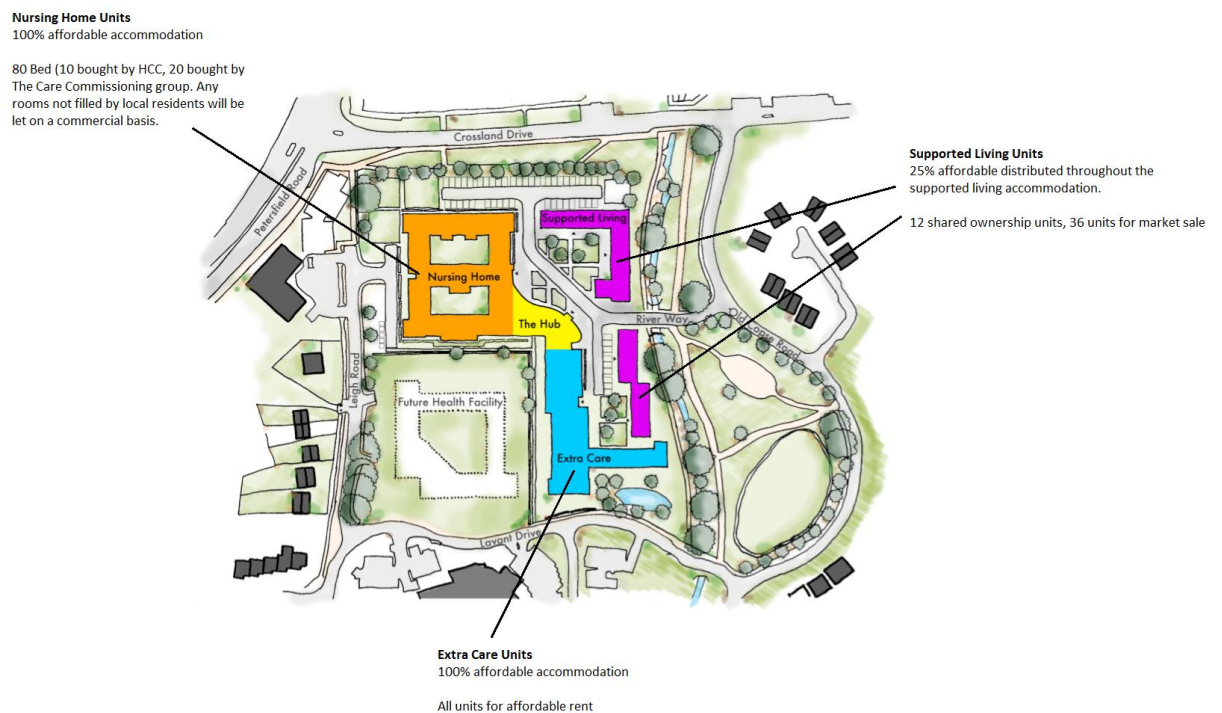


Figure 1. Distribution of affordable housing

3 Conclusion

- 3.1.1 As demonstrated in this affordable housing statement, the proposed Oak Park 'Health and Wellbeing Campus' complies with HBC's affordable housing requirements by providing well above the 30-40% affordable housing requirement.
- 3.1.2 The proposed development will provide for a range of affordable housing and care needs in an integrated approach. A range of tenures are to be provided, giving a wide choice for potential occupants of the development.
- 3.1.3 Therefore the proposal development complies with the adapted Core Strategy, and represents a positive contribution to the area in terms of affordable housing provision.



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