

Affordable Housing Statement



Subject: Land west Horndean Road
From: Bidwells Planning
Our ref: S1198PW001
Date: 4 June 2014
To: Jacky Clark
CC: Heather Lealan

In accordance with Havant Borough Council's local information requirements adopted 24 July 2013 this Affordable Housing Statement has been submitted to support the outline planning application for residential development of 125 homes of mixed density, including affordable homes and strategic flood alleviation scheme including internal access roads, and landscaped public open space at land west of Horndean Road, Emsworth.

The current adopted affordable housing policy is contained within the Core Strategy, Policy CS9:

"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."*

The proposed scheme, subject to viability will deliver a proportion of affordable housing. The application will accord with policy CS9 subject to viability. The current planning application is an outline planning application therefore details regarding the below will be addressed at the reserved matters stage of the planning process:

- Mix of the affordable units;
- Location of affordable units;
- Detail of the different types of affordability and tenure; and
- A Registered Social Landlord

For ease of reference affordable housing has been mentioned in Section 6.20 of the supporting planning statement. Therefore the outline planning application can be considered as policy compliant as the scheme will deliver, subject to viability, a percentage of the proposed residential units as affordable housing.