



Affordable Housing Statement Goodwillies Timber Yard

February 2026

INTRODUCTION

This report has been prepared in support of a detailed Planning Application and should, therefore, be read in conjunction with all other submitted plans, reports, studies and surveys.

LOCATION

The Site, which is 3.37ha in size, is located to the south of Berewood Town Park, with a portion of the site's northern boundary adjoining London Road, it is there is where access will be taken from. As well as this, the site can be seen as being just a short walk from Waterlooville Town Centre, which contains a number of local services and facilities.

PROPOSAL

The proposal is to erect 111no. new dwellings.

This report sets out how this application will provide a suitable quantum of affordable housing whilst remaining in accordance with HBC's affordable housing policies. Which will subsequently ensure that the Site achieves a mixed and balanced community.

PLANNING POLICY

The principle of development is further established by virtue of the site-specific Policy of W63 taken from the Adopted Havant Local Plan Allocations 2014.

Site Name: Goodwillies Timber Yard	Site Ref/Policy Number: W63
Description of Site: An existing local timber business. The current site is larger than that required for the existing business (only 1.2ha is needed), so it would potentially like to relocate to a smaller site. The site is mainly hardstanding with various buildings in connection with the commercial use.	
Known Constraints: <ul style="list-style-type: none"> • Potential ground quality issues associated with previous and/or current use of site • Low to moderate potential for previously unidentified archaeological deposits • Southern Water has advised that sewerage capacity in network closest to site is limited 	
Existing Transport Provision: <ul style="list-style-type: none"> • Bus route runs adjacent to site 	
Existing Accessibility to Local Services/Facilities: <ul style="list-style-type: none"> • Walking distance to town centre with shops and services • School provision (primary) within walking distance 	
Site Opportunities: <ul style="list-style-type: none"> • New homes, including affordable housing • In a sustainable location on a good bus route and close to the town centre 	
Policy W63 - Site Specific Development Requirements: <ul style="list-style-type: none"> • Access to utilise existing highway access point onto London Road • Heritage Statement, of an appropriate level of detail, to support planning application • Employment and Skills Plan to support planning application • Investigate ground/air quality conditions, as part of a planning application • Southern Water request connection to the sewerage system at the nearest point of adequate capacity 	

Furthermore, Policy CS9, of the Adopted Havant Borough Core Strategy Plan 2011, sets out the council's preferred quantum for the provision of affordable housing:

Affordable Housing

Where else to look:



Policy CS9 states that development should meet a target of 30-40% affordable housing and the reasoned justification to support this policy has been explained in Chapter 6 of the Core Strategy. Chapter 6 explains the viability issues surrounding affordable housing which have informed the policy approach.

PPS1: Delivering Sustainable Development and PPS3: Housing look at the issue of mixed communities. Large developments with a large proportion of affordable housing are unlikely to provide a mixed community as effectively as those developments that incorporate a reasonable proportion of market housing. This is particularly important in areas where there are already high proportions of affordable housing provision. PPS1 and PPS3 support the importance of creating mixed communities and ensuring community cohesion is considered. Mixed tenure communities are important in delivering this.

Similar considerations apply to how affordable housing is distributed and provided within a site. The concentration of the entire affordable housing provision within one or a small number of areas will not make a positive contribution to a mixed community and lead to the actual or perceived segregation between tenure splits. An established approach is known as 'pepper-potting' the affordable housing throughout the development. For ease of management by affordable housing providers this is typically provided in small groups, spread throughout the development.

As such, there is clearly an overriding need for affordable housing to be provided as an integral part of the development.

Indeed, further credence is added to this aspiration by virtue of the Hampshire Home Choice Annual Report which identifies that there are some 1486 households in need of housing. Our scheme will, therefore, meet a very real need.

In July 2025, the government published its 5-step plan to deliver a decade of renewal for social and affordable housing. This plan committed to delivering the biggest increase in social and affordable housebuilding in a generation, alongside a transformational and lasting change in the safety and quality of social housing. Therefore, our scheme will help significantly in keeping this objective on track.

AFFORDABLE HOUSING PROVISION

Of the 111 homes proposed, it is our intention to provide 37 of them as affordable housing units (equating to some 33.33% of the total), broken down thus:

- 6No. 1-bed apartments (for **rent**);
- 20No. 2-bed apartments (for **rent**);
- 2No. 2-bed apartments (for **shared ownership**);
- 7No. 3-bed houses (for **shared ownership**); and
- 2No. 4-bed houses (for **rent**).

As shown in the plan below, these dwellings will be evenly spread throughout the development, and will be *tenure-blind* in terms of their materials and design. The Design & Access Statement accompanying this application expands upon this point in greater detail.

All homes will be designed to NDSS-standards.



SUMMARY

The scheme will provide a policy compliant supply of affordable housing, of a type, mix and position as to best create a mixed and balanced community. Within this supporting document, it is set out how

we intend to deliver a suitable mix of affordable housing dwellings, ensuring that the dwelling mixes and turns meet and accord with Havant's affordable housing requirements.

The proposal will meet a very real and relevant need, with the UK average occupancy rate of 2.4 persons per household, which for 37 dwellings which endeavours to help get 90 people off the waiting list thus supporting the desired housing supply a great deal.

We are happy to engage with the council's housing team to fine-tune the elements mentioned above, and will seek to ensure housing delivery through the timely completion of a S.106 legal agreement.

CONCLUSION

In light of the above, we would respectfully request that the application be approved at the earliest possible opportunity.