

AFFORDABLE HOUSING STATEMENT

LAND AT PROVIDENCE HILL, BURSLEDON

VOP Ltd

June 2022

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Date: June 2022

Client: VOP Ltd

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1.0 INTRODUCTION

- 1.1 This Affordable Housing Statement has been prepared by Carter Jonas LLP ('Carter Jonas') on behalf of VOP Ltd ('the Applicant') in support of a full planning application made to Eastleigh Borough Council ('the Council') for a mixed-use development at land adjoining 4 Brookfield, Providence Hill, Bursledon ('the Site').
- 1.2 The sections of this Statement are structured as follows:
- **Section 2 – The Proposals:** explains the affordable housing units to be provided within the scheme;
 - **Section 3 – Affordable Housing Policy Guidance:** summarises the relevant planning policy guidance;
 - **Section 4 – Conclusions:** demonstrates that the proposals are policy compliant.

2.0 THE PROPOSALS

- 2.1 The scheme comprises 16 residential dwellings of which 10 will be market and 6 will be affordable which is 37.5% of the total. The house types are a mix of maisonettes and houses, as shown below:

No. Beds & Persons	Type	No. storeys	GIA (sqm)	No. Homes
2 bed 3 person	Maisonette	n/a	61	4
2 bed 4 person	Maisonette	n/a	70	2
2 bed 4 person	House	2 storey	79	2
3 bed 5 person	House	2 storey	193	2
3 bed 5 person	House	2.5 storey	100	2
3 bed 6 person	House	2 storey	102	1
4 bed 6 person	House	2 storey	106	1
4 bed 6 person	House	2.5 storey	115	2
Total			1,366	16

- 2.2 The breakdown of the affordable homes is:
- 2 will be for rent (33.3% of the total),
 - 4 for shared ownership (66.6% of the total)
- 2.3 The detailed breakdown on the units is as follows:
- 2 for rent (2 2-bed maisonette)
 - 4 shared ownership (2 2-bed houses and 2 3-bed houses)
- 2.4 Given the size of the scheme, a First Home is not proposed.
- 2.5 The affordable units will be “pepper-potted” throughout the scheme so that it is tenure blind.
- 2.6 The applicant has held discussions with a number of Registered Providers about the affordable element of the scheme.
- 2.7 The applicant has confirmed a willingness to secure the provision of affordable housing with an appropriately worded planning obligation, details of which are to be agreed.

3.0 AFFORDABLE HOUSING POLICY GUIDANCE

- 3.1 The relevant policy guidance is set out in the National Planning Policy Framework (2021), Eastleigh Local Plan (2022) and the Council's Affordable Housing SPD (2009).

NPPF

- 3.2 The NPPF confirms that Council's should set strategic policies for affordable housing (para 20), development plans should confirm the level and type of affordable housing to be provided (para 34), development plans should seek for affordable housing to be provided on-site (para 63), and typically 10% at least 10% of the affordable homes should be for affordable home ownership (para 65).
- 3.3 Starter Homes are a form of affordable housing product and Annex 2 (Glossary) confirms that these homes *"should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making."*
- 3.4 In May 2021, the Department for Levelling Up, Housing and Communities confirmed that First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
- a) must be discounted by a minimum of 30% against the market value;
 - b) are sold to a person or persons meeting the First Homes eligibility criteria;
 - c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
 - d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).
- 3.5 The Department confirm that First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

Eastleigh Local Plan

- 3.6 The greatest need is for 2 and 3 bedroom houses (para 5.120). PfSH Strategic Housing Market Assessment (SHMA 2014) identifies a need for more two and three bedroom dwellings, with an estimate of 65% in the affordable sector being two or three bedroom properties (para 5.123).
- 3.7 Policy DM28 sets out detailed guidance on affordable housing provision. This is reproduced below with key text underlined:
- 1. The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following:
 - a. 35% affordable housing will be required as part of new housing developments, where the proposal comprises:
 - i. sites of 0.5 ha or more and on sites with, or capable of accommodating, 10 dwellings or more; or
 - ii. a maximum combined gross floorspace of more than 1,000 sq.m; unless

iii. it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme, and a reasonable lower proportion is justified by evidence and that the lower proportion proposed is not below that which would be viable.

b. Provision on qualifying sites will be on-site unless it can be demonstrated that an off-site contribution would be more appropriate and more deliverable;

c. The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality;

d. Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout;

e. The Council will also support acceptable schemes where developers choose to offer more affordable housing than is required by the policy, where this is in accordance with other policies in the Plan;

f. Inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal.

Affordable Housing SPD

3.8 Although now quite dated, it is relevant to note the guidance in the Affordable Housing SPD which confirms:

- Policy 74.H (ii) states that a target of 35% of new dwellings provided on eligible sites will be sought as affordable housing
- the Council's general objective within the affordable housing element of a development scheme is to seek 65% social rented units with the balance of 35% coming from intermediate affordable housing market products (para 3.2)

4.0 CONCLUSIONS

- 4.1 The scheme comprises 16 residential dwellings of which 10 will be market and 6 will be affordable which is 37.5% of the total.
- 4.2 The breakdown of the affordable homes is:
- 2 will be for rent (33.3% of the total),
 - 4 for shared ownership (66.6% of the total)
- 4.3 The detailed breakdown on the units is as follows:
- 2 for rent (2 2-bed maisonette)
 - 4 shared ownership (2 2-bed houses and 2 3-bed houses)
- 4.4 A First Home is not proposed, but one could be if the Council requested this.
- 4.5 The affordable homes in the scheme are 37.5% of the total which exceeds the policy target of 35% set out in Policy DM28. The affordable elements of the scheme satisfy remain the remaining requirements of Policy DM28 because the affordable homes:
- are provided on-site;
 - meet the requirements of the SHMA because all of the units and 2 and 3 bed which exceeds the identified need of 60%; and
 - are integrated into the design of the scheme as a whole which is tenure blind.
- 4.6 In summary, the scheme complies with Policy DM28.

