

# Affordable Housing Provision

in support of a planning application for

**Proposed erection of 24 new houses with associated parking and creation of new vehicular access on land between Pine Cottages and Streamside at Harpers Road Ash GU12 6DB – Full Application**

*Prepared by*



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### 1.1 Quantum

- 1.1.1 A total of 24 new dwellings are proposed, replacing the single property, a net increase of 23 new dwellings.
- 1.1.2 It is proposed that the application site will provide 40% of the net new homes as affordable housing. A net increase of 23 new homes, equates to 9.2 dwellings. The development will therefore enable the provision of 9 new affordable homes in accordance with the Council's Policy H2: Affordable Homes.

#### **POLICY H2: Affordable homes**

- (2) The Council will also seek affordable homes on sites providing 11 or more homes (gross), or where dwellings would have a combined gross internal floorspace of more than 1,000 square metres. The Council will seek at least 40% of the homes on these sites as affordable homes.

Rounding down of part affordable units where these equate to less than 0.5 of a unit.

- 4.2.44 In calculating the number of affordable homes to be provided on a site, fractions of homes will sometimes be required. In order to avoid requirements for fractions of homes we will therefore round up any part requirement of an affordable housing dwelling in line with common convention at 0.5 of a home, and down at 0.49 or less.
- 4.2.45 A replacement home, as part of a development scheme, would count when determining whether the scheme meets the minimum threshold for which an affordable housing contribution is required, although would not count when calculating the number of affordable units needed.

#### **Policy H7: First Homes**

- 1) A minimum of 25% of affordable homes provided either on-site or off-site or as a financial contribution in lieu of on-site provision in line with the Council's adopted affordable housing requirements are expected to be First Homes.
  - 2) First Homes are required to be sold at a minimum discount of at least 30% of the market value of homes available for sale locally of the same size and type as those proposed. The minimum discount will be secured in perpetuity.
- 1.1.3 25% of 9 affordable houses is 2.25 homes. Therefore as First Homes is required to be at least 10% of total net homes we have proposed 3 First Homes are delivered.

## 1.2 Tenure Split

- 1.2.1 The affordable housing will be provided in a tenure split of 33.3% (3 dwellings) First Homes and 66.6% (6 dwellings) Affordable Rent, or other intermediate affordable housing. This has regard to site layout and Policy H2 requirement of minimum 25% First Homes and 70% Affordable Rent.

Due to the nature of the site layout and 23 additional homes it is impossible to exactly match the % requirement. Therefore First Homes will be delivered in 1 block of plots 12, 13 and 14 in excess of the 25% requirement, and affordable rent will be just below the requirement of 70%.

- 1.2.2 The provision of the rented element of affordable housing on site for Affordable Rent assists with project deliverability, aligns with Government objectives and accords with the NPPF definition of affordable housing (which confirms that Affordable Rent is an appropriate tenure within which to address the needs of households eligible for Social Rented housing).

## 1.3 Mix

- 1.3.1 It is proposed that the affordable housing will comprise of a range of dwelling types as follows:

**Figure 1.3.1**

<b>Dwelling Type</b>	<b>First Homes</b>	<b>Affordable Rent</b>	<b>Total</b>
<b>1 bedroom</b>	2 (66.7%)	0 (0%)	2 (22.2%)
<b>2 bedrooms</b>	1 (33.3%)	2 (33.3%)	3 (33.3%)
<b>3 bedrooms</b>	0 (0%)	4 (66.7%)	4 (44.4%)
<b>Total</b>	<b>3 (100%)</b>	<b>6 (100%)</b>	<b>9 (100%)</b>

- 1.3.2 The above proposal provides a range of affordable dwellings sizes having regard to planning layout and evidence of local housing need.

## 1.4 Location

- 1.4.1 The following copy of the illustrative masterplan includes the 9 affordable dwellings within the application site as plots 5, 6, 7, 8, 12, 13, 14, 15 and 16:

The First Homes are proposed to be provided on plots 12, 13 and 14. The Affordable Rented homes are proposed to be provided on plots 5, 6, 7, 8, 15, and 16. Please refer to Proposed Site Plan, Rev M, submitted.

Figure 1.1.1 – Site Plan



## 1.5 Delivery

- 1.5.1 The 3 First Homes will be sold by Bourne Homes either at the price cap of £250,000 (plot 14), or 30% discount off market value (plots 12 and 13).
- 1.5.2 The Affordable Rent dwellings will be managed by organisations that have been accredited for such purposes by the Homes and Communities Agency. Many Private Registered Providers (“RP”) will fulfil this criterion.

- 1.5.3 Due to only 6 Affordable Rent properties being available to purchase by a Registered Provider, we have been told by our consultants it is likely to be difficult to find a Registered Provider to purchase these.

Therefore a clause will be required within the S106 to enable an offsite contribution to be an option, should a Registered Provider not be found to purchase the 6 Affordable Rent dwellings.

## **1.6 Timing**

- 1.6.1 Unless otherwise agreed, it is proposed that the affordable housing will be brought forward broadly in alignment with the market accommodation. In any event, it is proposed that an obligation in the S106 will ensure that all affordable housing will be made available for occupation prior to 95% (14 dwellings) of the market housing being occupied.

## **1.7 Standards**

- 1.7.1 The affordable housing will be constructed in line with prevailing Building Regulations and on that basis will be to the same construction standards as the market housing. All housing will comply with the national space standards.

## **1.8 Nominations**

- 1.8.1 The Council will be offered 100% nomination rights to initial 'Affordable Rent' lettings and 50% of true voids thereafter.
- 1.8.2 It is anticipated that dwellings for Affordable Rent will be made available via a 'Choice Based Lettings' system, First Homes dwellings will be marketed by Bourne Homes in accordance with eligibility criteria.

## **1.9 Conclusion**

- 1.9.1 The affordable housing proposals comply with national and local guidance, Policies H2 and H7 as far as practical.