

# Affordable Housing Statement

**Proposal: Erection of 8 no. dwellings with Associated Parking and Landscaping**

**Address: Land to the North of Bryanston Road, Southampton**

## 1.0 Introduction

- 1.1 This Affordable Housing Statement has been prepared in support of the application to erect 8 no. dwellings at Land North of Bryanston Road, Southampton.
- 1.2 The application site has an area of 0.38 hectares and is located on the eastern side of the city, within the Peartree Ward.
- 1.3 The site is allocated for housing under Policy H1 of the City of Southampton Local Plan. It is identified as having a potential capacity to deliver 13 no. units.
- 1.4 The LDF Core Strategy identifies the Council's current housing need. As detailed in Policy CS4, an additional 16,300 homes need to be provided within the City between 2006 and 2026. Delivery of housing on this allocated site would assist the Council in meeting its housing targets.
- 1.5 The applicant had a pre-application meeting with the Council in January 2023 at which point Officers confirmed that the principle of residential development at the site was acceptable.

## 2.0 Abri

- 2.1 Abri is one of the south of England's largest housing providers, with over 50,000 homes and assets. Abri has over 3,500 homes in Southampton, including the 14 homes for social rent recently delivered through the redevelopment of Herbert Collins House in Mansbridge.
- 2.2 Abri is seeking to expand the delivery of affordable homes as part of its £250m Strategic Partnership with Homes England. The Strategic Partner status and funding will fund the delivery of schemes such as this proposal at Bryanston Road, helping more people into affordable homes.
- 2.3 In 2023 Abri was appointed as one of just four Registered Providers on the Southampton City Council Affordable Housing Framework. This partnership will mean that Abri is working closely with the City Council to deliver more affordable housing across council-owned land, addressing the significant need in Southampton.

### **3.0 The Proposals**

- 3.1 The proposed development is for 8 no. dwellings. It, therefore, falls below the affordable housing threshold, as set out within the National Planning Practice Guidance and Policy CS15 of the Core Strategy.
- 3.2 Notwithstanding this, it is proposed to deliver all 8 no. units as affordable housing, making a modest, yet very important contribution to the affordable housing stock in Southampton City Council.
- 3.3 The proposed development would deliver 4 no. two bedroom and 4 no. three bedroom affordable, family dwellings.
- 3.4 The dwellings have been designed to be compliant with Nationally Described Space Standards (NDSS), providing a high standard of living space with a high quality, contemporary design.
- 3.5 Each dwelling would have its own spacious rear garden, providing prospective occupiers with an attractive, private outside space to enjoy.
- 3.6 The layout has been carefully considered to ensure that there are no issues relating to loss of light, outlook or privacy for neighbouring or prospective occupiers.
- 3.7 The dwellings would all have access to 2 no. private parking spaces and cycle storage.

### **4.0 Housing Need Summary**

- 4.1 Policy CS4 of the Southampton City Council Core Strategy identifies that there is a need to deliver an additional 16,300 homes between 2006 and 2026.
- 4.2 In addition, the South Hampshire Housing Market Assessment and the City's Housing Needs and Housing Market Survey have identified affordability as a significant issue for the City and PUSH area more generally.
- 4.3 This has resulted in an unmet annual level of affordable housing need of 1,391 units, which is almost four times the delivery rate of new affordable homes. It has also resulted in a high level of concealed households where adult children still live with their parents.
- 4.4 The Housing Needs and Housing Market Assessment found that amongst existing households wishing to move to Registered Social Landlord (RSL) properties, 55% require properties with 3 or more bedrooms and 34% require properties with 2 bedrooms.
- 4.5 In terms of house type the requirement was for semi-detached properties (32%), terraced properties (31%) and bedsits/flats or maisonettes (25%).
- 4.6 More recently the Council's Housing Development Officer has provided detailed housing need figures; these show need in Southampton for 1,485 2-bed properties and 1,547 3-bed properties.

- 4.7 The proposed development would provide both two and three bedroom dwellings, arranged as semi-detached and terraced units, for which there is a clear, identified need.

## **5.0 Conclusion**

- 5.1 It is suggested that the proposal represents an important opportunity to deliver 8 no. much needed affordable units in the City by a Registered Provider partner of the City Council.
- 5.2 The site is allocated for housing in the Local Plan and the principle of residential development on the land is, therefore, established.
- 5.3 Careful consideration has been given to the proposed layout to ensure a high quality and attractive living environment is created for prospective occupiers, in accordance with the Nationally Described Space Standards and Homes England design and quality standards.
- 5.4 The delivery of 4 no. two bedroom and 4 no. three bedroom family dwellings will make an important contribution to meeting the Council's delivery of affordable housing over the Local Plan period.
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