



Property Services  
Land at Shepherds Spring, Smannell Road, Andover

**Land at Shepherds Spring,**  
**Smannell Road,**  
**Andover**

**Affordable Housing Statement**  
**November 2011**

Policy **ESN04** of the Local Plan requires the provision of 40% affordable housing on housing sites of more than 0.5 hectare.

The illustrative layout provides for 20 dwellings for affordable housing, representing 40% of the total proposed for the site.

An indicative distribution of the affordable units is illustrated in Appendix 6 of the Design and Access Statement.

The table below provides a breakdown of the indicative housing provision for the site. In developing the illustrative layout for the site, an assessment of the housing market in Andover has been made, with information provide from local estate agents and development surveyors. As a consequence, other than a single flat over a small garage block (FoG), all the proposed accommodation is in the form of traditional dwellings.

indicative housing mix				
dwelling type	tenure		total	
	market	affordable	no	%
One bed dwelling / maisonette	0	4	4	8
Two bed Flat over Garage	1	0	1	2
Two bed house	16	11	27	54
Three bed house	7	5	12	24
Four bed house	6	0	6	12
<b>Total</b>	<b>30</b>	<b>20</b>	<b>50</b>	100

An assessment of local housing needs was set out in the Borough Council's 'Planning Position Statement' of October 2007 and was up-dated in an email received from Borough Council's Housing Manager on 31<sup>st</sup> January 2011, which suggests that "*generally we are seeking 70% affordable rent and 30% shared ownership, to meet local need*".

As discussed with the Housing Officer following pre-application advice, it is not always possible to meet exactly the targets for every element within a theoretical housing mix for an outline application, where the siting and nature of the proposed dwellings is reserved for subsequent approval and local housing needs can alter over time.

It is recognised, therefore, that the housing layout indicated in the Design and Access Statement is intended only for illustrative purposes and, should the outline application be successful, a more definitive mix of units may be required to meet local needs, both for market and affordable housing.



The table below summarises the affordable housing as suggested by the Housing Officer in January 2011 and the mix illustrated in the illustrative layout submitted with this application.

<b>affordable dwelling size</b>	suggested mix %	illustrated mix %
1 bed	26	20
2 bed	52	55
3 bed	18.5	25
4 bed	3.5	

(N.B. The Housing Officer's suggested mix was based on an earlier illustrative proposal for 70 units on the site, which contained a higher proportion of flats.)

As explained in the Design and Access Statement, it is not always possible to meet exactly all numerical targets as many factors, some conflicting, will influence a site layout. But it is considered that the illustrated mix does suggest that the site could accommodate the type of affordable units that are likely to be required.

The indicative distribution illustrated in Appendix 6 of the Design and Access Statement seeks to balance the desire to avoid an over-concentration of affordable units in one part of the site with the practical need to relate houses to the available parking and with the management implications for a Registered Social Landlord of such as parking areas and other shared spaces.

Affordable housing requirements can change over time and it seems sensible that this matter is dealt with as and when detailed proposals are developed as need may change again in the time between an outline consent and a prospective housing developer working up detailed proposals.

However, it is recognised that the Local Planning Authority expect that land owners will transfer clean, serviced land to the affordable housing provider, that is sufficient to accommodate the required affordable housing at nil cost. Affordable housing should also be indistinguishable from market housing in terms of appearance.