

# AFFORDABLE HOUSING STATEMENT

## LAND EAST OF HAYES LANE, SLINFOLD

The proposed Outline scheme for the erection of 38 units has had regard to the aims and objectives of housing delivery and housing need within the district, as well as locally within Slinfold. The table below sets out the illustrative mix of unit sizes within the development which comprises a mix of 2-, 3-, 4- and 5-bedroom homes which is in accordance with the requirements of Policy 6 of the Slinfold NP. Whilst no 1-bed units are proposed, this approach was considered acceptable within the Council's 2022 pre-app response (PE/22/0112) and will create a development that reflects the village character of the site.

**Table 1: Illustrative Housing Mix**

Type	Number (Market)	Number (Affordable)
2-bed	8	2
3-bed	9	7
4-bed	4	4
5-bed	4	0
<b>TOTAL</b>	<b>25 (65.8%)</b>	<b>13 (34.2%)</b>

As the application is submitted in Outline form, the precise mix will be agreed at Reserved Matters stage in line with the Council's housing latest mix requirements and identified needs in Slinfold. Notwithstanding this, the illustrative mix is in general accordance with current policy and is in line with the requirements of Policy 16 of the HDPF which requires housing mix to be appropriate for the site, the locality, and the surrounding character.

13no. of the dwellings are proposed to be affordable tenure This equates to 34.2% on-site affordable housing which is acknowledged as being slightly below the policy requirement of 35%. If it is required by the Council, the remaining 0.8% requirement can be provided for by a commuted sum in line with the Council's Planning Obligations and Affordable Housing SPD (2017).

It is considered that the proposed mix is suitable both in design terms and in achieving efficient use of the site as required by NPPF paragraph 129. The applicant is committed to ensuring that the proposed scale and density of the development respect the surrounding semi-rural character of Slinfold. Whilst it is acknowledged that there are no 1-bed units proposed, it is understood that 2 and 3-bedroom homes are in high demand within the district (especially in more rural villages such as Slinfold), and as such, there is a strong justification for the proposed mix shown in the above table.