



## **Gladman Developments Ltd**

### **Examination of the Hart Local Plan 2016 - 2032**

#### **Matter 6 – Affordable Housing**

##### **Affordable Housing Need**

###### 6.1 Has the Council's affordable housing need been robustly calculated, in accordance with national policy?

Gladman do not disagree with the Council's affordable housing need calculation from the SHMA of 306 units per annum and until new evidence suggests otherwise the Council should be seeking to deliver as much of this affordable need as can be sustainably delivered.

###### 6.2 Will the proposed housing requirement deliver sufficient affordable housing to meet identified needs?

Gladman do not consider the proposed housing requirement will deliver sufficient affordable housing to meet identified needs.

The previous iteration of the Local Plan under Regulation 18 included a 'policy on' uplift to deliver additional affordable housing. This was based on the Affordable Housing Topic Paper prepared independently by East Hampshire Council. This would have delivered all the subsidised rental affordable properties and around 70% of the affordable housing need calculated for the previous plan period. The Council clearly recognises that there is a significant affordable housing need in the district.

However, this uplift has been removed from the Regulation 19 Submission Version of the Plan and Gladman have seen no justification for doing so. It doesn't appear that the benefits of this uplift have been fully assessed in the Sustainability Appraisal in the reasonable alternatives to the housing requirement. The proposed use of the standard methodology does not eradicate this affordable housing need and when fully brought in Councils will still need to undertake a Local Housing Needs assessment to determine such things as affordable housing needs or the needs of the elderly. In this regard the quantum of development from the Regulation 18 plan, 485 dwellings per annum is still the most appropriate figure in seeking to deliver as much of the affordable housing need as possible.

The PPG update from the 13<sup>th</sup> September 2018 regarding Local Housing Needs clearly sets out that 'an increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes'.