

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/22/00493
Site Address:	Land at South Downs College, College Road, Purbrook, Waterlooville PO7 8AD
Development:	Redevelopment of southern section of site to provide 85 dwellings comprising 2, 3 & 4 bed houses, and 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New roundabout access from College Road.
Case Officer:	Arleta Miszewska
Comments by:	Julie Clark
Date of Comments:	22/05/2025

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

This development would be expected to deliver a minimum of 26 units and the applicants have confirmed their intention to meet this requirement with a 65%/35% tenure split in favour of the rented units.

The applicant's proposal for the affordable provision is:

Dwelling type	Tenure	Bedrooms	Persons	Area sqm	Number
Apartment	Affordable Rent	1	2	50	6
Apartment	Affordable Rent	2	4	70	8
House	Affordable Rent	2	4	79	2
House	Affordable Rent	4	7	113.5	1
Apartment	Shared Ownership	1	2	50	3
Apartment	Shared Ownership	2	4	70	6
TOTAL					26

I am disappointed to see that this amended affordable provision now includes just 1 no 4B7P houses, and also, that the number of 2B4P apartments has increased by two at the cost of two 2B4P houses.

The demand for affordable housing remains consistently high within Havant borough as applicants continue to grapple with high rents in the Private Rented Sector, and high house prices making home ownership more difficult to achieve.

As at 22/05/2025 there are 1559 active applications registered on Hampshire Home Choice (HHC) All applicants are seeking rented accommodation of all sizes in our area:

Bedroom need	Grand Total (active)
1	654
2	522
3	313
4+	70
Grand Total	1559

Between April 2024 to March 2025, for Band 3 applicants (which reflects a reasonable priority for moving), the time between registration and nomination was an average of between 2 years 11 months, and 6 years 11 months, depending on the property size required. Although there are fewer applicants for 3- and 4-bedroom homes, their wait is longer. In fact, the average waiting time for a larger 4+ bedroom home is still not able to be calculated due to there being no lettings of this size of property for that year. Applicants in Band 2 (which reflects a high priority for moving), had an average wait time of 3 years 4 months for a 4+ bedroom home, so the reduction to just of 1 no 4-bedroom 7 person homes will not assist those applicants as much as the 3 large homes that were proposed in the previous submission.

The 4-bedroom Affordable Rent unit, at 113.5sqm is 1.5sqm short of the Nationally Described Space Standards, however all other proposed affordable house types meet the minimum internal area required to comply with the standards.

I would expect to see some of the new homes constructed to M4(2) and M4(3) standards to enable use by residents with disabilities/mobility needs.

Once developed, and subsequently transferred to the Registered Provider, any affordable homes for rent will be required to be advertised through Hampshire Home Choice, and the weekly rental will be capped at Local Housing Allowance Rates at first, and every subsequent letting.

The site's location provides easy access to the town centre and is well placed to enable any new residents to have use of local services, including retail, transport, education, and medical facilities.

Moving forward Housing would support this residential development proposal in principle as there is a severe shortage of affordable homes to meet our high needs. However again I must stress that the reduction in the number of 4-bedroom affordable homes is disappointing. If the applicants' future plans to provide more affordable homes on this site outside of the policy compliant 30%, then I would hope that more 4-bedroom Affordable Rent homes can be incorporated.

Julie Clark
Accommodation Solutions & New Developments Manager
22/05/2025