

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/23/00488
Site Address:	Land East Of, College Road, Purbrook, Waterloooville
Development:	Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways, and cycleways, pumping station and drainage basins.
Case Officer:	Arleta Miszewska
Comments by:	Julie Clark
Date of Comments:	14/08/2023

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.

However, following the withdrawal of the previous Havant Borough Local Plan from Examination earlier this year, the council has produced a Housing Delivery Position Statement March 2022 for the purpose of setting out how planning applications for housing not in accordance with the Development Plan will be considered in the context of the Council's current five-year housing land supply and Housing Delivery Test measurement.

This statement confirms that developments of 10 dwellings or more will be expected to provide a minimum of 30% affordable housing **outside** of Havant, Waterloooville, and Leigh Park town centres: and 20% affordable housing on sites **within** Havant, Waterloooville, and Leigh Park town centres.

The applicants are proposing a development of 628 dwellings of which at least 30% will be 'affordable', and this equates to 188 new homes.

The application shows affordable house type provision as follows:

Dwelling type	number	Size average sqm	Occupants	% of total affordables	NDSS
1 B Apartment	39	50.74	2	21	Yes
2 B Apartment	66	71.42	4	35	Yes
2 B Coach House	13	74.67	4	7	Yes
2 B House	19	71.65	3	10	Yes
3 B House	19	85.58	4	10	Yes
3 B Townhouse	7	98.29	5	4	
3 B House	23	94.50	5	12	Yes
4 B House	2	111.23	6	1	Yes
Total	188			100	

The above affordable housing mix does represent a reasonable spread of types and sizes, but I am concerned at the large number (19) of 2-bedroom houses (Bedford type) that would accommodate only 3 persons. These homes would likely accommodate a couple or lone parent with only 1 child but do not allow for any increase in family size. I would prefer this number to be reduced to around 14 units which would represent 15% of the total number of 2-bedroom affordables on the site.

I cannot see within the submissions and details regarding the proposed tenures of the affordable homes, however the councils starting position would normally be a 70/30% split in favour of Affordable /Social Rent homes, with the remainder as Shared Ownership, being the councils preferred Low-Cost Home Ownership product.

As per the Housing Delivery Position Statement March 2022, all new dwellings will be required to meet the Nationally Described Space Standards, and having reviewed the submission details, and compared them with the NDSS technical standards, I am satisfied that all the new homes would meet these.

Demand for affordable housing remains high within Havant borough; as at 14th August 2023 there are 1800 households registered on Hampshire Home Choice (HHC) seeking accommodation in our area. Of these 801 are waiting for a one-bedroom home, 572 for 2 bedrooms, 355 for 3 bedrooms, 69 for 4 bedrooms, and 3 families require 5 bedrooms.

In addition, 2no 4-bedroom homes as part of the affordable provision is very welcome, but considering that there are 69 families waiting, on average, over 6 years for a larger home, I would like to see more 4 bed affordable homes provided.

If developed, and subsequently transferred to a Registered Provider, the Affordable Rent and /or Social Rent homes 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 new letting.

I would expect that any Shared Ownership homes will be marketed by both the Developer and the Registered Provider and will be subject to the RP's affordability assessment.

The location of the development is considered sustainable as it is within easy reach of both Waterlooville and Havant town centres and near to local services, bus transport, rail transport, retail, medical, and educational facilities.

Julie Clark
Accommodation Solutions & New Developments Manager
14/08/2023.