

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/23/00187
Site Address:	Land at Victoria Road, Waterloooville, PO7 7ET
Development:	Following demolition of existing structures, construction of 2 blocks forming 29 apartments with associated refuse and cycle storage, parking, and landscaping.
Case Officer:	Ms L Richardson
Comments by:	Julie Clark
Date of Comments:	06/04/2023

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.

Overall /Affordable Housing Provision

The applicants are proposing a housing development of 29 new homes provided over 2 blocks, and the applicants have suggested provision of 13 no 1- bedroom and 16 no 2-bedroom flats.

The smaller block B consists of 4 no 1 bed flats and could be useful for a variety of client groups including those requiring supported accommodation, or residents over the age of 55.

The applicants have confirmed within their submitted Planning Statement that they intend to develop a policy compliant scheme which in this case due to the town centre location (see area TC3 within Housing Delivery Position Statement North Map), would be expected to include 20% of the total as affordable housing, i.e., 6 units.

Although this submission provides a Design & Access Statement together with details of the proposed layout and types of the accommodation, there does not appear to be any reference to the sizes of the individual units.

Tenure

The councils starting point would normally be a 70% Rented/ 30% Shared Ownership split in favour of the rented homes so 4 rented, and 2 Shared Ownership property would be acceptable. This is considered a reasonable mechanism to create a sustainable mixed community and meet the varied housing needs of our residents.

The demand for affordable housing remains consistently high, with an upward trend, within Havant borough; as at 06/04/2023 there are 1936 active applications registered on Hampshire Home Choice (HHC), the councils register for social housing.

Bedroom need	Band 1	Band 2	Band 3	Band 4	Grand Total
1	1	97	715	57	870
2	1	41	558	14	614
3	3	27	344	4	378
4		13	57	1	71
5		1	2		3
Grand Total	5	179	1676	76	1936

Waiting times on Hampshire Home Choice (HHC) represent a significant number of years. Between April 2022 to March 2023, for Band 3 applicants (which reflects a reasonable priority for moving) the time between registration and nomination was an average of between 2 years 4 months, and 6 years 4 months, depending on the property size required.

Housing Mix

The housing mix is confirmed as:

Type	Bedrooms	Number	% of site
Flat	1	13	45
Flat	2	16	55
TOTAL		29	100

The PUSH Strategic Housing Market Assessment (SHMA) indicates that there is a projected need for approximately 35% of new properties to have 2 bedrooms in both the market & affordable sectors and this is echoed within the housing Delivery Position Statement at para. 2.32 n). This proposed development exceeds that requirement.

Dwelling sizes

I would expect all new homes to meet, or exceed, the Nationally Described Space Standards.

The proposed 1-bedroom homes should be at least 50sqm gross internal floor area, and the 2-bedroom homes should be sufficiently large enough to accommodate up to 4 persons and provide at least 70sqm of gross internal floor area.

Location

The location of this proposed development is in a sustainable area close to all local amenities, including transport, education, health, and retail.

Wheelchair Accessibility

I would expect to see some of the units developed as being adapted to wheelchair accessible standards, or to a standard enabling those units to be adaptable in the future. The Housing Delivery Position Statement states at para 2.32 m) that 30% of the delivered homes are designed to meet Part M4 (2) of the Building Regulations

In principle Housing would support this application pending confirmation of the location and floor areas of the required affordable provision.

Julie Clark
Accommodation Solutions & New Developments Manager
06/04/2023