

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 102 dwellings comprising 56 No. 2, 3 & 4 bed houses and 46 No. 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:	26/07/2023

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, Waterlooville, and Leigh Park town centres: and 20% affordable housing on sites **within** Havant, Waterlooville, and Leigh Park town centres.

This development would be expected to deliver a minimum of 31 units and the applicants have confirmed their intention to meet this requirement with a 70%/30% 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
House	A/Rent	3	6	108	1
House	A/Rent	2	4	79.2	5
Apartment	A/Rent	2	4	70	12
Apartment	A/Rent	1	2	50	4
Apartment	S/Ownership	2	4	70	6
Apartment	S/Ownership	1	2	50	3
TOTAL					31

I am very concerned that the affordable provision does not include any 4 -bedroom homes, and only 1 no 3 -bedroom home, compared to 11 and 25 respectively for market sale. I would like to see this re-considered to better meet the needs of the residents of Havant Borough.

The demand for affordable housing remains consistently high within Havant borough as applicants grapple with high rents in the Private Rented Sector, and the highest average mortgage rates in 15 years making home ownership more problematic to fund; as at 26/07/2023 there are 1802 active applications registered on Hampshire Home Choice (HHC) seeking rented accommodation of all sizes in our area:

Bedroom need	Band 1	Band 2	Band 3	Band 4	Grand Total
1	2	86	672	48	808
2		31	525	14	570
3	1	20	322	5	348
4		13	59	1	73
5		1	2		3
Grand Total	3	151	1580	68	1802

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. 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 cannot be calculated due to the severe lack of this size of property. The applicants are proposing 11 no 4 bed 7 person homes on the site, which are a very flexible size; the inclusion of at least one of these in the affordable provision would help meet our need.

The proposed new homes either meet, or exceed, the minimum internal area required to comply with Nationally Described Space Standards for all the proposed house types.

I would expect to see some of the new homes constructed to M4(20 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 pending further discussions around the housing mix of the much-needed new affordable homes.

Julie Clark
Housing Manager (Development)
26/07/2023