

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/00724
Site Address:	Land at Sinah Lane, Hayling Island
Development:	Erection of 195 dwellings, associated open space, pumping station, sub-station and formation of a new vehicular access off Sinah Lane. Change of use from agricultural to a Wader and Brent Geese Refuge area.
Case Officer:	Daphney Haywood
Comments by:	Julie Clark
Date of Comments:	20/02/2020

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.

The Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036), which was approved by the Council on 30/01/2019, further reinforces this policy (see emerging Policy H2 / Affordable Housing) by setting out a requirement for 30% affordable housing on sites resulting in a net gain of 10 or more dwellings.

The proposals comprise of residential development that will include 195 dwelling units:

The applicants have confirmed their intention to provide 30% affordable Housing; 58 new homes, 40 Affordable Rent/ 18 Shared Ownership which represents a 69/31% tenure split.

Home Type	Number	Affordable Rent	Shared Ownership
2B3P F	13	13	0
2B4P F	12	12	0
2B4P H	14	8	6
3B5P H	18	6	12
4B6P H	1	1	
TOTAL	58	40	18

Emerging policy H1 /High Quality Homes, at para 6.3 confirms that the Council will require all residential development to meet the nationally described space standard (or any subsequent Government standard). At this stage this emerging policy carries only limited weight. The applicant's proposals for the affordable homes are the following sizes:

Type of Home	Barratt/DWH internal areas sqm
2B3P F	54
2B4P F	63-64
2B4P H	78
3B5P H	86
4B6P H	102

Within the latest submissions the applicants have included a table detailing the unit sizes (both market and affordable) set against the requirements of the NDSS (see NDSS table below)

160519_Nationally_Described_Space_Standard_Final_Web_version.pdf - Adobe Acrobat Reader DC

Home Tools 160519_Nationally... Sign in

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

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Technical housing standards- nationally described space standard- March 2015 pg. 5

The new homes proposed do fall short of the NDSS, however the majority do fall within the ranges of sizes within the adopted Havant Borough Council Housing SPD July 2011. In addition, the size of these new homes does exceed 85% of the NDSS which is the benchmark for Homes England funding. For this reason, the proposed sizes are accepted.

The demand for affordable housing remains high within Havant borough; as at 20th February 2020 there are 1638 households registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 773 are waiting for a one-bedroom home, 534 for a two bed, 263 for a 3 bed, and 68 for a 4+ bedroom home.

Waiting times on Hampshire Home Choice represent a significant number of years. Between April 2018 to March 2019 For Band 3 applicants the time between registration and nomination was an average of between 2 to 5 and a half years depending on the property size.

To address locally identified need the HBLP 2036 states that, as this site is 50 dwellings, 2% of the overall housing provision should be designed to meet the wheelchair accessible homes standard. This would equate to 2 of the affordable homes proposed so I would expect to see some units designated in this way.

Once developed, and subsequently transferred to a Registered provider, the Affordable 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 letting.

The Shared Ownership homes will be marketed through Help to Buy 3, our local Help to Buy Agent, and will be available to those applicants registered as being eligible for this type of low cost home ownership product.

The location of the development is near to local services, bus transport, retail, medical, and educational, and the proposed should help to create a mixed and well-integrated community.

Moving forward Housing would support this development proposal in principle.

Julie Clark
Housing Manager (Development)
20/02/2020