

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/01101
Site Address:	Land East Of, College Road, Campdown, Purbrook, Waterlooville
Development:	Hybrid planning application comprising; full planning application for the erection of 130 dwellings with the creation of new access onto College Road, landscape, drainage, car parking and associated works; and outline planning application for up to 650 dwellings, community and nursery facility (use class D1 and D2), retail unit (use class A1), public open space, landscaping, diversion of public right of way and associated works and infrastructure
Case Officer:	Daphney Haywood
Comments by:	Julie Clark
Date of Comments:	03/01/2020

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that residential 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, but at this time carries limited weight, 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. However, the requirement is 20% in the town centres of Havant, Waterlooville, and Leigh Park.

To address locally identified need the HBLP 2036 states that, as this site is over 50 dwellings, 2% of the overall housing provision should be designed to meet the wheelchair accessible homes standard.

At this time, I would expect the affordable provision to be a minimum of 30% as per currently adopted policy with a tenure split approx. 70% Affordable Rented and/or Social Rented, and 30% Shared Ownership, and a mixture of all house types, although the exact mix can be agreed at a later stage.

The full application for 130 units shows house type provision as follows:

Market Units	
2 B House	26
3 B House	45
4 B House	20
TOTAL	91

Affordable Units	
<i>Rented</i>	
2 B Flats	9
2 B House	14
3 B House	4
TOTAL	27
<i>Shared Ownership</i>	
2 B House	9
3 B House	3
TOTAL	12

Although the tenure split is acceptable showing approx. 69%/31% in favour of affordable rented units, the proposed house types for the affordable units show a much larger percentage (82%) of 2-bedroom homes than I would expect to see. In order to meet assessed affordable housing need I would expect the applicants to provide some one-bedroom homes, more 3-bedroom homes and a number of 4-bedroom homes.

As per the Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036), all new dwellings will be required to meet the Nationally Described Space Standards; however, I understand that the applicants have challenged this position for several reasons.

Demand for affordable housing remains high within Havant borough; as at 3rd January 2020 there are 1590 households registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 758 are waiting for a one-bedroom home, 529 for a two bed, 236 for a 3 bed, and 67 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.

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 letting.

The Shared Ownership homes will be marketed through Help to Buy South, our regional 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 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
Housing Manager (Development)
03/01/2020