

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:	11/10/2019

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 320 dwelling units:

Home type	Number
2 Bed	69
3 Bed	100
4 Bed	28
TOTAL	195

The applicants have confirmed their intention to provide 30% affordable Housing; 58 new homes, 41 Affordable Rent/ 17 Shared Ownership which represents a 71%/29% tenure split.

Home Type	Number	Affordable Rent	Shared Ownership
2 Bed apartments	32	32	0
2 Bed House	8	1	7
3 Bed	18	8	10
TOTAL	58	41	17

I commented in my previous consultation response that I am very concerned as most of the affordable 2 bed provision is small apartments which do not allow for natural family growth, and that I would recommend that the applicants re-consider their proposals to include more 2 bed 4 person houses available at Affordable Rent. The recent amendments do not appear to have changed the proposed the provision.

Criterion b. of the emerging Local Plan policy sets out that 10% of the total of new homes (gross) should be shared ownership (as part of the affordable housing), with the balance being rented. This is because the Council's preferred route to affordable home ownership is shared ownership in the context of Annex 2 of the 2019 NPPF.

The applicant's proposals do not meet the requirements of the NPPF; they should provide a minimum of 19 Shared Ownership units which would represent 33% of the affordable provision.

The applicants still do not appear to have included any 4 bed homes in their proposals; it is recommended that they consider the inclusion of a few of this larger size of home, or alternatively 3 bed 6-person homes.

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). The applicants are proposing:

Type of Home	Barratt/DWH internal areas sqm
2 bed apartments	54-76
2 bed houses	78
3 bed houses	86-89

160519_Nationally_Described_Space_Standard_Final_Web_version.pdf - Adobe Acrobat Reader DC

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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

As the above table illustrates the applicants' proposals fall short of these standards for both some of the affordable and market housing:

- the 2-bedroom affordable apartments would only be suitable for 3 persons; we would expect these to be larger and able to accommodate 4 persons.
- the 2-bedroom affordable houses (with 2 storeys) meet the requirement for 3 persons; we would expect these to be larger and able to accommodate 4 persons.
- the 3-bedroom affordable houses (with two storeys) do not meet the requirement for 5 persons. We would prefer that this home was larger and able to accommodate at least 5, and preferably 6 persons.
- The 4-bedroom market homes (with two storeys) would only meet the minimum requirements for 5 persons.

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. Whilst the majority of the affordable units would appear to meet the standard for 2 bed 3 person, and 3 bed 4 person homes, the internal gross area does not meet the requirement for 2 bed 4 person, and 3 bed 5 person homes which are the sizes that best meet the needs of the borough, and also are generally preferred by our RP partners as they allow for a degree of household size increase therefore reducing incidences of overcrowding.

The demand for affordable housing remains high within Havant borough; as at 10th October 2019 there are 1688 households registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 780 are waiting for a one-bedroom home, 579 for a two bed, 261 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.

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 South, 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 pending further discussions around the sizes of the proposed affordable units.

Julie Clark

Housing Manager (Development)

11/10/2019