

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/00224
Site Address:	Padnell Grange, Padnell Road, Waterloooville, PO8 8ED
Development:	Proposed Development: Demolition of existing Padnell Grange and ancillary structures and erection of 86 dwellings with associated parking, landscaping, SUDS and other drainage works and the removal of 3No. TPO Oak trees.
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	03/04/2019

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), the governments Ministerial Statement published during the summer of 2016, the Local Plan Housing Statement, and the emerging Havant Borough Local 2036 mean that developments of 11 units or more would be required to provide 30-40% affordable housing on site; the draft HBLP 2016 includes an emerging affordable housing requirement of 20% on sites that sit within town/local centres.

However, at this stage, the new plan carries more limited weight, so I would expect this proposal to deliver the current minimum 30% affordable housing requirement which equates to 25.8 units.

The applicants are proposing 25 affordable units and have sufficiently detailed their reasons for this slightly lower number.

The applicants are proposing 86 residential dwellings comprising 1, 2, 3, and 4-bedroom homes, and intend to fulfil their affordable housing obligation by providing:

Size	Affordable Rent	Shared Ownership
1 bed flat	7	0
1 bed house	2	0
2 bed flat	6	0
2 bed house		7
3 bed house	1	1
4 bed house	0	1
TOTAL	16	9

The Specialist Housing Analysis January 2019 forms part of the evidence base for the Pre-Submission Havant Borough Local Plan 2036.

The available data suggests there is a greater need for affordable rented homes than intermediate affordable homes, with approximately 62% of total need for affordable rent homes, compared to 1,031 on the Help to Buy South waiting list (as of 1st April 2018 and representing 38% of total need) for intermediate affordable homes.

Housing mix by number of bedrooms by tenure type based on waiting list data and compared to PUSH data

Affordable tenure	1 bedroom (PUSH 41.6%)	2 bedroom (PUSH 36%)	3 bedroom (PUSH 19.6%)	4 bedroom (PUSH 2.8%)
Affordable Rented Homes	49%	35%	12%	4%
Intermediate Affordable Homes	23%	53%	23%	1%
% of affordable need	39%	41%	16%	3%

Source: Hampshire Home Choice and Help to Buy South

The demand for affordable housing remains high within Havant borough; as at 1st April 2019 there were 1603 households registered on Hampshire Home Choice seeking accommodation in our area and of these 781 are waiting for a one-bedroom home, 536 for a two-bed, 221 for a three bed, and the remaining 65 for four, and five-bedroom properties.

Taking this information into account I would suggest an alternative affordable provision which would better meet the identified need. This new proposal includes one more 3 bedroom rented unit and provides a 4 bedroom affordable rent property as opposed to a 4 bedroom intermediate property; this would help relieve the 8 year waiting time currently experienced by Hampshire Home Choice applicants for that size of property.

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TOTAL	16	9

Julie Clark
Housing Manager (Development)
03/04/2019