

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/01259
Site Address:	Berewood Phase 3b, Land West of, London Road, Waterloooville
Development:	Reserved Matters- Cross boundary proposal of 122 units of one-, two-, three- and four-bedroom dwellings, of which approx. 20 dwellings within Havant Borough Council and the remainder in Winchester City Council.
Case Officer:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	14/01/2022

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 Submitted 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. This would equate to a minimum of 57 affordable units on this site.

This application, if granted in due course, would result in 20 new homes on the Havant side of the borough boundary, however this phase will be considered as one development of 122 dwellings and the following comments relate to the entire submission for Phase 3b.

The current proposals would meet the affordable housing requirement of 40% for the whole of the Waterloooville MDA and provide a total of 49 affordable homes.

Within the site layout the applicants have conformed that the tenure split will consist of 25 new rented homes, and 24 Shared Ownership homes. These numbers would create, as far as is reasonably possible, the 50/50 split as described in the Affordable Housing Masterplan Strategy of 2019. There will be opportunities to re-address this balance on future phases.

The housing mix would meet the current identified need for both rented and Shared Ownership homes as demonstrated through the councils waiting list, Hampshire Home Choice, and the current applicants to the Help to Buy South register.

The demand for affordable housing remains consistently high within Havant borough; as at 14/01/2022 there are 1780 active applications registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 805 are waiting for a one-bedroom home, 565 for a two bed, 338 for a 3 bed, and 72 for a 4+ bedroom home. The overall applicant numbers have increased since the previous pre-application submission for this site.

Waiting times on Hampshire Home Choice represent a significant number of years. Between April 2020 to March 2021, the latest data available, for Band 3 applicants (which reflects a reasonable priority for moving) the time between registration and nomination was an average of between 2 to 5 years depending on the property size required.

Although most of these new homes would fall into the Winchester City Council administrative area, the properties, once complete, would be advertised through Hampshire Home Choice, of which Havant & Winchester are partners, and be available to applicants from both local authority areas due to the proximity of the borough boundary and local services, particularly in Waterlooville.

Housing would support this application.

Julie Clark

Housing Manager (Development)

14/01/2022