

Sally Smith

Berewood, Waterlooville MDA Phase 2- Redrow

APP/14/00032

This response provides revised comments to the consultation response submitted on 08/04/2014 as the applicant has now submitted amendments to the scheme.

Affordable Housing

I can confirm that I support the principle of development on this site as it will provide much needed affordable housing in the Waterlooville area. 39.8% (98 Units) of the 246 unit phase site has been set aside for affordable housing and I would expect the shortfall 0.2% provision to be included as an addition in a future phase. As demand for affordable housing remains high, this development will help to improve the supply.

The homes will provide much needed accommodation in a popular and desirable location and will be advertised by Winchester City Council through Hampshire Home Choice. A Community Lettings Plan exists as part of the original Section 106 agreement dated 20th December 2007 and I would expect this to be referred to once the proposed properties are ready for letting.

The aim will be to create a sustainable community by providing a mix of different unit sizes and tenures and the affordable housing should be dispersed throughout the site and not concentrated in one area. I am satisfied that the proposed Affordable Housing layout, which distinguishes various affordable housing tenures, will help to achieve this outcome in the main. The lower cluster to the South of the site to the East of the gas compound has been amended to relocate four Affordable Rent homes to an alternative location, and replaced them with three market units thereby reducing the density and increasing the tenure types in this cluster; this is acceptable.

This southern area and the one to the North West corner of the site which contains Shared Ownership and Discounted Market (intermediate) Rent properties, were originally dominated by large parking courts; this issue has been addressed by the developers with an improved parking layout and the introduction of walk through areas and additional planting.

Mix

The Developer has provided the following affordable tenure and accommodation mix:

Social Rented	=	24.5%
Affordable Rented	=	25.5%
Shared Ownership	=	25.5%
Discounted Market Rent	=	24.5%

This mix broadly complies with clause 8 of the s106 Planning Obligations. Monitoring will be necessary to ensure that future phases deliver the units agreed as part of the Masterplan.

Unit	Rented Products			Intermediate Products		
	Social Rent	Affordable Rent	Total	Shared Ownership	Discounted Market Rent	Total
1 Bed/2 person Flat	1	4	5	5	6	11
2 Bed/3 person Flat	0	2	2	8	7	15
2 bed/4 person Flat	2	1	3	2	3	5
2 Bed/4 person House	6	6	12	8	5	13
3 Bed/ 5 person House	7	15	22	2	3	5
4 Bed /6 person House	5	0	5	0	0	0
Total	21	28	49	25	24	49

I am pleased to see that the proposed affordable housing accommodation includes provision for disabled units . The AHRMS states that a minimum of 10% of the rented units will be provided as wheelchair accessible and the developers have confirmed the 3 units as being 2 no 1b2p affordable rented and 1 no 1b2p social rented.

The proposed mix will help to satisfy housing need as identified on the Hampshire Home Choice Register. As at 21st February 2014 there were 1415 applicants requiring 1 bedroom accommodation, 721 requiring 2 bedrooms , and 257 requiring 3 bedrooms in the Havant BC area alone.

Design

The developers have confirmed that all affordable housing will be built to Code Level 4.

The sizes of the proposed affordable dwellings generally exceeds the minimum space standards required to comply with HQI standards. However the 4 bed/6 person homes fall short of this minimum level by approximately 3sqm. The developers claim that in all other respects these homes would meet HQI standards however I am concerned that compromising on size could have detrimental effects on the future tenants. Welfare Reform changes mean that it will be impossible to under-occupy this property and it could be home to a family with at least 3 children.

In conclusion, I would support this scheme in principle in terms of the provision of affordable housing; the mix, the tenure split and the proposed locations would be acceptable.

Summary

- affordable housing provision is 39.8%
- 0.2% shortfall in provision will be provided on a future phase .
- Locations of Affordable dwellings acceptable as distributed sufficiently throughout the site.
- Both Southern and Northern cluster parking arrangements are improved by amended layout, additional planting and walk through areas.

Julie Watson-Cowen
Housing Enabling Officer
21/05/2014.