

Woodcroft Farm

Planning Application Response from Housing

Application No: APP/13/00804
Site Address: Woodcroft Farm, Woodcroft Lane, Waterloooville
Development: Development of 288 residential units comprising 9 x one bedroom, 112 x two bedroom, 122 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated parking, open space and landscaping and including works to trees under TPO 1931.
Case Officer: Daphney Haywood
Comments by: Julie Watson-Cowen
Date of Comments: 16 January 2014

I have examined the amended plans for the site and wish to make the following comments:

Affordable Housing Provision

I can confirm that I support the development on this site as it will provide much needed affordable housing in the borough. 30% of the site (87 units) of the site has been set aside for affordable housing.

Demand for all forms of affordable housing remains consistently high and this development will help to improve the supply of social housing. Currently there are in excess of 2300 households registered on Hampshire Home Choice with an average waiting time for 2& 3 bedroom homes of 8 years.

The Site is within Hart Plain Ward, which includes Wecock Farm, which currently has 75% owner occupation and only 22% affordable housing (of which only 0.05% is Shared Ownership). The development of this site would add an extra 87 affordable homes but only increase the affordable percentage in the ward by 0.05%.

The new homes will provide much needed accommodation in an area that forms a natural extension to the existing residential area and will enhance the regeneration of Wecock Farm.

Mix

Core Strategy Policy CS9 Housing states that planning permission will be granted for housing proposals that;

‘...deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more.....’

These proposals meet this requirement.

Based on the details provided by the applicants I can confirm that I am satisfied with the mix of unit sizes proposed as the accommodation mix broadly reflects that of the remainder of the site. HBC Housing SPD guidelines give an indication of dwelling mix sought but due to market conditions and saleability there could be a need for flexibility; we would not be wishing to stifle delivery by being too prescriptive.

The affordable housing is required to be indistinguishable from the open market units and spread throughout the site as much as is reasonably possible.

A recently received version of Plan number 1924-A-1011-M shows the proposed location of the affordable homes with a concentration towards the West of the site and including a flatted block and two 4 bedroom units. I cannot agree to this proposal and would like to see an amendment that addresses this issue; there appear to be no affordable homes to the East of the site so there may be an opportunity to locate a number here. Due to welfare reform measures social rented homes are required to be occupied by households of the correct size for the number of bedrooms so to avoid a high density of occupants in one area it is preferable to create small clusters throughout the site.

At this stage there are no details of the proposed tenure mix, or indeed the location of the specific tenures in relation to one another, however I would expect at least a 70/30% Affordable Rent against Shared Ownership/ Equity/Intermediate Rent split. More than 30% Shared Ownership/ Equity/ Intermediate Rent may be possible in this area but this would be dependant on values and likely sales opportunities, and would require Grainger to conduct its own market research of the area including analysis of the Homes in Hants Low Cost Home Ownership register currently administered by Radian to ascertain local demand.

The affordable housing proposals provide a variety of smaller and larger homes to comply with requirements outlined in the Havant Borough Council Housing SPD July 2011.

	Number of units	Bedspaces	Size of unit Sqm
2 Bed flat	27	4	67
2 Bed maisonette	2	4	67
2 Bed house	29	4	75
3 Bed house	27	5	85

4 Bed house	2	6	100
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These proposals indicate that developers will be providing sizes of dwelling that equate to the upper levels of the Housing Quality Indicators as referred to in HBC Housing SPD Page 22.

The proposals do not include any 1 bed properties; however there is a larger proportion of 2 bed homes. I believe that this site may be more suitable for families as may prove to be slightly remote for single people in respect of access to services etc.

Design

I am encouraged to see that the applicants have considered Building For Life criteria and I would like to see some consideration given for a small number of disabled adapted units where appropriate; these could be either ground floor flats or houses.

Summary

- **30% affordable housing**
- **Clarification required regarding location of Intermediate Housing.**
- **Provision for some disabled adapted properties.**

Housing Enabling Officer