

Reserved Matters Consultation Response

To: Jill Lee
From: Helen Cann
Date: 27th January 2014

Re: 14/00068/REM. Phase 2 reserved matters application for erection of 246no. dwellings. Berewood Phase 2 London Road Waterlooville Hampshire.

Clause 8.30 of the s106 planning obligation agreement states that a reserved matters application will include an Affordable Housing Reserved Matters Strategy for that area. This document has not been submitted with the application. The applicant is requested to provide this to include the information referred to in later clauses.

I have considered the application and cross referenced to the s106 requirements and the Affordable Housing Masterplan Strategy.

S106/ Affordable Housing Masterplan Strategy requirements

Clause 8.10 and the following clauses state the tenure mix and cascade mechanism with regards to the affordable housing units. The Affordable Housing Masterplan Strategy includes this under 'Variations to the Affordable Housing Provision'. It appears that the applicant is submitting a reserved matters application to comply with Level 2. Whilst it is acknowledged that no HCA funding is available, the applicant should still, as per clause 8.12 of the S106 agreement, provide written notification of this, including evidence and justification of alternative mix.

The Housing Mix Ratio as stated in the s106 agreement and further explored in the Affordable Housing Masterplan Strategy (Tables 1-4) sets out the mix and tenure of units that should be included in this application. Level Two provision requires 25% social rent, 25% affordable rent and 50% intermediate housing. The proposal includes 49 rented units (split 24/25) and 49 intermediate units. The unit mix is also broadly in line with the S106 and Masterplan strategy. This compliance with Level 2 and the slight discrepancies in the mix should be explained within an Affordable Housing Reserved Matters Strategy.

An Affordable Housing Reserved Matters Strategy should also include confirmation of compliance with wheelchair accessibility and unit sizes in accordance with the S106 clauses 8.22 and 8.23.

Affordable Housing Tenure Mix

The following comments relate to the mix and placement of the affordable housing as shown on the Affordable Housing Layout plan:

- There is a large concentration of affordable homes to the south of the site, near the gas compound. Of particular concern are those without a through road, to the east of the gas compound. The proposal of these 19 homes all for rent, including a concentration of 2 bed flats with little amenity space, is not acceptable. 2 bed flats for rent could be housing families with up to two children. The homes around this dense southern cluster equate to a much bigger cluster, including a block of 6 flats just to the north.
- The tenure of the homes to the east of the gas compound does not provide a balanced mix. Whilst they are both affordable rented and social rented, occupants will be allocated from the same register, Hampshire Home Choice. The inclusion of more open market units, reduction in rented tenures and presence of intermediate tenures would improve this area.
- In addition to the concentration of affordable housing in the south, the north west large block of 19 flats forming a larger cluster with the houses to the south of the block again exceeds the limits of the s106 agreement at clause 8.25, which states that clusters should be no larger than 10-15 units for houses and 10-20 units for flats unless agreed in writing.
- Despite some of the concerns with the placement of the affordable housing throughout the site, there is some tenure mix within the scheme.

I would welcome further discussions to ensure that the affordable housing placement is acceptable.

Helen Cann

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Winchester City Council.