

AFFORDABLE HOUSING STATEMENT

# LAND OFF SCRATCHFACE LANE

BEDHAMPTON

PROPOSED DEVELOPMENT OF NEW OPEN MARKET & AFFORDABLE HOUSING



PREPARED BY PRO VISION PLANNING & DESIGN ON BEHALF OF CRAYFERN HOMES

AUGUST 2010

GROSVENOR COURT, WINCHESTER ROAD, AMPFIELD, WINCHESTER, HANTS SO51 9BD  
TEL: 01794 368 698 FAX: 01794 368 637 WEB: [WWW.PVPROJECTS.COM](http://WWW.PVPROJECTS.COM)

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## **1.0 INTRODUCTION**

- 1.1 This statement has been prepared to support an outline planning application for the development of land off Scratchface Lane Bedhampton for 92 dwellings with associated parking, turning & amenity areas, surface water drainage features, a new pumping station and a new vehicular access from Brooklands Road. This statement deals with the provision of affordable housing in the proposed scheme.
- 1.2 The statement sets out the principal policy requirements for new affordable dwellings and explains how the proposed scheme would comply with and meet these requirements.
- 1.3 Policy H8 of the adopted Havant Borough District Wide Local Plan states that the Council will seek the provision of affordable housing on sites of 15 or more dwellings or more or sites of 0.5 ha or more. The policy goes on to state that on such sites, 30% of the new dwellings to be provided should be affordable dwellings.

## **2.0 PLANNING POLICY COMPLIANCE**

- 2.1 As stated in Section 1, Policy H8 establishes a requirement that on sites like the application site, 30% of the new dwellings to be provided should be affordable dwellings. The policy also states that number, type and tenure of affordable units will be negotiated for each development, taking account of the identified need for affordable housing, market and site conditions as well as any other relevant factors.
- 2.2 A total of 92 new dwellings are proposed. Of these 36 dwellings (or 39% of the entire scheme) would be affordable dwellings. Thus the proposed scheme would meet and comfortably exceed the Council's minimum requirement for the provision of affordable housing in new housing developments.
- 2.3 In terms of the housing mix, 11 of the proposed affordable dwellings would be two bed, 21 three bed and 4 four bed. This mix has been agreed with Hermitage Housing Association (one of the Council's affordable housing partners and the company that will manage the affordable units) and the Council's Housing Enabling officer (see email attached as Appendix A).
- 2.4 Havant Borough has a significant identified need for new affordable housing. The proposed scheme would make an important contribution to meeting this considerable need.
- 2.5 A plan showing the location of the proposed affordable dwellings is attached as Appendix B. The plan shows how the affordable dwellings have been mixed amongst the proposed open market housing to meet the need to create mixed and inclusive communities, in accordance with the guidance contained in PPS3.

- 2.6 As the application is in outline, no detailed floorplans or elevations have been prepared in respect of the proposed dwellings. The footprints of the dwellings shown on the proposed site layout plan however, have been designed to achieve compliance with the Housing Quality Indicators (HQI's) and Lifetime Homes criteria, so as to ensure that when detailed floorplans are prepared, these standards can be complied with. The proposed site layout has also taken account of the requirements of the HQI's in terms of convenient location of parking spaces, provision of amenity areas and open space etc
- 2.7 Regarding the tenure of the proposed affordable dwellings, this would be split between affordable for rent and low cost shared ownership. Discussions regarding the precise split are ongoing at the time of writing but will be confirmed in due course.

### **3.0 AFFORDABLE HOUSING QUALITY INDICATORS**

3.1 The Government has established a number of Housing Quality Indicators which proposals for the development of new affordable housing are assessed against. There are a total of 10 HQL's. These are:

1. Location
2. Site – Visual impact, layout and landscaping
3. Site – Open space
4. Site – Routes and movement
5. Unit – Size
6. Unit – Layout
7. Unit – Noise, light, services & adaptability
8. Unit – Accessibility within the unit
9. Unit – Sustainability
10. External Environment - Building for Life

#### **Location**

- 3.2 The site on which the Affordable housing would be delivered is allocated in the adopted Havant Borough Local Plan as a reserve housing site. The merits of the site as a location for new housing were tested at the Local Plan Inquiry, with the Inspector recommending the site be allocated for new housing development.
- 3.3 In terms of its sustainability, the site is located within accepted walking / cycling distance of a number of local facilities and services including local schools and doctors surgeries. A number of existing bus services (which provide access to a range of facilities including the ASDA supermarket to the north of the site) are also within walking distance of the site, whilst Bedhampton Railway Station is within cycling distance.
- 3.4 In terms of accessibility to play facilities, the site is located close to an existing equipped play area on Scratchface Lane.

- 3.5 Regarding noise, whilst the site is located adjacent to the A3(M), it is separated from this by a bund and a substantial belt of mature trees. Furthermore, noise surveys have demonstrated that the parts of the site where both the affordable and open markets would be located are acceptable in terms of the noise levels they experience.

#### **Site – Visual impact, layout and landscaping**

- 3.6 The proposed scheme has been carefully designed to provide a high quality environment which would fit in with its surroundings. Extensive areas of green space are provided and the majority of the trees present on the site are retained which would be supplemented by additional landscaping and tree planting.
- 3.7 The proposed scheme has been carefully laid out to ensure that future occupiers had adequate levels of amenity and were not subject to unacceptable levels of overlooking and overshadowing.
- 3.8 The proposed scheme is subject of an outline planning application with landscaping details reserved for later approval. The proposed site layout plan does show indicatively where areas of new landscaping and tree planting would be provided. Water (in the form of the existing stream that crosses the site) has been incorporated into and protected as part of the proposed scheme.

#### **Site – Open space**

- 3.9 All of the proposed affordable dwellings have been provided with their own private amenity areas. In addition, as stated earlier, significant areas of public open space are provided as part of the proposed scheme, which would be available for future residents of both the proposed open market and affordable dwellings to enjoy. There is also an equipped play area in close proximity to the site on Scratchface Lane.

### **Site – Routes and movement**

- 3.10 The proposed scheme has been designed to provide convenient and safe routes for both pedestrian and vehicular traffic. The internal highway layout has been designed to operate as a 20mph “Home Zone” with a number of shared surfaces. Dedicated pedestrian / cycle links have also been provided to improve the permeability of the area and encourage the use of non car modes to access local facilities.

### **Unit – Size / Layout /Noise, light, services & adaptability**

- 3.11 As stated earlier, as the application is in outline, no detailed floorplans or elevations have been prepared in respect of the proposed dwellings. The footprints of the dwellings shown on the proposed site layout plan however, have been designed to achieve compliance with the Housing Quality Indicators (HQI's) and Lifetime Homes criteria.

### **Unit – Sustainability**

- 3.12 As the application is in outline, no detailed floorplans or elevations have been prepared of the proposed open market and affordable dwellings. Should outline consent be granted, all of the affordable dwellings would be designed (at the Reserved Matters stage) to achieve Level 3 (or the level in force at the time of the application) of the Code for Sustainable Homes.
- 3.13 Notwithstanding the above, the proposed site layout for the outline application has considered the external requirements of the CSH and provision has been made for each of the proposed dwellings to have secure cycle parking and space for the external drying of laundry.

### **External Environment - Building for Life**

- 3.14 The HQI's recognize that they may be some overlap or duplication between themselves and the 20 Building for Life criteria which have been developed by CABI. Notwithstanding this, we have undertaken an assessment of the proposed scheme against the Building for Life criteria and this is provided below.

Environment and community

**Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?**

The proposed scheme is located on the edge of an urban area in a sustainable location within viable walking / cycling distance of a range of key local facilities and services.

**Is there an accommodation mix that reflects the needs and aspirations of the local community?**

Yes – the mix of the affordable units has been agreed with the providing RSL and the Council's Affordable Housing Enabling officer.

**Is there a tenure mix that reflects the needs of the local community?**

The tenure of the proposed scheme would be 71% open market and 39% affordable in order to make a meaningful contribution towards the significant need for affordable housing in the Borough as well as created mixed communities in line with the advice contained in PPS3.

**Does the development have easy access to public transport?**

The site is located within walking distance of a number of bus routes (see Transportation Assessment for further details) and within cycling distance of Bedhampton railway station.

**Does the development have any features that reduce its environmental impact?**

As the application is in outline, a detailed design for the proposed dwellings has not been prepared. The affordable dwellings would however be designed to achieve Level 3 (or the Level in place at the time plans were submitted) of the Code for Sustainable Homes.

### Character

#### **Is the design specific to the scheme?**

Yes. The design is a bespoke solution that is considered appropriate for the area in which the site is located.

#### **Does the scheme exploit existing buildings, landscape or topography?**

The scheme is a bespoke solution to the development constraints and opportunities present at the site.

#### **Does the scheme feel like a place with distinctive character?**

The scheme would have a distinctive character with its own sense of place.

#### **Do the buildings and layout make it easy to find your way around?**

The proposed site layout has been deliberately designed to provide a legible layout which is easy to find your way around.

#### **Are streets defined by a well-structured building layout?**

Yes. This is clearly demonstrated on the proposed site layout plan.

### Streets, parking and pedestrianisation

#### **Does the building layout take priority over the streets and car parking, so that the highways do not dominate?**

Yes – as the site layout plan and Design & Access statement demonstrate, the building layout has taken priority over the location of streets and car parking to create a development which has its own character and sense of place.

#### **Is the car parking well integrated and situated so it supports the street scene?**

Yes. Parking has either been provided on plot where it would be attractively screened to contribute to the streetscene or in parking courts which would also be broken up and landscaped so they did not detract from the streetscene.

**Are the streets pedestrian, cycle and vehicle friendly?**

Yes. The internal highway layout has been designed to operate as a 20mph "Home Zone" with a number of shared surfaces.

**Does the scheme integrate with existing streets, paths and surrounding development?**

Yes. The scheme has been designed to integrate with existing pedestrian routes to provide improved permeability and more direct pedestrian and cycle routes.

**Are public spaces and pedestrian routes overlooked and do they feel safe?**

Yes. The proposed site layout has been specifically designed to provide natural surveillance of both public spaces and pedestrian routes.

Design and construction

**Is public space well designed and does it have suitable management arrangements in place?**

The proposed public open space utilises and builds upon the existing green infrastructure present on the site and benefits from natural surveillance from the proposed dwellings. Further details of the design of the public spaces will be provided at the Reserved Matters stage.

**Do the buildings exhibit architectural quality?**

As the application is in outline, no detailed floorplans or elevations of the proposed dwellings have been prepared yet.

**Do internal spaces and layout allow for adaptation, conversion or extension?**

As stated earlier, as the application is in outline, no detailed floorplans or elevations have been prepared in respect of the proposed dwellings. The footprints of the dwellings shown on the proposed site layout plan however,

have been designed to achieve compliance with the Housing Quality Indicators (HQI's) and Lifetime Homes criteria,

**Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?**

As the application is in outline, no detailed floorplans or elevations have been prepared in respect of the proposed dwellings.

**Do buildings or spaces outperform statutory minima, such as building regulations?**

As the application is in outline, no detailed floorplans or elevations have been prepared in respect of the proposed dwellings. The proposed affordable dwellings would however be designed and built to achieve a minimum of Level 3 of the Code for Sustainable Homes (or the level that was in force at the time the Reserved Matters application was made).

## **4.0 CONCLUSIONS**

- 4.1 The proposed scheme will provide a total of 36 new affordable dwellings in a mix and location agreed with the Council's housing officer, in a settlement with a significant need for new affordable housing.
- 4.2 This statement demonstrates how the proposed affordable dwellings would comply with relevant planning policy requirements as well as the Housing Quality Indicators produced by the Housing Corporation.

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## **APPENDIX A**

**Copy of email from Havant BC Housing Enabling Officer**

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## Jeremy Higgins

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**From:** Julie Watson-Cowen [Julie.Watson-Cowen@havant.gov.uk]  
**Sent:** 30 July 2010 11:27  
**To:** Jeremy Higgins  
**Subject:** RE: Land off Scratchface Lane, Bedhampton  
**Attachments:** Copy of Hampshire Homechoice Review v5a.doc

Hi Jeremy

The mix sounds really good and I am very pleased to see that there are a large number of 3 bed properties proposed; even more pleased to see that there are no flats.

I have attached a copy of our recent Hampshire Home Choice Annual Review 2009-2010 which will provide you with all the data as regards our current housing demands and needs.

Hope this is helpful

Regards  
Julie

Julie Watson-Cowen (MCIH)  
Housing Enabling Officer  
Havant Borough Council  
P: 02392 446507  
F: 02392 480263

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**From:** Jeremy Higgins [mailto:j.higgins@pvprojects.com]  
**Sent:** 29 July 2010 17:13  
**To:** Julie Watson-Cowen  
**Subject:** Land off Scratchface Lane, Bedhampton

Julie,

Further to our earlier telephone conversation regarding the above site, I would be grateful if you confirm that the proposed mix of affordable housing units that has been agreed with Hermitage, namely 11 two bed houses, 21 three bed houses and 4 four bed houses, is also acceptable to you

I would also be grateful if you would advise what the current number of households on the Councils waiting list is as well as advising how many of these have links to the Bedhampton Ward, if you have this information.

Please don't hesitate to contact me should you have any queries regarding the above.

I look forward to hearing from you.

Regards

Jeremy Higgins MRTPI | T 01794 368 698 | F 01794 368 637  
Associate Director

**PRO VISION** PLANNING & DESIGN

GROSVENOR COURT, WINCHESTER RD, AMPFIELD, WINCHESTER, HANTS SO51 9BD  
[www.pvprojects.com](http://www.pvprojects.com)

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## **APPENDIX B**

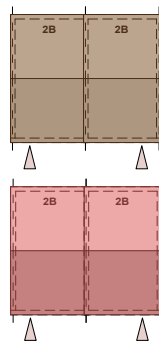
**Plan showing location of proposed affordable dwellings**

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| REV: | DATE:  | AMENDMENTS: | DRAWN: | CHECKED: |
|------|--------|-------------|--------|----------|
|      | Aug 10 |             | JH     | JH       |



Key



Open Market Units

Affordable Units



CLIENT:  
Crayfern Homes

PROJECT:  
Land off Scratchface Lane,  
Bedhampton

DRAWING:  
Housing Mix Plan

SCALE: 1:1500 DWG NO: 9982/  
@ A3  
DATE: Aug 10 REV: #



● Grosvenor Court, Winchester Road, Ampfield, Winchester, Hants. SO51 9BD  
Tel: 01794 368 698 Fax: 01794 368 637  
○ Market House, Commarket, Wimborne, Dorset, BH21 1JL  
Tel: 01202 840405 Fax: 01202 840406  
○ St Mary's House, 40 London Road, Newbury, Berkshire, RG14 1LA  
Tel: 01635 40184 Fax: 01635 41459