

Land off Barncroft Way and Park Lane, Havant

Outline planning application

Affordable Housing Statement

This statement is in support of the outline application for the redevelopment of land at the former Barncroft Infant and Junior Schools, Havant. The application is in outline only and seeks approval to the development of up to 39 dwellings, with agreed points of access from the public highway off Barncroft Way and Park Lane. All other detailed matters associated with proposed siting, layout, appearance, materials and landscaping are reserved for subsequent planning approval by Havant Borough Council as local planning authority (LPA).

The application site comprises two separate parcels of land that were part of the Barncroft Infant and Barncroft Junior Schools. The larger parcel, extending to some 1.05 hectares (2.6 acres) fronts onto Barncroft Way and is the site of the former Infant School. The smaller parcel, some 0.14 ha (0.3 acre), fronts onto Park Lane and was an unused corner of the former Junior School. References in this document, to 'the site' apply to both parcels of land.

It should be noted that the applicant is not a housing developer and details of the type of dwellings to be provided on the site will be considered pursuant to the outline consent to the principle of residential development, which this application seeks to establish.

Nevertheless, in order to assist the Local Planning Authority in its consideration of this outline application, the submitted planning application forms provide a breakdown of the dwellings indicated on the supporting illustrative layouts (Drawing Nos. Y0426-02C-ajt-Rev c and Y0426-04-ajt). In addition, the illustrated dwellings derived from building footprints and external dimensions commonly used by volume house-builders.

The illustrative layouts show a range of dwelling types and sizes as set out in the Table below, with 46% being small (one or two bedroom) units.

DWELLING SIZE (BEDROOMS)	BARNCROFT WAY	PARK LANE	SITE TOTAL	%
1	5		5	12.8
2	11	2	13	33.3
3	18	3	21	53.8
TOTALS	34	5	39	100

More than half of the illustrated dwellings would provide three bedrooms, which reflects the observation in the Borough Council's Draft Housing Supplementary Planning Document (SDP) (paragraph 3.11) that "*the greatest need in the borough across all tenure types is for 3 bedroom units*".

For the purposes of providing affordable housing, the application is considered as one site of 39 dwellings. Given the small size of the Park Lane parcel and the fact that it is shown as being served by a private drive, it is likely to be more practical to provide all the affordable units within the larger Barncroft Way parcel. This would be in accordance with the provisions of the relevant policies in the Core Strategy and Principle 5 of the draft Housing SPD, which allows for the affordable element generated by small housing schemes, between 5 and 14 dwellings, to be provided off-site.

Therefore, in the illustrative layout for the Barncroft Way parcel (Drawing Y0426-02C-ajt-Rev c) it is indicated that twelve dwellings could be provided as affordable units, which represents just over 30% of the total.

Although the site is within Bedhampton Ward, which has one of the lowest proportions of affordable dwellings in the Borough, it is on the very northern edge of that ward immediately adjacent to Barncroft Ward, with up to 40% affordable dwellings, and very close to Warren Park Ward, which has the highest proportion (up to 60%) of affordable dwellings in the Borough.

The twelve dwellings shown for Plot Nos. 1-6 and 17-22 in the illustrative layout for the Barncroft Way parcel are based on units recently proposed by a Housing Association elsewhere in Hampshire and their gross internal floorspace meets the Housing and Communities Agency (HCA) Housing Quality Indicators for affordable homes as follows:

- one bedroom units = 57m²
- two bedroom units = 76m²
- three bedroom units = 102m²

The submitted illustrative layout provides the following mix of affordable units

- one bedroom - 16.6%
- two bedrooms – 41.7%
- three bedrooms – 41.7%.

This represents a smaller proportion of affordable one-bed units than the 25% notionally suggested in the draft Housing SPD (Table 1). However, the figure in that SPD is derived from a sub-regional study undertaken for the Partnership for Urban South Hampshire (PUSH) that includes the cities of Southampton and Portsmouth, which might be expected to generate a high need for one-bed dwellings.

Correspondingly, the illustrated layout would provide a greater proportion of two and three-bed affordable dwellings than those suggested (30% and 33% respectively) in the draft Housing SPD. This reflects the findings of the South Hampshire Housing Market, Annual Monitoring Report 2009, which is part of the Borough's LDF evidence base, which concludes that that individual local housing authorities should consider opportunities *“to secure more affordable family sized accommodation”*¹

The type and location of these dwellings is indicative and is intended to illustrate that the site is capable of providing for a range of affordable units according to policy requirements. The affordable units could readily be provided in alternative locations within the site, and to a different mix dependent upon prevailing housing need at the time of a subsequent detailed planning application and the requirements of any Registered Social Landlord acting as partner in the detailed development of the site.

¹ South Hampshire Housing Market, Annual Market Monitoring Report 2009, DTZ/PUSH, page 16