

EASTLEIGH BOROUGH COUNCIL

Town and Country Planning Act 1990 – Section 78

Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2020

AFFORDABLE HOUSING DELIVERY UPDATE

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Planning appeal against refusal to grant outline planning permission for the construction of up to 148 residential dwellings (Use Class C3) with new vehicular access to Hamble Lane, alterations to Kings Avenue and Coronation Parade, new car parking for existing sports facilities, employment use and residential properties, landscaping, improvements to existing bowls and football facilities on site and other associated works and demolition of non-original extensions to Sydney Lodge (Grade II* Listed Building) and redundant factory buildings with all matters reserved except for means of access.

Land at GE Aviation, Kings Avenue, Hamble-Le-Rice, Southampton, SO31 4NF

Appeal by GE Aviation

Planning Inspectorate Reference: APP/W1715/W/20/3255559

Eastleigh Borough Council Reference O/18/84191

NOVEMBER 2020

1. In Paragraph 4.32 of the Appellant’s planning proof Mr Chapman states the following:

4.32 The Appeal Scheme would enable the delivery of up to 148 new homes, as a sustainable windfall site, of which 35% of the new homes would be affordable, it would contribute to the Boroughs housing need. Having reviewed EBC latest Annual Monitoring Report (2017-2018) (Core Document – CD.66), in the last 12-years the Council only met the current affordable housing target for two-years (2011-12 & 2016-17), while in the last recorded year 2017-18, only 23% of the house provided were affordable. Therefore, I consider that the provision of these new homes in a sustainable location, would assist in the Government’s objective of significantly boosting the supply of new housing, including a policy compliant provision of affordable homes, should be given significant weight.

2. I address the matter of overall housing land supply at section 8 of my Proof. However, in view of the reference by Mr Chapman to affordable housing delivery I consider it necessary to update the position in respect of affordable housing delivery in the borough since 2017-18.
3. While Mr Chapman understandably draws attention to the past under-delivery of affordable housing against targets, the situation has improved markedly in the past two years.
4. The relevant section of the Annual Monitoring Report (CD67)¹ is Table 4.3 on page 40. The table is reproduced below but I have updated this table to include two additional years’ worth of completions for the years 2018-19 and 2019-20 (highlighted).

Table 4.3: Affordable Housing Completions 2006/07 to 2019/20

	Net Affordable Housing Completions	Net Total Housing Completions	Affordable Housing Completions as a Proportion of Net Completions (%)
2019/20	468	1,223	38
2018/19	456	1,162	39
2017/18	204	893	23
2016/17	181	517	35
2015/16	103	458	22
2014/15	-48	145	0(-33)
2013/14	116	394	29
2012/13	10	275	4
2011/12	197	402	49
2010/11	85	361	24
2009/10	209	434	48
2008/09	142	516	28
2007/08	122	147	29
2006/07	182	742	25

Source: Hampshire County Council Land Supply & EBC Housing Services

¹ <https://www.eastleigh.gov.uk/media/5692/amr-2017-2018.pdf>

5. It is also worth noting that this trend looks set to continue. Whilst this increase in the delivery of affordable housing has come about partly as a mathematical outcome of the overall increase in housing delivery in the borough in recent years, it is also a consequence of the Council's proactive approach to working with developers to help facilitate and speed up the delivery of housing sites as identified in Cllr House's Proof. The proactive involvement of the Council has enabled sites to come forward with higher proportions of affordable housing than might otherwise have been achieved. This is continuing with the Council's direct involvement in a number of housing sites, not least of which is the Council owned site with the potential to deliver at least 1,500 dwellings at One Horton Heath² (West of Horton Heath).

6. While I acknowledge in Section 11 of my Proof that the provision of additional housing is acknowledged as a benefit of the Appeal scheme, I note that the weight to be afforded that benefit is reduced in view of the Council's ability to demonstrate a 5-year supply of housing. I consider that the same principle applies to the delivery of affordable housing in that, while it is an acknowledged benefit of the Appeal scheme, the weight to be attached to that benefit is also reduced in light of the matters raised in this note.

² <https://www.eastleigh.gov.uk/planning-and-building/housing-and-development/one-horton-heath>