

Board/Committee:	Housing Board
Date of meeting:	23 November 2022
Title:	Housing Development Plans
Author:	Head of Housing
Status:	For Approval

Purpose

This report sets out the progress made in developing plans for new social housing on sites at Stoners Close, Wheelers Close and Glebe Drive, together with proposed designs for each scheme, prior to the submission of an application for planning permission.

Recommendation

That the Board:

- i) Approves the designs for each site prior to the submission of an application for planning permission.**
- ii) Delegates authority to the Head of Housing to proceed with the submission of an application for planning permission on behalf of the Council.**

1.0 Background

1.1 Following a rigorous tender process, approval was given at an Extraordinary Policy and Organisation Board held on 2nd September 2021 to enter into a contract with ECD Architects Ltd, to deliver a multi-disciplinary lead consultancy service to design and oversee the delivery of the Council's New Build Housing Development programme, from RIBA Workstages 2 through to 7.

1.2 The initial sites in the first tranche of dwellings to be developed are all on Brownfield sites located on Council owned land at Stoners Close, Glebe Drive and Wheelers Close.

2.0 Report

2.1 A total of 15 dwellings are proposed across the three sites and the makeup of the recommended builds has come from the areas of priority identified from the Council's Housing Register.

The suggested makeup offers a mix of family homes, providing 5no. four bedrooed houses, 2no. three bedrooed houses and 5no. two bedrooed houses. It is also proposed to deliver 3no. one bedrooed bungalows specifically to meet the needs of those on the Council's Housing Register who require accessible homes.

The plans for each site are:

Stoner Close: 5no. four bedroomed houses and 2no. three bedroomed houses

Glebe Drive: 3no. two bedroomed houses

Wheeler Close: 2no. two bedroomed houses and 3no. one bedroomed accessible bungalows

Plans for each site are detailed in the RIBA Stage 3 Planning Drawings document, provided in Appendix A to this report.

2.2 The aspiration of the Council is to deliver Passivhaus developments which will provide high quality, affordable housing for social tenants. Designed and constructed to be extremely energy efficient buildings, Passivhaus homes consume a minimum amount of energy every year. Low energy consumption buildings not only help the environment but also protect tenants on low incomes now and in the future.

2.3 Passivhaus buildings also provide comfortable and healthy living environments with ideal internal temperatures and filtered, fresh air which is circulated around the building. They are designed to have a very low risk of mould and condensation, factors which in turn, can cause a deterioration of a building in the future. These health benefits all contribute towards the physical and mental wellbeing of the tenants.

3.0 Consultation

3.1 A public consultation was undertaken in September 2022 to provide local residents an opportunity to see the proposed plans for each site and make comment prior to the submission of a formal planning application in December 2022. Representatives from ECD Architects Ltd. attended the event alongside council officers.

3.2 A variety of methods were used to publicise the consultation exercise, and included:

- A public drop-in session, held on 1 September 2022 at Nobes Hall, Bridgemarky between 12 and 7 pm.
- Social media posts on the Council's Facebook and Twitter accounts.
- A press release.
- Posters promoting the consultation and drop-in session displayed around the three development sites.
- Letters promoting the consultation and drop-in session delivered to approximately 350 households living adjacent or close to the three sites.

- A dedicated webpage on the Council's website, together with a dedicated email address, where those residents who were unable to attend the drop-in session could view the schemes and submit their comments.
- Plans on display in the Town Hall's reception area between 2nd and 9th September 2022.

3.3 A total of 43 responses were received. A report with the consultee's comments, together with a response, where appropriate, is provided in Appendix B to this report.

3.4. The responses have been considered and, as a result, the following proposed changes to the plans have been incorporated:

Stoners Close –Landscape design has been amended to maintain existing access points.

Glebe Drive – The position of the three houses has been rotated through 180 degrees to ensure no vehicular access from High Drive. Vehicle access from Glebe Drive will mean existing parking on High Drive will be unaffected. This change also allows for the creation of an additional parking space, re-providing 7 spaces in total.

The repositioning of the houses will also improve solar gain to help achieve Passivhaus accreditation.

Wheeler's Close - Landscape design has been amended to provide additional parking and maintain existing pedestrian access at Rogers Close.

3.5 A number of the comments have already been addressed at the design stage and in accordance with the Council's planning policies, and are noted in the consultation responses (Appendix B).

4.0 Conclusion

4.1 A public consultation event was held in September 2022 to give local residents an opportunity to see the proposed plans and comment on the designs.

4.2 A number of comments were received from residents and these have all been considered. Some adjustments have been made to the plans as a result, and these are detailed at 3.4 of this report.

Many of the points raised have already been addressed through the design process and are noted in the summary of responses (Appendix B).

4.3 Detailed plans for housing development sites at Stoners Close, Glebe Drive and Wheeler Close have been finalised prior to the submission of a formal planning application, and subject to Housing Board approval.

Financial Services comments	No comments
Legal Services comments:	Contained within the report
Equality and Diversity:	Refer to IIA completed 18/08/21. No change
Climate Change implications:	Refer to IIA completed 18/08/21. No change
Corporate Plan:	<p>Raise aspirations by generating a positive reputation and image for Gosport.</p> <p>Enhance the environment by building sustainable homes.</p> <p>Deliver effective services by generating income through council assets.</p> <p>Develop the economy by improving land use and using locally sourced materials and labour.</p> <p>Empower our residents by providing additional, good quality affordable homes.</p>
Background Papers:	<p>Community Board 22/01/2020 - <i>'Social and Affordable Housing Development Programme'</i></p> <p>Housing Board 19/03/20 - <i>'Social and Affordable Housing Programme Update'</i></p> <p>Extraordinary Policy and Organisation Board 02/09/2021 - <i>'New Build Housing Development Lead Consultant Tender'</i></p>
Appendices:	<p>Appendix A: RIBA Stage 3 Planning Drawings</p> <p>Appendix B: Consultation responses</p>
Report Author/Lead Officer:	Julie Smith