

DECISION TAKER: CLLR KELSIE LEARNEY - CABINET MEMBER FOR HOUSING AND ASSET MANAGEMENT

TITLE: APPLICATION FOR DESIGNATED PROTECTION AREA (DPA) WAIVER - TANGIER LANE, BISHOPS WALTHAM

3 FEBRUARY 2020

Contact Officer: Debbie Rhodes Tel No: 01962 848368 Email [DRhodes@winchester.gov.uk](mailto:DRhodes@winchester.gov.uk)

WARD(S): BISHOPS WALTHAM

DECISION:

1. That the Corporate Head of Housing be authorised to apply to Homes England for the lifting of a Designated Protected Area Status in respect of both Tangier Lane sites at Bishops Waltham.

REASONS FOR THE DECISION

To support the application to Homes England to lift the Designated Protected Area (DPA) status in respect affordable shared ownership homes which are being delivered by a Registered Provider (Radian) in Bishops Waltham at Tangier Lane.

The developments either side of Tangier Lane at Bishops Waltham form an allocation of land in the current Local Plan and both have planning permission. They are both in a Designated Protected Area (DPA) and lenders providing mortgages for shared ownership homes within such an area require a substantial deposit meaning that for many the proposed new homes are not an affordable housing product.

OTHER OPTIONS CONSIDERED AND REJECTED

1. Consideration given and rejected to not support the Registered Provider (Radian) request to apply to Homes England to waive the DPA conditions at the two Tangier Lane sites. Due to the potential loss of affordable shared ownership homes and because the development is unlikely to be affordable to other Registered Providers including the council without the lifting of the DPA status to improve the marketability of the potential site.
2. The Council could offer financial assistance to the registered provider in order to retain the current proposed shared ownership arrangement. This would not address the very limited market for this product or the challenge in securing mortgage finance as detailed above.

DECLARATION OF INTEREST

None

DISPENSATION GRANTED BY CHIEF EXECUTIVE:

None

APPROVED BY:

DATE:

**Kelsie Learney**

**3 FEBRUARY 2020**

**CLLR LEARNEY (CABINET MEMBER FOR HOUSING & ASSET MANAGEMENT)**