

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/23/00471
Site Address:	Land of North of Fire Station (Blue Star Land), Waterlooville, Hampshire
Development:	Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze, and emergency access from Ellisons Crescent and all other matters reserved.
Case Officer:	Ms Arleta Miszewska
Comments by:	Julie Clark
Date of Comments:	11/06/2025

Housing:

Current adopted planning policy requirements Core Strategy policy CS9. 2, and the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

However, following the withdrawal of the previous Havant Borough Local Plan from Examination earlier this year, the council has produced a Housing Delivery Position Statement March 2022 for the purpose of setting out how planning applications for housing not in accordance with the Development Plan will be considered in the context of the Council's current five-year housing land supply and Housing Delivery Test measurement.

This statement confirms that developments of 10 dwellings or more will be expected to provide a minimum of 30% affordable housing **outside** of Havant, Waterlooville, and Leigh Park town centres: and 20% affordable housing on sites **within** Havant, Waterlooville, and Leigh Park town centres.

Overall Affordable Housing Provision

This is an outline application; however, the applicants have confirmed at para 6.12 of their Planning Statement that, subject to viability, they will provide a minimum of 30% of the development as affordable housing which would equate to 21 units if a total of 69 new homes were achieved.

The final housing mix will be agreed at a later stage, but the applicants are suggesting that the development could include a variety of sizes and types of new home to meet identified need.

Tenure

The councils starting point would normally be a 70% Rented/ 30% Shared Ownership split in favour of the rented homes. This would equate to 15 new homes for Affordable Rent/Social Rent, and 6 for Shared Ownership. This is considered a reasonable mechanism to create a sustainable mixed community and meet the varied housing needs of our Havant residents.

As at 27/05/2025 there are 1557 active applications registered on Hampshire Home Choice (HHC) All applicants are seeking rented accommodation of all sizes in our area:

	Band 1	Band 2	Band 3	Band 4	Grand Total
1	5	64	546	38	653
2	3	37	470	12	522
3	1	16	291	4	312
4	2	11	52	1	66
5		3			3
6		1			1
Grand Total	11	132	1359	55	1557

The demand for affordable housing remains consistently high within Havant borough as applicants continue to grapple with high rents in the Private Rented Sector, and high house prices making home ownership more difficult to achieve.

Between April 2024 to March 2025 (latest available data), for Band 3 applicants, which reflects a reasonable priority for moving, the time between registration and nomination was an average of between 2 years 11 months, and 6 years 11 months, depending on the property size required. Although there are fewer applicants for 3- and 4-bedroom homes, their wait is longer. In fact, the average waiting time for a larger 4+ bedroom home is still not able to be calculated due to there being no lettings of this size of property for that year. Applicants in Band 2 (which reflects a high priority for moving), had an average wait time of 3 years 4 months for a 4+ bedroom home so I am pleased to see that a couple of these larger 4-bedroom homes has been included in the affordable provision.

Housing Mix

The PUSH Strategic Housing Market Assessment (SHMA) indicates that there is a projected need for approximately 35% of new properties to have 2 bedrooms in both the market & affordable sectors and this is echoed under Decision Making Principle 5 -Development Quality of the HBC Housing Delivery Position Statement March 2022.

House sizes

I would expect the applicants to confirm that the Nationally Described Space Standards (NDSS) will be adhered to once the layout is finalised, and an accommodation schedule produced

Location

The location of the development is very close to the amenities of Waterloooville, including transport, education, medical & retail.

Wheelchair Accessibility

I would expect the applicants to confirm, that a proportion of the new homes will be built to M4(2), and 2% of the affordables to M4(3) Building Regulations standards; these will help to meet the demand in Havant for adaptable/ wheelchair accessible properties.

Summary

Housing would approve the principle of this development pending confirmation of:

- The total number of affordable homes to be delivered
- The tenure split of those affordable homes
- The housing mix of those affordable homes

Julie Clark

Accommodation Solutions & New Developments Manager

11/06/2025