

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/01451
Site Address:	Southleigh Park, Havant. Hants PO9 2PE
Development:	Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). Request to Discharge Condition 17 of Planning Permission APP/17/00863 (B) as amended by APP/21/01292 (Design Code) and Condition 26 of Permission APP/17/00863 (B) (viability assessment)
Case Officer:	Mrs Arleta Miszewska
Comments by:	Julie Clark
Date of Comments:	7th November 2023

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, 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.

This proposal is for a residential development of up to 70 units comprising of a mix of 1, 2, 3, 4-bedroom homes, however the latest accommodation schedule provided by the applicants details 41 residential units. 70 new homes would be expected to provide a policy compliant minimum of 21 affordable properties, whilst 41 should yield 12.3 affordable homes with a tenure mix of approximately 70%/30% split (rented/Shared Ownership) in favour of Affordable/Social Rented homes.

I understand that the applicants will be submitting a viability assessment soon. Should this conclude that this development would be incapable of providing any affordable housing then I would expect Havant Borough Council to instruct the

applicants to cover the cost of having this viability assessment independently reviewed for our purposes.

Demand for affordable housing remains consistently high in the Havant borough so it is extremely disappointing that this site may, depending on the outcome of the viability exercise, be unable to support these badly needed homes for our residents.

	Band 1	Band 2	Band 3	Band 4	Grand Total
1	3	76	677	40	796
2		27	537	12	576
3	2	21	333	3	359
4	2	16	63	1	82
5			2		2
6		1			1
Grand Total	7	141	1612	56	1816

Currently there are 1816 households registered on Hampshire Home Choice seeking rented accommodation in our area requiring a variety of types & sizes of accommodation.

Julie Clark
Housing Manager (Development)
07/11/2023.