

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/01010
Site Address:	Land East of St Georges Avenue, Havant
Development:	Erection of 184 (down from 194) No. dwellings, means of access, public open space, play areas, associated infrastructure, and landscaping.
Case Officer:	Ms L Richardson
Comments by:	Julie Clark
Date of Comments:	15/06/2023

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

The applicants are now proposing a housing development of 184 new homes to include 1-, 2-, 3-, & 4-bedroom homes.

The applicants have confirmed their intention to provide 57 affordable homes which equates to 31% of the total dwellings on the site.

Tenure

The applicants have confirmed that it is their intention to provide the following different tenures of affordable housing:

	Affordable Rent	Shared Ownership	First Homes	TOTAL
1B2PApartment	6			6
1B2PApartment WC	4			4
2B3PApartment	8			8
2B3BHouse			12	12
2B4PHouse	9			9
3B5PHouse	1	13	2	16
4B6PHouse	2			2
TOTAL	30	13	14	57

The councils starting point would normally be a 70% Rented/ 30% Shared Ownership split in favour of the rented homes. This would equate to 40 new homes for Affordable Rent, and 17 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. The applicants have included the new First Homes tenure; this addition represents 25% of the overall affordable housing requirement but does reduce the very much needed supply of affordable rented homes being delivered on this site. The supply of the popular Shared Ownership new homes will also be affected. First Homes are yet to be determined as truly 'affordable' for our area considering household incomes, savings levels, and the ability to secure a mortgage loan.

					Grand
Bedroom Need	Band 1	Band 2	Band 3	Band 4	Total
1	2	88	687	50	827
2	1	36	561	15	613
3	2	22	343	7	374
4		15	55	1	71
5		1	2		3
Grand Total	5	162	1648	73	1888

The demand for affordable housing remains consistently high within Havant borough and is showing an increasing trend as applicants grapple with high rents in the Private Rented Sector, and increasing mortgage rates making home ownership more problematic to fund; as at 15/06/2023 there are 1888 active applications registered on Hampshire Home Choice (HHC) seeking rented accommodation in our area:

Between April 2022 to March 2023, for Band 3 applicants (which reflects a reasonable priority for moving), the time between registration and nomination was an average of between 2 years 4 months, and 6 years 4 months, depending on the property size required.

Housing Mix

The applicants are proposing the following affordable housing mix:

Bedroom size	Number	% of the affordable provision
1B2PApartment	6	10.5
1B2PApartment WC	4	7
Sub total	10	17.5
2B3PApartment	8	14
2B3BHouse	12	21
2B4PHouse	9	15
Sub total	29	51.0
3B5PHouse	16	28
4B6PHouse	2	3.5
TOTAL	57	100

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. This proposal appears to include a very high 51% of affordables as 2-bedroom homes at cost to other sizes of home.

A somewhat higher proportion of 2-bedroom homes can be justified on the basis that the demand for 2 beds on the housing register outweighs that for 3 bedrooms; 2 bed demand currently = 32.5% of the total applicants to the register, however I am concerned that the proposals do not take sufficient account of the 374 households waiting on average 5 years 3 months for a home of that size. I would like to see the balance reviewed with additional 3-bedroom homes provided as part of the Affordable Rent provision and a more balanced provision of Shared Ownership Homes which appears to be proposed as all 3-bedroom houses.

I am very glad to see that the applicants have included 2no 4-bedroom homes within the Affordable Rent provision.

House sizes

The proposals for every house type and size meet or exceed the Nationally Described Space Standards for their occupancy and number of storeys. E.g., The 2-bedroom apartments @61sqm would accommodate 3 persons, as would the 2 -bedroom houses @ 71sqm (proposed as First Homes). Whilst the 2-bedroom houses provided as Affordable Rent @79sqm would allow occupancy up to 4 persons.

Location

The location of the development does fall on the edge of the current urban area however is still close to amenities in both Havant & Emsworth, including transport, education, medical & retail.

The proposed affordable homes are reasonably distributed around the site in manageable clusters. There are a high number located at the top of the site nearest to the railway line however there are an equal number of market units also in this area.

Wheelchair Accessibility

I am pleased to see that a proportion of the new homes will be built to M4(2), and 4no 1b2p (within the 2 blocks of apartments in the SW part of the development) will be built to M4(3) Building Regulations standards; these will help to meet the demand in Havant for adaptable/ wheelchair accessible properties.

Julie Clark

Accommodation Solutions & New Developments Manager

15/06/2023