

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/23/00193
Site Address:	Land rear of and 15A-15c South Street, Havant
Development:	Part demolition and part redevelopment of existing buildings and change of use from Class A2, B1(c) and B8 to C3 use with the construction of 7 town house dwellings and 10 apartments at land to the rear of 11, 13 and 15 South Street, Havant.
Case Officer:	Arleta Miszewska
Comments by:	Julie Clark
Date of Comments:	11/04/2023

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.

Affordable Housing Provision

The applicants are proposing a housing development of 17 new homes providing 7 town houses and 10 apartments.

To meet policy requirements this proposal would be expected to deliver 30% affordable housing i.e., 5.1 units, split across both affordable/social rented and Shared ownership tenures.

The applicants have confirmed within their submission that they do not intend to deliver a policy compliant scheme due to viability concerns and have included an Affordable Housing & Viability Statement which shows that even an exclusive market housing scheme would still require any developer to accept a lower-than-average profit level.

I would expect that this viability statement was referred at the applicant's expense to an independent assessor who would test the various assumptions made and the estimated sales values of the individual units.

As the demand for affordable housing remains consistently high, with an upward trend, within Havant borough, it is very disappointing that this site appears unable to provide any affordable housing due to viability issues, and in a high value area. This development could benefit smaller households, especially those applicants who fall into the over 55's group. As at 06/04/2023 there were 1936 active applications registered on Hampshire Home Choice (HHC), the councils register for social housing, and waiting times represent a significant number of years. 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.

Bedroom need	Band 1	Band 2	Band 3	Band 4	Grand Total
1	1	97	715	57	870
2	1	41	558	14	614
3	3	27	344	4	378
4		13	57	1	71
5		1	2		3
Grand Total	5	179	1676	76	1936

Housing Mix

The housing mix is confirmed as:

Type	Bedrooms	Persons	Number	% of site
House	1	2	1	6
House	2	4	2	11
Flat	2	3	6	35
Flat	2	4	4	24
House	3	5	4	24
TOTAL			17	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 within the housing Delivery Position Statement at para. 2.32 n). This proposed development significantly exceeds that requirement by proposing 70% of the site as 2-bedroom homes.

Dwelling sizes

I would expect all new homes to meet, or exceed, the Nationally Described Space Standards.

The proposed 1-bedroom home should be at least 50sqm gross internal floor area, the 2 bed 3 person apartments should be at least 61 sqm, the 2 bed 4 person apartments should be at least 70sqm, the 2 bed 4-person house should be at Least 79sqm, and the 3 bed 5 person houses should be at least 93sqm.

Location

The location of this proposed development is in a sustainable area close to all local amenities, including transport, education, health, and retail.

Wheelchair Accessibility

I would expect to see some of the units developed as being adapted to wheelchair accessible standards, or to a standard enabling those units to be adaptable in the future. The Housing Delivery Position Statement states at para 2.32 m) that 30% of the delivered homes are designed to meet Part M4 (2) of the Building Regulations

Julie Clark

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