

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/22/01231
Site Address:	Land at, Palk Road, Havant
Development:	Redevelopment of a brownfield site to include the provision of 4No. Apartment blocks comprising of 90No. residential dwellings (including 27 affordable units) (Use class C3 residential), parking, public open space, landscaping, and other associated works, including demolition of existing buildings on site, with access from Palk Road
Case Officer:	Arleta Miszewska
Comments by:	Julie Clark
Date of Comments:	14/02/2023

Housing:

Current adopted planning policy requirements Core Strategy policy CS9. 2, and the Havant Borough Housing SPD (July 2011), state 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 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 90 new dwellings (including affordable housing) consisting of a variety of apartment sizes ranging from 1 to 3 bedrooms and would need to provide 30-40% affordable housing onsite; this would equate to a **minimum** of 27 units. The applicants have confirmed that they intend to provide these 27 units.

The affordable housing mix proposed is:

Size	Affordable Rent	Shared Ownership	TOTAL
1B2P	10	2	12
2B3P	2	0	2
2B4P	5	5	10
3B5P	0	1	1
3B6P	2		2
TOTAL	19	8	27

This mix would be acceptable in terms of tenure split (approx. 70%/30% in favour of rented homes), and I pleased to see that many of the 2B3P apartments originally proposed have now been replaced with 2B4P homes which will better meet the current demand seen on our waiting list for 2-bedroom family homes. I also welcome the addition of 2 no larger 3B6P apartments and 5 homes suitable for residents with accessibility requirements.

Demand for affordable housing remains consistently high in the Havant borough; currently there are 1863 households registered on Hampshire Home Choice seeking accommodation in our area. Of these 840 are waiting for a one- bedroom home whilst a further 585 are waiting for two bedrooms and 366 for three bedrooms. In addition, 72 households are waiting for a larger family home with 4 bedrooms or more.

Demand for Shared Ownership/ Shared Equity homes is still strong with more than 900 households currently expressing an interest through the Help to Buy register in the Havant borough area.

A mixed provision of rented and low-cost home ownership properties will help meet this demand in a popular and very desirable location close to all local amenities including education, retail, and transport to Havant town and the wider area.

Julie Clark
14/02/2023