

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/01031
Site Address:	Land at Lower Road, Havant, Hants
Development:	Development of 50 dwellings together with access, landscaping, and open space.
Case Officer:	Daphney Haywood
Comments by:	Julie Clark
Date of Comments:	06/01/2021

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), and the governments Ministerial Statement published during the summer of 2016, mean that developments of 11 units or more would be required to provide 30-40% affordable housing on site; The Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036) was approved by the Council on 30/01/2019 but can be afforded limited weight at this time.

The demand for affordable housing remains high within Havant borough; as at 06 January 2021 there were 1632 households registered on Hampshire Home Choice seeking accommodation in our area, and of these 48% are seeking either 2, or 3-bedroom homes.

The applicants are proposing 15 (30% if the 50 units are realised) affordable units comprising of a mixture of 2, and 3 bedroom homes:

Bedroom size	Number of units	Size of units S q m
2 BH F1	3	79
2 BH F2	4	70
2 B Bung	4	62
3 BH	4	84
TOTAL	15	

HBLP 2036 at paragraph 6.3 requires all residential development to meet the nationally described space standard, or any subsequent Government standard.

The sizes of the affordable units have been increased since the last submission and now appear to meet those standards. The 2BH at 79sqm will accommodate 4 persons, whilst those at 70sqm will accommodate 3 persons. The 3-bedroom houses will be for 4 people, and the bungalows will suit a household with 3 persons as a maximum.

Taking account of the overall size of the site, and its access arrangements, I appreciate the applicants desire to keep household density in check and therefore accept this mix of house types.

The applicants have provided details of the location, and house type, however I cannot see any note of the proposed tenure split. I am satisfied that the affordable units are well distributed around the site, will be indistinguishable from the open market homes, and I would expect a 67/33 tenure split, Affordable or Social Rent/Shared Ownership, as this would satisfy the definition in Annex 2 of the NPPF which states that 10% (gross) of the total number of new homes, as part of the affordable provision, should be an "other affordable route to home ownership".

To address locally identified need the HBLP 2036 states that, as this site is 50 dwellings, 2% of the overall housing provision should be designed to meet the wheelchair accessible homes standard. This would equate to 1 of the 15 affordable homes proposed. I am happy to see several 2-bedroom bungalows included in the proposals as these could/could be made, accessible for tenants with mobility issues, or wheelchair users.

Once developed, and subsequently transferred to a Registered provider, the Affordable, or Social Rent homes will be required to be advertised through Hampshire Home Choice, and the weekly rental will be capped at Local Housing Allowance Rates at first, and every subsequent letting.

The Shared Ownership homes will be marketed through Help to Buy South, our local Help to Buy Agent, and will be available to those applicants registered as being eligible for this type of low-cost home ownership product.

The location of the development on; this area is served by buses that provide transport around the borough i.e. Havant where retail, medical, and educational opportunities are available, and this should help to create a mixed and well-integrated community.

Should this proposal eventually lead to development of the site Housing would support the application pending confirmation of the tenure of the affordable homes.

Julie Clark
Housing Manager (Development)
06/01/2021