

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00658
Site Address:	Former Electricity Board site, Bartons Road, Havant
Development:	Mixed-use development comprising 191 apartments and two drive-through restaurants, together with associated access, parking and landscaping
Case Officer:	David Eaves
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), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

The Pre-Submission Havant Borough Local Plan 2036 (HBLP 2036), which was approved by the Council on 30/01/2019, further reinforces this policy (see emerging Policy H2 / Affordable Housing) by setting out a requirement for 30% affordable housing on sites resulting in a net gain of 10 or more dwellings. This would equate to a minimum of 57 affordable units on this site.

In relation to tenure split of any agreed affordable housing the initial expectation would be an approximate 70%/30% split in favour of Affordable/Social Rented homes against Shared Ownership. In this proposal where 30% would be 57 units I would 40 rented units and 17 Shared Ownership units.

The residential element of applicant's proposal remains unchanged from the earlier submission and continues to propose a 100% flatted development consisting of:

	Flat- 1B1P 42sqm	Flat – 2B3P 63-69 sqm	Flat- 2B4P 74sqm	Total
Block A	57		7	
Block B	19	13		
Block C	92	3		
TOTAL	168	16	7	191

The applicants have submitted an amended viability challenge which I would expect to be referred to a third party for review, however, putting aside that viability challenge, and assuming that affordable housing delivery were being considered, the mix of housing proposed on this development would not meet the varied needs of those on our social housing waiting list due to the proposed over provision of very

small 1 bedroom units which would only meet the Nationally Described Space Standards for 1 person. In order to accommodate 2 persons, the 1-bedroom flats would need to be a minimum of 50sqm.

The demand for affordable housing remains high within Havant borough; as at 06/01/2021 there are 1632 active applications registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 775 are waiting for a one-bedroom home, 524 for a two bed, 262 for a 3 bed, and 71 for a 4+ bedroom home.

Although the number waiting for a 1-bedroom home represents the highest percentage on the waiting list the prospect of this level of density of the same type of accommodation in this development would not fit with the need to create a sustainable community in this area.

Waiting times on Hampshire Home Choice represent a significant number of years. Between April 2019 to March 2020, for Band 3 applicants the time between registration and nomination was an average of between 2 to 5 years depending on the property size required.

Moving forward Housing would not support this residential development proposal as it does not provide a sufficient mix of types and sizes of accommodation to meet the needs of the residents of Havant borough.

As previously noted the applicant has submitted an amended viability assessment which confirms that a 100% private housing development would still result (based on their own appraisal of the development) in a £1.625m shortfall, this is an additional £320K when compared to their earlier viability assessment so therefore I would once again question, in these uncertain times, why the applicants would consider this type of development as a suitable risk. If their view is that the market may change in their favour, then a further viability assessment would be required to review those new circumstances.

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