

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00735
Site Address:	Brent House, 12 Middle Park Way, Havant
Development:	Internal alterations resulting in increase in flats and studios from 26 units (41 persons) to 29 units (40 persons) including 1 x disabled person unit. Replacement of windows and doors on whole building, blue panels below some windows, removal of dwarf wall to front (west) elevation and replacement with 1.2m high round top fence and gate. Main entrance changed from west to east elevation. Alterations to doors and windows on east elevation. 3 x rain canopies to east elevation. Replacement bin store. Alterations to car park. Alterations to landscaping. Installation of 2 x smoking canopies and 1 covered cycle store. New timber fencing. Installation of 4 x CCTV camera points.
Case Officer:	
Comments by:	Julie Clark
Date of Comments:	17/11/2020

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) on sites resulting in a net gain of 10 or more dwellings, by setting out a requirement for 30% affordable housing, on sites outside of Havant, Waterlooville, and Leigh Park town centres; and 20% affordable housing requirement on sites within Havant, Waterlooville, and Leigh Park town centres (as defined through Policies KP1, KP2, and KP4).

The applicants have confirmed in their Design and Access statement at paragraph 1 on page 3 that:

'The existing building provides self-contained supported housing with individual flats and bedsits for couples and single homeless people. Transfer of the building's ownership and management is imminent, and the new owners intend to continue with the provision of the same or similar services to local homeless people. The use of the building will therefore not be altered by the proposals'

The prospective new owners are a Registered Provider of affordable housing and I anticipate that all units will be let at an affordable rent.

Policy H5 of Havant's Pre-submission Local Plan 2036, at para 6.48, states that all specialist housing provision within the built-up area should meet any identified unmet need in the local area proposed for development, and the location must be appropriate having regard to access to facilities, services and public transport.

The number of homelessness applications in the Havant area always outstrips the supply of affordable accommodation available so this proposal by the applicants to reinstate this vital supported housing resource is very welcome. The site's location is well placed to enable any new residents to have use of local services, facilities, and maintain useful family links. In addition, there are good transport links to the town centre of Havant and beyond.

In summary Havant Borough Council Housing would strongly support this application for much needed supported housing for those suffering homelessness in our area.

Julie Clark
Housing Manager (Development)
17/11/2020.