

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00933
Site Address:	9 East Street, Havant, Hampshire PO9 1AA
Development:	Demolition of existing retail unit, and construction of 10 supported living units, use class C2.
Case Officer:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	12/11/2020

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, Waterloo, and Leigh Park town centres; and 20% affordable housing requirement on sites within Havant, Waterloo, and Leigh Park town centres (as defined through Policies KP1, KP2, and KP4). As this site is within Havant town centre, this would normally equate to a minimum of 2 affordable units on this site. However, as this application proposes Class C2 use, no affordable housing would be required to be secured through legal agreement.

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.

Although the applicants have not specified the particular client group who would be the end users of this scheme, and affordable housing is not a requirement for this development proposal, it is worth noting that the councils waiting list, Hampshire Home Choice, currently (12/11/2020) has 1589 households registered for social housing. Of this 47% (752) have a 1 bedroom need, and of those, 30% (228) have stated that they have some kind of physical disability, sensory disability, learning difficulty, mental health issue, or drug & alcohol issues; often applicants have a combination of issues that challenge their lives.

This site's location, within walking distance of the town centre, is well placed to enable any new residents to have use of local services and facilities.

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

Julie Clark, Housing Manager (Development), 12/11/2020.