

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00363
Site Address:	The Coal Yard, 178A West Street, Havant PO9 1LR
Development:	Demolition of existing single storey structure and construction of a 3 storey building housing 20No. 1 bedroom 1- person apartments with integrated refuse and cycle storage for Havant Housing Association.
Case Officer:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	18/06/2020

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) 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 6 affordable units on this site.

Havant Housing Association's proposal is for a 100% affordable provision consisting of 20 specialist, Affordable Rented, apartments providing modern high-quality living conditions for people who have learning or mental health issues which is a form of development that Havant Borough Council would certainly support.

The proposed new homes range in size from 42.9sqm to a generous 49.5 sqm exceeding the minimum area required to comply with the Technical Housing Standards -Nationally Described Space Standards which is set at 39sqm for a 1-bedroom, single person apartment

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.

To support this new development application, needs analysis of homelessness data since April 2018 shows that approximately 14% of homelessness applicants report having mental health and /or learning disabilities. In addition, as of 18/06/2020 21% of applicants to Hampshire Home Choice, the councils waiting list state that they need support for mental health and /or learning disabilities.

In addition the 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)
18/06/2020