

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/00768
Site Address:	Land to rear of 15-27 Horndean Road, Emsworth
Development:	Development of 16 dwellings plus associated parking etc.
Case Officer:	Mrs L Wells
Comments by:	Julie Clark
Date of Comments:	09/09/2019

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; Havant Borough Council Draft Local Plan 2036 at policy H2 states that planning permission for residential development resulting in a net gain of 10 or more dwellings will be granted where:

- 30% affordable housing is provided on sites outside of Havant, Waterlooville and Leigh Park town centres; and 20% affordable housing is provided on sites within Havant, Waterlooville, and Leigh Park town centres.

This proposal for 16 dwellings meets this threshold so therefore would be expected to deliver at least 30% (5 units) affordable housing. A tenure split of approximately 70/30 in favour of Affordable Rented (with the remainder of the provision available as Shared Ownership homes), secured by a s106 agreement. Further discussions will need to be had to agree on the exact numbers of each tenure.

The demand for affordable housing remains high within Havant borough; as at 27th August 2019 there were 1722 households registered on Hampshire Home Choice seeking accommodation in our area and of these 822 are waiting for a one-bedroom home, 574 for a two bed, 256 for a 3 bed, and 70 for a 4+ bedroom home.

The applicants are proposing a mixture of 2, 3, and 4-bedroom homes on the site:

Tenure	1-bed	2-bed	3-bed	4-bed+	Total
Affordable	0	4	1	0	5
Private	0	2	7	2	11
Total	0	6	8	2	16

I am pleased to see that the applicants intend to develop new homes that meet the nationally Described Space Standards, however I would like them to consider including a 4 bed within the affordable provision. Hampshire Home Choice has 70 households waiting for this size property and although these larger homes have a lower demand, the waiting time is longer due to them being in much shorter supply than other sizes of affordable homes.

Once developed, any Affordable Rent homes will be required to be advertised through Hampshire Home Choice, and the weekly rental will be required to be capped at Local Housing Allowance Rates.

Any 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 in just outside of Emsworth is an area served reasonably well by buses that provide transport around the borough i.e. into Emsworth & Havant town centres 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 exact number, type, size, and tenure of the affordable homes that will form the 30% affordable units.

Julie Clark
Housing Manager (Development)
09/09/2019