

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/01166
Site Address:	Former site of Colt International Ltd, New Lane, Havant, PO9 2LY
Development:	Reserved matters application following Outline Planning Permission APP/18/00244 relating to access, appearance, landscaping, layout and scale for residential development of 95 dwellings and discharge of requirements of conditions 15 (vehicular access points) and 16 (pedestrian and cycle links).
Case Officer:	DAVID EAVES
Comments by:	Julie Clark
Date of Comments:	12/05/2020

Housing:

This Reserved Matters application concerns proposals for residential development of 95 new dwellings consisting of 1,2, 3, and 4-bedroom homes

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that new residential developments of this size 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, but at this time carries limited weight, 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. However, the requirement is 20% in the town centres of Havant, Waterloo, and Leigh Park.

To address locally identified need the HBLP 2036 states that, as this site is over 50 dwellings, 2% of the overall housing provision should be designed to meet the wheelchair accessible homes standard.

The proposals for the 95 dwellings comprise of:

Total units	Beds	Persons	House or Apartment	% of overall site
2	1	2	A	2
11	2	3	A	12
19	2	4	A	20
21	2	4	H	22
37	3	5	H	39
5	4	7	H	5
95				100

Table 1

Since the outline application ref number APP/18/00244 the number of proposed units has reduced from 99 to 95, and the overall housing mix differs significantly as can be seen by the table below which details what was stated in the previous submission:

Total units	Beds	House or Apartment	% of overall site
29	1	A	29
30	2	A	31
17	2	H	17
19	3	H	19
4	4	H	4
99			100

Table 2

The demand for affordable housing remains high within Havant borough; as of 12th May 2020, there are 1617 households registered on Hampshire Home Choice seeking accommodation in our area and of these 761 are waiting for a one-bedroom home, 517 for a two bed, 269 for a 3 bed, and 70 for a 4+ bedroom home. Waiting times for Band 3 applicants for April 2018 to March 2019 are within the range of 3 to 6 years depending on the property size.

The applicants are now proposing a higher % (54%) of two-bedroom homes over the whole site which consists of both market and affordable homes: this increase is higher than I would expect to create a sustainable community in what is predominantly a family location.

In addition, the **affordable provision** has been significantly amended in this submission. The applicants are now proposing:

Total units	Beds	Persons	House or Apartment	% of Affordable provision
2	1	2	A	6
10	2	3	A	29
18	2	4	A	53
2	2	4	H	6
2	3	5	H	6
34				100

Table 3

This illustrates that 88% (30 of the 34 units) of the **affordable provision** consists of two- bedroom homes, and of these 30 units over 93% (28 units) are apartments. Even though the apartments do differ in size, and therefore could accommodate either up to a 3 or 4-person household, the proposed number of two- bedroom homes is not acceptable. It does not meet current policy requirements, or the need

as demonstrated by the current waiting list figures. **There will need to be re-consideration of the affordable provision;** there needs to be a decrease in the number of 2-bedroom apartments, and an increase in the number of 1- bedroom apartments, and 2 and 3- bedroom houses. Additionally, I would expect to see at least one 4-bedroom home available for Affordable/Social Rent to help meet local housing need.

The applicants, in the submitted Affordable Housing Statement, say that this latest mix has been derived from early engagement with the councils housing enablement team. However, discussions at the time of the Outline application, back in 2018, were based around the originally proposed overall housing mix (see table 2). Suggestions, as detailed below, were made to aid the applicants in producing a mix that would meet local needs:

Unit type	Number
1 Bed flat	10
2 Bed flat	10
2 Bed- house	7
3 Bed- house	7
4 Bed- house	1
TOTAL	35

Table 4

As already noted, both the overall, and consequently the affordable mix, has now been significantly amended.

The applicants responded to this original consultation response in February 2020 quoting the PUSH SHMA (Affordable) analysis.

This states requirements as follows:

<i>1 Bed</i>	<i>41.6%</i>
<i>2 Bed</i>	<i>36.0%</i>
<i>3 Bed</i>	<i>19.6%</i>
<i>4 Bed</i>	<i>2.8%</i>

Unfortunately, the applicants do not appear to have amended the mix of the affordable provision in line with this. Therefore, I must re-iterate that their current proposed mix for the affordable units that will, the details of which will form part of the s106 legal agreement, are not acceptable.

The location of the development is near to local services (bus transport, retail, medical, and educational), and for this reason I would expect the affordable provision to include all the sizes and types of home as all household types from single people through to larger families,

The proposed tenure mix, of around a 70/30 in favour of affordable rented homes, is acceptable.

The final affordable mix will be required to be agreed with the Council and will form part of the S106 agreement.

I am very pleased to see that the applicants will be constructing these homes to lifetime Homes standards and that a lift will be provided to enable those residents, or their visitors, with mobility issues to access the new homes.

Julie Clark
Housing Manager (Development)
12/05/2020
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