

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00251
Site Address:	North Street Arcade, Havant PO9 1BX
Development:	Construction of 30 No. one and two- bedroom apartments in a part 2 and a half / part 4 storey extension fronting onto Prince George Street together with the provision of infill flexible use (Classes A1/A2/A3) town centre commercial units to North Street frontage following the demolition of existing 1 and 2 storey retail development to rear.
Case Officer:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	16/04/2020

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.

The proposals comprise of residential development that will include 30 no 1 and 2-bedroom apartments so I would expect at least 9 units to be designated as affordable homes.

Within their planning submission the applicants have included an Affordable Housing Viability Report which concludes:

'The appraisal shows a deficit of -£541,957 and clearly no surplus is generated to support any affordable housing provision. It is therefore clearly evident the development is unable to viably support any affordable housing provision'

I would expect that this report will be referred, at the applicants cost, to a third party for review.

It is very disappointing that this proposal may not include an element of affordable homes as the demand remains consistently high within Havant borough; as of 31st March 2020, there were 1588 households registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 749 are waiting for a one-bedroom home, 512 for a two bed. Because of the high numbers of applicants to the scheme, and the short supply of affordable homes, waiting times on Hampshire Home Choice represent a significant number of years. Between April 2019 to March 2020, for Band 3 applicants, the time between registration and nomination was an average of between 3 to 4 years depending on the property size.

Julie Clark
Housing Manager (Development) 16/04/2020