

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/01226
Site Address:	West of Coldharbour Farm Road
Development:	Construction of 44 dwellings with access, open space, landscaping and associated works. I
Case Officer:	Lesley Wells
Comments by:	Julie Clark
Date of Comments:	13/02/2020

Housing:

This Reserved Matters application concerns proposals for residential development of 44 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, Waterlooville, and Leigh Park.

The proposals for the 44 dwellings comprise of:

Total units	Beds	Persons	House or Apartment	% of overall site
6	1	2	A	14
16	2	4	H	36
21	3	5	H	48
1	4	6	H	2
44				100

The demand for affordable housing remains high within Havant borough; as of 13th February 2020, there are 1624 households registered on Hampshire Home Choice seeking accommodation in our area and of these 772 are waiting for a one-bedroom home, 532 for a two bed, 251 for a 3 bed, and 69 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 proposing 30% affordable housing which equates to 13.2 units; 13 units will be on site and the 0.2 of a unit will be secured by way of a financial contribution. This proposal is acceptable.

The affordable housing would be expected to provide a mixture of tenures with approximately a 70/30 split in favour of rented homes over Shared Ownership homes and a suggested mix could be:

Beds	A/Rent	S/Ownership	House or Apartment
1	4	2	A
2	3	1	H
3	2	1	H
	9	4	

The location of the development is near to local services (bus transport, retail, medical, and educational), and for this reason I am happy that the applicants are proposing a development that includes a variety of types and sizes of accommodation to suit single people through to larger families.

I am pleased to see that the applicants will be constructing the 2- bedroom homes to accommodate up to 4 persons, and the 3- bedroom homes up to 5 people. I would be grateful if the applicants would consider the possibility of providing 3- bedroom 6- person homes, and allowing for the ground floor 1- bedroom apartments to be suitable for applicants with mobility needs.

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

Julie Clark
Housing Manager (Development)
13/02/2020