

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/00007
Site Address:	Camp Field, (land to the west of Havant Crematorium), Bartons Road, Havant, Hants
Development:	Outline Application for access with all other matters reserved, for up to 72 new homes plus associated green infrastructure including community orchard
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	27/08/2019

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 states that town centres should be able to include 20% affordable housing.

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 22 (30% of the 72 units proposed) affordable units comprising of a mixture of 2 and 3-bedroom homes:

Bedroom size	Number of units
2	16
3	6
TOTAL	22

I note from the Master Plan 089 PL 05 J, and the Affordable Housing Plan that the latest proposal includes 3 No 1-bedroom apartments, one in each of the three blocks throughout the development. The blocks look to be included in the affordable provision. As there do not appear to be any 1-bedroom homes stated in the affordable unit schedule I would like confirmation as to whether any should be included?

I would also like confirmation of how the 2-bedroom provision is made up- houses, and apartments.

If possible, I would like to see a small number of the ground floor flats made accessible for tenants with mobility issues, or wheelchair users.

The current Design & Access Statement would appear to still contain the original Schedule of Accommodation showing a 79-unit site.

As shown above the demand for larger 4+ bedroom homes is the lowest on the list, however this size of property also has the lowest supply, consequently the wait can be extremely long and can result in overcrowding situations that can have detrimental effects on all household members. To help meet this need I always request that any potential development includes at least one 4-bedroom home as part of its affordable provision. The previous proposals for this application included a 4 bed, however I note that this has been removed from this latest submission. I would expect to see this larger property included to help meet the assessed needs of the borough.

The applicants have provided details of the location, and house type, of the affordable units; I am satisfied that they are reasonably well distributed around the site, and will be indistinguishable from the open market homes. They do however need to provide the tenure split which I would expect to be around a 70/30 split Affordable Rent/Shared Ownership; this will help meet the affordable housing needs of the borough.

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

The 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 on Bartons Road is close to West Leigh; this area is served by buses that provide transport around the borough i.e. Havant 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.

Julie Clark
Housing Manager (Development)
27/08/2019