

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/19/00281
Site Address:	Land adjacent to Woodcroft Primary School, Woodcroft Lane, Waterloooville, PO8 9QD
Development:	Reserved Matters for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue.
Case Officer:	Mrs D Haywood
Comments by:	Julie Clark
Date of Comments:	12 th April 2019

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), the governments Ministerial Statement published during the summer of 2016, the Local Plan Housing Statement, and the emerging Havant Borough Local 2036 mean that developments of 11 units or more would be required to provide 30-40% affordable housing on site; the draft HBLP 2016 includes an emerging affordable housing requirement of 20% on sites that sit within town/local centres.

However, at this stage, the new plan carries more limited weight, so I would expect this proposal to deliver the current minimum 30% affordable housing requirement which equates to 13 units if 43 units are ultimately delivered.

Demand for affordable housing in the Havant area continues; as at 12/04/2019 there are 1585 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over 50% are waiting for a one-bedroom home whilst a further 532 are waiting for two bedrooms. 223 require three bedrooms, and 66 households need 4 or more bedrooms.

The applicants, The Guinness Partnership, have confirmed that they intend to provide 100% affordable homes, and discussions to date have agreed the following mix:

Size	Social Rent	Shared Ownership	TOTAL
1BFlat	4		4
2BFlat	2		2
2BHouse	5	8	13
3BHouse	4	13	17
4BHouse	4	4	8
TOTAL	18	25	43

I am very pleased that the housing association have taken advantage of the funding available from the government to provide Social Rents as these will be more affordable for our applicants with lower incomes.

I am also very happy that a number of 4-bedroom homes feature in the proposals as this size of unit becomes available rarely and these units, once developed, will make a difference to the waiting time for our larger families.

This development it will help to improve the supply of this very limited resource and at the same time help towards the overall housing numbers required by the Borough. The homes will provide much needed accommodation in a popular, desirable location with excellent links to transport, education and amenity facilities.

The affordable homes will be advertised by Havant Borough Council through Hampshire Home Choice; our sub regional choice based lettings scheme and a Community Lettings Plan would be suggested to the Registered Provider with the aim of creating a sustainable community.

Julie Clark
Housing Manager (Development)
12/04/2019