

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/18/00672
Site Address:	Land off Westward Close, Emsworth
Development:	Proposed residential development for 36 dwellings
Case Officer:	Daphney Hayward
Comments by:	Julie Clark
Date of Comments:	01/02/2019

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 1st February 2019 there were 1691 households registered on Hampshire Home Choice seeking accommodation in our area and of these 837 are waiting for a one-bedroom home, 571 for a two bed, 219 for a 3 bed, and 64 for a 4+ bedroom home.

The applicants are proposing 11 (30.6) Affordable units comprising of a mixture of 1, 2, 3, and 4-bedroom homes:

Bedroom size	Number of units	Internal area sqm
1	4	52
2	3	71
3	3	94
4	1	99

As shown above the demand for the 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 am very pleased to see that the applicants have included a 4 bed Affordable Rent property within their proposals.

The applicants have provided details of the location, and house type, and tenure of the Affordable units, and I am satisfied that they are well distributed around the site, will be indistinguishable from the open market homes, and that the 64/36 tenure split, Affordable Rent/Shared Ownership, will help meet the affordable housing needs of the borough.

If possible, I would like to see at least one of the ground floor 1-bedroom flats made accessible for tenants with mobility issues, or wheelchair users.

The location of the development is close to Emsworth village centre with its services (bus transport, retail, medical, and educational), and this should help to create a mixed and well-integrated community.

Julie Clark
Housing Manager (Development)
01/02/2019