

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/18/01033
Site Address:	Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works.
Development:	Land East of, Castle Avenue, Havant
Case Officer:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	08/03/2019

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 limited weight, so I would expect this proposal to deliver the current minimum 30% affordable housing requirement unless a robust and transparent viability assessment concludes that this % is unachievable.

The applicants are proposing 69 residential units comprising 2, 3, and 4-bedroom homes. To comply with the minimum affordable housing requirement the applicants have confirmed that they intend to provide 20 affordable housing units:

Bedrooms	Shared Ownership	Affordable Rent	Total
2	3	9	12
3	3	4	7
4		1	1
Total	6	14	20

This housing mix differs very slightly from the previous proposals; the applicants have substituted a 3-bed unit with a 2-bed unit, however this change along with some small amendments to the site layout are acceptable.

I am pleased to see that the proposals represent a 70/30 tenure split Affordable Rent/ Shared Ownership, and that all the units are houses.

The demand for affordable housing remains high within Havant borough; as at 11th March 2019 there were 1635 households registered on Hampshire Home Choice seeking accommodation in our area and of these 549 are waiting for a two-bedroom home, 217 for a 3-bed, and 63 for 4 or more bedrooms. If this proposal were to proceed to subsequent development and delivery, it would provide much needed accommodation for families in our borough. With its proximity close to local amenities in Havant and Emsworth this is a very desirable location and should prove popular with the housing register applicants.

In summary Housing would support the development proposals outlined by the applicant.

Julie Clark
Housing Manager (Development)
11/03/2019