

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/18/00453
Site Address:	Land South of Bartons Road
Development:	Reserved matters application following outline permission APP/15/01435 to layout, scale, appearance and landscaping for 175No. dwellings (including 53 affordable homes) comprising 5 x 1 bed flats, 18 x 2 bed flats, 28 x 2 bed houses, 84 x 3 bed houses and 40 x 4 bed houses; play area and public spaces, roads, footways, cycleway, and drainage features.
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	27/07/2018

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; plus, town centres should be able to include 20% affordable housing.

The applicants are proposing 175 residential units comprising 1, 2, 3 and 4-bedroom homes, and have detailed their intention to provide 53 affordable units with the following mix:

Size	Number
1 bed flat	5
2 bed flat	18
2 bed house	8
3 bed	18
4 bed	4
TOTAL	53

The applicants have confirmed that of these 53 affordable units, 35 will be for Affordable Rent and 18 will be for Shared Ownership which represents an acceptable 66/34 % split in favour of the rented homes.

I am also very pleased to see that several 4-bedroom homes are included in the affordable rented provision; this will help meet the housing needs of the borough; currently applicants requiring 4 bedrooms are waiting on average 8 years 8 months for an offer of accommodation through the housing register.

The demand for affordable housing remains high within Havant borough; as at 16th July 2018 there were 1798 households registered on Hampshire Home Choice seeking accommodation in our area and of these 868 are waiting for a one-bedroom home, 628 for a two bed, 234 for a 3 bed, and 68 for a 4+ bedroom home.

Julie Clark
Housing Manager (Development)
27/07/2018