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:	20/02/2019

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 20th February 2019 there were 1722 households registered on Hampshire Home Choice seeking accommodation in our area and of these 850 are waiting for a one-bedroom home, 580 for a two bed, 2223 for a 3 bed, and 64 for a 4+ bedroom home.

The applicants are proposing 24 (potential 36.11% if 72 units are realised) affordable units comprising of a mixture of 2, 3, and 4-bedroom homes:

Bedroom size	Number of units
2	16
3	7
4	1
TOTAL	**24**

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; I am satisfied that they are well distributed around the site, will be indistinguishable from the open market homes, and that there will be a 70/30 tenure split, Affordable Rent/Shared Ownership; this will help meet the affordable housing needs of the borough.

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 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)
21/02/2019