

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/ 00774	
Site Address:	Land north of Havant Road and west of Selangor Avenue, Emsworth	
Development:	Erection of 147 dwellings, with associated parking, access, landscaping, and surface water drainage, pumping station and substation	
Case Officer:	Daphney Haywood.	
Comments by:	Julie Clark	
Date of Comments:	15/02/2018	

Housing: The proposal is for a total of 147 residential dwellings in a variety of sizes including 1 and 2 bedroom apartments, plus 2, 3 and 4 bedroom houses and coach houses.

This proposal is would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing on site; this would equate to a minimum of 44.1 units on this site which would be secured via a section 106 agreement.

The applicants will need to confirm that they intend to meet the 0.1 additional obligation by means of a financial contribution.
When this approach is confirmed the calculation for this contribution will follow the methodology referred to at Appendix A of the Havant Borough Council Housing SPD July 2011.

The applicants have suggested a tenure mix for the affordable which consists of:

Bedrooms	Affordable Rent	Shared Ownership	Discounted Market Homes (Starter Homes)	TOTAL
2	19	7	7	33
3	3	4	4	11
TOTAL	22	11	11	44

The Government White Paper published in February 2017 suggests changes to the NPPF that will amend the definition of affordable housing to include Starter Homes and Discounted Market Sales (DMS) Housing. I believe these are two distinct products with differing regulations. Previously the applicants had agreed to develop DMS units as part of the overall Affordable provision and this is reflected in s106 agreement; however I notice that the applicants are now referring to just Starter Homes in their Amended Affordable Housing Statement and I would ask for some clarification on this matter.

Demand for affordable housing remains high in the Havant borough; currently there are 1763 households registered on Hampshire Home Choice seeking accommodation in our area. Of these 631 are waiting for two bedrooms, 2019 for 3 bedrooms.

The Affordable Rented homes will be available to those applicants registered on Hampshire Home Choice (HHC) with a local connection to the Havant Borough. It is expected that Havant Borough Council receive 100% nomination rights to the proportion of the provision that is available as rented accommodation. Shared Ownership units will be expected to be allocated through Help to Buy South.

Should this application proceed to final 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.

Principle of Development: Housing supports this development pending confirmation of tenure mix with regards to Starter Homes/ Discounted Market Sales Homes.

JC/15022018