

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/17/00358
Site Address:	Land west of Horndean Road and south of Southleigh Road
Development:	Application for approval of matters reserved under outline permission APP/14/00547 (layout, scale, appearance and landscape) for development comprising 125 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a water retention area. Land west of Horndean Road and south of Southleigh Road
Case Officer:	Mr L Oliver
Comments by:	Julie Clark
Date of Comments:	2 nd August 2017

Housing: The proposal is for development of 125 new dwellings and associated car parking, amenity space, garages, internal road and pathways, drainage and landscaping.

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 38 units (rounded up from 37.5) on this site which would be secured via a section 106 agreement. I am pleased to see that the this RM application provides an acceptable tenure split as the submitted Planning Statement confirms that the applicants intend to deliver the required number of units and that tenure will be Affordable Rent (26 units) and Shared Ownership (12 units) which represents a 68.5/31.5 split.

Tenure of Affordable Housing	2 bed	3 bed	4 bed	Total
Affordable Rent	20	4	2	26
Shared Ownership	8	4	0	12
Total	28	8	2	38

The affordable housing mix is still dominated by two bedroom properties and although I appreciate the applicants comments regarding the proportions stated within the 2014 Strategic Housing Market Assessment (SHMA), this large number of 2 bedroom homes is still a cause for concern as they are provided in lieu of 1 bedroom properties.

Demand for affordable housing remains high in the Havant borough; currently there are 1757 households registered on Hampshire Home Choice seeking accommodation in our area and of these over half (864) are waiting for a one bedroom home (plus 612 for two bedrooms, 211 for 3 bedrooms and 62 for 4+ bedrooms). This is a very significant proportion of applicants and the provision stated above will not help to meet this demand; I would prefer to see a small number of 1 bedroom houses included in the scheme as this developer has done on other sites within the Borough.

Many applicants are looking to downsize and movement to smaller accommodation would free up larger affordable homes that can be used more effectively by providing accommodation for our applicant families.

Should this application proceed to final development it will help to improve the supply of both market and affordable homes in the Borough.

Principle of Development: Housing supports this development pending confirmation of a final affordable housing mix.

JC/02082017.