

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/17/00863
Site Address:	Southleigh Park, Havant. Hants
Development:	Proposed residential development for 90 dwellings
Case Officer:	Mrs R Mc Murray
Comments by:	Julie Clark
Date of Comments:	25th September 2017

Housing: The proposal is for a residential development of 90 units comprising of a mix of 1, 2, 3, and 4 bedroom homes:

Current planning policy requirements Core Strategy policy CS9. 2 mean that this proposal would need to provide 30-40% affordable housing on site; this would equate to a minimum of 27 units with a tenure split of around 70/30 Affordable rented/ Shared Ownership; these units would be secured via a section 106 agreement.

I note that the applicants have submitted a viability assessment which states that in their opinion there is no opportunity to provide affordable housing due to the costs of developing the site. This assessment has been referred to a third party for scrutiny at the developers cost and negotiations around affordable housing will be informed by the subsequent report.

Demand for affordable housing remains high in the Havant borough; currently there are 1711 households registered on Hampshire Home Choice seeking accommodation in our area and of these 839 are waiting for a one bedroom home, 596 for two bedrooms, 212 for 3 bedrooms.

Principle of Development: Housing would support the principle of this development pending future confirmation of the affordable provision either by way of on site units or a financial contribution following negotiations based on the findings of the third party assessment.

Julie Clark
Housing Manager (Development)
25/09/2017.