

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 161 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:	06/04/2017	

Housing: The proposal is for a total of 161 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 48.3 units on this site which would be secured via a section 106 agreement.

The applicants have submitted an Affordable Housing Statement in which they confirm that they propose to meet this obligation by providing 48 units onsite and a financial contribution to cover the additional 0.3 of a unit, and to agree the tenure split during the determination of the planning application. This approach is accepted and 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
1	3	0	0	3
2	17	6	3	26
3	4	6	9	19
TOTAL	24	12	12	48

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 Housing. I believe these are two distinct products with differing regulations. I would ask the applicants to confirm which tenure they intend to provide.

As yet the amendments have not been made so it will be for the Council to confirm that they are willing to accept this tenure mix in advance.

The applicants state that they have already agreed terms with First Wessex, a Registered Provider, to provide the Affordable Rented and Shared Ownership homes.

Demand for affordable housing remains high in the Havant borough; currently there are 1755 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 582 are waiting for two bedrooms, 203 for 3 bedrooms and 67 for a 4+ bedroom home. Many of these are looking to downsize so the inclusion of a number of 1 bedroom homes in the development proposals is a welcome one. Movement to smaller accommodation would free up larger affordable homes that can be used more effectively by providing accommodation for our applicant families.

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/06042017