

## PRE-PLANNING APPLICATION RESPONSE OF HOUSING

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|--------------------------|---------------------------------------------------|
| <b>Application No:</b>   | APP/17/00863                                      |
| <b>Site Address:</b>     | Southleigh Park, Havant. Hants                    |
| <b>Development:</b>      | Proposed residential development for 90 dwellings |
| <b>Case Officer:</b>     | Mrs R Mc Murray                                   |
| <b>Comments by:</b>      | Julie Clark                                       |
| <b>Date of Comments:</b> | 8th 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.

I am pleased to see that the applicants have included 15 units for affordable housing in their submission in the following acceptable mix of housing sizes:

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)**  
**08/09/2017.**