

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/24/00246
Development:	Outline application following demolition of the existing bungalow and commercial property; construction of 22 one- and two-bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.
Site Address:	Unit 1, Victoria Road, Waterloooville, PO7 7ET
Case Officer:	Arleta Miszewska
Comments by:	Julie Clark
Date of Comments:	6th June 2024

Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

However, following the withdrawal of the previous Havant Borough Local Plan from Examination earlier this year, the council has produced a Housing Delivery Position Statement March 2022 for the purpose of setting out how planning applications for housing not in accordance with the Development Plan will be considered in the context of the Council's current five-year housing land supply and Housing Delivery Test measurement.

This statement confirms that developments of 10 dwellings or more will be expected to provide a minimum of 30% affordable housing **outside** of Havant, Waterloooville, and Leigh Park town centres: and 20% affordable housing on sites **within** Havant, Waterloooville, and Leigh Park town centres.

This application proposes 22 new dwellings consisting of 1- & 2-bedroom apartments.

Bedrooms	Number
1	8
2	14
TOTAL	22

The applicants have stated within their Planning Statement at para 8.23 that they will provide 29 units including 8 affordable units. I would appreciate confirmation that this will be amended to reflect these new application proposals.

Demand for affordable housing remains consistently high in the Havant borough; currently, as of 06/06/2024, there are 1649 households registered on Hampshire Home Choice seeking rented accommodation in our area. Of these 686 are waiting for a one- bedroom home, 552 are for two bedrooms, 341 for 3 bedrooms, and a total of 70 households are waiting for 4+ bedrooms.

These new affordable homes will help meet this demand in a very sustainable location close to all local amenities, including retail, medical, and transport.

In principle Housing would support this residential proposal pending confirmation of the number of affordable units.

Julie Clark

Accommodation Solutions & New Developments Manager

06/06/2024.