

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/22/00669
Site Address:	Land at Kingscroft Farm. Adjacent to Ridgeway & Marples Way, Havant.
Development:	Outline planning application with all matters reserved (except for access) for the development of up to 140 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.
Case Officer:	Mrs L Wells
Comments by:	Julie Clark
Date of Comments:	12/09/2022

Housing: The proposal is for up to 140 new dwellings, including affordable housing.

This proposal would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing onsite; this would equate to a **minimum of 42 units**. The applicants have stated that they intend to provide a policy-compliant level of affordable housing, as well as a suitable mix of tenures and home sizes to cater to local needs, the details of which will be confirmed at Reserved Matters stage. In addition, they have specified the importance of avoiding a concentration of affordable housing to enable the creation of a sustainable, mixed community.

The Councils requirement is that the tenure of the affordable housing would be expected to be a 70% of rented homes, either Affordable or Social Rent, and 30% Shared Ownership.

It is important that the affordable provision contains a variety of sizes and types of home including those for larger families. This outline application does not detail what type of dwellings will make up the 140 homes, however I would expect to see both houses and apartments, with the affordable homes to be a proportion of both. I would like to see some of the affordable homes designed to accommodate those with mobility issues.

Demand for affordable housing remains consistently high in the Havant borough area with waiting times running into a significant number of years; currently there are 1850 households registered on Hampshire Home Choice seeking accommodation in our area. Of these 839 are waiting for a one- bedroom home whilst a further 577 are waiting for two bedrooms and 361 for three bedrooms. In addition, 73 households are waiting for a larger family home with 4 bedrooms or more. We continue to see a steady increase in the number of households registering with the scheme. Demand for Shared Ownership/ Shared Equity homes remains consistent with currently over 900 households expressing an interest in the Havant borough area.

A mixed provision of rented and low-cost home ownership properties will help meet this demand in a popular and very desirable location close to all local amenities including education, retail, and transport into Havant, and the wider area.

Principle of Development: Housing would support the principle of this development pending confirmation affordable housing mix.

Julie Clark- 12/09/2022