

PLANNING APPLICATION RESPONSE OF HOUSING

Application number:	APP/21/00678
Site Address:	Camp Field (land to the west of Havant Crematorium), Bartons Road, Havant.
Development:	Application for Reserved Matters Approval pursuant to Outline Planning Permission APP/19/00007 for the layout, scale, appearance, and landscaping of 70 dwellings and associated works. Request for approval of details pursuant to Conditions 5 (Arboriculture); 7 (landscaping); 8 (drainage); 10 (boundary treatments); 13 (levels); 15 (highways); 17,18 and 19 (archaeology); 21 and 32 (lighting).
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	25/04/2022

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.

The applicants have confirmed that the affordable provision will be 21 units with 15 available for rent, and 6 for Shared Ownership. This meets our policy requirements for a minimum of 30% to be provided as affordable housing and for a 70/30 tenure split in favour of rented units and helps meet the current demand from applicants to Hampshire Home Choice (HHC), the councils waiting list; as at 25/04/2022 there were 1774 active households seeking accommodation in our area. Of these 785 are waiting for a one-bedroom home, 565 for a two bed, 353 for a 3 bed, and 71 for a 4+ bedroom home.

The housing mix submitted is:

Bedroom size	Rented	Shared Ownership	TOTAL
1	6		6
2	8	1	9
3	0	5	5
4	1		1
TOTAL	15	6	21

Generally, the sizes of each individual house type detailed within the affordable provision is acceptable as they meet or exceed those noted within the nationally described space standards.

The applicants have provided a Private Garden Area Layout which suggests: 14.6, 15.2, 13.3 and 35.7sqm respectively of garden area for the four Bromsgrove homes. The applicants appear to be considering these units as flats. Please can I have clarification on why these are not houses which would normally require private outside space of between 20 and 50 square metres.

The location of the affordable housing is on the extremities of the site in two distinct groups; however, this is a small development and as the applicants have said in their Planning and Affordable Housing Statement, this arrangement fully integrates the affordable housing with the private accommodation, whilst providing clusters of accommodation that can be appropriately managed by the chosen registered provider (RP).

Havant Borough Council Housing would support this application for much needed affordable housing in our area, but would like confirmation of:

- The designation of plots 69-70 as flats rather than houses.
- Whether plots 29-32 would be suitable for tenants with mobility issues.

Julie Clark
Housing Manager (Development)
25/04/2022.