

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/01451
Site Address:	Southleigh Park, Havant. Hants PO9 2PE
Development:	Proposed residential development for 90 new dwellings
Case Officer:	S Weaver
Comments by:	Julie Clark
Date of Comments:	2nd March 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 Submission Havant Borough Local Plan 2036 (HBLP 2036), which was approved by the Council on 30/01/2019, further reinforces this policy (see emerging Policy H2 / Affordable Housing) by setting out a requirement for a minimum of 30% affordable housing on sites resulting in a net gain of 10 or more dwellings.

This proposal is for a residential development of 90 units comprising of a mix of 1, 2, 3, 4-bedroom homes so would therefore be expected to provide a minimum of 27 affordable units with a tenure mix of approximately 70%/30% split (rented/Shared Ownership) in favour of Affordable/Social Rented homes.

I understand that the applicants have submitted a viability assessment which concludes that this development would be incapable of providing any affordable housing due to the complexities of delivery in this location.

I would expect Havant Borough Council to instruct the applicants to cover the cost of having this viability assessment independently reviewed for our purposes.

Demand for affordable housing remains consistently high in the Havant borough so it is extremely disappointing that this site appears to be unable to support these badly needed homes for our residents. Currently there are 1782 households registered on Hampshire Home Choice seeking rented accommodation in our area and of these 808 are waiting for a one-bedroom home, 566 for two bedrooms, 339 for 3 bedrooms, 69 for 4 or more bedrooms. In addition, a further 900+ households are registered with our Help to Buy Agency expressing interest in purchasing a low cost home ownership product in our area.

Julie Clark
Housing Manager (Development)
02/03/2022.