

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/00347
Site Address:	Purbrook School Former Playing Fields, Stakes Road, Waterlooville.
Development:	Erection of 26 residential units with associated works, access, parking, and landscaping.
Case Officer:	David Eaves
Comments by:	Julie Clark, Housing manager (Development)
Date of Comments:	24/10/2016

Housing: The proposal is for 26 residential dwellings comprising 2, 3, and 4 bedroom houses of various sizes.

This proposal would appear to comply with Core Strategy policy CS9. 2 by providing 30-40% affordable housing **on-site**; this would equate to a minimum of 7.8 units.

The applicants have confirmed that this affordable housing obligation will be met by providing 7 units on site and making a financial contribution in lieu of the remaining 0.8 of a unit.

Pre-application discussions have taken place with the applicants and agreement regarding the tenure split of the affordable provision has been reached taking into account the lack of financially viable offers from a range of affordable housing providers. The applicants have confirmed that they have received a suitable offer for 5 Intermediate units and 2 Affordable Rent homes; these proportions of tenure are acceptable as are the locations of the units on the amended tenure layout.

Demand for affordable housing remains high in the Havant borough; currently there are 1900 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 615 are waiting for two bedrooms and 217 for three bedrooms. Many of these are looking to downsize which would in turn free up larger affordable homes that can be used more effectively by providing accommodation for families.

As at 1st October 2016 Help to Buy South, our regional Help to Buy Agency, had 940 households registered from the Havant area; 518 of these were seeking a 2 bedroom home and an additional 216 seeking 3 bedroom accommodation.

The mixed provision of 5 no. shared ownership and 2 no. rented homes will help meet this demand in a popular and very desirable location with good links to transport, health, education and amenity facilities.

Principle of Development supported by Housing.