

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00441
Site Address:	Land to the west of Hulbert Road, Havant.
Development:	Outline planning application with all matters reserved except access for the development of up to 100 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works
Case Officer:	Lesley Wells
Comments by:	Julie Clark
Date of Comments:	26th July 2021

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 up to 100 units, however as this is an outline application there are no details yet for the dwelling mix other than it will consist of apartments and houses as shown in the Concept Master Plan.

I would expect up to 30 of the new homes to be provided as affordable with a tenure mix of approximately 66% rented /33% Shared Ownership; the rented element should consist of Social Rent or Affordable Rent, or a mixture of both.

The site should deliver a mix of dwelling sizes. The affordable provision would need to replicate this and comprise of both apartments and houses to help meet the social housing needs of the borough.

Demand for affordable housing remains consistently high in the Havant borough; currently there are 1673 households registered on Hampshire Home Choice seeking accommodation in our area and of these 777 are waiting for a one bedroom home, 527 for two bedrooms, 303 for 3 bedrooms, and 66 for 4 bedrooms plus.

Average waiting times as calculated for the period 1st April 2020 to the 31st March 2021, for a household in a reasonable priority group, remain a significant number of years for all dwelling sizes.

1 bed – 2 years
2 bed flat – 4 years 2 months
2 bed house - 3 years
3 bed - 5 years 2 months
4+ bed - 7 years 6 months
55+ properties – 1 year 6 months

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

**Julie Clark
Housing Manager (Development) 26/07/2021**