

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:	18/08/2021

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 Submitted 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) on sites resulting in a net gain of 10 or more dwellings, by setting out a requirement for 30% affordable housing, on sites outside of Havant, Waterlooville, and Leigh Park town centres; and 20% affordable housing requirement on sites within Havant, Waterlooville, and Leigh Park town centres (as defined through Policies KP1, KP2, and KP4).

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.

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.

House type Bromsgrove, a 2 bed, 3-person home, is an unusual design as it appears to be a back-to-back house. I would be grateful if it could be confirmed whether it is intended that this style of property has any private garden space for each of the residents, and whether these properties would be suitable for tenants with mobility issues.

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:

- Private space arrangements around plots 29 to 32
- Whether plots 29-32 would be suitable for tenants with mobility issues.

Julie Clark
Housing Manager (Development)
18/08/2021.