

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/20/00658
Site Address:	Former Electricity Board site, Bartons Road, Havant
Development:	Proposed development of 175 apartments together with associated access, parking and landscaping.
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	25/10/2021

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 Pre-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 30% affordable housing on sites resulting in a net gain of 10 or more dwellings. This would equate to a minimum of 57 affordable units on this site.

In relation to tenure split of any agreed affordable housing the initial expectation would be an approximate 70%/30% split in favour of Affordable/Social Rented homes against Shared Ownership. In this proposal where 30% would be 57 units I would 40 rented units and 17 Shared Ownership units.

The residential element of applicant's proposal is now for 175 new apartments, 111 no 1-beds and 64 no 2 -beds.

The applicants previously submitted a viability challenge which was referred to a third party for review. The outcome of that review contended that the development was not capable of providing a policy compliant number of affordable homes, however there should be some scope to provide some affordable housing, although no exact numbers were mentioned.

The submission now includes a more recent viability assessment, which I assume was commissioned by the applicants; this latest report again concludes there is no opportunity to provide affordable housing without rendering the development unviable.

Putting aside any of the viability challenges, and assuming that affordable housing delivery of some sort were being considered, the mix of housing proposed on this development would not meet the varied needs of those on our social housing waiting list due to the proposed high provision of very small 1-bedroom units which would meet the Nationally Described Space Standards for 1 person only. To accommodate 2 persons, the 1-bedroom flats would need to be a minimum of 50sqm.

In addition, I would be concerned that the prospect of the submitted level of density of the 1-bedroom homes in this development (111 over the three blocks), whether private or some affordable, would not fit with the need to create a sustainable community in this area.

The demand for affordable housing remains consistently high within Havant borough; as at 25/10/2021 there are 1732 active applications registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 811 are waiting for a one-bedroom home, 544 for a two bed, 307 for a 3 bed, and 70 for a 4+ bedroom home.

Waiting times on Hampshire Home Choice represent a significant number of years. Between April 2020 to March 2021, for Band 3 applicants (which represents a reasonable priority for moving) the time between registration and nomination was an average of between 2 to 5 years depending on the property size required.

Moving forward Housing would not support this residential development proposal as it does not provide a sufficient mix of types and sizes of accommodation to meet the needs of the residents of Havant borough.

As noted the applicant has submitted an additional viability assessment which confirms that a 100% private housing development would still result (based on their own appraisal of the development) in a £1.220m shortfall, so therefore I would question, in these uncertain times, why the applicants would consider this type of development as a suitable risk taking into account their own concerns that construction costs will continue to rise.

Julie Clark
Housing Manager (Development)
25/10/2021