

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/00647
Site Address:	Land south of The Mallards and west of Langstone Road, Havant
Development:	Outline (all matters reserved except for access) application comprising 65no. dwellings with access from The Mallards, together with car parking, landscaping, electrical substation, public open space, and associated work.
Case Officer:	Adrian Ellis
Comments by:	Julie Clark
Date of Comments:	27th 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 the development of 65 units, consisting of both market & affordable housing.

The applicant has confirmed the provision of 30% affordable housing which equates to 19.5 units. I would expect 19 new affordable homes to be provided on site with the remaining 0.5 of a unit provided by way of a financial contribution and calculated as per the methodology contained in the HBC Housing SPD July 2011.

The applicants have suggested that 12 of the affordable units be available for rent (either Affordable Rent or Social Rent), whilst the remaining 7 units are marketed as Shared Ownership. I would prefer that the mix of the affordable units was 13 rented (68.42%) / 6 Shared Ownership (31.58%) as these percentages are closer to the required 70%/30% tenure split.

I would expect this site to provide a range of types of home as demand for all sizes of 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

Summary:

Housing would support the principle of this development as it will provide much needed additional affordable housing to meet the significant need of our borough in an area close to local amenities.

Julie Clark

Housing Manager (Development) 27/07/2021