

PLANNING APPLICATION RESPONSE OF HOUSING

Application number:	APP/21/00893
Site Address:	Land north of Long Copse Lane, Emsworth, PO10 7UN
Development:	Outline planning application for demolition of the existing buildings and the erection of a new residential scheme (C3 use of approximately 210 dwellings to include affordable housing) and associated landscaping, access and supporting infrastructure, all other matters reserved.
Case Officer:	Adrian Ellis
Comments by:	Julie Clark
Date of Comments:	21/09/2021

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), currently under examination, 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 are seeking outline approval for a residential development consisting of 210 dwellings, of which 30% (63 units) will be designated as affordable housing.

The applicants have confirmed their intention to provide the new affordable homes, both houses, and a small number of apartments, with the following mix:

Size	Affordable Rent	Shared Ownership	Total
1 bed	16	8	24
2 bed	17	9	26
3 bed	8	3	11
4 bed	1	1	2
Total	42	21	63

This mix would be acceptable and demonstrates a 67%/33% in favour of the rented units. In addition, this level of Shared Ownership would satisfy the Councils

requirement for 10% of the total number of new homes (gross) to be a low-cost home ownership product.

The proposed location of the affordable homes shows them as well distributed within the development site.

Demand for all sizes of affordable housing remains consistently high in the Havant borough; currently there are 1692 households registered on Hampshire Home Choice seeking accommodation in our area and of these 801 are waiting for a one-bedroom home, 522 for two bedrooms, 301 for 3 bedrooms, and 68 for a larger home with 4 or more bedrooms.

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

Housing would support the principle of residential development at this location as it would provide additional affordable housing in a sustainable location close to amenities, education facilities, and transport links.

Julie Clark
Housing Manager (Development)
21/09/2021.