

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/00931
Site Address:	Dairy Crest Depot, Dunsbury Way, Havant
Development:	Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping.
Case Officer:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	12/11/2021

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) 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 at least 9.3 affordable units on this site.

Overall /Affordable Housing Provision

The applicants are proposing a housing development of up to 31 new homes. the applicants have suggested provision of 12no 2 bed flats and 19 houses consisting of 2, 3 and 4 bedrooms.

As this is an outline application only, the exact size of each dwelling type is not confirmed yet. However, the applicants have stated within their Planning Statement that they intend to provide affordable housing as per Council planning policy.

Tenure

The councils starting point would normally be a 70% Rented/ 30% Shared Ownership split in favour of the rented homes. This is considered a reasonable mechanism to create a sustainable mixed community and meet the varied housing needs of our residents.

The demand for affordable housing remains consistently high within Havant borough; as at 28/10/2021 there are 1754 active applications registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 811 are waiting for a one-bedroom home, 556 for a two bed, 318 for a 3 bed, 61 for a 4 bed, and 8 for a 5 bed.

Waiting times on Hampshire Home Choice (HHC) represent a significant number of years. Between April 2020 to March 2021, for Band 3 applicants (which reflects 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.

Housing Mix

The housing mix appears to be :

Type	Bedrooms	Number	% of site
Flat	2	12	39
House	2	1	3
House	3	16	52
House	4	2	6
TOTAL		31	100

The PUSH Strategic Housing Market Assessment (SHMA) indicates that there is a projected need for approximately 35% of new properties to have 2 bedrooms in both the market & affordable sectors and this is echoed at Policy H4/Housing Mix of the submitted Havant Borough Local Plan.

I would expect the affordable housing provision to consist of a variety of types and sizes of accommodation to help meet the demonstrated demand therefore not all 2 bedroom flats.

House sizes

I would all new homes to meet, or exceed, the nationally Described Space Standards, however I have concerns that the proposed 2-bedroom flats will be very small, and only able to accommodate 3 persons. This size of new home has very limited use when designated for affordable housing as there is no flexibility for family size increase therefore can become quickly overcrowded.

Location

The location of this proposed development is in a sustainable area close to all local amenities, including transport, education, health, and retail.

Wheelchair Accessibility

I would expect to see some of the affordable units developed as being adapted to wheelchair accessible standards, or to a standard enabling those units to be adaptable in the future.

Areas for concern

- The proposal includes a four-storey block of flats that does not appear to include a lift.
- The ground floor of the flatted block appears to contain an internal bin store
- The bike store access in the flatted block is right outside a ground floor bedroom window.
- There does not appear to be sufficient parking around the flatted block for 12 dwellings.

Julie Clark

Housing Manager (Development)

12/11/2021