

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/01010
Site Address:	Land East of St Georges Avenue, Havant
Development:	Erection of 194 No. dwellings, means of access, public open space, play areas, associated infrastructure, and landscaping.
Case Officer:	Lewis Oliver
Comments by:	Julie Clark
Date of Comments:	01/11/2021

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 a minimum of 45 affordable units on this site.

Overall Affordable Housing Provision

The applicants are proposing a housing development of 194 new homes to include 1-, 2-, 3-, & 4-bedroom homes. 30% of these (59 properties of differing types & sizes) will be transferred to a Registered Provider and ultimately advertised through Hampshire Home Choice, the councils waiting list as available for applicants registered on this scheme.

Tenure

The applicants have not specifically stated the exact tenure of the new homes, only that they will be considered as affordable. 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 1741 active applications registered on Hampshire Home Choice (HHC) seeking accommodation in our area and of these 811 are waiting for a one-bedroom home, 550 for a two bed, 310 for a 3 bed, 62 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 applicants are proposing the following affordable housing mix:

Bedroom size	Type	Number	% of the affordable provision
1b2P	Apartment	6	10
1b2p WC	Apartment	4	7
2b4p	Apartment	8	14
2b4p	House	21	36
3	House	18	30
4	House	2	3
TOTAL		59	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.

This proposal provides a higher percentage split for a new 2-bedroom home, however, can be justified on the basis that the demand for 2 beds on the waiting list outweighs that for 3 bedrooms.

I am very glad to see that the applicants have included 2no 4-bedroom homes within the affordable provision and would expect to see these come forward as rented units.

House sizes

The proposals for every house type and size meet or exceed the Nationally Described Space Standards.

Location

The location of the development does fall on the edge of the current urban area however is still close to amenities in both Havant & Emsworth, including transport, education, medical & retail.

The proposed affordable homes are reasonably distributed around the site in manageable clusters. There are a high number located at the top of the site nearest to the railway line however there are an equal number of market units also in this area.

Wheelchair Accessibility

I am pleased to see that a proportion of the new homes will be built to M4(2), and 4no 1b2p (within the 2 blocks of apartments in the SW part of the development) will be built to M4(3) Building Regulations standards; these will help to meet the demand in Havant for adaptable/ wheelchair accessible properties.

Pending confirmation of the affordable housing tenure split, Housing would support this application.

Julie Clark

Housing Manager (Development)

01/11/2021