

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	App/15/00919
Site Address:	Land North of Station Road, Hayling Island.
Development:	Mixed-use development comprising 76 No dwellings (including 30% affordable housing); 4 No 1 bed, 22 No 2 bed, 31 No 3 bed, and 19 No 4 bed , and 1000sqm of light industrial accommodation (use class B1) with associated parking, access, landscaping and surface water drainage.
Case Officer:	Mrs D Haywood
Comments by:	Julie Watson-Cowen
Date of Comments:	10th September 2015.

Affordable Housing

This submission would appear to comply with Core Strategy policy CS9. 2 and provide at least 30% affordable housing on-site; this equates to 23 units (rounded up from 22.8) and the proposals are as follows:

Unit type	Number	No.of beds	Size sqm
Maisonette	4	1	45.43
House	8	2	78.22
House	7	3	86.00
House	3	3	97.70
House	1	4	102.50
Total	23		

I can confirm that I would support the development on this basis as it will provide much needed affordable housing in the Havant area. The applicants state that the tenure split will be 70% Affordable Rented/ 30% Shared Ownership which in this case would equate to (when rounded down) 16 rented homes and 7 shared ownership homes.

Demand for affordable housing remains high; currently there are 2240 households registered in the Havant area and of these 1212 require a 1 bed home, 713 are waiting for a two bedroom home and a further 214 require three bedrooms. Latest published figures show that there are an additional 759 Havant applicants registered with Help to Buy South, our local Help to Buy Agency, for Shared Ownership and other Intermediate tenure properties which represents 25% of the total applicants numbers.

Should this proposal proceed to final development it will help to improve the supply of this very limited resource and at the same time help towards the overall housing numbers required by the Borough.

The homes will provide much needed accommodation in a popular and very desirable location with links to transport, education and amenity facilities. The affordable homes will be advertised by Havant Borough Council through Hampshire Home Choice, our sub-regional choice based lettings scheme and a Community Lettings Plan will be suggested to the Registered Provider with the aim of creating a sustainable community.

Mix

The applicants have provided an initial layout for the site and the proposed location of the affordable units is acceptable. I am satisfied that the mix of the units as noted in the table above will help to meet the needs of the Borough.

I look forward to receiving details of the exact tenure split in due course.

I would suggest the inclusion of a number of units designed for those with mobility issues if this is practically possible.

Design

The sizes of the dwellings comply with the guidance contained within the Havant Borough Council Housing SPD July 2011 and in some instances with the new Nationally Described Space Standard which suggests slightly larger units.

The mix of different house types and the position of the roads with their differing surface treatments all assist the enhancement of the street scenes. The parking is arranged conveniently within the curtilage of each dwelling (apart from one relatively small parking court in the bottom right hand side of the site) which helps to indicate the privately owned space, and there appears to be at least 2 vehicles with each unit which should lessen the chance of street parking.

I am pleased to see that the scheme proposals have been benchmarked against the current Building for Life 12 standards and as such, should this development proceed, be eligible for the Built for Life quality mark that indicates that the scheme has been assessed as achieving the required placemaking essentials.

I would like to see renewable energy sources incorporated into the build wherever possible. Many of the homes would appear to be orientated in such a way as to make use of solar gain, possibly solar panels on the roofs.

Housing would support the principle of this development.

Julie Watson-Cowen
Senior Housing Development Officer
11/09/2015.