

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/ 00774	
Site Address:	Land north of Havant Road and west of Selangor Avenue, Emsworth	
Development:	Erection of 192 dwellings, with associated parking, access, landscaping, and surface water drainage, pumping station and substation	
Case Officer:	Daphney Haywood.	
Comments by:	Julie Watson-Cowen	
Date of Comments:	25/08/2016	

Housing: The proposal is for a total of 192 residential dwellings in a variety of sizes including 1 and 2 bedroom apartments, plus 2, 3 and 4 bedroom houses, coach houses and bungalows.

This proposal is would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing on site; this would equate to a minimum of 57.6 units on this site which would be secured via a section 106 agreement.

The applicants have submitted an Affordable Housing Statement in which they confirm that they propose to meet this obligation by providing 57 units onsite and a financial contribution to cover the additional 0.6 of a unit, and to agree the tenure split during the determination of the planning application. This approach is accepted and the calculation for this contribution will follow the methodology referred to at Appendix A of the Havant Borough Council Housing SPD July 2011.

The applicants state that they have already agreed terms with First Wessex, a Registered Provider, to provide affordable housing accommodation as follows:

1 bed flats /houses	2 bed flat/ houses	3 bed house	4 bed house	Total
30	15	11	1	57

To date Havant Borough Council has not been approached by either Barratts or First Wessex to make a comment on the suggested mix of dwelling sizes and I am concerned at the high number of 1 bedroom units proposed within the development.

The HBC Housing SPD, page 22, table 3 suggests an affordable overall housing mix that includes:

1 bedroom	25%
2 bedrooms	30%
3 bedrooms	33%
4 bedrooms	12%

Whilst HBC retains a flexible approach to affordable housing provision, the current proposals represent a very sharp shift towards accommodation that is not suitable for families.

1 bedroom	53%
2 bedrooms	26%
3 bedrooms	19%
4 bedrooms	2%

I would prefer to see the number of 1 bedroom dwellings reduced in favour of more 2 & 3 bedroom homes; a concentration of 1 bedroom homes could prove to be a management issue for a Registered Provider taking into account that many 1 bedroom applicants are considered, for a variety of reasons, as vulnerable, and as such may have additional support needs.

Demand for affordable housing remains high in the Havant borough; currently there are 1901 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 618 are waiting for two bedrooms, 205 for 3 bedrooms and 73 for a 4+ bedroom home. Many of these are looking to downsize so the inclusion of a number of 1 bedroom homes in the development proposals is a welcome one. Movement to smaller accommodation would free up larger affordable homes that can be used more effectively by providing accommodation for our applicant families.

It is possible that the apartments could be designated for more mature applicants, say over 55's, and in this case the inclusion of a lift would be of benefit for those residents with some mobility issues. In addition I would like to see some of the ground floor properties made suitable for wheelchair users where there is the opportunity for individual entrances.

These homes will be available to those applicants registered on Hampshire Home Choice (HHC) with a local connection to the Havant Borough.

It is expected that Havant Borough Council receive 100% nomination rights to the proportion of the provision that is available as rented accommodation. Shared Ownership units will be expected to be allocated through Help to Buy South.

Should this application 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.

Principle of Development: Housing supports this development pending agreement to mix and tenure of the affordable housing.