

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/00464
Site Address:	Land at the rear of 2-56, Blendworth Crescent, Havant
Development:	Construction of 51 dwellings comprising 20 houses and 31 flats with associated landscaping, car parking, bin and cycle storage.
Case Officer:	Heather Lealan
Comments by:	Julie Watson-Cowen
Date of Comments:	26/05/2016

Housing: The proposal is for a total of 51 residential dwellings in a variety of sizes including 1 and 2 bedroom apartments, plus 3 and 4 bedroom houses.

Site address	1 bed flat	2 bed flat	2 bed accessible unit	3 bed house	4 bed house	Total
Blendworth Crescent	13	14	4	16	4	51

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 15 units on this site which would be secured via a section 106 agreement.

I believe that this site should be considered alongside proposals for two other development sites at Kingsclere Avenue and Holybourne Road which would deliver 100 units in total .At this point in time Portsmouth City Council have suggested that they could set aside a total of 36 (36%) units across two sites as their affordable housing obligation:

Site address	1 bed flat	2 bed flat	2 bed accessible unit	3 bed house	Total
Blendworth Crescent	10	13	2		25
Kingsclere Avenue		8		3	11
	10	20	2	3	36

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 36 unit affordable provision, however Portsmouth City Council are not Partners within HHC. At this stage details of the exact mechanism for nominations is yet to be confirmed, however Portsmouth City Council have agreed that these properties will be advertised through HHC which will be used to generate a shortlist of applicants from within the Havant and Leigh Park areas. Havant Borough Council will then provide these nominations to Portsmouth City Council to let the properties, subject to any checking procedures that Portsmouth City Council may need to satisfy. This mechanism will ensure that those affordable properties

secured by the S106 agreement will be available to Havant Borough Council HHC applicants.

Demand for affordable housing remains high in the Havant borough; currently there are 2045 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 648 are waiting for two bedrooms, 205 for 3 bedrooms and 82 for a 4+ bedroom home. Many of these are looking to downsize which would in turn free up larger affordable homes that can be used more effectively by providing accommodation for families.

The homes will provide much needed accommodation in a popular location with good links to transport, health, education and amenity facilities.

1 and 2 bed apartments would be the preferable affordable provision in order to meet the needs of the borough.

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 some of the ground floor properties could be made suitable for wheelchair users as a number have their own individual entrances.

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 .