

Aaron Wright

St Michaels Convent, Waterloooville

APP/13/00921

I have examined the plans for the site and wish to make the following comments:

Affordable Housing Provision

I can confirm that I support the proposals on this site as it will provide a natural extension to the existing development which is currently under construction.

As demand for all forms of affordable housing remains consistently high in the borough I would expect at least 30% (3 units), to be provided on site as has been done by the same developer, Lindens, on the adjoining development. The Planning, Design and Access & Community Consultation Statement submitted by the developers with their planning application makes various references to affordable housing provision in line with the National Planning Policy Framework, Havant Borough Core Strategy policy CS9, the Housing SPD (July 2011) and other planning guidance such as Development Principles (May 2011)

With over 2700 applicants currently registered on Hampshire Homechoice, the councils waiting list for social housing, the average waiting time for a 3 or 4 bedroom homes can be up to 8 years. These new homes will provide much needed accommodation in a very desirable location within walking distance of Waterloooville town centre which provides all local facilities including, educational establishments, retail opportunities, transport links, leisure facilities and other amenities.

Mix

The 10 units being proposed consist of 4 no 4 bed units and 6 no 3 bed units and I would expect the affordable provision to be made up of 3 no 3 bed units, or 2 no 3 bed units and 1 no 4 bed unit.

Design

The new homes have been designed to reflect those already under construction; the design of the additional units proposed would make the affordable units indistinguishable from the open market units and with the same high quality design standards being applied regardless of tenure.

The sizes of the affordable units fall well within the requirements of HQI standards and are consistent within the guidelines contained within the Havant Borough Council Housing SPD with 3 beds at 84sqm and 4 beds at 111sqm. In addition the developers have confirmed that all units will be constructed to Code for Sustainable Homes Level 3.

Summary

- **30% (3 units) affordable units expected on site**
- **Acceptable size units**
- **Code level 3**

Julie Watson-Cowen
Housing Enabling Officer
09/10/2013.