

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/14/01225
Site Address:	Market Parade Development Site, Havant, Hampshire
Development:	Outline application with all matters reserved for demolition of existing buildings and redevelopment of site to erect 130No. apartments and 1126sqm of ground floor commercial/retail space (Use Classes A1-A5 and B1(a)) and associated service, access and 58 private residential basement parking spaces (indicative height of building between five and thirteen stories).
Case Officer:	Steve Weaver
Comments by:	Julie Watson-Cowen
Date of Comments:	30 th October 2015

Housing: The proposal includes development of 130 residential dwellings consisting of 36 no 1 bed apartments and 94 no 2 bed apartments.

This proposal 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 39 units.

Demand for affordable housing continues to rise in the Havant area; currently there are 2276 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 728 are waiting for two bedrooms. 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.

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 excellent 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 would be suggested to the Registered Provider with the aim of creating a sustainable community.

The sizes of the individual units on the site will be reviewed having regard to the Nationally Described Space Standard.

I understand that the applicants have submitted a viability assessment which claims that a requirement to provide affordable housing would render the development unviable. The applicants state in the Planning Statement at page 17, paragraph 8.20 and 8.21:

Affordable Housing

8.20. Policy CS9 as previously mentioned requires contribution of affordable housing. However the supporting text for policy CS9 details that 'in certain situations there is a need to validate the viability of developments to provide the necessary levels of

affordable housing, independent third party valuation expertise will be requested at the developer's cost'. The viability of the proposed development, to which this document relates, has an impact on the level of affordable housing that can be provided and is outlined in more detail within the Affordable Housing Statement which accompanies this planning application.

8.21. The viability report, submitted privately to the Council, has demonstrated that due to land prices, build costs and other factors of bringing forward this key gateway development that forms a landmark feature building for Havant it is not possible to viably provide affordable housing.

As this is purely an outline application to determine the principle of development with all matters reserved I would comment that a viability appraisal is somewhat premature at this point as specific construction details are not known at this time; the design may well change plus material and build costs etc. may alter appropriately. In the first instance a development proposal should be looking to put forward a policy compliant scheme and residual land value should seek to reflect this.