

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/15/01235
Site Address:	Land adjacent to Woodcroft Primary School, Woodcroft Lane, Waterloooville, PO8 9QD
Development:	Outline application for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved.
Case Officer:	Mrs D Haywood
Comments by:	Julie Watson-Cowen
Date of Comments:	23/11/2015

Housing: The proposal is for 43 residential dwellings and as such 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 13 units (rounded up from 12.9 units). Ideally these should be of mixed tenure (Rented and Shared Ownership) with approximately a 70/30 split in favour of the rented units. These homes should be indistinguishable from the open market homes on the site and should be dispersed throughout the development.

Demand for affordable housing continues to rise in the Havant area; as at 23/11/2015 there are 2313 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 730 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, 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 Planning Statement accompanying this outline application refers to an Affordable Housing Statement (Page 10 para 4.3.3) for details of the affordable housing provision, however this does not appear to be included amongst the various documents attached.

The Design and Access Statement para 6.5 makes mention of affordable housing provision with an indicative layout however does not give full details of numbers, sizes and house types. The sizes of the individual units on the site will be reviewed having regard to the Nationally Described Space Standard.

Julie Watson-Cowen
Senior Housing Development Officer
23/11/2015