

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	App/15/00420
Site Address:	9 and 11 St Georges Walk, Waterlooville, Hants PO7 7TU
Development:	Residential Development comprising 8 No one bedroom apartments and 6 No 2 bedroom apartments.
Case Officer:	R Nash
Comments by:	Julie Watson-Cowen
Date of Comments:	27 th May 2015

Housing: The proposal is for 14 apartments over 4 storeys.

Unit type	Number	No. of persons	Sqm of unit
1 bed apartment	8	2	51.5 – 55.6
2 bed apartment	4	3	61.2 – 61.5
2 bed apartment	2	4	67.2
Total	14		

This proposal would normally need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing on-site; this would equate to a minimum of 4.2 units.

The previously granted outline permission for this site APP/13/00415 enabled the owners to actively market the site as a redevelopment opportunity however there were no firm offers made with financial viability due to inclusion of s106 affordable housing obligations being sited as a significant factor.

Viability issues are not unexpected for this site as evidenced by our Havant Borough Local Plan Viability Assessment dated October 2013. The current joint applicants Burton Property and First Wessex (Registered Provider of affordable housing) have submitted a viability appraisal compiled by Tangent Chartered Surveyors which provides evidence to support their contention that the site cannot be brought forward with the current level of financial contributions sought. I have reviewed the appraisal and can confirm that I have no reason to challenge its assumptions and conclusion.

The demand for affordable housing however continues to grow with currently 2823 households registered on Hampshire Home Choice of which 1662 are waiting for 1 bedroom property and 806 are waiting for 2 bedroom property. I am advised that First Wessex as joint applicants are intending to develop all units as Affordable Rent and this development would help to meet that demand and provide much needed affordable homes in a sustainable and desirable area.

I am pleased to see that the applicants have been able to extend the third floor plan to enable the inclusion of a couple of 2 bed 4 person apartments and the size of each proposed unit appears to meet those stated in the Havant Borough Council Housing SPD adopted July 2011 and also a number of the units meet those contained within the more recent Housing Standards Review. The Homes and Communities Agency (the affordable housing regulator) will benchmark proposals against Level 1 of the Housing Standards Review space standards.

I would appreciate some of the units being designated for residents with mobility/disability issues. A ground floor apartment would be a typical choice however in this case there is a lift proposed within the development so upper floor apartments could be considered. The location of this site would lend itself well for the provision of this kind of unit due to its sustainable location being close to all local amenities and transport links, however I would suggest that a disabled parking space be provided if feasible.

Principle of Development: Housing would support the principle of this development.