

Daphney Haywood

Consultee response re APP/14/00863- Land North of Bartons Road.

I have examined the submitted application documents and wish to make the following comments:

Affordable Housing Provision

The councils policy is that on all development sites where more than 15 homes are being provided that the site must include at least 30% affordable homes. To ensure a mixed community these affordable homes should be integrated, avoiding concentrations of affordable housing, into the development and provide a mix of smaller and larger homes.

I can confirm that I support the development on this site as it will provide much needed affordable housing in the Havant area.

The proposals on this site are for a total of 55 dwellings, 17 in East Hants District Council, 38 in Havant Borough. The complication of two local authorities means that there are two different policy requirements around affordable housing.

East Hants requires 40% whilst Havant requires a minimum of 30%.

EHDC side 40% affordable of 17 units = 6.8

HBC side 30% affordable of 38 units = 11.4

Total 18.2 units

We agreed to accept the equivalent of 18 units, 12 to fulfil the Havant requirement with the remaining 6 for East Hants.

3 of the East Hants units would be provided on site as intermediate tenure (e.g. Shared Ownership) and the remainder of the developers obligation would be in the form of a financial contribution in lieu of 3 units. This would result in a requirement to provide **15** units on site.

The Planning Statement that the developer has provided with the application states that they have fulfilled their obligation to provide the required % in each local authority but looking at the location plan there would appear to be only **14** units designated as affordable, plots 1-6, 13 & 14, 17 & 18, 28 & 29, and 54 and 55 so I would like clarification as to how this proposal meets the requirements of each local authority.

The location plan provided with the application denotes which units are affordable but does not specify which will be the 3 intermediate units.

Demand for social rented housing remains consistently very high and this development will help to improve the supply of affordable properties in the Borough. As at 25/09/2014 there were 2707 applications registered on Hampshire Home Choice with 768 households waiting for 2 bedrooms and 267 for 3 bedrooms. The average waiting time for all sizes of property in the area is 6-7 years.

The homes will provide much needed accommodation in a desirable location which is accessible to shops, amenities, educational facilities and transport links.

Mix

I am satisfied with the location of the affordable housing although as previously stated I believe that there should be an additional unit and the tenure split needs to be identified.

The mix of 6 no 2 bed flats, 5 no 2 bed houses and 3 no 3 bed houses is also acceptable; I would suggest that the extra unit is provided as a 3 bed house. The homes would appear to meet the size standard guidelines as stated in the Havant Borough Council Housing SPD; the proposals show the 2 bed flats at 59sqm and 70sqm, the 2 bed houses as 76 and 77 sqm, and the 3 bed houses at 85 sqm.

Design

There appears to be good provision of parking spaces for cars with a mixture of private and highway spaces.

Looking at the location plan I am concerned that the garden to plot no. 54 appears small compared to the other affordable plots.

The small apartment block consists of 6 units, 3 of which are located on the ground floor therefore some or all of these could be set aside as homes for people with mobility or other disability issues.

The buildings and layout would make it easy to find your way around the site. The development does seem to address the issue of safe access and a safe route around the site for all occupants. All routes around the site would appear to be pedestrian, cycle and vehicle friendly.

Summary

- Combined % affordable units 15 expected
- Clarification needed in future as to tenure split
- Acceptable mix of unit size and type
- Clarification required as to management of public spaces

Julie Watson-Cowen
Housing Enabling Officer.

25th September 2014.