

Denise Sheath

From: Sally Smith DC
Sent: 13 June 2013 14:06
To: bst shared
Cc: Lucy Howard
Subject: FW: Havant Retail park APP/13/00266

Please import the email below as additional response from Housing. For web.

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From: Julie Watson-Cowen
Sent: 11 June 2013 14:56
To: Sally Smith DC
Subject: RE: Havant Retail park APP/13/00266

Hi Sally

As previously discussed I would expect 30% of this site(26 units) to be provided as affordable homes. Bedhampton is not considered to be a low value area within the borough and a previous viability assessment conducted by DTZ in 2010 concluded that affordable housing provision between 30 and 40% on sites over 15 units was achievable, without grant, other than in very low value areas. In fact DTZ were confident that as much as 40% could be achieved in some areas (Hayling/Emsworth, our higher value areas). These conclusions informed the Core Strategy and the subsequent Housing SPD.

Havant Borough Council is one of 4 partner local authorities (the others being Winchester CC, East Hants DC and Test Valley BC) who together operate Hampshire Homechoice, the local choice based lettings scheme for the allocation of social housing. All 4 LAs have broadly similar population figures (source Census 2011) and similar household numbers on the social housing waiting list.

Area	Population	HHC applicants (households)	Areas in top 20% in UK
Havant	120700	2865	5
East Hampshire	115600	2472	0
Test Valley	116400	2986	1
Winchester	116600	2982	0

Source: Hampshire Homechoice 11/06/2013

The above table demonstrates that Havant, along with all the 4 partner authorities, has a large backlog of need for social housing. In general approx 250 lettings are made available in the Havant area each year so to house all those applicants currently registered just with Havant would take 11.5 years!.

For these reasons I would not be willing to agree to a planning proposal that offered no affordable housing; other sites in the vicinity, Scratchface Lane in particular, have not challenged viability in the terms that these applicants are currently doing. I understand that the District Valuer has been consulted and I will be very interested to read her report in due course.

Hope this is helpful

regards

Julie

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