

David Eaves

Land south of Ranelagh Road, Havant

APP/12/00772

I have examined the up to date plans for the site, which appear to show no significant differences to the affordable housing provision and wish to make the following comments:

Affordable Housing

I can confirm that I support the development on this site as it will provide 24 much needed affordable housing units.

The proposed mix of 8 no 1 bed apartments, 8 no 2 bed apartments, 1 no 2 bed house and 7 no 3 bed houses is acceptable.

The location of the affordable homes is considered to be acceptable taking into account the proximity of the 15 affordable homes in Ranelagh Road Phase 1.

I would expect at least 30% of this site to deliver intermediate housing i.e. Shared Ownership/Shared Equity or any other intermediate product defined as 'Affordable' within the NPPF March 2012 and these homes should be dispersed throughout the affordable provision where practically possible.

As yet no Registered Provider has been confirmed for this site so further negotiations will be necessary regarding tenure mix once those details are available.

Homes will be advertised through Hampshire Homechoice and applicants will be invited to exercise their individual choices and register an interest in these properties.

Affordable units of all sizes are in great demand within the Borough as there are currently in excess of 3000 households in Havant Borough alone registered on the Hampshire Home Choice register.

This development will provide much needed new affordable housing in a very desirable area close to amenities i.e. transport, education, leisure and retail opportunities and I would expect these homes to be significantly oversubscribed.

At this stage there are no details of unit sizes for the affordable units but I would expect these to be in line with the requirements stated in the HBC Housing SPD Table 3 page 22.

Mix

The mix of the affordable homes does not reflect the mix over the development as a whole, however I am satisfied with the affordable housing mix proposed by the developers as this better addresses our current housing need in this borough.

Summary

- affordable housing provision is 30.0%
- clarification required on final tenure mix
- clarification regarding sizes of affordable units.
- clarification on design and access to private space around the apartments

Julie Watson- Cowen
Housing Enabling Officer
30/05/2013