

**From: Housing
To: Development Services Manager
FAO: Mrs Sally Smith
Our Ref: HSG/JWC
Your Ref: APP/13/00266
Ext. No: 446508
Date: 23rd April 2013**

Re: Havant Retail Park, Portsdown Hill Road, Havant

Demolition of existing buildings and construction of 86 dwellings consisting of 9No. 1 bed flats, 28No. 2 bed flats, 24No. 3 bed houses, 21No. 4 bed houses and 4No. 5 bed houses with associated parking, landscaping and the provision of open space together with acoustic fencing and improvements to existing site access.

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I can confirm that I would, in principle, support development on this site as it will provide much needed affordable housing in the Havant area . 30% (26 units) of the site would be expected to be set aside for affordable housing and I would expect at least 30% of the affordable homes to deliver intermediate housing i.e. Shared Ownership/Shared Equity or any other intermediate product defined as 'affordable' in the National Planning Policy Framework March 2012, and for the affordable homes to be reasonably distributed throughout the site avoiding any concentration in a particular part of the site where practicably possible.

Affordable units of all sizes are in great demand within the Borough as there are currently in excess of 3400 households in Havant Borough alone registered on Hampshire Home Choice . The average waiting time for two bedroom homes is 6-7 years and longer than this for three bedroom homes. 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.

Mix

I believe at this stage details of affordable housing provision is not available so my comments on mix are confined to general principles, therefore in line with Core Strategy Policy CS9 Housing I would expect the mix of affordable units to provide types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.

The proposed plans include 28 no 2 bedroom flats but do not include any 2 bedroom houses. Ideally I would have liked to see some smaller houses in order to help meet the housing needs of the Borough. Recent welfare reform changes mean that 2 bedroom homes are likely to be occupied by 4 persons and in that scenario houses are more appropriate than flats as they provide a small garden for children to play in.

Design

I am pleased to see that the developers are to provide balconies to the majority of the apartments, and ground floor amenity areas to the east elevation in order to create an active street frontage plus aid surveillance over the public realm.

The inclusion of the lifts to some of the apartments will make those units potentially more suitable for a range of households including those with mobility issues.

I would be interested to discover the intended use of the open space to the north of the development as I am concerned that it could be a magnet for anti-social behaviour in the longer term once it has matured.

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.

I am pleased to see that **all** the housing will be constructed to meet Code for Sustainable Homes Level 3. I would welcome the inclusion of any innovations that would contribute to reducing carbon emissions. These could include micro-generation, solar panels, ground source heat pumps, and water conservation measures.

Summary

- affordable housing provision a minimum of 30% (26 units)
- clarification required on affordable homes provision, including number, mix, size, location and tenure
- clarification on renewable energy

Julie Watson- Cowen
Housing Enabling Officer
23/04/2013