PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/25/00639
Site Address:	Proposed Development site (former Electricity Board site), Bartons Road, Havant
Development:	Erection of 90 dwellings with associated landscaping, parking and improved access.
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	11/11/2025

Housing:
Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), mean that developments of 15 units or more would be required to provide 30-40% affordable housing on site.

This development is proposed for 90 units consisting of 1- & 2-bedroom flats, and 2-, 3-, & 4-bedroom houses; the developers would be expected to deliver a policy compliant 27 (30%) to 37 (40%) new affordable homes across the site.

The applicant's proposal for the affordable provision is now 51% (46 units) of the total site, which although above policy requirements, is a welcome addition due to the consistent demand, but severe shortage of social housing in our area:

Dwelling type	Tenure	Bedrooms	Persons	Area sqm	Number
Apartment	Affordable Rent	1	2	51.2 av	11
Apartment	Affordable Rent	2	4	70.00 av	21
House	Affordable Rent	4	6	112.97	2
House	Shared Ownership	2	4	79.25	3
House	Shared Ownership	3	5	100.61	9
TOTAL					**46**

The mix of accommodation across the entire site appears to be a satisfactory one with homes of all types and sizes to meet a variety of needs, but the affordable provision, although better than that proposed at pre-app stage, does not provide a mix that would meet the varying demands of our rented waiting list applicants detailed below. I would

As at 11/11/2025 there are 1532 active applications registered on Hampshire Home Choice (HHC) All applicants are seeking rented accommodation of all sizes in our area:

	Band 1	Band 2	Band 3	Band 4	Grand Total
1	9	72	536	30	647
2	5	39	437	8	489
3	3	27	290	4	324
4	1	17	52		70
5		1			1
6		1			1
Grand Total	18	157	1315	42	1532

The demand for affordable housing remains consistently high within Havant borough as applicants continue to grapple with high rents in the Private Rented Sector, and high house prices making home ownership more difficult to achieve.

Between April 2024 to March 2025 (latest available data), for Band 3 applicants, which reflects a reasonable priority for moving, the time between registration and nomination was an average of between 2 years 11 months, and 6 years 11 months, depending on the property size required. Although there are fewer applicants for 3- and 4-bedroom homes, their wait is longer. In fact, the average waiting time for a larger 4+ bedroom home is still not able to be calculated due to there being no lettings of this size of property for that year. Applicants in Band 2 (which reflects a high priority for moving), had an average wait time of 3 years 4 months for a 4+ bedroom home so I am pleased to see that a couple of these larger 4-bedroom homes has been included in the affordable provision.

Our usual starting point for tenure spilt is 70% rented/ 30% Shared Ownership. The applicants have proposed a tenure split of 74% rented/26% Shared Ownership which is acceptable.

I am still very concerned that all the flats proposed on the site (32 units all in one single block) have been designated as part of the affordable provision. However now that the net internal area has been confirmed, I am content that these will accommodate 2 persons in the 1-bedroom flats, and 4 persons in the 2-bedroom flats therefore helping to meet the needs initially of our smaller family applicants.

There are several 2-bedroom houses (9) proposed for the site, and 40 x 3 -bedroom homes, however no 2 bed houses, and only 9 x 3-bedroom homes (as Shared Ownership, not rented) have been included in the affordable provision. I would like to see some 3-bedroom homes form part of the affordable offer.

I am happy to see that the applicants have confirmed that some of the new homes will be constructed to M4(2) and M4(3) standards to enable use by residents with disabilities/mobility needs.

Once developed, and subsequently transferred to the Registered Provider, any affordable homes for rent will be required to be advertised through Hampshire Home Choice, and the weekly rental will be capped at Local Housing Allowance Rates at first, and every subsequent letting.

The site's location provides easy access to the town centre and is well placed to enable any new residents to have use of local services, including retail, transport, education, and medical facilities.

Moving forward Housing would support this residential development proposal in principle as there is a severe shortage of affordable homes to meet our high needs. However, I would expect the applicants to review their proposals to see if some 3-bedroom homes could be provided as Affordable/Social Rent tenure.

Julie Clark
Accommodation Solutions & New Developments Manager
11/11/2025