

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/01217
Site Address:	Land adjacent to 11 Bound Lane, Hayling Island, PO11 9HU
Development:	Application for 3No. detached chalet style dwellings, 1No. detached bungalow, and 6No. (3No. pairs) semi-detached two storey dwellings with ancillary garaging and car parking spaces, creation of new vehicular crossover and closure of two existing access points.
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	15/12/2016

Housing: The proposal is for 10 new dwellings consisting of 7 no three bedroom homes and 3 no four bedroom homes:

Unit type	Number	Size sqm
3 bed house	4	101
3 bed house	2	121
3 bed house	1	123
4 bed house	1	190
4 bed house	1	200
4 bed house	1	204
TOTAL	10	1363

This proposal would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing onsite (this would equate to a minimum of 3 units), off – site provision, or a financial contribution in lieu of actual units as the combined floor area of all 10 units proposed would appear to be more than 1000sqm. A calculation of the expected financial contribution will be made using the methodology described in the Havant Borough Council Housing SPD July 2011 and will require the estimated sales values of each type of unit.

Principle of Development: Housing would support the principle of this development pending confirmation that the affordable housing policy requirement is met.