

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/17/00529
Site Address:	380, Seafront, Hayling Island, Hampshire, PO11 0BD
Development:	Erection of 13 residential apartments including parking and landscaping following demolition of existing building.
Case Officer:	Mrs T Pickup
Comments by:	Julie Clark, Housing Manager (Development)
Date of Comments:	15/06/2017

Housing:

This proposal would normally be expected to comply with Core Strategy policy CS9. 2 and provide a minimum of 30% affordable housing on site; this would equate to 4.2 units, however in this case it would be possible to meet the full affordable housing requirement by means of a financial contribution calculated using the financial contributions calculator contained within the Havant Borough Council Housing SPD July 2011. To accurately calculate the contribution HBC would require the up to date projected sales values of each of the 13 apartments.

Demand for affordable housing remains high within the Havant borough; currently there are 1742 households registered on Hampshire Home Choice seeking accommodation in our area. Of these over half are waiting for a one bedroom home whilst a further 599 are waiting for two bedrooms and 199 for three bedrooms. Many of these are looking to downsize which would in turn free up larger affordable homes that can be used more effectively by providing accommodation for families. The payment of a financial contribution in lieu of on-site affordable housing provision will enable funding to be put into schemes delivering affordable housing elsewhere in the Borough and subsequently help to meet the current demand for this type of accommodation which continues to be in very short supply.

Julie Clark
Housing Manager (Development)
15/06/2017.