

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/17/00311	
Site Address:	188-190 Sea Front, Hayling Island, PO11 9HT	
Development:	Demolition of 2No. detached houses and annex and erection of 3No. buildings to accommodate 18No. mixed Studio, 1, 2 and 3 bed flats and associated parking.	
Case Officer:	Rachael McMurray	
Comments by:	Julie Clark	
Date of Comments:	02/05/2017	

Housing: The proposal is for an additional 18 mixed studio, one, two, and three bedroom apartments .

This proposal would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing on site; this would equate to a minimum of 5.4 units (5 units on site and the remaining 0.4 by way of a financial contribution would be acceptable) on this site which would be secured via a section 106 agreement. Tenure of the affordable homes would be expected to include apartments for Affordable Rent and Shared ownership.

The applicants have expressed a wish to meet their affordable housing obligations by way of a full financial contribution in lieu of onsite provision as they don't feel that this would be a suitable development for the inclusion of social housing. I would expect them to elaborate on this before agreeing to this as demand for affordable housing remains high in the Havant borough. Currently there are 1755 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 582 are waiting for two bedrooms, 203 for 3 bedrooms and 67 for a 4+ bedroom home. Many of these are looking to downsize so the proposal of a number of 1 bedroom homes in the development is a welcome one. Movement to smaller accommodation would free up larger affordable homes that can be used more effectively by providing accommodation for our applicant families.

Any financial contribution will be calculated using the methodology contained within the Havant Borough Council Housing SPD July 2011, and will require the internal floor areas of each of the units and the expected sales values of the apartments.

Should this application proceed to final development it will help to improve the supply of both affordable and market homes in the Borough

Principle of Development: Housing supports this development pending confirmation of reasons behind the request for a full financial contribution in lieu of onsite units and if appropriate agreement of the amount to be paid.

JC/02052017.