

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/17/00369
Site Address:	The Curlew, Petersfield Road, Havant, PO9 2HU
Development:	Outline planning application for the demolition of existing building and erection of a three-storey block of thirty-one flats, together with associated car and cycle parking
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	04/05/2017

Housing: The proposal is for demolition of the existing Curlew public house and development of 31 new apartments over 3 floors consisting of 25no two bed and 6no one bed apartments, a lift, and associated car parking and cycle storage.

This proposal is 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 9.3 units (9 units on site and the remaining 0.3 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.

Any future negotiated 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.

The applicants have provided an Affordable Housing Statement in which they confirm that they have submitted a viability assessment showing that a contribution towards affordable housing is not possible with this development. I would expect this viability paperwork to be referred to a third party for checking at the applicants expense.

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. Movement to smaller accommodation would free up larger affordable homes that can be used more effectively by providing accommodation for our applicant families.

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

Principle of Development: Housing supports this development pending confirmation that the perceived viability issues are justified.

JC/04052017.