

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/22/00161
Site Address:	186 Sea Front, Hayling Island, PO11 9HT
Development:	Demolition of existing house and replacement with 7 unit apartment development [Use Class C3]
Case Officer:	L Wells
Comments by:	Julie Clark
Date of Comments:	08/04/2022

Housing: The proposal is for a new apartment block consisting of 7 dwellings

This proposal would need to comply with Core Strategy policy CS9.

The applicants confirm within their Planning Statement, para. 5.28:

'Policy CS9 includes the Borough's affordable housing requirement. On small schemes of between 5 and 14 dwellings an average of 30 – 40% affordable housing provision is required by contribution or on-site provision.'

It is considered appropriate in this instance, given the proposed apartment scheme includes a number of shared, communal areas, that any affordable requirement would be best dealt with via an off-site contribution. The applicant will engage with the Council during the application process in relation to the affordable housing requirement.

I would appreciate clarity as to whether the applicants intend to deliver affordable units on another site or provide Havant Borough Council with a financial contribution in-lieu of actual units. If the latter is confirmed then this will be calculated by means of the methodology contained within the Havant Borough Council SPD at Annex A.

Demand for affordable housing remains consistently high in the Havant borough with significant waiting time running into several years; currently there are 1771 households registered on Hampshire Home Choice seeking accommodation in our area. Of these 782 are waiting for a one- bedroom home whilst a further 571 are waiting for two bedrooms and 348 for three bedrooms. In addition, 70 households are waiting for a larger family home with 4 bedrooms or more.

Principle of development agreed as it could provide additional units, or alternatively a financial contribution that will help enable much needed affordable housing in the borough.

Julie Clark

08/04/2022