

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/00379
Site Address:	Land South of, Ranelagh Road, Havant.
Development:	Erection of 11 no. 3 bedroom houses, 2 no 2 bed houses and 5 no 2 bed flats .
Case Officer:	David Eaves
Comments by:	Julie Watson-Cowen
Date of Comments:	01/09/2016

Housing: This proposal is for 18 residential dwellings consisting of 11 no 3 bed houses, 2 no. 2bed houses and 5 no. 2 bed flats.

This application follows a previous permission (APP/12/00772) for 79 houses on the entire site. The application under consideration seeks to redesign part of the site that already consisted of 6 affordable units, resulting in an uplift of 4 units in total.

This uplift would normally be subject to an affordable housing obligation as per Core Strategy policy CS9.2, and would be required to provide 30-40% affordable housing **on-site** equating to a minimum of 1.2 units.

Due to the advanced construction status of the original scheme it has been agreed that in this case the affordable housing obligation can be provided in the form of a financial contribution of £94,043.30 in lieu of on-site provision; these funds to be used by Havant Borough Council towards providing affordable housing elsewhere in the borough.

This sum of £94, 043.30 will need to be secured through the section 106 agreement.

Principle of Development: Housing would support this development in principle, but the financial contribution must be secured through the section 106 agreement.