

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/00060
Site Address:	36, 38 & 40 Station Road, Hayling Island, Hampshire PO11 0EQ
Development:	Demolition of existing buildings (shop, 1 no.flat, workshop, associated compound and 2 no. dwelling houses) and construction of 18 no. new build apartments and 3 no. shop units with associated bin store, vehicle parking and landscaping. residential units over commercial unit
Case Officer:	Heather Lealan
Comments by:	Julie Watson-Cowen
Date of Comments:	22/02/2016

Housing: The proposal is for 18 residential dwellings over a commercial (shop) unit comprising 1, 2 and 3 bedroom apartments of various sizes as follows:

Unit type	Number	No.of beds	Size range sqm
Apartment	4	1	45.5-54.2
Apartment	14	2	56.4-69.7
Apartment	1	3	69.3

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 units (rounded up from 4.5), taking into account the **net** number of new dwellings being proposed which is 15. This number of units would trigger the obligation. Despite this requirement the applicants have made no mention of affordable housing provision to comply with policy, and furthermore, within section 4 of the Community Infrastructure Form, have stated that no affordable provision is proposed.

Demand for affordable housing remains high in the Havant borough; currently there are 1963 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 622 are waiting for two 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.

Should this application be approved and proceed to final development it will help to improve the supply of this very limited resource and at the same time help towards the overall housing numbers required by the Borough.

The homes will provide much needed accommodation in a popular and very desirable location with good links to transport, health, education and amenity facilities.

The sizes of the units would appear to meet the ranges described in the HQI standards. A small number of the units meet the standards described in the current Nationally Described Space Standard to which affordable housing providers will be benchmarked by the Homes and Communities Agency.

1 and 2 bed apartments would be the preferable affordable provision in order to meet the needs of the borough. The proposal does include a small sized 3 bed apartment but lack of private space to the unit would render it unsuitable for a family which conceivably could consist of 3 or 4 children. It is possible that the apartments could be designated for more mature applicants, say over 55's with a size criteria determined by any Registered Provider, and in this case the inclusion of a lift would be of benefit for those residents with some mobility issues. In addition some of the ground floor properties could be made suitable for wheelchair users as a number have their own individual entrances.

Principle of Development: Housing would support this development in principle, but agreement MUST be reached regarding Affordable Housing Policy.