

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/00963	
Site Address:	The Clockhouse and 81c London Road, Waterloooville	
Development:	Redevelopment to provide 30No.new flats (19No. 1 bed and 11No. 2 bed flats) comprising demolition of 81C London Road and construction of 1no. three storey block to the front with commercial unit on the ground floor and 1no. three storey residential block to the rear together with the addition of a third floor roof extension to the principal frontage building; conversion of commercial space at first floor to residential; with associated minor alterations, car and cycle parking, refuse storage facilities and landscaping.	
Case Officer:	Mrs D Haywood	
Comments by:	Julie Clark	
Date of Comments:	18/10/2016	

Housing: The proposal is for 30 residential dwellings,

This proposal would be expected to comply with Core Strategy policy CS9. 2 and provide a minimum of 30% affordable housing on site; this would equate to a minimum of 9 units at this location which would be secured via a section 106 agreement.

Demand for affordable housing remains high in the Havant borough; currently there are 1913 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 617 are waiting for two bedrooms, 213 for 3 bedrooms and 81 for a 4+ bedroom home. Many of these are looking to downsize so the inclusion of a percentage of 1 bedroom homes in any future development proposals would be 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.

Within their submission the applicants have provided an Affordable Housing Viability Statement which currently appears to show that inclusion of any affordable housing will render the development unviable. In fact the viability appraisal would seem to suggest that even without any affordable housing provision the development is still substantially unviable. In this case I would suggest that the Affordable Housing Viability Statement is referred for independent assessment at the applicant's expense.

Should this application proceed to final development it will add to the supply of overall housing required by the Borough.

Principle of Development: Housing supports this development pending agreement over the affordable housing obligation.