

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/16/00568
Site Address:	117 Elm Grove, Hayling Island PO11 9EN
Development:	Erection of 33No. retirement apartments (Category II type) with communal facilities and car parking accessed from St Marys Road. 117 Elm Grove, Hayling Island, PO11 9ED
Case Officer:	Mrs H Lealan
Comments by:	Julie Watson-Cowen
Date of Comments:	24/06/2016

Affordable Housing: The proposal is for :

Unit type	Number	No.of beds
Apartment	16	1
Apartment	17	2
Total	33	

This proposal would need to comply with Local Plan policy CS9.2 and provide 30-40% affordable housing on-site as per para 2.03 Havant Borough Council Housing SPD July 2011; this would equate to a minimum of 10 units (rounded up from 9.9).

Taking into account the type of scheme proposed there would be the opportunity to discharge the affordable housing obligation by means of a financial contribution. The calculation method is described within the Havant Borough Council Housing SPD.

Demand for affordable housing remains high in the borough; as at 24/06/2016 there are 288 applicants registered with Hampshire Home Choice (HHC) **specifically** requiring **sheltered** accommodation, and with many listing Hayling Island as their preference; social properties that become available in Hayling Island are always in high demand and heavily oversubscribed when advertised on HHC. This represents 16% of the total applicants to the scheme (currently 1808 households) from the Havant Borough area. The number of applicants for affordable sheltered accommodation has risen consistently since 2012; as at 31/03/2012 these were only 66 households registered, however by 31/03/2015 this had risen to 231 despite there being an average of 137 available properties in each of those three years. This is a clear indication that supply is not meeting the current demand which can, in part, be attributed to the implementation of the 'bedroom tax' whereby Housing Benefit is reduced for social housing tenants deemed to be under occupying their homes. If these people could be rehoused this would enable the larger size stock they currently reside in to be used more effectively to accommodate the large number of families that are currently registered on the waiting list.

I understand from the submissions that the applicants believe financial viability to be an issue for this development and have provided an Affordable Housing Statement which includes data to outline the methodology that they have used for the assessment. This has been referred to a third party for review.

Mix and Design

This application is for 33 new dwellings and consists of 16 no 1 bed sheltered apartments, 17 no 2 bed apartments. At 50sqm and 70sqm respectively these sizes would comply with guidelines issued by the Homes & Communities Agency.

The location of the proposed development is in a very sustainable, desirable area with access to amenities in the form of public transport, health provision and retail opportunities, and as stated above this area is popular for those seeking retirement accommodation.

Julie Watson-Cowen
Senior Housing Development Officer
24/06/2016.