

## PRE-PLANNING APPLICATION RESPONSE OF HOUSING

|                          |                                                                                                                                                                                                                                                                                                               |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | APP/15/00950                                                                                                                                                                                                                                                                                                  |
| <b>Site Address:</b>     | 108-110 Elm Grove, Hayling Island PO11 9EN                                                                                                                                                                                                                                                                    |
| <b>Development:</b>      | Demolition of retail unit and associated outbuildings and redevelopment to form 44No. sheltered apartments for the elderly including communal facilities, access, car parking, landscaping and substation. In addition, provision of 1No retail unit with flat above with associated parking and landscaping. |
| <b>Case Officer:</b>     | Sally Smith                                                                                                                                                                                                                                                                                                   |
| <b>Comments by:</b>      | Julie Watson-Cowen                                                                                                                                                                                                                                                                                            |
| <b>Date of Comments:</b> | 01/10/2015                                                                                                                                                                                                                                                                                                    |

**Affordable Housing:** The proposal is for :

| Unit type               | Number    | No.of beds |
|-------------------------|-----------|------------|
| Sheltered Apartment     | 30        | 1          |
| Sheltered Apartment     | 14        | 2          |
| General needs Apartment | 1         | 2          |
| <b>Total</b>            | <b>45</b> |            |

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 SPD July 2011; this would equate to a minimum of 14 units (rounded up from 13.5). If an offer which included a majority of these as 1 bedroom apartments was to be made then this would be acceptable as it would better meet the demands of the Borough as evidenced by the numbers of applicants to Hampshire Home Choice (HHC), our sub-regional choice based lettings scheme.

Demand for affordable housing remains high in the borough; as at 24/09/2015 there are 279 applicants registered with 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 Hampshire Home Choice. This represents 33% of the total applicants to the scheme from the Havant Borough area. Of these 96% (267) require 1 bedroom property, whilst the remaining 4% (12) require 2 bedrooms. The number of applicants for social sheltered accommodation has risen consistently since 2012; as at 31/03/2012 these were 66 in number, 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. Hampshire Home Choice currently has 98 households registered for sheltered housing between the ages of 55 and 64 who could potentially be affected by this Housing Benefit restriction as they are under Pension Credit age of 65. 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. Taking these statistics into consideration I do not agree with the applicants contention that the demand for open market sheltered units far outweighs that of the social sector.

I understand from the submissions that the applicants believe financial viability to be an issue for this development and have provided an Affordable Housing, Viability Statement to outline the methodology that they have used for the assessment, plus a development appraisal produced by Chesters Commercial Ltd.

I have looked at the viability submission paperwork and would agree that a financial contribution in lieu of onsite sheltered affordable accommodation would be acceptable in this case, however the applicants do not appear to have considered the possibility of shared ownership sheltered apartments within the block. These would appeal to those potential residents who may need/like to move but still aspire to home ownership; those persons who have some capital but not enough to buy outright and who in some cases have useful working years ahead of them before retirement. I agree with the applicants submissions that Affordable Rented accommodation within a predominantly owner occupied block would be a management issue for all parties concerned as it can be seen as a divisive measure.

If we are to concede that a financial contribution is the only option here then the viability appraisal may need to be referred to a third party at the applicants expense.

### **Mix and Design**

This application is for 45 new dwellings and consists of 30 no 1 bed sheltered apartments, 14 no 2 bed apartments and 1 no 2 bed general needs apartment varying in size ranging from 45.8sqm to 83.8sqm, however with an average of 49.84sqm for the 1 beds and 70.54sqm for the 2 beds. These sizes would comply with guidelines issued by the Homes & Communities Agency.

I note from the submission paper 'The need for private retirement housing in Havant Borough' that the consultants have quoted at para 3.5.5 The 2014 SHMA para 10.18 that states in respect of downsizing in the private market "*.....however we would expect many older households to still require family housing with space to allow friends and relatives to come to stay. This said, there is a clear role for delivery of attractive homes which may encourage downsizing within the PUSH area*"

I would question whether this application addresses that position entirely as 68% of this proposal for sheltered accommodation is for 1 bed apartments which would not afford the luxury of space and could not accommodate relatives & friends.

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.