Karen Wooden

From: Daphney Haywood
Sent: 06 September 2012 15:23
To: bst shared
Subject: FW: APP/12/00100 Raebarn House, Hulbert Road, Waterlooville

Housing officer response for web and meridio please

Daphney Haywood
Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
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Hampshire.
PO9 2AX
_____

Web: www.havant.gov.uk

email: daphney.haywood@havant.gov.uk

Direct Phone: 023 9244 6513

From: Julie Watson-Cowen
Sent: 04 September 2012 14:01
To: Daphney Haywood
Cc: 'jason.smitherman@me.com'; Andrew Biltcliffe
Subject: RE: APP/12/00100 Raebarn House, Hulbert Road, Waterlooville

Daphney

I have spoken to Jason today and he has explained that at this point in time he is not sure where the 3 affordable units might be if they are not provided on site at Raebarn House.

There are 4 options for fulfilling the s106 obligation here:

- on-site provision of 3 units
- off-site provision of 3 units (at a location to be agreed at a later stage)
- commuted sum (to be calculated and agreed)
- possibility of 3units being let to Two Saints HA on 5 year leases

The fourth option will need approval from a policy perspective as the HA leases may be for only 5 or 10 years thus not fulfilling the 'in perpetuity' requirement.

At this stage I am happy for the s106 to be completed without specific reference to where any off-site provision might be. All we really need are the standard clauses that make it quite clear that there is an obligation for 3 units that can be satisfied by a variety of means.

Regards

Julie

Julie Watson-Cowen BA(Hons) Hg Dip CIHCM
Housing Enabling Officer
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julie.watson-cowen@havant.gov.uk
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From: Daphney Haywood
Sent: 30 August 2012 15:59
To: Julie Watson-Cowen
Subject: FW: APP/12/00100 Raebarn House, Hulbert Road, Waterlooville

Julie

Are you happy with this approach - wouldn't we want to know where an off site provision was proposed ?

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From: Jason Smitherman [mailto:jason.smitherman@me.com]
Sent: 24 August 2012 10:42
To: Daphney Haywood
Cc: johnbartle@virginmedia.com
Subject: Re: APP/12/00100 Raebarn House, Hulbert Road, Waterlooville

Daphney,

I am currently working on an off site provision for this. I have discussed this with Julie & Tracey before. May I suggest that the affordable requirement should be either on-site or "within the borough".

Regards

Jason

On 24 Aug 2012, at 10:07, Daphney Haywood wrote:

John

Change of use of ground and first floors from B1 office use to 1No. 2 bed and 8No. 1 bed flats with associated parking and use of part of ground floor for access and ancillary facilities including lobby and cycle store.

Further to the above application and the provision of affordable housing, can you please advise whether your client is proposing to provide these on site (3 units) or is seeking to deal with this by way of a contribution. Should your client wish to proceed along the contribution route I will get Housing to calculate the amount.

As you are aware there will also be a requirement for contributions to play space and transport.

Once I have clarification from you on the affordable housing I will arrange for the Council's solicitor to prepare a draft agreement, therefore could you also advise on the client's solicitor details and confirm details of site ownership including any mortgagee

regards

Daphney Haywood
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