

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/17/00007
Site Address:	Land at Rook Farm, St Marys Road, Hayling Island
Development:	Outline planning application for the erection of up to 210 residential dwellings (including affordable housing) and 0.6ha for apartments with care (C2), structural planting and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Road and associated ancillary works. All matters reserved with the exception of the main vehicular access.
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	20/02/2017

Housing: The proposal is for up to 210 new dwellings (including affordable housing) consisting of a variety of sizes and tenures, and a number of apartments with care.

This proposal would need to comply with Core Strategy policy CS9. 2 and provide 30-40% affordable housing onsite; this would equate to a **minimum** of 63 units as opposed to **up to** 63 units as stated by the applicant in their Planning, Affordable Housing and Infrastructure Statement at 2.1.2 and 2.1.5 . The applicants also suggest that the Affordable housing provision will be secured by planning condition however I would insist that it was secured through s106 legal agreement.

The exact details of the housing mix will need to be agreed with the Council prior to submission of the Reserved Matters application but I would expect to see a variety of house types, sizes and tenures to meet local needs and those of the wider borough area.

Demand for affordable housing remains high in the Havant borough; currently there are 1720 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 565 are waiting for two bedrooms and 197 for three 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.

As at 1st October 2016 Help to Buy South, our regional Help to Buy Agency, had 940 households registered from the Havant area; 518 of these were seeking a 2 bedroom home and an additional 216 seeking 3 bedroom accommodation.

A mixed provision of rented and low cost home ownership properties will help meet this demand in a popular and very desirable location.

Principle of Development: Housing would support the principle of this development pending confirmation that the affordable housing policy requirement is met.