

**PLANNING, AFFORDABLE HOUSING AND
INFRASTRUCTURE STATEMENT**

**LAND OFF ST MARY'S ROAD, HAYLING ISLAND
DECEMBER 2016**



GLADMAN

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APPENDIX 1 – SHOP Analysis Havant Borough

EXECUTIVE SUMMARY

- i. This Planning Statement supports an outline planning application made by Gladman Developments Limited for a residential development at Land off St Mary's Road, Hayling Island. The development will comprise:

"Residential development of up to 210 residential dwellings (including affordable housing), 0.6 ha for apartments with care (C2), structural planning and landscaping, informal public open space, children's play areas, sustainable drainage system (SuDS) vehicular access from St Mary's Drive and associated ancillary works. All matters reserved with the exception of the main vehicular accesses."

- ii. The application is made in outline, with all matters reserved except for the main vehicular access. The access details provide certainty that the site can be accessed acceptably and safely by vehicles, cyclists and pedestrians.
- iii. The application site represents a suitable and sustainable location for housing, well located to the existing urban area of Hayling Island. The proposal offers the opportunity to deliver:
- Local benefits, through investment in the local community;

- Borough wide benefits, in terms of making a strategically important contribution to housing supply and economic objectives; and,
- National objectives in boosting the supply of homes and delivering sustainable development.

- iv. The proposed development has been carefully considered to ensure that it will provide high quality sustainable development. The design-led approach, informed by consultation with the Local Planning Authority, key stakeholders and the local community responds sensitively to the site setting, respecting the grain of the surrounding landscape, both built and undeveloped. The development will be a positive addition to Hayling Island complementing the character of the surrounding area in terms of scale, density, character and quality.
- v. The Illustrative Masterplan shows how an appropriate development can be accommodated at the site which respects the site's existing landscape features and provides a sensitive edge to the adjoining countryside. The retention and enhancement of the existing landscape framework will assist in embedding the proposed development within the fabric of the settlement and within the wider landscape.
- vi. The application proposals are clearly sustainable and the permission should be granted in accordance with the presumption in favour of sustainable development. There are further material considerations which indicate that permission should be granted, including:
- The Government supports housing provision;

- There are no impacts of harms that would be considered sufficient, either in combination or by themselves to outweigh the benefits of delivering housing as proposed;
- There is a lack of a five year housing land supply in Havant;
- The Local Plan is out of date and the NPPF takes precedence;
- There are no impacts or harm that would be considered sufficient, either in combination or by themselves, to outweigh the benefits of delivering housing as proposed;
- Hayling Island is a very sustainable location for growth and therefore further development in this location will deliver social and economic benefits to the suburb and the wider Havant area;
- The provision of affordable housing, without subsidy, is a significant benefit in circumstances where the Council is not delivering sufficient affordable homes to meet pressing needs;

vii. The proposals will make a significant contribution towards meeting the objectively assessed housing needs of the Borough, ensuring a continued five year housing land supply and providing much needed affordable housing.

viii. In accordance with planning law and policy guidance and other material considerations there is no reason why planning approval should not be granted now for the development as proposed.



1 INTRODUCTION

- 1.1.1 This Planning Statement has been prepared in support of a planning application for the development of up to 210 dwellings and 0.6 ha of land for apartments with care (C2) at Land off St Mary's Road, Hayling Island. The application is submitted by Gladman Developments Limited (Gladman).
- 1.1.2 The starting point for the determination of this application is the Development Plan, comprising of the Havant Borough Local Plan Core Strategy (2011) and the Havant Borough Local Plan (Allocations) (2014). As a matter of principle, the development, as proposed, is not in accordance with the Development Plan.
- 1.1.3 However, the Development Plan is out of date and it is inconsistent with Government policy set out in the National Planning Policy Framework ('the Framework' or 'NPPF'). The Framework sets out the requirement to boost significantly the supply of housing (NPPF 47) and in the circumstances, the presumption in favour of sustainable development (NPPF 14) applies.
- 1.1.4 The Framework is explicitly supported by ministerial statements which highlight the need to build many more new homes, ***"If we want to maintain the chain of community – and a place for the next generation – then we must make sure we have the homes to welcome them to"***¹. Such statements also affirm the significant social and

economic benefits which can be derived from a boost in house building.

- 1.1.5 The development, as proposed, is sustainable and will help deliver the new homes needed to meet identified local housing need, helping address a key economic and social priority for the government and Havant Borough Council.
- 1.1.6 In applying Framework paragraph 14, this statement explains why development is needed in this location and the significant social, environmental and economic benefits that the proposal will bring to the area. It also confirms, drawing on the supporting technical information, that no significant and demonstrable adverse impacts would arise as a consequence of the development, to outweigh these benefits.
- 1.1.7 The statement further explains the policy context and how the proposed development complies with the NPPF and why it is appropriate to bring forward development now at this site.
- 1.1.8 This statement is one of a suite of documents submitted to support this application and comprehensively demonstrates the suitability and sustainability of the site for development, as proposed.

¹ Rt Hon Greg Clark, DCGL, 15th July 2015, *Local government, housebuilding and decentralisation*.

1.2 Site Location

1.2.1 The 11.81 ha site lies adjacent to existing residential development in Hayling Island. The site falls within the administrative authority of Havant Borough Council, which covers nearby towns such as Waterlooville, Bedhampton and Havant. St Mary's Road runs parallel to the eastern and southern boundary of the site, whilst publicly accessible open space and Hayling Island Holiday Park occupy the area immediately north of the site. Portsmouth and Chichester lie within 15km of the site.

1.2.2 The site is shown outlined in red below.

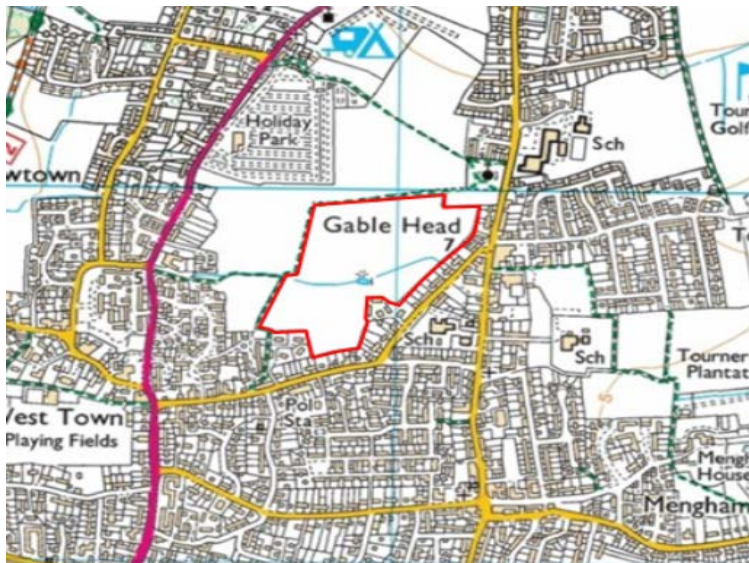


Figure 1: Location Plan

1.2.3 The site benefits from being within 500m of the centre of Mengham. The site is close to existing shops, services and employment opportunities, and accessible by modes of transport other than car. Regular local bus services can already be accessed from within a 400m radius of the site.

1.2.4 The site's proximity to key services and facilities is shown in Figure 10 of the Design and Access Statement.

1.3 Suitable Location and Sustainable Site

1.3.1 The application site is well related to the urban edge and contained by physical features. Essentially the development would represent a logical extension to the existing built up area in Gable Head.

1.3.2 The site comprises land in agricultural use, but its usefulness for agricultural purposes is limited and its loss would not be significant in Framework terms (NPPF 112).

1.3.3 The following is relevant in terms of the site's suitability and sustainability for development:

- The site is well related to the existing built form, in a sustainable location with good access to local services and facilities (see Transport Assessment for further detail).
- The site is well contained within the landscape and important trees and other landscape features are retained.

- The local highway network has capacity to accommodate the additional traffic associated with the development, without adverse impact.
- The site has a low ecological value, and on the basis of the evidence submitted with the application (Ecological Impact Appraisal prepared by Baker Consulting). The loss of habitat would therefore not be significant and mitigation and net biodiversity gains can be readily achieved.
- The application site falls within EA Flood Risk Zone 1 (i.e. land assessed as having a less than 1 in 1,000 annual probability, or <0.1% chance of flooding).

1.3.4 The Design and Access Statement prepared by FPCR and submitted in support of the application sets out how the site can accommodate the quantum of development proposed in a manner which reflects the local landscape character and the settlement of Hayling Island.

1.3.5 In summary the application site presents an opportunity for the sustainable growth of Hayling Island:

- The land to which the development proposals relate is not of high environmental value.
- The site is suitable for residential development in terms of its general location and characteristics.
- There are opportunities through development to improve the environmental conditions of the area.

2 THE PLANNING APPLICATION

2.1 The Proposal

2.1.1 This planning application is submitted in outline, with all matters reserved, except details of the main site access. The outline application drawings submitted as part of this application for approval are:

- Site Location Plan (drawing number: 7478-L-05_B)
- Proposed Site Access Plan (drawing number: P16031-001D)

2.1.2 The application proposal includes the following:

- Up to 210 residential dwellings (including the provision of up to 30% affordable housing delivered in accordance with planning policy);
- The provision of 0.6HA of land for apartments with care (C2);
- Structural landscape planting and the retention and positive management of key landscape features;
- 4.28 ha of formal and informal open space (over 36% of the gross site outline application area);
- Improved footpath and cycle links to the surrounding area;
- A financial contribution of £65,000 towards the extension of the Hayling Island Community Centre.
- A financial contribution of £100,000 towards the Elm Grove Practice.

- Access to the development will be provided off St Mary's Road with footpaths leading to and from Public Rights of Way Routes 92, 93 and 94; and
- A comprehensive surface water drainage scheme.

2.1.3 It is proposed that the site will be accessed from St Mary's Road, via a simple priority junction. Hampshire County Council Highway Authority has confirmed in pre-application discussions that this form of access is considered acceptable in principle.

2.1.4 It has been confirmed that the required visibility splays can be achieved and that the site access junction will operate comfortably within capacity in both peak periods with the proposed development in place.

2.1.5 The development would comprise a well-contained extension to the built up area of Hayling Island. A range of densities and house types are proposed to meet local need. Up to 30% of the units would be affordable (63 dwellings), in order to meet local housing need. The affordable housing provision will be secured by planning condition and details of the housing mix will be confirmed at Reserved Matters stage.

2.1.6 The proposal also provides 0.6ha of land for the delivery of additional C2 accommodation, in an area where there is an identified need to improve the supply of older person accommodation to meet both present and future needs.

2.1.7 The illustrative Master Plan demonstrates how the built development will be set within a framework of open space and green infrastructure. The green space will include a formal equipped children's play area and

informal open space. The proposal seeks to retain existing landscape features; all trees are retained, and the illustrative Development Framework Plan incorporates these elements within a strategic landscape framework.

- 2.1.8 The illustrative Development Framework Plan is shown on the following page.



2.2 The Application

2.2.1 The outline application is seeking approval in principle for the development proposals. Together the description of development, Design and Access Statement (DAS) and other supporting documents describe the nature and content of the development proposed. Details of the parameters of the development for which outline permission is sought are included within the DAS. The planning application documentation ensures that an appropriate level of information is provided on the scale, nature and general arrangement of the development proposed at the outset.

2.2.2 The parameters provide the framework for future detailed Reserved Matter submissions; further detail (including detailed mix, precise location of buildings, appearance) will be brought forward at Reserved Matters stage.

2.2.3 In addition, an illustrative Development Framework Plan (drawing number: 7478-L-02_I) has been prepared, giving an indication of how the site could be developed, helping to demonstrate the acceptability of the parameters presented.

2.2.4 The following documents have been submitted in support of the planning application:

- Location Plan
- Framework Plan
- Design and Access Statement

- Landscape and Visual Appraisal
- Transport Assessment
- Framework Travel Plan
- Ecological Appraisal
- Arboricultural Assessment
- Phase 1 Preliminary Risk Assessment
- Flood Risk Assessment
- Foul Drainage Analysis
- Air Quality Assessment
- Noise Assessment
- Heritage and Archaeology Statement
- Utilities Appraisal
- Statement of Community Involvement
- Socio-Economic Report

3 THE DEVELOPMENT PLAN

3.1 Introduction

- 3.1.1 At the time of writing, the adopted Development Plan applicable to the site comprises the Havant Borough Core Strategy (2011) and the Local Plan Allocations Plan (2014).
- 3.1.2 By virtue of development being located in the open countryside/non-urban area, beyond existing settlement limits, it is accepted that the proposed development is in conflict with certain policies of the adopted Development Plan; however, it is the case that material considerations exist to justify a departure from the Plan in this instance.
- 3.1.3 This section describes the adopted and emerging Development Plan for the site and considers the relevance and weight that should be attributed to the policies contained within it.

3.2 The Development Plan: Weighting

- 3.2.1 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 places a statutory duty on local planning authorities to determine planning applications in accordance with the development plan unless material planning considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

- 3.2.2 The Framework is a material planning consideration but does not change the statutory status of the development plan as the starting point for decision making. Paragraph 12 of the Framework confirms:

“Proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. It is highly desirable that local planning authorities should have an up-to-date plan in place. The National Planning Policy Framework constitutes guidance for local planning authorities and decision-takers both in drawing up plans and as a material consideration in determining applications.”

- 3.2.3 Further, in determining the weight to relevant policies the guidance at Paragraph 215 of the Framework confirms:

“...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

- 3.2.4 The application proposals should be considered in this context.

3.3 The Adopted Development Plan

- 3.3.1 The Havant Borough Core Strategy was adopted in March 2011 to guide development in the Borough until 2026.
- 3.3.2 The application site is not an allocated site and it lies within the countryside/non-urban area, beyond defined settlement boundaries, as shown on the Proposals Map. The 2011 Core Strategy seeks to provide land for 6,300 dwellings from 2006 to 2026 (Policy CS9), at a rate of 315 dwellings per annum. Up to the monitoring year 2013/14, this annual target had not been met in any year, but has been exceeded in the last two years. The figure of 6,300 dwellings was derived from the now revoked South East Plan (SEP).
- 3.3.3 The most recent Partnership for Urban South Hampshire (PUSH) Objectively Assessed Housing Need Update Study (April 2016) identifies a need for 121,500 new homes across South Hampshire between 2011 and 2036. Of these 49,500 are required to be delivered in the Portsmouth HMA, of which 11,250 dwellings should be provided in Havant Borough. Through their most recent Local Plan Housing Statement consultation, the Council, acknowledge that this figure now represents the objectively assessed needs of the borough, equating to a requirement to supply 450 dpa within the authority area.
- 3.3.4 The application proposal, which is for residential development that would form an extension to the built up area beyond the defined settlement boundaries would, in principle, be contrary to Policies CS17

and AL2 of the Havant Core Strategy and Allocations Plan, which seeks to concentrate development within the urban areas of the borough.

- 3.3.5 However, it is the case that the housing requirements set out in Policy CS9 of the Core Strategy are not based on a Full Objective Assessment of Housing Needs (FOAN) as required by paragraph 47 of the Framework and it provides for housing needs from a previous era. This is significantly inconsistent with paragraph 157 of the NPPF which states:

“Crucially, local plans should...

- **plan positively for the development ... to meet the objectives, principles and policies of the Framework ...**
- **...and be kept up to date...”**

- 3.3.6 Accordingly, it is the case that Core Strategy and Allocation Plan policies CS17 and AL2 are now out of date when considered against the requirements of the Framework (paragraphs 14, 47, 157 and 158).
- 3.3.7 Indeed and overall, relevant policies for the supply of housing of the adopted Development Plan do not provide for the key Framework objectives of ensuring choice and competition in the market for land and boosting significantly the supply of housing over the next 5 and 15 year periods (NPPF 47).

- 3.3.8 Consequently, it is clear the Framework's presumption in favour of sustainable development applies to the application proposal. This is irrespective of the housing land supply situation (NPPF 49), which is a separate consideration.

3.4 Five-year Housing Land Supply

- 3.4.1 The supply of available and deliverable sites for housing within the Borough is a material consideration. Paragraph 49 of the Framework states:

"Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites".

- 3.4.2 The Framework requires local planning authorities ensure a continued supply of land to meet five years' worth of housing requirements, with a delivery buffer of either 5% or 20% (moved forward from later in the plan period) depending on past performance. Local Authorities should also make every effort to redress previous underperformance within the immediate 5 year period (commonly referred to as the 'Sedgefield

Approach') and the delivery buffer should be applied to both the requirement and the accrued backlog.

- 3.4.3 As acknowledged by the Council's recent Local Plan Housing Statement post-consultation amendments, it is the case that Havant Borough Council are currently unable to demonstrate a five-year housing land supply when assessed against the authority's full objectively assessed needs.

- 3.4.4 Whilst the most recent assessment of the authority's land supply provided in the Council's December 2015 Annual Monitoring Report claimed a supply of 7.5 years based on the borough's adopted Core Strategy housing requirements and a deliverable supply of 2,365 dwellings, this position would fall to 3.35 years, when based on the authority's most recent OAN figure of 450 dpa, addressing any existing shortfall in housing delivery over five-years, and applying a 20% buffer for persistent under-delivery.

- 3.4.5 The absence of a five-year housing land supply in the borough when assessed against Havant's full objectively assessed housing needs is further identified in the recent Purbrook Appeal Decision²:

"The issue is therefore whether the Council are correct to interpret the housing figure in the CS as an OAN, and it seems clear to me, from the evidence I was given, that they are not. The SEP housing figures were

² Appeal Reference APP/X1735/W/16/3145929, paragraph 9

clearly not an OAN as envisaged in the NPPF. Although the SHMA figure has not been tested yet, it would seem that it is based on work that follows the advice in the PPG and is being treated as an OAN by the Council. As they acknowledge they do not have a 5 year supply of housing compared to that OAN, then it follows that paragraphs 49 and 14 of the NPPF are engaged.”

3.4.6 Consequently it is not considered the Council can presently demonstrate a deliverable 5 year supply of housing sites, and the supply is considered to be considerably below this figure. Accordingly, relevant policies for the supply of housing are out of date in accordance with paragraph 49 of the Framework.

3.4.7 The development of land to the west of St Mary’s Road would enable the delivery of up to 210 new family homes which would make a significant contribution to meeting housing needs in Havant. These new homes could be brought forward within the next five years of the plan period, therefore helping to address the immediate lack of a five-year supply of deliverable housing sites.

3.5 Strategic Housing for Older People (SHOP) Analysis for Havant Borough

3.5.1 SHOP is an online tool to help local authorities and providers identify potential demand for different types of specialist housing in England and Wales. The SHOP analysis found at Appendix 1 of this Statement demonstrates there is an acute need for older person accommodation

within the Havant borough area. In particular, there is an identified need for further Extra Care Housing within the authority, with a current demand for 335 units against a supply of 67 units; resulting in a 80% deficit.

3.5.2 The need to provide additional housing for older people within Havant is further recognised in the 2014 PUSH SHMA, which highlights that the PUSH area is expected to see a notable increase in the older person population, with the total number of people aged 55 and over expected to increase by 21% in just ten years. The SHMA reports that a growing older population is likely to see a specific increase in the need for specialist accommodation within the local area. Havant in particular is identified with the SHMA as having a much older population, when compared to the rest of the PUSH area.

3.5.3 There is a clear need to improve the supply of older person accommodation within Havant to meet both present and future needs; as such significant weight should be afforded to this proposal which is seeking to provide an element of specialist accommodation.

3.5.4 The provision of 0.6 ha of land on the application site for the delivery of additional C2 accommodation would also accord with the general thrust of Havant Core Strategy Policy CS9, in so far as this Policy seeks to provide accommodation for the borough’s ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.

3.6 The Emerging Development Plan

- 3.6.1 Havant Borough Council are currently preparing a new Local Plan that once adopted will supersede the existing policies of the Havant Core Strategy and Allocations Plan in providing an up-to-date Development Plan for the authority area.
- 3.6.2 The new Local Plan will review and consolidate existing policies and allocations, as well as including new allocation sites to ensure that the Local Plan addresses the development needs of the Borough. The new Local Plan will seek to plan for sufficient housing delivery, to meet Havant's full objectively assessed needs up to 2036.
- 3.6.3 The Council recently published a Local Plan Housing Statement (LPHS) as a first step in reviewing the Adopted Local Plan for the Borough. The LPHS is also intended to act as a material consideration in the determination of planning applications for housing, prior to the formal examination and adoption of the authority's new Local Plan proposals.
- 3.6.4 The public consultation period for the Draft LPHS ran from 25th July to 9th September 2016. Following the end of the consultation period, a revised version of the LPHS was approved by the authority's Cabinet on the 16th November 2016. Full Council adopted the LPHS on the 7th December 2016 for the purposes of decision making.
- 3.6.5 The LPHS reinforces that there is now a need to bring forward additional housing sites in the short term to meet Havant's full objectively assessed needs. In order to achieve this goal it establishes the principle of releasing additional land for development outside of

the authority's existing urban areas as a departure from adopted Core Strategy and Allocation Plan policies CS17 and AL2.

- 3.6.6 Land off St Mary's Road, Hayling Island was previously identified as an appropriate site for early release as part of the draft LPHS' proposals. In this regard the draft LPHS confirmed Land off St Mary's Road's suitability for development (Rook Farm Sites UE17, UE35 and UE63), highlighting that the site is considered to be *"free of constraints that cannot be mitigated, is available for development, and sustainable development can be achieved on the site"* (Draft LPHS, paragraph 3.11)
- 3.6.7 Whilst the Council elected to reclassify Land off St Mary's Road's status in its amended LPHS proposals to having "uncertain potential" to support housing due to perceived concerns with the capacity of infrastructure and flooding affecting Hayling Island, Gladman remain of the opinion that there are no technical or infrastructure issues that could not be overcome to secure the delivery of the further housing in this location in the short-term. In this regard Gladman consider that it can be satisfactorily demonstrated that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of granting planning permission on the site.
- 3.6.8 The LPHS confirms that the OAN for the authority is 11,250 over the period 2011-2036, which equates to 450 dwellings per annum. During the first five years of this period, there have been 1,693 completed dwellings (1st April 2011 – 31st March 2016) in the authority, with a further 1,863 dwellings consented, 1,694 dwellings allocated as part of

the authority's existing adopted proposals, and a further 1,191 dwellings anticipated to come forward as windfalls.

- 3.6.9 The current overall land supply situation within the authority results in a residual requirement to provide 4,809 additional dwellings within the borough over the period up to 2036. Even when allowing for the anticipated potential to bring forward further housing sites on the edge of settlements within the authority over this period, there remains a requirement to find land for a further 1,733 dwellings to meet the authority's full objectively assessed needs. This reinforces the requirement to bring forward further sustainable housing sites within the authority.
- 3.6.10 The Council's Local Development Scheme (LDS) dated June 2016 sets out the timescales for the adoption of the eLP and confirms that the Council anticipate submitting the Plan for examination in spring 2017, with adoption expected in early 2018.

4 SUSTAINABLE DEVELOPMENT: THE FRAMEWORK

4.1 The Presumption in Favour of Sustainable Development

- 4.1.1 At the heart of the Framework is the '*presumption in favour of sustainable development*', seen as the '*golden thread*' running through plan-making and decision-taking (§14). For decision-taking this means approving development where it accords with the development plan, or where the Plan is absent, silent or out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the Framework indicate development should be restricted.
- 4.1.2 The relevant technical reports that accompany this planning application demonstrate that there are no unacceptable adverse impacts that would significantly and demonstrably outweigh the benefits associated with the proposals. Further, the application site is not the subject of any of the designations cited within footnote 9 of the Framework and therefore policies do not apply which indicate the presumption should be dis-applied.
- 4.1.3 This section describes how the development proposals meet the relevant objectives of the Framework.

4.2 Building a Strong and Competitive Economy

- 4.2.1 The Framework is clear that the government is committed to delivering sustainable economic growth and charges the planning system with the duty to "operate to encourage and not act as an impediment to sustainable growth" (paragraph 19). Housing development is a key component of economic growth and this is fully recognised in Government policy and Ministerial guidance.
- 4.2.2 Through the development of the site a significant amount of investment will be made to the area in terms of the construction value of the project and associated spend during the construction period. The construction industry and house building in particular make an important contribution to both the local and national economy in terms of job creation. The accompanying Socio-Economic Report estimates the following key benefits arising from the proposal:
- Construction spend - £23.6m
 - Gross Value Added over the build period - £8.8m
 - Resident annual expenditure - £9.6m
 - Council tax - £3.1m
 - New Homes Bonus - £2.0m
- 4.2.3 The provision of quality housing in Hayling Island is central to the achievement of sustainable economic growth in the Borough and is fully supported by the requirements and advice of the Framework; indeed, paragraph 19 is clear that "significant weight" should be placed on the need to support economic growth through the planning system.

4.3 Promoting Sustainable Transport

4.3.1 At paragraph 29, the Framework requires :

“...The transport system to be balanced in favour of sustainable transport modes, giving people a real choice about how to travel.”

4.3.2 At paragraph 30, it directs local planning authorities to:

“...support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.”

4.3.3 Hayling Island has a number of services and facilities which are within easy walking and cycling distance of the site, including: Mengham Infant School, Mengham Junior School, Childsplay Nursery School, The Hayling College, Tesco Express, Co-operative Food Store, Hayling Island Post Office, Hayling Island Library, Health Centre, Pharmacy, Hayling Billy Pub and Community Hall.

4.3.4 Hayling Island has good public transport links to larger employment centres, such as Portsmouth. The closest bus stop to the development site lies approximately 252m to the east of the site.

4.3.5 The closest pair of bus stops that facilitate access to local bus services, on Church Road and Tournurbury Lane, are less than a 5-minute walk away. Other pairs of stops on Church Road outside of Hayling School (College), Elm Grove and Manor Road (West Lane) may be more

convenient for some future residents of the site depending on where their properties are located.

4.3.6 The nos. 30 + 31 bus services travel along the edge of the site on their Hayling Island circular route. Both circular services link the main residential areas of Hayling Island to Havant town centre with a single service of the number 30 continuing to/from Oaklands School in Purbrook during school opening and closing times. The two services combined provide up to four services per hour in the weekday peak periods. The two services should be convenient modes of travel for future residents of the site who work at Langstone Technology Park, Solent Retail Park or in Havant town centre.

4.3.7 Connection can also be made to National Rail services at Havant railway station which is a short walk from Havant bus station.

4.3.8 The nearest railway station is in Havant, which is approximately 6.8km north-west of the site. The station can be reached by the 30 and 31 bus services aforementioned. Havant station provides regular services throughout the week to Southampton Central, Portsmouth & Southsea, Brighton and London Waterloo.

4.3.9 Hayling Ferry Terminal, which resumed operations in August 2016, will be accessible for new residents. The current winter timetable provides Monday to Friday services to Eastney every 40-minutes from 06.50 to 08.40 then one per hour from 09.30 until 18.30, with the last return service being at 18.45.

- 4.3.10 Services also run at weekends, starting at 08.40 from Hayling Island. This service enables Hayling Island residents to commute to/from Portsmouth with the ferry licenced to carry up to 64 passengers
- 4.3.11 In accordance with paragraph 32 of the NPPF a Transport Assessment (TA) has been undertaken which confirms that the site is well located in relation to sustainable transport options and is well positioned in relation to the local and strategic highway network.
- 4.3.12 It is suggested that a single main access will be appropriate to serve this particular development. This will take the form of a priority controlled junction located on the St Mary's Road frontage. The junction has been located as far west along the frontage as possible in order to maximise the junction spacing with Elm Grove.
- 4.3.13 To further maximise accessibility, Gladman will fund the provision of two uncontrolled crossings with pedestrian refuge islands in the ghost island tapers on Church Road/Elm Grove as shown on Drawing P16031-002 in Appendix E of the TA. These features demarcate safe places to cross and allow Church Road/Elm Grove to be crossed in two movements.
- 4.3.14 The provision of the northern crossing will require the removal of a short section of the bus layby by building out the footway, but this will not affect the operation of the layby as the parallel section will still be greater than the 17m minimum length required. The provision of the refuge islands should also encourage slower speeds through the junction by creating a narrowing effect.

- 4.3.15 The supporting TA has also undertaken a linked capacity assessment to assess the operation of Langstone Bridge in connection with the proposals. Whilst acknowledging that the capacity of the bridge is seen as constraint locally, the TA confirms that the bridge has sufficient capacity to accommodate the level of development traffic likely to be generated. To further mitigate any perceived concerns Gladman is willing to provide a proportionate contribution towards the extension of the two south bound lanes on the A3023 approaching the bridge, the provide further stacking space.
- 4.3.16 The proposals retain the existing public rights of way (Footpaths 92, 93 and 94) and informal footpaths that connect the site to the surrounding area. A range of improvements are proposed to enhance pedestrian access, details of which are contained in the TA. The TA confirms that the package of measures proposed offers accessibility enhancements to encourage more sustainable means of travel in the area and will mitigate any significant impacts on the highway.

4.4 Delivering a Wide Choice of High Quality Homes

The Need for Market and Affordable Housing

- 4.4.1 There is a wealth of evidence from figures at the highest levels of the Government, the Bank of England and internationally with the European Commission and International Monetary Fund which demonstrate that there is a consistent and pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable.

4.4.2 The former Chancellor of the Exchequer, George Osborne, commented in November 2015 that:

“One of this government’s key priorities is backing families who aspire to own their own home. We made a start tackling the home ownership crisis in the last Parliament, now we will do much more to turn Generation Rent into Generation Buy.”

4.4.3 To achieve this the Government has stated its ambition to deliver significantly more housing within this parliament, with the Housing and Planning Minister Brandon Lewis stating in February 2016:

“Housebuilding is at the heart of the government’s long-term economic plan with more than £20 billion committed over the next 5 years to help meet its ambition to deliver 1 million new homes.”

4.4.4 In addition to a pressing need for new market homes in the Borough, there is a significant need for affordable housing, as outlined within the Strategic Housing Market Assessment. The latest SHMA (January 2014) prepared for the PUSH authorities revealed a net requirement to provide 361 additional affordable dwellings per annum within the Havant borough area. This represents 80% of the overall, objectively assessed needs figure (450 dpa) for the authority.

4.4.5 It is clear from the evidence of the latest PUSH SHMA and OAN Update Study that the level of housing need and the requirement to meet it, as far as is consistent with the NPPF, will require further development sites

to be identified over and above those in the Adopted Local Plan. As such, it is necessary for a new Havant Borough Local Plan to be produced. The scale of affordable housing need in the Borough is leading to a chronic shortage of much needed new homes.

4.4.6 The UK has a secular problem with inadequate housing supply, which has led to low income and middle income families being priced out of the housing market. National Government recognise that house price inflation is getting to dangerous levels and that building new homes is necessary in order to address this issue. The delivery of 30% affordable homes should be given significant weight.

Ensuring Choice in the Competition for Land

4.4.7 The Framework sets out the Government’s key housing objective, which is; *“to boost significantly the supply of housing”*. Paragraph 47 sets out how LPAs should achieve this boost in the supply of housing, including a requirement to provide a delivery buffer of 5% or 20% to ensure choice and competition in the market for land.

4.4.8 The proposals entirely accord with this national policy objective in so far as the application will deliver new housing development which will assist Havant Borough Council in contributing towards the central government objective of boosting significantly the supply of housing now.

4.5 Requiring Good Design

4.5.1 The Design and Access Statement (DAS) demonstrates how the site will deliver a high quality sustainable residential development. The proposals are based on sound design principles that have taken into account site constraints, and opportunities presented by the site.

4.5.2 Whilst design is a matter reserved for future determination, the DAS demonstrates the site could accommodate a scheme that would be in scale and character with its surroundings through delivering dwellings of a suitable size and through utilising materials that reflect the local vernacular. It is demonstrated through the DAS and TA that the site would be accessible to people on foot, cycle and to those with disabilities. The illustrative master plan seeks to create an attractive place that responds to the attributes of the site and the local context.

4.5.3 The development has been designed taking into account the recommendations of the Landscape and Visual Assessment (LVA). The green infrastructure within the built development will sit as an integral part of the framework and is key in creating an accessible, open and engaging place within which to live. The proposal provides a strong green framework comprising;

- The creation of 4.28 ha of Green Infrastructure comprising recreational space, footpaths, attenuation basins and structural planting.
- 1.7ha of open space to the north-west of the scheme to feature a children's play area;

- Reinforcement of existing hedgerows around the site boundary to improve the quality and connectivity of habitat.
- The provision of green corridors, and a buffer of native trees along the site's northern boundary, to frame views of St Mary's Church



4.6 Conserving and Enhancing the Natural Environment

4.6.1 The site is not subject to any landscape quality designation and lies outside of the Green Belt/AONB/Special Landscape Area. Neither the site, nor the immediate landscape, contains any rare or unusual landscape features. Development will result in a permanent change to

the character of the application site however the proposals will aim to retain notable existing landscape features where evident such as boundary hedgerows, mature hedgerow trees, a small pond and drainage ditches. It is therefore considered that the site's landscape character has the ability to absorb change through the introduction of a high quality development. The landscape and visual assessment concludes that the proposed development would not give rise to any unacceptable landscape and visual harm.

- 4.6.2 The Ecological Assessment confirms that the proposal is unlikely to have any significant effect on any statutory designated sites that could not be mitigated against. The proposal will amount to a net gain in biodiversity through buffer planting, increased breeding and foraging opportunities, and the introduction of newly created SUDs areas.
- 4.6.3 The application site is identified as having uncertain potential to provide supporting habitat for Brent Geese and Waders under Policy DM23 of the Council's Allocations Plan. In this regard the supporting Ecological Assessment describes how the site is identified as having 'no recorded use' for Brent Geese in the authority's 'Status of Solent Waders and Brent Goose Strategy Sites' document (July 2016), with only two Brent Geese ever recorded as using the site during historic survey periods.
- 4.6.4 Given the low to negligible number of Brent Geese records on Hayling Island itself, the unfavourable condition of the site in respect of offering suitable foraging habitat, and the frequent use of adjacent fields for dog walking and other recreational activities, it is considered that the

application site is likely to be of very low potential for the species. It is therefore considered that the application proposals would not give rise to an unacceptable loss of supporting roosting and feeding habitat.

4.7 Conserving and Enhancing the Historic environment

- 4.7.1 Section 12 of the Framework provides policy guidance on the conservation and investigation of heritage assets.
- 4.7.2 The archaeological assessment produced by Pegasus Group has identified there is no evidence for medieval or later settlement activity within the site, and it is thought to have comprised farmland from the medieval period onwards. As such any unknown archaeological features dating to the medieval and post-medieval periods are likely to comprise agricultural features of low archaeological significance. Such features might include remains of field boundary ditches and drainage ditches or channels.
- 4.7.3 There is no current evidence to suggest that any archaeological remains present within the site are of a significance as to preclude development.
- 4.7.4 The Heritage Report, undertaken by Pegasus Group, concludes that the proposed development would result in the loss of some views of St Mary's Church from the south-west, and thus cause minor harm to the significance of the Church via a change in its setting. This harm is considered to be at the lower end of the less than substantial range. Such harm therefore needs to be balanced against the public benefits

of the scheme in line with Paragraph 134 of the NPPF. It is within this context, the limited harm caused to the overall heritage significance of the asset should be considered. The less than substantial harm caused to the setting of St Mary's Church is considered to be outweighed by the public benefits of the proposals.

- 4.7.5 With regards to further designated heritage assets within the environs of the site, the Heritage Report concludes that the proposed development will not result in any adverse impacts on their significance as a result of alteration to setting.

4.8 Meeting the Challenge of Climate Change

- 4.8.1 Paragraph 95 of the Framework seeks "new development in locations and ways which reduce greenhouse gas emissions", and urges LPAs to adopt national standards in order to drive for the delivery of sustainable development. The application proposal meets these criteria as it will be delivered to the relevant Building Regulations or equivalent standard applicable at the time of permission.
- 4.8.2 Whilst the accompanying Flood Risk Assessment demonstrates that the entirety of the application site is situated within Flood Zone 1 and at low risk of flooding from fluvial, surface water, tidal and artificial sources, it is recognised that there is an existing potential risk of flooding associated with the A3023/Langstone Bridge, as it passes on to the Island. However, it is anticipated that any perceived concerns in respect of this existing issue could not be satisfactorily addressed.

4.9 Infrastructure Delivery Statement

- 4.9.1 In accordance with paragraph 204 of the Framework and Regulation 122 of the 2010 Community Infrastructure Levy (CIL) Regulations, Gladman is willing to agree to appropriate planning obligations that are necessary to make the proposed development acceptable in planning terms.
- 4.9.2 The application proposals would also contribute to the cost of providing new infrastructure through the Council's adopted Community Infrastructure Levy.
- 4.9.3 Gladman is willing to enter into constructive dialogue with relevant stakeholders and statutory providers, to explore local concerns over the perceived capacity of supporting infrastructure and services on Hayling Island during the course of the application process.

4.10 Summary

- 4.10.1 From this, it is clear that the application proposal complies with relevant provisions of the Framework. Accordingly, it can reasonably be concluded that the proposal is also in compliance with the broad Core Planning Principles of the Framework, expressed at paragraph 17.
- 4.10.2 The assessment against the relevant policies does not indicate any circumstances under which permission should be restricted which might result in the disapplication of the Presumption in Favour of Sustainable Development.

5 PLANNING BALANCE AND CONCLUSIONS

- 5.1.1 This outline planning application is made in the context of the government's requirement to boost housing land supply, the presumption in favour of sustainable development and the out of date Havant Borough Core Strategy Local Plan. Given that the Development Plan is out of date, the positive determination of the application in accordance with the Framework paragraph 14 is not reliant on the absence of a five year housing land supply. Nevertheless, the proposal does respond positively to the identified lack of a five-year housing land supply in Havant and the identified need for both market and affordable housing in the Borough.
- 5.1.2 This proposal would be deliverable in the short term and increase the supply and choice of housing at a sustainable settlement in the Borough. It would contribute towards economic growth and have wider social benefits to the local community, meeting a range of housing requirements, including affordable housing. The principles outlined within the Design and Access Statement would secure a high quality scheme.
- 5.1.3 The supporting material, assessments and reports demonstrate that there are no technical or environmental constraints that would preclude the development of this site, subject to planning conditions and/or obligations. Gladman is willing to enter into constructive dialogue with the Council to agree a list of conditions and S106 Heads

of Terms that are necessary to make the development acceptable in planning terms.

- 5.1.4 As with any greenfield site, the development will introduce changes to the area and some urbanising effects. Care has been taken to ensure that the perceived impact on Hayling Island is minimised and acceptable, through careful design and siting, the provision of extensive open space particularly in the north western corner of the site and through taking an holistic approach to landscape provision at the site.
- 5.1.5 The development of the site, as proposed, would be both suitable and sustainable, and there is justification to grant planning permission in accordance with the presumption in favour of sustainable development.
- 5.1.6 The development of the land in the open countryside/non-urban area outside of the current adopted settlement boundary would be contrary to the Development Plan. However, Section 38(6) of the 2004 Act provides for a determination other than in accordance with a development plan if material considerations indicate it is appropriate.
- 5.1.7 The relevant material considerations in this case are:

- Under the current Local Plan, the site lies in the open countryside/non-urban area adjoining the settlement boundary of Hayling Island. If this settlement boundary were to remain intact, insufficient land would be available to meet the objectively assessed needs of Havant Borough;
- The application is submitted in advance of the adoption of the Council's new Local Plan, but this is yet to go through examination and is the subject of unresolved objections. Weight cannot therefore be attached to its emerging provisions;
- Whilst the Council elected to reclassify Land off St Mary's Road's status in its amended LPHS proposals to having "uncertain potential" to support housing due to perceived concerns with the capacity of infrastructure and flooding affecting Hayling Island, Gladman remain of the opinion that there are no technical, environmental or infrastructure issues that could not be overcome to secure the delivery of further housing in this location in the short-term.
- The site is suitable for residential development in terms of location and characteristics and is not of high environmental value;
- The landscape features of the site will be retained and reinforced to retain a suitable landscape edge and setting; and
- The provision of affordable housing, without subsidy, is a significant benefit in circumstances where the Council is not

delivering sufficient affordable homes to meet pressing needs.

5.2 Benefits

5.2.1

Table 1 overleaf highlights some of the key benefits arising in respect of the application proposal

Table 1: Key Planning Benefits

Market Housing	It will help to deliver much needed new, quality, family homes, in a community where people wish to live, in a suitable and sustainable location close to existing public transport, shops, employment opportunities and community services.
Affordable and Specialist Housing	- It will provide a wide range of homes including policy-compliant provision of affordable housing (30% or up to 63 units) in an area where there is an existing unmet need unlikely to be delivered through alternative means. - The proposal provides 0.6ha of land for the delivery of additional C2 accommodation, in an area where there is an identified need to improve the supply of older person accommodation to meet both present and future needs
Jobs and the Economy	Immediate Impacts - The build cost for the development is expected to be around £23.6m. Calculations suggest that this construction expenditure would support around 223 Full Time Equivalent (FTE) construction jobs per annum over the period of the build. - The development of new homes in the proposed development could help to address local unemployment in the industry, and provide apprenticeship and training opportunities for young unemployed people. - Over the six years following the completion of the development, Havant Borough Council will benefit from circa £2.0m via the New Homes Bonus. Lasting Impacts - It is anticipated that 223 of residents from the new development will be of working age (those in work or actively seeking work). - Household expenditure from the 210 new homes would be circa £9.6 million per year in Hayling Island. - The scheme will supply new affordable rented and intermediate housing, helping to address substantial local affordable housing needs by providing opportunities for lower income households to own their own home or to secure rented accommodation.
Protecting and enhancing Vitality and Viability	The new residents will increase demand for and use of local services and businesses and increased spending will help to protect, maintain and enhance the services available and accessible within the town and surrounding area.
Public Open Space and Recreation	- It will provide formal and informal public open space and green infrastructure and secure its long-term management for use by the new and existing community. - It will improve connectivity and access to public rights of way.
Environmental Benefits	Biodiversity of the site will be protected, diversified and improved through new hedgerow and tree planting and delivery of new garden spaces and formal and informal green spaces. Overall, the proposal will achieve a net gain in biodiversity.

5.3 Harm

- 5.3.1 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the scheme. As with any greenfield site, the development will introduce changes to the area and some urbanising effects.
- 5.3.2 Despite these changes, significant and demonstrable harm will not arise through the development overall as proposed. There are no technical or environmental impacts that would significantly or demonstrably outweigh the substantial benefits of delivering housing as proposed.



5.4 Conclusion

- 5.4.1 The Framework policies on the delivery of sustainable housing development carry significant weight, and specific policies do not indicate that development should be restricted. Delivery of the proposed development would support housing and economic development objectives and meet the aims and objectives of sustainable development, securing net gains across all three strands of sustainable development (economic, social and environmental).
- 5.4.2 This development, as proposed, clearly constitutes 'sustainable development', is viable and deliverable. There are significant material considerations that weigh heavily in its favour. In accordance with planning law and policy guidance the application should be approved without delay.



Appendix 1
SHOP
Analysis

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Hampshire / Havant

Data settings

	Housing Demand (units per 1,000 75+)	Current Market Split		2030 Market Split	
		Rent (%)	Sale (%)	Rent (%)	Sale (%)
Sheltered Housing	125	64%	36%	64%	36%
Enhanced Sheltered Housing	20	0%	100%	0%	100%
Extra Care - 24/7 support	25	33%	67%	33%	67%
Residential Care	65				
Nursing Care	45				

This section enables you to adjust any of the model assumptions that have been used to calculate the data tables. To change any of these assumptions, click on the + / - buttons or enter the desired value in the relevant boxes. You can use the reset buttons to reset these back to the preset assumptions stored.

The sources of the preset assumptions for each section are as follows:

Housing Demand is the number of units required per 1,000 of the population aged 75+. These are preset with prevalence rates from "More Choice, Greater Voice".

Current Market Split is the proportion of the supply in the area that is split between rent and leasehold. These are preset based on the supply data from Elderly Accommodation Counsel, national housing database 2014. All properties are allocated to the scheme's dominant tenure

Future Market Split is the estimate proportion of future supply that may be required by 2035. These are preset to the current market values from the section above. It is recommended that these figures are adjusted based on local knowledge / policy to take into account the increased number of owner occupiers across the country. (click below on Future market split for more guidance)

More information

- [Data settings](#)
- [Commissioning strategies](#)
- [Future market split](#)

Current Needs

	Demand	Supply	Variance	% Variance	
Sheltered Housing	1,675	1,542	-133	-8% 	
Sheltered Housing: Rent	1,072	989	-83	-8% 	
Sheltered Housing: Lease	603	553	-50	-8% 	
Enhanced Sheltered	268	75	-193	-72% 	
Enhanced Sheltered: Rent	0	0	0		0%
Enhanced Sheltered: Lease	268	75	-193	-72% 	
Extra Care	335	67	-268	-80% 	
Extra Care: Rent	111	67	-44	-39% 	
Extra Care: Lease	224	0	-224	-100% 	
Registered Care	1,474	978	-496	-34% 	
Residential Care	871	487	-384	-44% 	
Nursing Care	603	491	-112	-19% 	

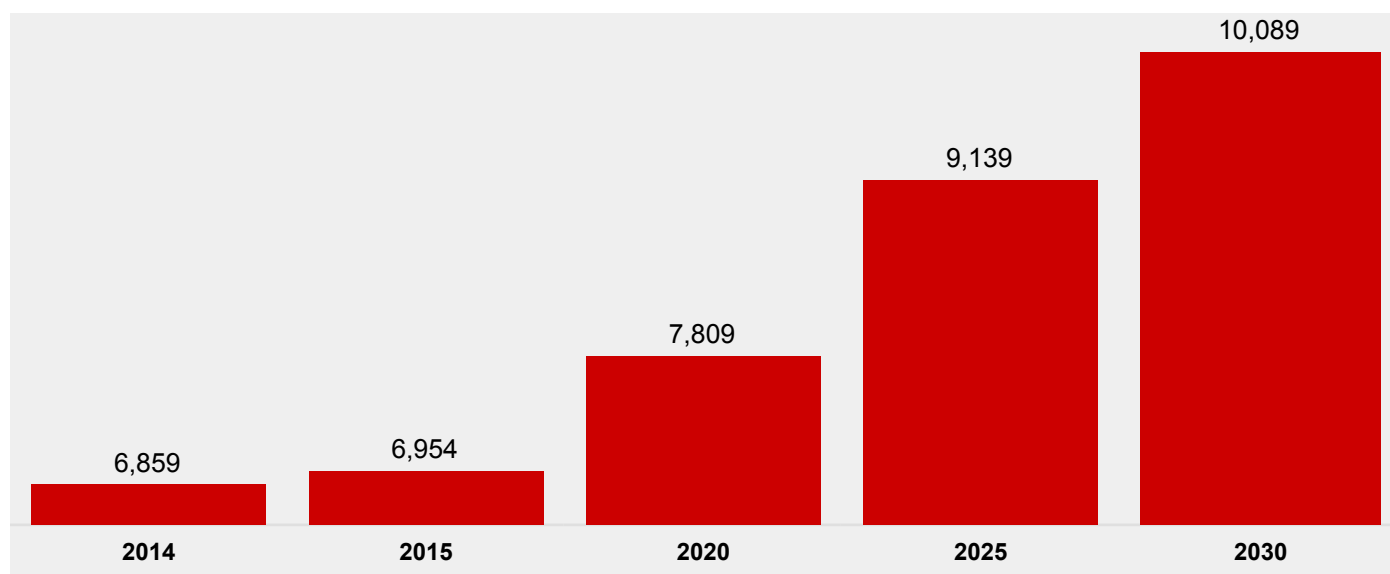
Estimated Future Needs

	2014 % increase from 2014	2015 2%	2020 15%	2025 37%	2030 51%	2035 68%
Sheltered Housing	1,675	1,713	1,925	2,288	2,538	2,813
Sheltered Housing: Rent	1,072	1,096	1,232	1,464	1,624	1,800
Sheltered Housing: Lease	603	617	693	824	914	1,013
Enhanced Sheltered	268	274	308	366	406	450
Enhanced Sheltered: Rent	0	0	0	0	0	0
Enhanced Sheltered: Lease	268	274	308	366	406	450
Extra Care	335	343	385	458	508	563
Extra Care: Rent	111	113	127	151	167	186
Extra Care: Lease	224	229	258	307	340	377
Registered Care	1,474	1,507	1,694	2,013	2,233	2,475
Residential Care	871	891	1,001	1,190	1,320	1,463
Nursing Care	603	617	693	824	914	1,013

Older People Living Alone

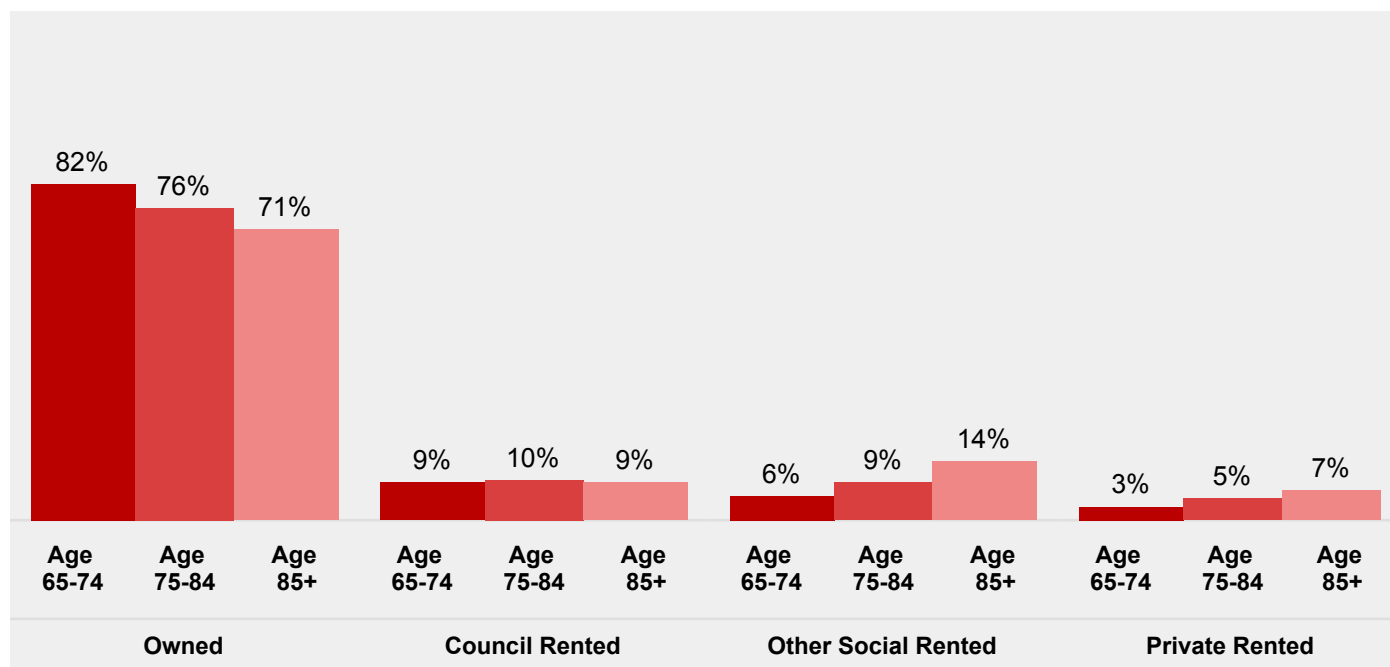
This information has not been updated with data from ONS release May 2014.

Older People Living Alone: Total



Year	People 75+	% Increase from 2014
2014	6,859	-
2015	6,954	1%
2020	7,809	14%
2025	9,139	33%
2030	10,089	47%

Tenure of Older People



Housing Type	People 65-74	People 75-84	People 85+
Owned	82%	76%	71%
Council Rented	9%	10%	9%
Other Social Rented	6%	9%	14%
Private Rented	3%	5%	7%

Appendix

Current Needs

This section shows the estimated number of older people aged 75+ who are likely to require specialist housing or registered care (demand) against the current number of units available in each area (supply).

The data for demand is calculated by applying the prevalence rates (as shown in the data settings) to the 2012 population aged 75+. The population data used is from the May 2014 Office for National Statistics (ONS) sub-national population projections.

The data for supply is the current number of specialist housing and registered care beds from Elderly Accommodation Counsel, national housing database 2014. EAC's classifications are as follows:

Sheltered housing: Schemes / properties are included where some form of scheme manager (warden) service is provided on site on a regular basis but where no registered personal care is provided. A regularly visiting scheme manager service may qualify as long as s/he is available to all residents when on site. An on-call-only service does not qualify a scheme to be included in sheltered stats. In most cases schemes will also include traditional shared facilities - a residents' lounge and possibly laundry and garden.

Enhanced sheltered housing: Schemes / properties are included where service provision is higher than for sheltered housing but below extra care level. Typically there may be 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities.

Extra care housing: Schemes / properties are included where care (registered personal care) is available on site 24/7.

Residential care: Where a care homes is registered to provide residential (personal) care only, all beds are allocated to residential care.

Nursing care: Where a care homes is registered to provide nursing care all beds are allocated to nursing care, although in practice not all residents might be in need of or receiving nursing care.

More information

- [Current needs](#)

Estimated Future Needs

This section is a key component for organisations working on their Market Position Statements (MPSs), planning submissions and analysis of future housing and care needs of older people. It shows the estimated number of older people aged 75+ who are likely to require specialist housing or registered care in future years, from 2014 - 2035.

Adjusting the Future market split:

The housing market split for rental and leasehold sectors for 2035 is set at the same percentage as the current level. It is accepted that the percentage of leasehold will increase in the future and this change will vary depending on whether the market is attractive to leasehold sales, i.e. areas of affluence will see a higher % increase in leaseholds by 2035.

There are no definitive figures for 2035 but one proposed suggestion is linked to the assumptions in "Housing in later life - planning ahead for specialist housing for older people" toolkit published in December 2012. It is suggested that users of SHOP@ consider the options on the attached chart and look at the results from scenarios using different percentages.

	More deprived locality		More affluent locality	
	Rented	Leashold	Rented	Leashold
Sheltered	50	50	33	67
Enhanced Sheltered	67	33	50	50
Extra Care	50	50	33	67

For more information on developing an MPS, go back to the Housing LIN/ADASS Strategic Housing for Older People Resource Pack, "Planning, designing and delivering housing that older people want" published in December 2011.

More information

- [Estimated future needs](#)

Older People Living Alone

This section shows the current and future estimated number of older people aged 75+ who are living alone. This section also contains an option for showing the number of older people who are living alone with a long-term illness.

This information is from POPPI (Projecting Older People Population Information.) Figures are taken from the General Household Survey 2007 table 3.4, Percentage of men and women living alone by age, ONS.

The information has not been updated in the new SHOP@ release and therefore the figures should be treated with caution.

The information is not available for Welsh Authorities.

More information

- [Older people living alone](#)

Tenure of Older People

This section shows the proportion of older people who are in different tenure types.

This information is from POPPI (Projecting Older People Population Information.) Figures are taken from ONS 2001 census, standard tables, table S017 tenure and age by general health and limiting long-term illness. The terms used to describe tenure are as follows:

Owned: either owned outright, owned with a mortgage or loan, or paying part rent and part mortgage (shared ownership).

Other social rented: includes rented from Registered Social Landlord, Housing association, Housing Co-operative and Charitable Trust.

Private rented: renting from a private landlord or letting agency, employer of a household member, or relative or friend of a household member or other person.

This information has not been updated in the latest SHOP@ release and therefore the figures

should be treated with caution.

The information is not available for Welsh Authorities.

More information

- Tenure of older people

Disclaimer

The information provided within this tool is drawn from national and sub national statistics and calculates future need based on assumptions in publicly available national reports. Further assessment and investigation may be required to consider specific local conditions and opportunities. Any interpretation of the data will be solely the responsibility of the user organisation with no responsibility or liability attached to the authors of this analysis tool.
