

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/21/01350
Site Address:	Land north of Oysters, Station Road, Hayling Island
Development:	Outline application for erection of up to 29 dwelling units and associated highway works with all other matters reserved.
Case Officer:	L Oliver
Comments by:	Julie Clark
Date of Comments:	13/04/2022

Housing: The proposal is for up to 29 new dwellings (including affordable housing) consisting of a variety of sizes from 2 to 4 bedrooms.

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 8.7 units**.

The applicants have confirmed within their Planning Statement that their affordable provision will number 9 units and consist of:

Bedroom size	Type	Number
2	Apartment	4
2	House	2
3	House	3
TOTAL		9

As they are proposing 20 market dwellings, including 5no 4-bedroom homes, I would like to see consideration given to providing at least one of these larger homes within their affordable provision.

I would expect to see a final tenure split 70% / 30% in favour of rented units, either Affordable Rent or Social Rent, with the remainder of the new affordable homes offered as Shared Ownership.

If this application is granted then the Registered Provider contracted with for the affordable homes will be required to advertise for tenants through Hampshire Home Choice, the councils waiting list for social housing, whilst the Shared Ownership units will be available through Help to Buy South.

As this is an outline application, there are no precise details of the location of the affordable units within the site. There is an indication of the proposed internal floor areas for each dwelling type on page 47 of the Design and Access Statement and these would appear to compare favourably with the current Nationally Described Space Standards. However, it is worth noting that when considering the prospective new tenant for an affordable 2-bedroom apartment the appropriate occupancy would need to be 4 persons to allow for family growth. With this in mind a 2-bed apartment would need to be at least 70sqm in size and therefore at the very upper level of the indicative sizes stated.

Demand for affordable housing remains consistently high in Havant borough, with significant waiting time running into several years; currently there are 1770

households registered on Hampshire Home Choice seeking accommodation in our area. Of these 782 are waiting for a one- bedroom home whilst a further 571 are waiting for two bedrooms and 347 for three bedrooms. In addition, 70 households are waiting for a larger family home with 4 bedrooms or more. Although this may seem a much smaller number when compared to those registered for smaller homes, the wait is significantly longer due to the lack of supply.

Demand for Shared Ownership/ Shared Equity homes remains consistent with currently over 900 households expressing an interest in the Havant borough area.

A mixed provision of rented and low-cost home ownership properties will help meet this demand in a popular and very desirable location close to all local amenities including education, retail, and transport off the island to Havant town and the wider area.

Principle of Development: Housing would support the principle of this development pending confirmation of the affordable housing mix, the location within the site of the affordable units, and the exact internal floor area of each apartment/house type.

Julie Clark

13/04/2022