

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/22/00001
Site Address:	Land to the rear of 49-71 Fathoms Reach Hayling Island.
Development:	Demolition of Nos 61-69 Fathoms Reach (inclusive) and development of 51 dwellings, to include 19 No. 2 bed, 18 No. 3 bed, 4 No. 4 bed, 3 No. 1 bed apartments and 6 No. 2 bed apartments, with play area and associated infrastructure; new vehicular and pedestrian access to Fathoms Reach and footpath link to Southleigh Grove; includes works to trees the subject of Tree Preservation Order No.1249.
Case Officer:	G Christie
Comments by:	Julie Clark
Date of Comments:	31/03/2022

Housing: The proposal is for 51 new dwellings (including affordable housing) consisting of a variety of sizes from 1 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 15.3 units**.

The applicants have confirmed that their affordable provision will consist of:

Bedroom size	Affordable Rent	Shared Ownership	TOTAL
1	3	0	3
2	7	2	9
3	0	2	2
4	0	0	0
TOTAL	10	4	14

The applicants have confirmed in their Design & Access Statement that they intend to provide **14** affordable units (only 27.45%) so I would expect to see their affordable housing provision increased by 1no to 15, preferably Affordable Rent tenure, I would hope to see this as either a 3- or 4-bedroom home. This additional AR home will create a 73% / 27% split in favour of rented homes, these tenures will help to meet not only the local needs of those registered for affordable housing, but those of the wider borough.

The remaining 0.3% of a unit should be secured by a financial contribution in lieu of onsite provision.

Demand for affordable housing remains consistently high in the Havant borough with significant waiting time running into a number of years; currently there are 1761 households registered on Hampshire Home Choice seeking accommodation in our area. Of these 778 are waiting for a one- bedroom home whilst a further 565 are waiting for two bedrooms and 348 for three bedrooms. In addition, 70 households are waiting for a larger family home with 4 bedrooms or more.

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 to Havant town and the wider area.

Principle of Development: Housing would support the principle of this development pending confirmation of an amended affordable housing mix.

Julie Clark

31/03/2022