

PRE-PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	App/21/01434
Site Address:	Rook Farm, land off St Marys Road, Hayling Island
Development:	Outline application for development of up to 300 dwellings (including affordable housing). The proposal includes provision for structural planting and landscaping; informal public open space; children's play areas; sustainable drainage system (SuDS); a new vehicular access from St Mary's Road; and associated ancillary works. All matters reserved except for means of vehicular access. Accompanied by an Environmental Statement.
Case Officer:	David Eaves
Comments by:	Julie Clark
Date of Comments:	11/02/2022

Housing: The proposal is for up to 300 new dwellings (including affordable housing) consisting of a variety of sizes from 1 to 5 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 90 units. The applicants have confirmed in their Planning & Affordable Housing Statement that they intend to provide 30%. The applicants confirm that this provision will be secured through s106 legal agreement.

The details of the affordable housing mix will need to be agreed with the Council prior to submission of any Reserved Matters application but I would expect to see a variety of house types and sizes, with a tenure split of broadly 70% Rented, and 30% Shared Ownership as these tenures will help to meet not only the local needs of those registered for affordable housing, but those of the wider borough.

Demand for affordable housing remains consistently high in the Havant borough; currently there are 1780 households registered on Hampshire Home Choice seeking accommodation in our area. Of these 812 are waiting for a one- bedroom home whilst a further 560 are waiting for two bedrooms and 338 for three bedrooms. In addition, 69 households are waiting for a larger family home with 4 bedrooms or more.

Demand for Shared Ownership/ Shared Equity homes remains consistent with currently 919 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 affordable housing mix.

Julie Clark

11/02/2022