

## Matter 2

### Para 2.29 Windfall

Hayling is already challenged from an infrastructure and utility perspective. Over the period of the local plan there will be as many windfall homes built as there are houses “planned” for Hayling Island. Typically and historically there will be around 100 windfall homes built every year for the life of the plan. Effectively that means only half of development on the island is considered for infrastructure loading.

Specifically the *cumulative* effect of *all* windfall developments on Hayling is not considered against the loading of infrastructure. I’m most concerned about the arterial access road, the A3023 which is already beyond its design limit and the council has not demonstrated it has considered the A3023 capacity against its local plan aspirations let alone the further burden of windfall

### Para 2.30 Windfall

No! The *cumulative* effect of *all* windfall developments on Hayling is not considered against the loading of infrastructure. This should occur irrespective whether windfall gains are single dwellings or many more than one. Their collective and cumulative effect on infrastructure must be considered. The paper referred to does not count all windfall gains, it is selective and accounting is based on more than a certain number of dwellings. All windfall must be considered.

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