

## PLANNING APPLICATION RESPONSE OF HOUSING

|                          |                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Application No:</b>   | APP/18/01109                                                                                                                   |
| <b>Site Address:</b>     | Dairy Crest Depot, Dunsbury Way, Havant, Hants                                                                                 |
| <b>Development:</b>      | Outline application for the redevelopment of the Former Dairy Crest site for up to 74 dwellings with access off Fulflood Road. |
| <b>Case Officer:</b>     | Mr L Oliver                                                                                                                    |
| <b>Comments by:</b>      | Julie Clark                                                                                                                    |
| <b>Date of Comments:</b> | 08/05/2019                                                                                                                     |

### Housing:

Current planning policy requirements Core Strategy policy CS9. 2, the Havant Borough Housing SPD (July 2011), the governments Ministerial Statement published during the summer of 2016, the Local Plan Housing Statement, and the emerging Havant Borough Local 2036 mean that developments of 11 units or more would be required to provide 30-40% affordable housing on site; the draft HBLP 2016 includes an emerging affordable housing requirement of 20% on sites that sit within town/local centres. However, at this stage, the new plan carries more limited weight, so I would expect this proposal to deliver the current minimum 30% affordable housing requirement, 22.2 units.

The applicants are proposing 74 new homes comprising a mixture of 1 and 2-bedroom units with a variety of internal areas.

I would expect the 30% affordable requirement to be either rounded up to 23 units, however would consider 22 units with the shortfall being met by way of a financial contribution in lieu of the 0.2 of a unit.

The demand for affordable housing remains high within Havant borough; as at 8th May 2019 there were 1634 households registered on Hampshire Home Choice seeking Affordable/Social Rented accommodation in our area and of these 792 are waiting for a one-bedroom home, 548 for a two-bed, 226 for a three bedroom, and 68 for a 4+ bedroom home.

I note that the applicants have previously submitted a viability assessment, dated December 2018, which concludes that the inclusion of affordable housing would render this development unviable; in fact, this viability assessment states that even without affordable housing the development would only yield a developer profit of 0.05% as opposed to an expected industry figure of between 15-20%.

This application has been submitted in outline and there are no guarantees that the final scheme will be the same; it may end up being more, or less viable, when , and if, it is finally developed, and I appreciate that a viability appraisal is a 'snap shot' in time and that costs and values cannot be accurately measured until a scheme is built and sold. For these reasons I am not willing to accept, at this stage, that the proposed scheme is not capable of delivering any amount of affordable housing.

I would recommend that a further viability assessment is conducted once a Reserved Matters application is received and the precise nature of the development is known.

Julie Clark  
Housing Manager (Development)

08/05/2019