

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/18/01109
Site Address:	Dairy Crest Depot, Dunsbury Way, Havant, Hants
Development:	Outline application for the redevelopment of the Former Dairy Crest site for up to 78 dwellings with access off Fulflood Road.
Case Officer:	
Comments by:	Julie Clark
Date of Comments:	03/01/2018

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, 23.4 units.

The applicants are proposing 78 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 rounded up to 25 units, however would consider the shortfall being met by way of a financial contribution in lieu of the 0.4 of a unit.

The demand for affordable housing remains high within Havant borough; as at 3rd January 2019 there were 1730 households registered on Hampshire Home Choice seeking accommodation in our area and of these 866 are waiting for a one-bedroom home, 579 for a two-bed, 218 for a three bedroom, and 67 for a 4+ bedroom home.

I note that the applicants have submitted a viability assessment which concludes that the inclusion of affordable housing would render this development unviable. I would expect this assessment to be reviewed by a third party at the applicant's expense.

Julie Clark
Housing Manager (Development)
03/01/2019