



AFFORDABLE HOUSING STATEMENT

Former Diary Crest Depinspectorot, Dunsbury Way,
Havant

July 2022

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1.0 INTRODUCTION

- 1.1 This Statement sets out the affordable housing context of the development proposal at the Former Dairy Crest Depot, Dunsbury Way, Havant. The statement has been prepared in support of a Reserved Matters (RM) pursuant to Outline planning permission APP/18/01109 for the demolition of and the erection of 74 no. dwellings, with access off Fulflood Road
- 1.2 This document should be read in conjunction with the application drawings and other technical documentation submitted to support the planning application.
- 1.3 The structure of this Statement is as follows:
- Section two provides a description of the site and surrounding context
 - Section three sets out the national policy context for the delivery of affordable homes
 - Section four sets out the local policy context for the delivery of affordable homes in Havant
 - Section five sets out the proposals subject to this Reserved Matters application relating to affordable housing and how the provision accords with the the Outline planning permission

2.0 SITE AND SURROUNDINGS

Site Location

- 2.1 The site is located in Leigh Park, approximately 2km north of the centre of Havant.
- 2.2 It is contained by Dunsbury Way to the west, Fulflood Road to the north, existing vegetation and Riders Creek to the south, and an existing employment site to the east.
- 2.3 The site extends to an area of approximately 0.5 ha and is roughly rectangular in shape.
- 2.4 The site is relatively flat, although it does slope slightly from north to south.
- 2.5 The site consists of a number of single storey buildings/structures, hardstanding and vegetation, including trees, hedgerow and grassed areas.

Surrounding Area

- 2.6 The immediate and surrounding area is varied, with industrial uses directly adjacent and to the east. However, more recently, residential development has taken place within the immediate area.
- 2.7 To the west of the site lies the site of the Former Leigh Park Garage on the corner of Dunsbury Way, that now comprises a 3/4 storey residential development.
- 2.8 Further to the north of the site, the redevelopment of the former Proctor and Gamble Site for a mixed residential, employment and community/ health services has been completed, which consists of a variety of built form, including 4/5 storey residential buildings.

3.0 NATIONAL PLANNING POLICY

3.1 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 requires local planning authorities to determine planning applications in accordance with the development plan unless material planning considerations indicate otherwise.

3.2 The updated National Planning Policy Framework (the 'NPPF') adopted in July 2021 sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material planning consideration in determining planning applications, although does not change the statutory status of the Development Plan as the starting point for decision making.

3.2 With regards to affordable housing, paragraph 63 states:

"Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless:

a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

b) the agreed approach contributes to the objective of creating mixed and balanced communities."

3.3 Paragraph 64 states:

"To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount."

3.4 Affordable Housing is defined within the NPPF (Annex 2) as;

"Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

"a) Affordable housing for rent: meets all of the following conditions:(a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where

applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).

Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement."

4.0 LOCAL PLANNING POLICY

Havant Borough Core Strategy (Adopted March 2011)

- 4.1 The Havant Borough Core Strategy forms the key development plan document for the Borough and guides development until 2026. Policy CS9 Housing of the Core Strategy relates to affordable housing and sets out when affordable housing provision will be sought. It states:

“Planning permission will be granted for housing proposals that will:

- 1. Contribute to achieving a net total of 6,300 new dwellings between 2006 and 2026.*
- 2. Deliver on average 30-40% affordable housing on sites of 15 dwellings (gross) or more and secure a suitable contribution, or on-site provision, equivalent to on average 30-40% on smaller housing developments between 5 and 14 dwellings (gross), unless a lesser requirement has been transparently justified on viability grounds.*
- 3. Ensure mixed communities are created through the planned distribution and avoidance of a concentration of affordable housing.*
- 4. Achieve a suitable density of development for the location, taking into account accessibility to public transport and proximity to employment, shops and services in addition to respecting the surrounding landscape, character and built form.*
- 5. Provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.*
- 6. Provide accommodation for the ageing population in sustainable locations, taking account of the need to provide for a variety of care needs and flexibility to accommodate differing requirements of ageing care.*
- 7. Contribute to achieving 450 extra-care dwellings between 2006 and 2026. 8. Ensure housing development is delivered in a phased manner with an appropriate proportion of previously developed land so as to avoid unnecessary development on greenfield urban extension sites.”*

Housing Supplementary Planning Document (Adopted July 2011)

- 4.2 The Housing Supplementary Planning Document (SPD) for Havant was adopted in July 2011 and is a material consideration in the determination of planning applications. The SPD refirms and provides supplementary guidance on the Council's requirements for the provision of housing and affordable housing when determining planning applications in Havant.
- 4.3 Section 2 of the SPD relates to affordable housing provision and supplements Core Strategy Policy CS9. It outlines six principles which provide a framework for the delivery of affordable housing in residential and mixed use developments, as replicated below:
- Principle 1: A variety of affordable dwelling types and sizes should be provided to meet the wide range of identified housing needs
 - Principle 2: Priority is given to the provision of affordable housing for those in need
 - Principle 3: Affordable housing should be made available clean and serviced and at nil cost
 - Principle 4: The affordable housing that is provided must remain available for as long as the need exists
 - Principle 5: On developments of 15 or more dwellings affordable housing should normally be provided on site.
- 4.4 Within paragraph 1.29 it is acknowledged that the level of affordable housing is unrealistic in terms of its impact on the viability of many schemes. Therefore, a significant element of affordable housing need is unlikely to be met over the plan period. Nevertheless Core Strategy Policy CS9 requires an average of 30-40% of new homes to be affordable which goes someway to meeting this need.
- 4.5 The SPD states that if the developer has demonstrated genuine significant economic constraints in providing the required level of affordable housing provision, the Council will require the developer to fully explore the options available to achieve economic viability and provide an agreed level of affordable housing provision.
- 4.6 The options which the Council will require the developer to explore include taking measures to provide the affordable housing on-site and achieving economic viability

by varying the tenure; size, type and number of units to be provided (in that order), or if appropriate, examining the level of other contributions.

Draft Havant Borough Local Plan 2036

- 4.7 Havant Borough Council is currently in the process of preparing a new Local Plan that will set out the development strategy for the borough up to 2037. Once adopted it is intended it will supersede the Havant Borough Core Strategy and Local Plan Allocations Plan, consolidating them into one single Development Plan Document.
- 4.8 The Planning Inspectorator's overriding recommendation was that there may be a need to withdraw the emerging Local Plan so that further work could be undertaken to address the identified shortcomings. In line with the feedback from the Planning Inspectorate, Havant Borough Council has supported withdrawing the Local Plan and developing a revised Local Plan that reflects the contemporary and future demands of the Borough.
- 4.9 The Council is therefore preparing a new Local Plan, however the timetable for the production is not yet available and the emerging Local Plan is at an early stage of its development so no weight is given

4.0 PROPOSED PROVISION

- 4.1 The Outline planning application demonstrated that due to the current and existing configuration and location, the existing property is no longer fit for purpose. Even if the property was to be demolished, there is no financial viability reason to redevelop the site for an industrial use. Therefore, the site does not have a future as an industrial/commercial site.
- 4.2 The submitted Financial Viability Assessment accompanying the Outline planning application demonstrated that the scheme is not currently considered to be sufficiently viable and cannot support any affordable housing.
- 4.3 In accordance with the Outline planning permission, the proposal, provides for a nil affordable housing contribution.
- 4.4 Whilst it is acknowledged this level of affordable housing does not meet the requirement of Policy CS9, it is noted that there is a review mechanism included in the Section 106 Agreement attached to the Outline planning permission. This requires that a Viability Appraisal is submitted to the Council no later than the earlier of 3 years from the date of the agreement or the Reserved Matters approval date.
- 4.5 Furthermore, the development will enable the regeneration of a brownfield site, which for some time has remained vacant and underutilised, that is situated in a sustainable location and which contributes towards the Borough's housing supply.