

PLANNING APPLICATION RESPONSE OF HOUSING

Application No:	APP/22/00829
Site Address:	Dairy Crest Depot, Dunsbury Way, Havant, Hants
Development:	RM application for the redevelopment of the Former Dairy Crest site for 74 dwellings with access off Fulflood Road.
Case Officer:	Mrs L Wells
Comments by:	Julie Clark
Date of Comments:	20/10/2022

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, and the Housing Delivery Position Statement March 2022, mean that developments of 10 units or more would be expected to provide 30% affordable housing **outside** of Havant, Waterlooville, and Leigh Park town centres: and 20% affordable housing on sites **within** Havant, Waterlooville, and Leigh Park town centres.

In addition to the above, developments of 50 dwellings or more will be expected to Deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision.

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

Normally I would expect this proposal to deliver the current minimum 30% affordable housing requirement which equates to 22.2 units. However, the applicants are proposing 100% of the units to be affordable homes despite maintaining the principle of the existing viability assessment which concluded that the inclusion of affordable housing would render this development unviable; in fact, the assessment stated 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%.

The consideration of the viability assessment enables VIVID to secure sufficient Homes England Partnership funding for all 100 units. It is the addition of the grant funding and a significantly different operating margin criteria that will allow this development to be delivered.

With grant funding all the new homes will be for Social Rent which typically represents around 60% of market rents; this offers truly affordable homes. With a Community Lettings Plan in place the new homes can be offered to a mix of occupants who will benefit, not least in these times of spiralling living costs. Social Rent homes can provide for people with low pensions, lower incomes, and will appeal to those residents currently wishing to downsize potentially freeing up their larger homes to meet the needs of families.

The demand for affordable housing remains high within Havant borough; as at 20/10/2022 there were 1869 households registered on Hampshire Home Choice seeking Affordable/Social Rented accommodation in our area and of these 846 are waiting for a one-bedroom home, 579 for a two-bed, 369 for a three bedroom, and 75 for a 4+ bedroom home.

This proposed development will provide much needed affordable housing in a very sustainable area close to all local amenities and services.

Julie Clark
Housing Manager (Development)
20/10/2022