

From: Julie Watson-Cowen
Sent: 27 October 2014 12:16
To: Stephen Cantwell
Subject: RE: Housing proposal - Dolphin Quay, Emsworth (APP/14/00510)

Hello Stephen

Having looked at the documents provided with this application I would make these comments regarding the provision of affordable housing on this proposed development site.

Core Strategy Policy CS9 states that Planning Permission will be granted for housing proposals that will

'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), under a lesser requirement has been transparently justified on viability grounds'

To my knowledge no viability assessment has been received during the planning application process so therefore I would expect the full affordable obligation to be met.

This site comprises of family sized accommodation however it does not provide private outside space, is next to a public house and is close to open water plus the proposal includes the retention of the moorings. For these reasons I would be willing to accept a financial contribution in lieu of on-site provision.

The application includes floorplans and details of the floor area for the different sizes of unit. I have used these, together with estimated sales values of each type of dwelling, to calculate a financial contribution payable.

In October 2013 The Council adopted the Havant Borough Local Plan Viability Assessment produced by BNP Parisbas Real Estate. Within this report residential sales values are stated for areas of the Borough. Table 5 page 19 shows these values for Hayling Island & Emsworth as £3,067 per sq metre. I have assumed that a new build would probably attract a premium of 10% and values have increased in the last 12 months by approx. 7%.

So therefore the formula for calculating expected sales values is:

$\text{Sqm} \times 3067 + 10\% + 7\%$

Please see the two attached spreadsheets (one for the flats and 1 for the houses) which illustrate this worked into the Financial Contribution Calculator which appears as Appendix A of the Havant Borough Council Housing SPD. The estimated financial contribution would be £255,595.00 in this case

The values that I have used are as stated only estimates so I feel it would be useful to ask the developer what values he has used when working out his own site viability, this area of Emsworth could attract higher sales values given its waterside location.

Hope this is useful

Regards

Julie

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