

# AFFORDABLE HOUSING STATEMENT

Land at Newgate Lane  
(North)

**OUTLINE PLANNING APPLICATION FOR  
DEMOLITION OF EXISTING BUILDINGS AND  
DEVELOPMENT OF UP TO 75 DWELLINGS, OPEN  
SPACE, VEHICULAR ACCESS FROM NEWGATE LANE  
AND ASSOCIATED AND ANCILLARY  
INFRASTRUCTURE, WITH ALL MATTERS EXCEPT  
ACCESS TO BE RESERVED**

**AFFORDABLE HOUSING STATEMENT**

**LAND AT NEWGATE LANE (NORTH), FAREHAM**

**ON BEHALF OF FAREHAM LAND LP**

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PLANNING AND COMPULSORY PURCHASE ACT 2004**

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**PLANNING** | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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## **1. INTRODUCTION**

1.1 This Affordable Housing Statement has been prepared by Pegasus Group to support the outline planning application at Land at Newgate Lane. It should be read in conjunction with the other supporting plans and documentation including the Planning Statement.

1.2 The proposed development is for:

*"Outline Planning Permission for the demolition of existing buildings and development of up to 75 dwellings, open space, vehicular access from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved."*

1.3 The purpose of this Statement is to set out the proposed approach to affordable housing as part of the development in accordance with the relevant national and local planning policy.

## 2. PLANNING POLICY

2.1 The adopted Development Plan for Fareham Borough consists of three main documents:

- Local Plan Part 1 (LP1): 'Core Strategy' (Adopted in August 2011);
- Local Plan Part 2 (LP2): 'Development Sites & Policies' (Adopted in June 2015); and
- Local Plan Part 3 (LP3): The 'Welborne Plan' (Adopted in June 2015).

2.2 **Core Strategy Policy 18 'Affordable Housing'** sets out that on sites over 15 dwellings, developers are expected to provide 40% affordable housing.

2.3 Development proposals will be required to provide a mixture of dwelling types, sizes and tenures reflecting the identified housing needs of the local population.

2.4 The Core Strategy is supported by the Affordable Housing SPD (adopted December 2005), where the provisions are still up to date.

2.5 The SPD makes clear that the preferred delivery of affordable housing is by transfer of serviced plots to a Registered Social Landlord (RSL) on completion.

2.6 The Draft Local Plan, which was the subject of Regulation 18 consultation from October – December 2017, is proposed to replace LP1 and LP2 of the existing Local Plan. LP3 relating to the Welbourne strategic site is proposed for retention, however, it is acknowledged that the housing delivery trajectory will need to be reviewed.

2.7 The Draft Local Plan can be afforded weight in accordance with its stage of preparation and the extent of unresolved objections as set out in paragraph 216 of the National Planning Policy Framework. The Draft Local Plan is at a very early stage of preparation and is not anticipated for adoption until summer 2019 according to the Council's timetable. This timetable is expected to slip, as we note that the consultation of the Publication version plan (Regulation 19 consultation) scheduled for "Summer 2018" has not yet taken place.

2.8 A particular requirement for the new Local Plan is to address the housing needs of the Borough, stemming from the commitment made by the council during the examinations of LP2 and LP3 and therefore it is discussed here for the purposes of establishing the required tenure and mix only.

2.9 **Draft Local Plan Policy H2 'Provision of Affordable Housing'** states that on sites of 11 or more dwellings, developers are expected to provide 30% affordable housing. Having regard to paragraph 64 of the NPPF, it makes clear that 10% of the affordable dwellings are delivered as affordable home ownership products and the remaining proportion of affordable provision as affordable rent, social rent or shared ownership at an appropriate tenure mix to reflect the identified housing need.

#### The Evidence Base

2.10 The PUSH Strategic Housing Market Assessment (SHMA) (2014) sets out the affordable housing need by tenure over the period 2013-2018 as follows:

	Intermediate	Affordable Rent	Social Rent	Total
Partnership for Urban South Hampshire (PUSH)	28.4%	17.3%	54.4%	100%

2.11 Paragraph 5.25 of the Draft Local Plan uses the latest SHMA and updated from Housing Evidence: Overview Report (2017) to estimate the current affordable housing need by mix as follows:

Unit Size	Market Housing	Affordable Housing
1 bed	13%	35-40%
2 bed	43%	30-35%
3 bed	43%	20-25%
4+ bed	1%	5-10%

### 3. ASSESSMENT OF PROPOSAL

3.1 The proposed development is for:

*"Outline Planning Permission for the demolition of existing buildings and development of up to 75 dwellings, open space, vehicular access from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved."*

3.2 It is proposed that 40% of the dwellings will be delivered as affordable housing in line with Core Strategy policy 18.

3.3 The delivery of the affordable housing will be secured through a Section 106 Agreement in accordance with the Planning Obligations SPD (see Draft Heads of Terms submitted with this application).

3.4 It is required that the affordable housing is provided as a range of tenures and unit sizes in order to respond to local housing need.

3.5 Although the weight which can be afforded to the emerging Local Plan is limited given its very early stage of preparation, the relevant supporting evidence base provides a useful guide to establishing this need.

3.6 It is therefore proposed that the affordable housing is delivered in broad accordance with the PUSH SHMA data discussed above, with consideration also given to the affordable home ownership requirement of the NPPF.

3.7 It is anticipated that the affordable housing will be transferred to and delivered by an RSL.

3.8 The design and layout of the affordable housing will be subject to reserved matters but it is anticipated that it will be provided in small clusters for management purposes.

3.9 The design will be 'tenure blind' – i.e. the elevational treatment and materials of the affordable housing will be indistinct from that of the open market housing.

3.10 Note that the draft space and accessibility standards in the emerging Local Plan carry very limited weight at this stage and hence are not applied in this assessment.

#### 4. SUMMARY AND CONCLUSIONS

- 4.1 The proposed development for up to 75 dwellings will provide a policy-compliant level of affordable housing at 40%.
- 4.2 The proposed affordable housing mix and tenure will be informed by the latest evidence base documents for the emerging Local Plan in response to the current housing need, taking into account the Government's new definition for affordable housing.
- 4.3 The affordable housing will be secured through a S.106 which will include the relevant mechanisms to secure its transfer and delivery through an affordable housing provider.
- 4.4 The proposal will therefore make a positive contribution to the affordable housing needs of the local community, providing up to 30 new affordable dwellings. It is therefore considered a **significant benefit** in the planning balance.

 **PLANNING**

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