

**OUTLINE PLANNING APPLICATION FOR  
DEMOLITION OF EXISTING BUILDINGS AND  
DEVELOPMENT OF UP TO 115 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 (SOUTH), FAREHAM**

**ON BEHALF OF BARGATE HOMES LTD.**

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

**Prepared by: Kate Holden**

**Pegasus Group**

First Floor | South Wing | Equinox North | Great Park Road | Almondsbury | Bristol | BS32 4QL

**T** 01454 625945 | **F** 01454 618074 | **W** [www.pegasusgroup.co.uk](http://www.pegasusgroup.co.uk)

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

## **CONTENTS:**

Page No:

1.	INTRODUCTION	1
2.	PLANNING POLICY	2
3.	ASSESSMENT OF PROPOSAL	4
4.	SUMMARY AND CONCLUSIONS	6

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## **1. INTRODUCTION**

- 1.1 This Affordable Housing Statement (AHS) 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 This AHS is a revised version of the document dated March 2019. The changes reflect the decision to replace a proposed parcel of development to the west of the watercourse through the site with public open space in response to concerns raised by the Environment Agency around flood risk. Accordingly, the number of dwellings now proposed is up to 115, reduced from up to 125.
- 1.3 The proposed development is for:
- "Outline Planning Permission for the demolition of existing buildings and development of up to 115 dwellings, open space, vehicular access from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved."*
- 1.4 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**

### The Development Plan

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 **Paragraph 6.24** in the supporting text confirms that the Council will need to deliver at least 100 new affordable homes a year in the plan period to meet local needs.

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

2.6 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.

### Material Considerations

2.7 The emerging 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 48 of the National Planning Policy Framework. The Draft Local Plan is at a very early stage of preparation. Although it was the subject of Regulation 18 consultation from October – December 2017, due to the identification of a greater housing requirement as imposed through the NPPF, the Council effectively had to retrace its steps in reformulating its spatial strategy. A revised Issues and Options version was consulted on from May – July 2019.

2.8 Nonetheless, the Draft Local Plan is useful in so far as it utilizes more up-to-date evidence in respect of establishing affordable housing need. It is discussed here for the purposes of establishing the required tenure and mix only.

The Evidence Base

2.9 As noted above, the Core Strategy sets out that Council will need to deliver at least 100 new affordable homes a year in the plan period to meet local needs. However, the PUSH Objectively-Assessed Housing Need Update (2016) confirms that the affordable housing need in Fareham is much higher, dependent on the affordability threshold.

2.10 The Council’s Annual Monitoring Report (March 2019) sets out at table 3 (p.6) that affordable housing delivery over the plan period to date has averaged 75 dwellings per annum.

2.11 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%

2.12 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 the development of up to 115 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 This will represent a significant contribution to the Council's affordable housing need where a significant shortfall is identified. Affordable housing delivery per annum over the plan period to date averages a shortfall of 25 dwellings per annum based on the Core Strategy minimum target, although more up-to-date evidence base information demonstrates the real need is much higher.

3.4 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).

3.5 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.

3.6 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.

3.7 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.

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

- 3.9 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.
- 3.10 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.
- 3.11 It should be noted 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 115 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 50 new affordable dwellings where there is an identified shortfall in delivery. It is therefore considered a **significant benefit** in the planning balance.