



Our ref: 143/PT

16 February 2021

**BY EMAIL ONLY**

Richard Wright  
Fareham Borough Council  
Civic Offices  
Civic Way  
Fareham  
PO16 7AZ

Dear Richard,

**Delivery Rate Update - Land at Newgate Lane, Fareham**

I write further to your email to my colleagues Daniel Weaver and Neil Tiley in respect of anticipated delivery rates at the North and South 'Newgate Lane' sites following the HLS round table discussion last week.

As you identify, the content of the letter contained at Appendix 7 of the original Planning Proof of Evidence is predicated on the original Inquiry scheduling. I therefore set out below an updated programme reflecting anticipated rates of progression.

Programme	Timeframe
Grant of Outline Planning Permission	April 2021
Submission of Reserved Matters	October 2021
Approval of Reserved Matters	January 2022
Discharge of Conditions	April 2022
Commencement	May 2022
Housing Completions:	
1st Unit	January 2023
50th Unit (20no. Affordable, 30no. Market)	January 2024
120th Unit (50no. Affordable, 70no. Market)	March 2025
190th Unit (76no. Affordable, 114no. Market)	January 2026



BARGATE HOMES LIMITED

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Registered in England No. 5626135

The delivery of affordable units is profiled to reflect the relevant 70% occupation S106 trigger and is also biased toward the initial stages of overall delivery due to the high affordable housing demand in the area and Bargate's parent company – Vivid's – remit as one of the largest affordable housing providers in the South of England to re-invest promptly in delivery. As Vivid has no need of bank funding, the site is not exposed to extraneous pressure to expedite market delivery ahead of affordable units.

As you are aware, both appeal sites are now under the control of Bargate Homes and therefore Bargate's commitment to the above can be relied upon fully.

In respect of delays encountered at Brook Lane, the site is divided in two by a belt of trees. Bargate Homes had commenced the preparation of a planning application for this site in early 2017 for a proposed development which necessitated the felling of a number of trees to secure access to the eastern part of the site.

However, shortly before the submission of the planning application, in March 2017 Fareham Borough Council issued a Tree Protection Order on the belt of trees.

It was agreed at the time between the parties that the Borough Council would sign off the necessary felling at the reserved matters stage and thus Bargate proceeded to submit the outline planning application in June 2017. It is self-evident that as a result of the TPO, the eastern portion of the site remains inaccessible and there is considerable uncertainty as to whether this will be able to be delivered, until such time as a detailed consent which includes a road through this tree belt is granted. This will form part of a Phase 1 RM which has not been submitted at this time because of the absence of an outline planning permission.

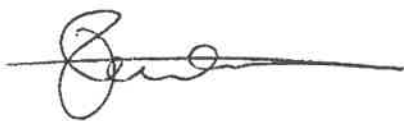
Bargate Homes has made the Borough Council aware of these issues and it was agreed that phasing would be incorporated into in the draft s106 to accommodate the potential for the delayed delivery of the eastern portion of the site. The S106 wording is agreed between the parties.

These issues are clearly site specific and will not be replicated on the appeal sites. Therefore, there is nothing to suggest that similar delays would be encountered in this instance nor that the above revised programme cannot be relied upon.

Furthermore, we are able to offer a '12 and 12' planning condition requiring submission of reserved matters within 12 months of obtaining outline planning permission, and 12 months to commence development following approval of the last of these.

I trust the above provides the clarification sought at the present time.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Paul Thomas', with a long horizontal line extending to the right.

Paul Thomas MRTPI  
**Head of Planning**