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17<sup>th</sup> February 2021

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Dear Ms Skinner

**Delivery Rate Update – Land at Newgate Lane, Fareham (APP/A1720/W/20/3252180 & 3252185)**

I am now in receipt of a revised version of the completions letter provided at Appendix 7 to Mr Weaver's evidence. In the letter from Paul Thomas dated 16<sup>th</sup> February 2021 (given the reference Inquiry Document 16 by the Inspector) Bargate Homes estimate that a total of 120 homes, including 50 affordable units, could be completed by the end of the financial year 2024/25 which is also the end of the five-year base period used in this instance for assessing housing land supply. This delivery is based on a specific timescale for reserved matters submission, conditions approval and commencement on site. Bargate Homes indicate they would be willing to agree to conditions imposing a reduced period for reserved matters submission and implementation and this would be acceptable to the Council. Having reviewed this information I am happy to agree that, when considering the likely contribution of the appeal proposals to addressing the Council's housing supply shortfall, it is reasonable to assume that 120 dwellings would be completed within the five-year period.

The letter from Bargate Homes also clarifies the mooted delay in delivering homes on part of the site at land east of Brook Lane due to market uncertainty actually relates to specific issues relating to tree preservation orders and access. Whilst I cannot comment on this specifically it is clear that the Appellant is not suggesting there is any wider issue relating to certainty in the housing market which might also affect the delivery of housing at Newgate Lane.

Yours sincerely



Jane Parker  
Associate