

From: Lyons, Robyn
Sent: 25 September 2018 16:42
To: Wright, Richard <RWright@Fareham.Gov.UK>
Cc: Newman, Caroline <cnewman@fareham.gov.uk>
Subject: P/18/1073/FP Land to the South of Romsey Avenue, Fareham

Richard,

RE: P/18/1073/FP Land to the South of Romsey Avenue, Fareham

Thank you for consulting Fareham Housing on the above planning application.

As it currently stands I would object to the mix of affordable housing proposed on site as it does not adequately reflect local need.

Meeting the 40% policy requirement: -

Of the 58No. full permission element 23No. will be provided as affordable. This is 0.2 short of a full 40% requirement. The 0.2 should be addressed either through (a) an additional affordable unit on the 58 dwelling phase (i.e. rounded up) or; (b) a financial contribution in lieu of on-site provision (equivalent to 0.2 of a unit); or (c) made up through the affordable provision on the remaining 167 dwellings on the outline to achieve 40% on overall scheme (secured through S106).

Mix

Focusing on the full permission 58No. homes. The accommodation schedule indicates as follows:

-
- 8No. 1 bed flats
- 6no 2 bed flats
- 21No. 2 bed flats
- 18No. 3 bed houses
- 5No. 4 bed houses

It is less clear on exactly which are homes are provided for affordable by tenure. Based on the distribution diagram in the Affordable Housing Statement I am currently assuming that the following affordable provision is proposed by tenure. Confirmation from the applicant that this is correct would be appreciated as I have based my comments on this assumption.

Accommodation Type	Affordable Rent (65%)	Shared Ownership (35%)	Total Affordable
1 bed flats (8No. on site)	8 (53%)	0	8
2 bed flats (6No. on site)	4 (27%)	2 (25%)	6
2 bed houses (21No. on site)	3 (20%)	6 (75%)	9
3 bed houses (18No. on site)	0	0	0
4 bed houses (5No. on site)	0	0	0
Total	15	8	23

Although the ratio between Affordable Rent and Shared Ownership is acceptable (i.e. 65:35) I have concerns with the sizes of the affordable properties proposed. They are all 1 and 2 bedroom which does not reflect need in the area.

The latest need for shared ownership would suggest approximately 30% of those registered are seeking a 3+ bedroom house. This is not represented in the mix. There are 18No. open market 3 bed homes proposed on the full permission element of the site. As a minimum 2No. 3 bed open market should be swapped with 2No. 2 bed shared ownership.

The latest need for social/affordable rent in the Portchester area shows a need for 1bed (56%), 2bed (19%), 3bed (19%) and 4bed (6%). The affordable rent offer needs to be adjusted so that the size of properties better reflects affordable need in the area. In addition to the numerical need it is important to highlight that customers typically wait longer for 3 and 4 bed properties so this need really should be recognised within the scheme and 2bed houses are in far greater demand than 2 bed flats.

To be acceptable the proposal needs to: -

- **Address the 0.2 unit requirement to bring the scheme up to 40% policy compliant**
- **Provide 2No. 3 bed shared ownership properties (to replace 2No. 2 bed shared ownership)**
- **Significantly alter the affordable rent offer to reflect local need. Suggest as follows**

Accommodation Type	Affordable Rent (65%)	Shared Ownership (35%)	Total Affordable
1 bed flats (8No. on site)	8 (53%)	0	8
2 bed flats (6No. on site)	0	0	6
2 bed houses (21No. on site)	3 (20%)	6 (75%)	9
3 bed houses (18No. on site)	3 (20%)	2 (25%)	0
4 bed houses (5No. on site)	1 (7%)	0	0
Total	15	8	23

Let me know should you need to discuss.

Regards,

Robyn Lyons
 Affordable Housing Strategic Lead
 Fareham Borough Council
 01329 824305

