



FOREMAN
HOMES



AFFORDABLE HOUSING STATEMENT

Land to the south of Romsey Avenue, Portchester

August 2018



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1.0 INTRODUCTION

This statement sets out the affordable housing context of the development proposal at land south of Romsey Avenue, Portchester. The statement has been prepared in support of the hybrid planning application which seeks full planning permission for 58 dwellings, associated landscaping, amenity areas and a means of access from Romsey Avenue in addition to outline planning permission for 167 dwellings utilising the same access.

This document should be read in conjunction with the application drawings and other technical documentation submitted in support of the planning application.

2.0 THE SITE

The application site measures approximately 12.5 hectares and comprises a roughly square shaped parcel of land. The site is located immediately south of Romsey Avenue and is bounded by the approved development at Cranleigh Road to the east. The site is bordered to the south and east by open space and agricultural land with the coast beyond.

The application site is well located within Portchester. Fareham, Southampton, and Portsmouth are approximately 2.1 miles & 13.4 miles to the west and 5.4 miles to the south east respectively.

3.0 NATIONAL PLANNING POLICY

Affordable Housing is defined within the National Planning Policy Framework (NPPF) as;

“Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider,



except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement"

4.0 LOCAL PLANNING POLICY

Fareham Borough Local Plan (2011)

Fareham's Local Plan sets out the Planning Strategy for the Borough up to 2026. The Core Strategy was adopted in 2011 with Policy CS18 relevant to affordable housing.



Policy CS18 'Provision of Affordable Housing' reads;

The Council will require the provision of affordable housing on all schemes that can deliver a net gain of 5 or more dwellings.

- On sites that can accommodate between 5 and 9 dwellings developers will be expected to provide 30% affordable units OR the equivalent financial contribution towards off-site provision.
- On sites that can accommodate between 10 and 14 dwellings developers will be expected to provide 30% affordable units.
- On sites that can accommodate 15 or more dwellings developers will be expected to provide 40% affordable units.

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

Where development viability is an issue, developers will be expected to produce a financial assessment in which it is clearly demonstrated the maximum number of affordable dwellings which can be achieved on the site.

Should the site fall below the above identified threshold but is demonstrably part of a potentially larger developable site, the Council will seek to achieve affordable housing on a pro rata basis.

The level of affordable housing provision will also be subject to other planning objectives to be met from the development of the site.

Affordable Housing Supplementary Planning Document (2005)

In 2005 the Council adopted the Affordable Housing Supplementary Planning Document (SPD) to accompany the Affordable Housing Policies. The SPD provides guidance on the Council's requirements for the provision of affordable housing when determining planning applications for residential development in Fareham Borough.

'Government planning policy guidance recognises the need to create sustainable communities which include a mix of uses and housing tenures to meet a range of housing needs. New housing development should therefore consist of a mix of house types and tenures and should avoid large concentrations of similar dwellings.'

The SPD establishes expectations for the mix, design and form of development though confirms that precise details of which will be negotiated on a site by site basis taking into account;

- (i) The mix required to meet the needs identified in the Affordable Housing Strategy



(ii) The location of the development in relation to employment, schools, shops, public transport and other appropriate sustainability indicators.'

5.0 PROPOSED PROVISION

For the 58 dwellings for which full planning permission is proposed 40% of these dwellings will be affordable units in accordance with Policy CS18 comprising 23 homes in total. This would be provided as 15 homes as affordable rent and 8 homes as shared ownership.

For the outline proposals, the specifics of affordable housing provision are a matter for a later stage of the application process. However Foreman Homes confirms proposals include the provision of a policy compliant number of affordable units on site, to represent 40% of the scheme total.

6.0 PROPOSED DISTRIBUTION

The on-site distribution of affordable homes is to be pepper-potted throughout the development. Affordable homes are to be indistinguishable from market housing, constructed to the same high standards and of equivalent good design. Best practice design principles will be accorded with.

The proposed distribution of affordable dwellings included in the proposals for which full planning permission is sought, and the proposed house types to be provided as affordable are set out below. The distribution of affordable units throughout the outline part of the proposals is a matter for a later stage in the application process.



Proposed distribution of affordable units within full planning proposals (not to scale)



Terrace of x3 2 bedroom homes



Block of x4 1 bedroom flats



Block of x6 2 bed maisonettes