

**Kneen, Peter**

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**From:** Lyons, Robyn  
**Sent:** 08 July 2020 10:51  
**To:** Kneen, Peter  
**Cc:** Newman, Caroline; Allaway, Fleur  
**Subject:** P/20/0522/FP Land east of Crofton Cemetery and west of Peak Lane

Peter,

**RE: P/20/0522/FP Land east of Crofton Cemetery and west of Peak Lane**

Thank you for consulting Fareham Housing on the above application.

I haven't been able to note any specific information relating to the affordable housing provision in the supporting statements to the application but I have reviewed the tenure plan and proposed provision, mix and location of the affordable dwellings.

Number of Affordable Homes

Firstly, as the application is for 209 new dwellings a 40% policy compliant provision would require 83.6 affordable homes. The application currently only proposes 82 affordable homes. This needs to be corrected with, as a minimum, 1 additional current market/private house changed to shared ownership (bringing the on-site provision to 83) and the equivalent of 0.6 affordable dwellings provided as an in lieu contribution. Alternatively a further shared ownership property and a further affordable rent property should be provided in replacement of two current market/private homes to bring the total number of affordable homes on-site to 84.

Without such an amendment to the quantum of affordable homes the scheme will be contrary to adopted policy.

Affordable Housing Mix

The tenure split in the affordable provision is correct (65:35) and will remain correct when either of the measures identified above are introduced in order to increase the quantum of affordable homes proposed.

In terms of the mix of affordable dwelling sizes the proposal currently includes...

Shared Ownership:  
2-bed 14No. (50%)  
3-bed 14No. (50%)

Affordable Rent:  
1-bed flats 4No. (7.5%)  
2-bed flats 12No., 2-bed houses 16No. (52%)  
3-bed houses 18No. (33%)  
4-bed houses 4No. (7.5%)

	Affordable Rent (AR) Proposed in application		Local Need for AR (provided at pre-app June 2018)
1-bed flat	4 (7.5%)		40%
2-bed flat	12	28 (52%)	

2-bed house	16	20% (houses in greater need than flats)
3-bed house	18 (33%)	30-35%
4-bed house	4 (7.5%)	5-10%

I have positively noted that the provision of 3-bed and 4-bed AR homes is broadly in line with need. This is particularly important as families needing this size accommodation typically have to wait longer due to less supply. I have also positively noted that a greater number of 2-bed houses are proposed than 2-bed flats. This aligns with the need. Ideally there would be a greater number of 1-bed flats, offset by a reduction in 2-bed flats, but 2-bed provision does provide us with greater flexibility and I am therefore happy with the mix proposed.

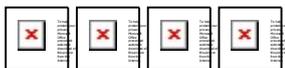
### Distribution

I find the proposed distribution of affordable housing acceptable taking into account the need to avoid excessive clusters whilst also recognising that the management of affordable housing suits small groups of properties together.

Overall, if the quantum of affordable homes is increased to reflect the policy requirement of 40% then I would then find the proposal acceptable. It will be important that the definition of AR on any subsequent s106 includes reference to the level of rent not exceeding 80% of market of the relevant LHA amount, whichever is the lower.

Regards

Robyn Lyons  
Affordable Housing Strategic Lead  
Fareham Borough Council  
01329824305



**From:** devcontrol@fareham.gov.uk <devcontrol@fareham.gov.uk>  
**Sent:** 02 July 2020 15:29  
**To:** Lyons, Robyn <RLyons@Fareham.Gov.UK>  
**Subject:** Fareham Borough Council - Consultation: Land east of Crofton Cemetery and west of Peak Lane,

I am writing to consult you on a planning application I have received (P/20/0522/FP). Details of the application and how to respond are in the attached PDF document.

Please do not hesitate to contact me should you wish to discuss this.

Peter Kneen  
Principal Planner (Development Management)  
Fareham Borough Council  
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