

AFFORDABLE HOUSING STATEMENT

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

LAND EAST OF NEWGATE LANE EAST, FAREHAM

ON BEHALF OF MILLER HOMES LTD AND BARGATE HOMES LTD.

January 2022

Pegasus Group

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1. INTRODUCTION

- 1.1 This Affordable Housing Statement (AHS) has been prepared by Pegasus Group on behalf of Miller Homes Ltd and Bargate Homes Ltd to support an application for outline planning permission for the development of up to 375 residential dwellings on Land East of Newgate Lane East, Fareham. VIVID, Hampshire's largest provider of affordable homes, acquired Bargate Homes in 2019.
- 1.2 This statement should be read in conjunction with the other supporting plans and documentation including the Planning Statement and Design and Access Statement.
- 1.3 The proposed development is for:
- "Outline application with all matters reserved except Access for residential development of up to 375 dwellings, access from Newgate Lane East, landscaping and other associated infrastructure works on land east of Newgate Lane East, Fareham, Hampshire."*
- 1.4 The purpose of this Statement is to set out the proposed approach to affordable housing as part of the development in accordance with the relevant national and local planning policy.

2. PLANNING POLICY

National Planning Policy Framework (NPPF, July 2021)

- 2.1 Paragraph 62 of the National Planning Policy Framework states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in local planning policies. This includes those who require affordable housing.
- 2.2 Paragraph 63 of the NPPF states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and expect it to be met on-site unless off-site provision or financial contribution is justified and acceptable.

Adopted Development Plan

- 2.3 The adopted Development Plan for Fareham Borough currently consists of three main documents:
- Local Plan Part 1 (LP1): 'Core Strategy' (Adopted in August 2011);
 - Local Plan Part 2 (LP2): 'Development Sites & Policies' (Adopted in June 2015); and
 - Local Plan Part 3 (LP3): The 'Welborne Plan' (Adopted in June 2015).
- 2.4 **Core Strategy Policy 18 'Affordable Housing'** sets out that on sites over 15 dwellings, developers are expected to provide 40% affordable housing.
- 2.5 The policy states that development proposals will also be required to provide a mixture of dwelling types, sizes and tenures reflecting the identified housing needs of the local population. This approach will be achieved by the Council either imposing appropriate planning conditions, or seeking to negotiate a planning obligation, where appropriate.

Affordable Housing SPD

- 2.6 The Core Strategy is supported by the Affordable Housing SPD (adopted December 2005). The provisions of this SPD are still considered to be applicable.

2.7 The SPD makes clear that the preferred delivery of affordable housing is by transfer of serviced plots to a Registered Social Landlord (RSL) on completion.

New Fareham Local Plan 2037

2.8 Fareham Borough Council has been preparing a new Local Plan to 2037. In September 2021, the Council submitted the plan to the Planning Inspectorate for examination.

2.9 As with adopted **Core Strategy Policy 18 'Affordable Housing'**, the submitted Local Plan sets out in emerging **Policy HP5 'Provision of Affordable Housing'** that on sites over 10 dwellings or more, 40% of dwellings should be provided as affordable housing.

2.10 Emerging **Policy HP5** also states that this affordable housing will be required to provide an appropriate mix of dwelling type, size and tenure to reflect the identified housing needs of the local population.

2.11 **Policy HP5** text currently states that the tenure split should be as follows:

- *At least 10% Social Rent; and*
- *At least 55% as Affordable Rent or Social Rent; and*
- *The remainder, but no less than 10% as Affordable Home Ownership.*
- *The mix of property size and type should reflect the local need and the site characteristics.*

2.12 Paragraph 5.30 of the draft Local Plan states that there is a need for approximately 3,500 affordable homes up until 2036, adding: *'the delivery of new affordable homes is a vital part of the overall housing delivery in the Borough.'*

2.13 Supporting text for this emerging policy also states that the Council may review the Affordable Housing SPD as the plan progresses. As yet, no updates or amendments to this SPD have been made.

2.14 Affordable housing policies in the new Local Plan are still in draft form and are not yet formally adopted (so carry little weight at this stage) but they are useful as

they utilise more up-to-date evidence in respect of establishing affordable housing need.

- 2.15 Shortfalls in affordable housing supply in Fareham, and resultant acute levels of need are assessed in detail within the Planning Statement for this application.

Fareham Affordable Housing Strategy

- 2.16 In October 2019, FBC adopted a new Affordable Housing Strategy.
- 2.17 The Council's Affordable Housing Strategy outlines an identified need for 206 affordable dwellings per annum.

First Homes

- 2.18 In May 2021, the Department for Levelling Up, Housing and Communities (DLUHC) published their latest guidance on a new affordable housing 'tenure': First Homes.
- 2.19 First Homes are in-perpetuity discounted market sale housing and Government have advised that they should be considered to meet the definition of 'affordable housing' for planning purposes. DLUHC therefore require that they form part of the affordable housing type / tenure split on new housing developments, and that Local Planning Authorities update their affordable housing policies to include this new tenure.
- 2.20 Where Local and Neighbourhood Plans are adopted under transitional arrangements – as with FBC's new Local Plan - the First Homes requirement will not need to be applied when considering planning applications in the plan area until such time as the requirements are introduced through a subsequent update.
- 2.21 The applicants can confirm that they will monitor any updates to First Homes policy and seek to accord with the relevant policy position at the time a decision is made on this planning application.

3. THE PROPOSALS

3.1 The proposed development is for:

"Outline application with all matters reserved except Access for residential development of up to 375 dwellings, access from Newgate Lane East, landscaping and other associated infrastructure works on land east of Newgate Lane East, Fareham, Hampshire."

3.2 It is proposed that 40% of the dwellings will be delivered as on-site affordable housing, in accordance with Core Strategy policy 18 and new Local Plan policy HP5.

3.3 The Planning Statement for this application provides substantial evidence which demonstrates that Fareham has a significant shortfall in affordable housing. Indeed, the delivery of affordable homes in the Borough in recent years has been extremely low.

3.4 Affordable housing delivered through this application will therefore represent a significant contribution to the Council's affordable housing need.

3.5 The delivery of the affordable housing on-site will be secured through a Section 106 Agreement in accordance with the Planning Obligations SPD.

3.6 Affordable housing will be provided in accordance with the tenure split as detailed in Policy HP5 of the emerging new Local Plan.

3.7 If this split is subsequently considered to be inappropriate, or policy is updated to reflect new requirements or tenure splits, affordable housing will be delivered in accordance with relevant policy at the time a decision is made on the planning application.

3.8 Ultimately, Miller Homes and Bargate Homes are committed to securing an affordable housing tenure mix and range of unit sizes that accords with the Council's Planning Policy and their identified affordable housing needs by area of the Borough.

3.9 It is anticipated that the affordable housing will be transferred to and delivered by a registered provider of social housing (RSL).

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- 3.10 The design and layout of the affordable housing will be subject to design and consideration at reserved matters stage. It is anticipated that it will be provided in small clusters for management purposes.
- 3.11 The design of all affordable housing will be 'tenure blind' – i.e. the elevational treatment and materials of the affordable housing will be indistinct from that of the open market housing. High standards of design and construction will be delivered across the site.

4. SUMMARY AND CONCLUSIONS

- 4.1 The proposed development for up to 375 dwellings will provide a policy-compliant level of affordable housing at 40%.
- 4.2 The proposed affordable housing mix and tenure will be in accordance with Local Planning Policy and ultimately informed by the latest evidence base documents for the emerging Local Plan in response to the current housing need, taking into account the Government's definition of affordable housing.
- 4.3 The affordable housing will be secured through a S.106 which will include the relevant mechanisms to secure its transfer and delivery through an affordable housing provider.
- 4.4 The proposal will therefore make a considerable contribution to the affordable housing needs of the local community, providing up to 150 affordable dwellings in the Fareham Borough where there is an identified and chronic shortfall in delivery.
- 4.5 Miller Homes and Bargate Homes are committed to the delivery of a significant quantity of policy-compliant affordable housing on the applicant site. The delivery of on-site affordable housing is ultimately considered a **significant benefit** in the planning balance.