

Draft Affordable Housing SPD

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Draft Affordable Housing SPD prepared to support delivery of affordable homes

Drafted in liaison with Development Management and Housing Teams.

What the SPD seeks to do:

- Support the Corporate Strategy – to provide high quality affordable housing for residents.
- Set out the planning policy context
- Provide guidance on the requirements of relevant Local Plan policies
- Set out the Council's expectations for the delivery of affordable housing on site and off site, including the Council's approach to commuted sums (financial contributions).

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Affordable Housing SPD Content:

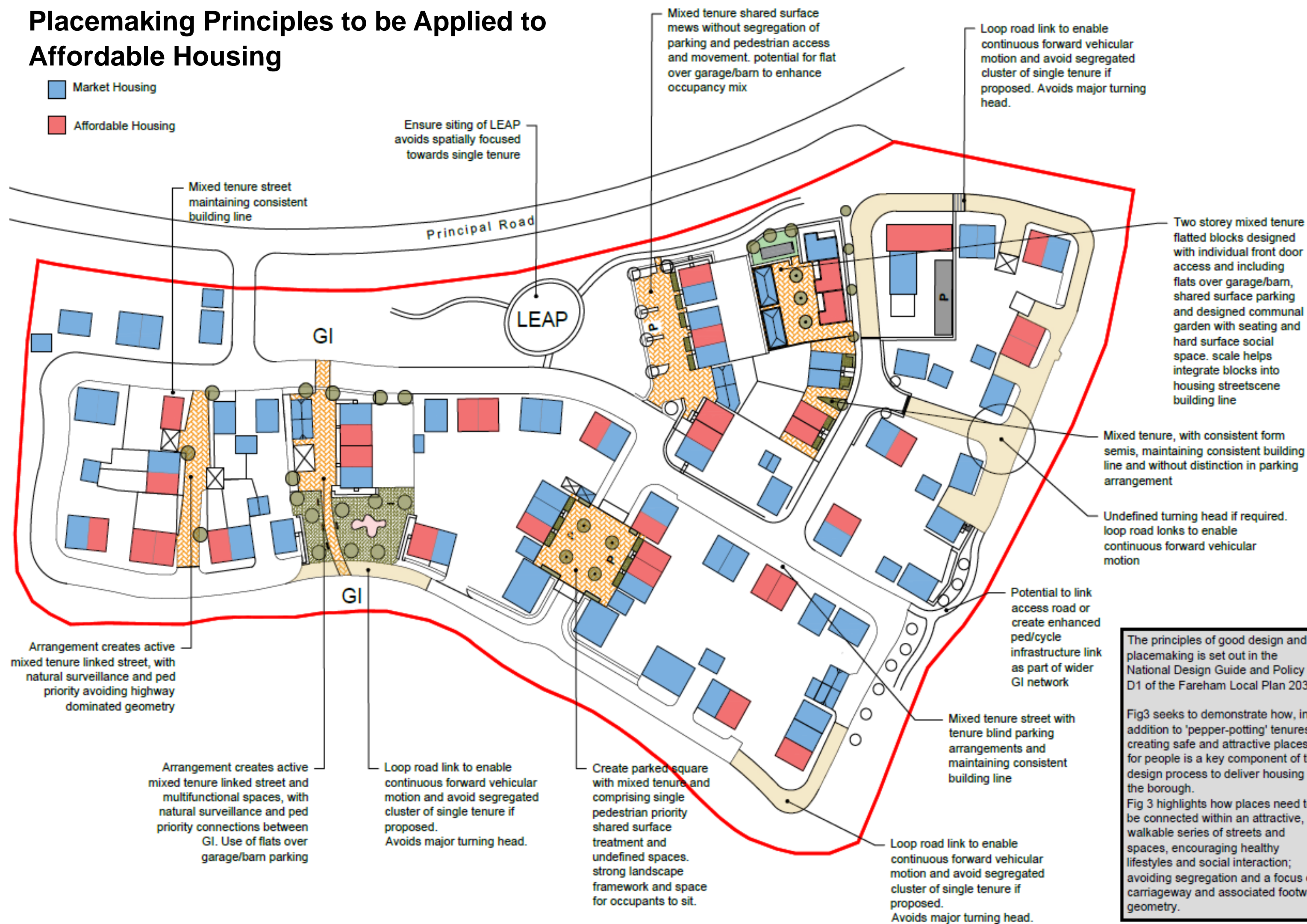
- Definition of affordable housing, explanation of different tenure types.
- Planning policy context - particularly Policy HP5 requirements and calculations.
 - Understanding need
 - Tenure split guidance
- The Planning process:
 - Guidance, what the Council expects and how we can help – appendix 2.
 - Legal Agreements – what is likely to be included for affordable housing
 - ‘Additionality’
 - Self & Custom Build

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- Delivery of affordable homes on site:
 - The appropriate mix and size of homes
 - Design and placemaking requirements based on social inclusivity - (appendix 3 and Local Plan policy D1)
 - Layout design criteria - scheme design
 - Expectations for apartment blocks and parking arrangements.
- Delivery of affordable homes off-site
 - Commuted sums approach - decimal point.
 - New contributions calculator based on equivalency - *no worse or better off whether on or off site.*
- Exception Sites & Specialist Housing (Local Plan policies HP6 & HP7)

Placemaking Principles to be Applied to Affordable Housing

- Market Housing
- Affordable Housing



The principles of good design and placemaking is set out in the National Design Guide and Policy D1 of the Fareham Local Plan 2037.

Fig3 seeks to demonstrate how, in addition to 'pepper-potting' tenures, creating safe and attractive places for people is a key component of the design process to deliver housing in the borough. Fig 3 highlights how places need to be connected within an attractive, walkable series of streets and spaces, encouraging healthy lifestyles and social interaction; avoiding segregation and a focus on carriageway and associated footway geometry.

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- Consistent message throughout that applicants should discuss AH requirement with the Council at the earliest opportunity - enable the Council to communicate local need in relation to size, type and tenure and expectations around overall site design.

Consultation & next steps:

- Seeking Executive approval for six-week consultation with stakeholders, individuals and organisations on the Local Development Scheme database.
- Consultation from 16th Feb 2024.
- Consider responses, amend as appropriate & seek adoption early summer 2024.