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**From:** [REDACTED]  
**Sent:** 25 July 2022 10:10  
**To:** Planning Policy  
**Subject:** Local Plan Consultation July 2022 'The Way Forward'

[REDACTED]

Planning Strategy  
Fareham Borough Council  
Local Plan Consultation

Dear Sir/Madam,

Thank you for inviting me to comment on the Local Plan 'The Way Forward' after Inspector Helen Hockenulls post hearing letter concerning - paragraphs 57 to 61.

Three topic papers :  
H1- housing Provision  
HP5- Provision of Affordable Housing  
APPENDIX B- Housing Trajectory

And attendees of :  
Matters 3 - Housing Need & Supply  
" 4 - Housing policies  
" 7 - Housing land Supply

So " Affordable Housing is : a. Social rented housing ,  
b. Intermediate housing for sale,  
c. Intermediate housing for rent  
that is provided outside of the general market, for those whose needs are not met by the market.  
Affordable housing which is funded by Government must remain affordable or alternatively there must be provision for the public subsidy to be repaid or recycled in the provision of new affordable housing.

An accepted measure for affordable housing is linked to a households residual income. The money a household has left for daily living non- housing costs, once all housing costs are paid, should they have any. (Some individuals may be homeless)  
The Plans objective are clear in stating its objectives are to meet the housing needs of this Borough across all sectors . This statement is far more complex than that.  
You first have to make the housing list and pass the criteria too get onto it. Farehams private housing rents are high and there are few true council houses, although now a few are in line to be built at different sites. Most likely not nearly enough.

Assessing affordable housing need  
At 2.5

Paragraph 20 of the PPG sets out a list of requirements that should be considered when calculating the current unmet need for affordable housing. It then goes through each one.

Paragraph 3.1 references data sources such as the councils own housing list.

The English Housing Survey and the 2011 Census. (NOW OUT OF DATE )

It also states , care should be taken by authorities to avoid double counting for its own council list.

For this to be at all accurate the sources need to be up dated.

We know that a ten year old census will not be, and with rising numbers of residents in Fareham in that ten year period, one would expect that the numbers seeking affordable housing would of risen too. Especially in the later years with Covid and the current cost of living and inflation figures. The growing gap between wages and ever increasing house prices and rents in the Fareham would add to this.

Some of the ONS 2021 figures have started to be released from 28th June 2022 but will continue to be released in groups up until spring 2023.

At Paragraph 3.5 Table 1. it sets out the the number of households on the housing register. It remained consistant over a period of eight years but has fallen from 1255 to 552 the last year of the table.

Has the criteria used to determine whether an individual person or family met the parameters to be included on the revised register changed, or is it down to exclusively double counting with individuals and families falling into more than one catcategory.

If, it has been down to double counting in the way that is now set out, then surely previous years must of also be wrong. I suspect that the housing list numbers for 2022 will increase greatly for the reasons I have already given above, once the up to date data figures are known, this figure will undoubtedly increase.

At Paragraph 3.16 it reads " the infrequency of available data makes it impossible to identify what has changed since the last 2011 Census.

I was taught that nothing is impossible, you just need to have the drive to want to do it. To find the Bourgh's genuine affordable housing need, I feel sure that residents could of been consulted in the way we are when completing the council register for voting / jury sevice or alike. Perhaps there is no will to want to try.

The number for individual persons/families on the housing list is also one factor in development sites coming forward. Now the need according to the councils housing register has fallen according to the figures, is it possible the previous years figures have also been wrong and over exaggerated in the past.

When all other authorities housing lists have been growing Farehams is reported to of fallen. Have other authorities been double counting ?

Housing Supply topic paper.

In FBC064 HA4 housing allocation, the build number reads as, a TOTAL of 315 for years 2023 - 2028  
Given its net number is 350. When are the other being built.

In housing supply Topic paper APPENDIX B page 17  
HA4 over the same five years has increased to 350 dwellings  
With 2024 - 2025 increasing from 15 to 50

The delivery of Welborne

I agree that the nitrates issue and Covid have certainly slowed down some to the housing build targets in the past couple of years but planning appeals and some planning application / meetings have continued online.

The Covid crisis is recent in terms of Welborne and it has many problems preceding this event.

The proposed Garden Village at Welborne has been lagging behind since its first conception. Although residents were not keen on the idea of so much countryside / farmland being developed and lost to housing, we were persuaded to go with it on the grounds that 6000 homes, schools , businesses, and affordable housing on this large site would be of benefit to us all and preserve other green spaces south of M27 in the Bourgh from development. Commencement has been delayed for various reasons.

There has been a public inquiry where groups from the area argued that the plan was not developed enough and that targets that were set, were unachievable in the time frame. Every time a target is set its not been achieved. The cost of the M27, new junction10 changes, have hugely increased although the money, we are told is now in place.

There will undoubtedly be unknown problems that will arise with such a huge site and in the current climate of inflation who knows what the actual costs will end up being.

Too much reliance in the past has been put on this sites delivery, with it being key to Farehams 5 year land supply. Welborne should make a significant contribution to the housing supply albeit with reduced numbers of affordable housing.

The observation the Inspector has made are more than likely correct. With the track record so far I would consider occupation in 2023/24 to be overly ambitious and optimistic too.

Will the vision for Welborne that was originally intended ever be delivered or with so many years of delay morph into something completely different. With ever increasing costs, will this development end up being the HS2 of the south.

Saturday July 9th 2022 " The News"

The owner of Welborne Garden Village has rescued a large building construction company from going under....

Possibly this could be one of the housebuilders intended for this development.

From Anne Brierley

