



W E L B O R N E
G A R D E N V I L L A G E

Site Wide Housing Strategy

June 2023

1.0 INTRODUCTION

1.1 On behalf of Welborne Land Limited (WLL) an outline planning application was submitted by Buckland Development Ltd (BDL) to Fareham Borough Council (FBC) for the development of land within Fareham known as Welborne. BDL obtained outline planning permission for residential development of up to 6,000 dwellings with associated infrastructure including access on 30th September 2021 (ref: P/17/0266/OA).

1.2 This Site Wide Housing Strategy is submitted to discharge condition 12 which states:

Condition 12

Prior to the approval of the First Reserved Matters Application which contains residential development, a Site-wide Housing Strategy will be submitted to and approved by the Local Planning Authority. This strategy will demonstrate how residential development will provide the delivery of, quantum of and phasing of;

- Indicative dwelling numbers per Neighbourhood;
- Market Housing;
- Affordable Housing, (including tenure type and mix; provisions to ensure the Affordable Housing Units are indistinguishable from Private Residential Units in terms of layout (including garden size), external appearance, parking provision and quality of materials; and provisions for an appropriate dispersal of the Affordable Housing Units so as to avoid excess clustering and the objectives of creating a mixed and balanced community and the management constraints of the Registered Provider but which shall not be pepper potted as single units around the Development);
- Custom or self-build plots;
- Lifetime homes;
- Specialist accommodation for older people (including extra care);
- Wheelchair Adapted homes;
- Passivhaus Standard (or equivalent) homes;
- This Site-Wide Housing Strategy will be updated as the development progresses with each update being first submitted to and approved in writing by the Local Planning Authority. The first update is to be provided prior to the commencement of the 2000th dwelling, and then prior to the commencement of the 3,000th, 4,000th, 5,000th and 5,800th dwellings, to coincide with the viability review process as detailed in the S106 agreement, unless otherwise first agreed in writing with the local planning authority.

REASON: In the interest of providing a mixed, sustainable and diverse new community.

1.3 The Site Wide Housing Strategy should be read alongside the Fareham Borough Council's Affordable Housing SPD (December 2005 or as updated), Design Codes, the Section 106, Section 106 Deed of Variations and local and national planning policy.

1.4 Hereafter all reference to Affordable Rent encompasses Social Rent where grant is available.

1.5 This strategy sets out the site wide approach and provision of housing for Welborne and was developed in close liaison with FBC. Throughout consultation BDL engaged with the council officers to ascertain information on preferred design criteria, housing mix and tenure split.

2.0 Neighbourhoods

2.1 The Welborne masterplan has been divided into 12 neighbourhoods (see **Appendix A** for the indicative Neighbourhood Plan) designed to be implemented in five sequences over the 20-30 year lifetime of the project.

Table 1: Indicative Dwellings In Each Neighbourhood

Neighbourhood	Number of dwellings
Blakes Copse	427
Heytesbury	581
Dashwood	327
Chesterfield	413
Park Village East	668
Park Village West	772
The Ride	241
Highstead	523
Norton	331
Welborne	842
Albany	815
Sawmills	60
Total	6,000

2.2 The phasing at Welborne (see **Appendix B** for an Illustrative Delivery Plan) will ensure that, whilst a considerable number of units are delivered per annum (approx. 2-300), each generation of inhabitants experiences a true sense of place. The plan allows housing development and social infrastructure to be brought forward in parallel and ensures that the provision for schools and elements of the Village and District Centre are delivered at the appropriate time.

3.0 Market Housing

3.1 The private mix will be based on market demand with a focus on providing a mix of houses and apartments. Market demand will be considered at each RMA submission and will also consider the particular neighbourhood being developed with a higher of mix of smaller dwellings in the centre of the site, particularly around the Village and District Centres. Details of the final mix will be provided with each reserved matters application.

4.0 Affordable Housing

4.1 An Affordable Housing Steering Group has been established with FBC and Homes England to review:

- the programming and monitoring of the delivery of Affordable Housing Units,
- the use of any Profit Share evidenced in Viability Reviews, and
- the provision of Affordable Housing Units from a Registered Provider, and
- the bidding for, accepting or refusing funding from any government source in connection with the delivery of Affordable Housing Units;

4.3 Registered Providers will comply with nominations as set out in Fareham Borough Council's Optimising Social Housing Application and Allocations Policy 2020 (or as updated).

4.4 Affordable Housing Registered Provider

Affordable Housing Units will be transferred to Registered Providers as the scheme progresses. It is likely that a number of contracts will be entered over the life of the scheme. Each contract may cover several years of activity and span a number of Reserved Matter Applications. Where possible, continuity of Registered Provider will be a material consideration when entering into contracts.

4.5 Tenure

A tenure split of 50% Affordable Rent Units and 50% Affordable Shared Ownership Units has been agreed for the first 2,000 units with a target of 70% Affordable Rent Units and 30% Affordable Shared Ownership Units for the remaining units, subject to viability.

The potential for delivery of social rented units will be considered at viability reviews and subject to agreement between Welborne Land Ltd and Fareham Borough Council

4.6 Size Mix

Broadly, the size of the affordable units delivered across the site will be in line with **Table 2** below:

Table 2: Unit Size Mix

Unit Size	Affordable/Social Rent	Shared Ownership
Older Person	15-25%	N/A
1 bed	25-30%	20-25%
2 Bed	18-23%	40-50%
3 bed	20-25%	20-25%
4 bed (or larger)	4-6%	5-10%

This range is a site wide target and variations may be accepted (at the Council's discretion) within individual reserved matters applications to reflect the size, location, density, and nature of the application area. A housing statement will be submitted with each RMA which will monitor the cumulative position as the scheme progresses and enable appropriate planning for subsequent RMA submissions.

All new housing will comply with minimum gross floor areas as set out below:

Table 3: Minimum Gross Internal Floor Area (sqm)

Number of Bedroom(s)	Number of bed spaces (persons)	1 storey dwelling	2 storey dwelling	2 storey dwelling
1b	1p	39(37*)		
	2p	50	58	
2b	3p	61	70	
	4p	70	79	
3b	4p	74	84	90
	5p	86	93	99
	6p	95	102	108
4b	5p	90	97	103
	6p	99	106	112
	7p	108	115	121
	8p	117	124	130

*Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.

Each reserved matter application will aim to deliver a mix of bed spaces within each size of property. The housing statement submitted with each RMA will monitor the cumulative position as the scheme progresses and enable appropriate planning of future RMAs.

4.7 Tenure Blend

To ensure the creation of a mixed, integrated and socially inclusive community, the affordable housing will be developed to the same design and construction standards as the market housing. Materials used will be consistent regardless of tenure including bricks, roof tiles, windows and doors. Affordable dwellings will be integrated with the market housing and will reflect the prevailing character of the different neighbourhoods of Welborne.

4.8 Clustering

For management purposes, affordable housing may be clustered in groups of up to 12 units (unless otherwise agreed) dependent upon the percentage of affordable units in a particular RMA. The acceptability of any cluster may depend on the mix of affordable units within each cluster (tenure and property type), the layout and arrangement of the properties in any cluster, the number and size of apartment blocks in the RMA, and the size and the layout (agreed or draft) of adjacent RMAs. For example, it is likely:

- That clusters containing mixed affordable tenures will more likely be acceptable than clusters consisting of just one type of tenure.
- The layout and arrangement of any cluster will have a bearing on acceptability rather than just the numerical amount to that cluster (to avoid a perception of excessive affordable home clusters as experienced at street level, and to ensure a sense of mixed community is created).

- The approach to apartment blocks may be different to houses, with mixed tenure smaller clusters being less practical in apartments.
- There will be a mix of property sizes in each cluster.
- That clusters in one RMA will not directly abut clusters in adjacent RMAs.

5.0 Custom / Self-Build Homes

5.1 A minimum of 1% of all housing will be delivered by the provision of custom or self-build plots. This may be as individual plots or small areas of up to 10 units at suitable locations across Welborne.

5.2 A variety of delivery methods will be considered including Plot Passports for individually designed and built homes with utilities brought up to the plot boundaries, or the use of pattern books for people to customise designs, layouts and finishes from a menu of options. These opportunities may be marketed directly or through specialist providers.

5.3 Given the size and likely duration of the scheme, options will be regularly reviewed as regulations and market offerings evolve.

5.4 Due consideration of the Register of Interest in Custom and Self-Build Housing maintained by Fareham Borough Council will be given as delivery and marketing plans are drawn up.

6.0 Lifetime Homes

6.1 With the exception of the first 2,000 units and subject to viability review, a maximum of 15% of all units will be constructed to the Lifetime Homes Standard

7.0 Accommodation for Older People

7.1 A mixture of accommodation suitable for Older People will be provided throughout Welborne.

7.2 As identified in Table 2 of this document (and reflected in the Section 106 for the outline planning permission) 15-25% of the provision of Affordable/Social Rent properties shall be for older persons. This provision will include a mix of 'Specialist Accommodation for Older People', and 'other accommodation for Older People'.

Specialist Accommodation for Older People

7.3 Specialist Accommodation for older people could include, but not be limited to, sheltered housing, extra care units, retirement living schemes, care homes and nursing homes. These types of Specialist Accommodation will typically be designed and available exclusively for older persons. They could include both private and affordable tenures (including Older Person Shared Ownership).

7.4 Where Specialist Accommodation for older people is provided, which provides independent units of accommodation for affordable or social rent, then these units will count toward the requirement of 'Older Persons' identified in Table 2.

Other Accommodation for Older People

7.5 Other accommodation could be provided for Older People which will not necessarily be exclusively available to older persons. Instead, it will be accommodation designed to appeal to older persons by way of its design and location, or which could also suit younger individuals who require additional support, or who have bespoke accessibility requirements.

7.6 In order to count toward the requirement of Older Persons affordable accommodation identified in Table 2, it should either be Specialist Accommodation for older people being provided as affordable housing by a relevant body, or it shall include as a minimum the following aspects: -

1. Located in highly accessible parts of the Welborne Garden village; close to shops, services and public transport;
2. Meet either the optional requirement of M4(2) of the Building Regulations 2010, or optional requirement M4(3) of the Building Regulations 2010. This to then be secured by Planning Condition on Reserved Matters); and
3. Clustered amongst a group of older person properties or in a single building. This for ease of management and the potential provision of support services by the Registered Provider, or other recognised support services.

7.7 Older person accommodation (excluding Specialist Accommodation) should include some variation in property type and avoid being limited to 1 and 2-bedroom flats with limited outside space. This to ensure it can appeal to a range of older persons.

7.8 Specialist Accommodation for Older Persons is the preferred approach and an excessive reliance on 'Other Accommodation for Older People' is unlikely to be accepted.

Phasing and Flexibility for Older Person provision

7.9 It may be acceptable that individual Reserved Matter application and/or Neighbourhood do not individually fulfil the requirement for 15-25% of the Affordable/Social Rent units to be for 'older persons'. On such occasions it will need to be demonstrated that there is a reasonable likelihood that this requirement will be made up in future Reserved Matter applications or Neighbourhoods at Welborne.

7.10 It is recognised that the effective delivery of Older Person accommodation (specialist or other) is best provided in groups, clusters or single buildings, and that there will therefore be peaks of delivery as the more accessible parts of the overall development come forward.

7.11 Those Reserved Matters and/or Neighbourhoods that contain shops and services will utilise the opportunity to meet Older Person accommodation. This is to help ensure the requirements can be met across the overall Welborne delivery programme.

7.12 At the point at which a Registered Provider is identified, further discussions and review may be required as to the format and approach to affordable older person housing provision at Welborne.

8.0 Wheelchair Adapted Homes

8.1 At least 2% of all market housing, and at least 5% of all affordable housing, shall be wheelchair adapted homes. Adapted units, as a minimum, shall meet the requirements of M4(3) of the Building

Regulations 2010 – wheelchair user dwellings. In the case of market private market units, the housebuilder will be required to make reasonable endeavours to ensure the local disability groups, charities and HCC Adult Services are made aware of the opportunities.

8.2 The percentage requirements for Wheelchair Adapted Homes will be reviewed as or when the Council’s evidence on this need is updated. The requirement to reflect current available evidence on need is included in Policy WEL20 of the Welborne Plan, and evidence to support the requirement is contained in the Specialist Housing Background Paper to support the Fareham Local Plan 2037.

9.0 Passivhaus (or equivalent) homes

9.1 With the exception of the first 2,000 units and subject to viability review, a maximum of 10% of all units will be constructed to the Passivhaus Standard (or equivalent as agreed with the Council).

10.0 Monitoring

10.1 The quantum and mix of affordable housing set out in this Housing Strategy will be reviewed upon submission and approval of each Reserved Matters Application. This Strategy will be updated should the quantum of residential units vary from this Strategy (and those variances have been agreed with the Council).

10.2 Part A of the monitoring schedule set out in Appendix C will be updated upon approval of each reserved matters application.

10.3 Annually, from completion of the first affordable housing units, a monitoring report will be sent to the Council. This shall be an excel spreadsheet in line with the example set out in Part B of **Appendix C** (the draft included can be modified and amended as necessary) and shall include the following:

- The number and location of all dwellings completed during the reporting period
- The cumulative number of all dwellings completed
- The number, location and tenure of affordable housing units completed during the reporting period
- The cumulative number, location and tenure of all affordable housing units completed

11.0 SCHEDULE OF AMENDMENTS

11.1 A schedule of amendments to this document is set out below

Table 4: Schedule of Amendments

Revision	Amendments	Date
1

APPENDIX A: NEIGHBOURHOOD PLAN



