

HOUSING

Housing numbers

In 2011, the Census showed Fawkham Parish had 221 dwellings:

- 71.5% detached properties
- 19.5% terraced (43 properties)
- 9.0% semi-detached (20 properties)

Plus a small number of caravans/mobile homes.

The majority (77%) were owner-occupied (77%), with 13% privately rented and 6% social rented properties.

Since the Census, SDC figures show a **further 7 dwellings** (as at March 2022), all detached.

In addition, **planning permission has been granted for a further 54 dwellings**:

- 26 at Fawkham Manor (18 x 4 bed townhouses plus 8 apartments in the manor)
- 26 at Salts Farm depot (10 of which will be affordable housing)
- 2 individual properties elsewhere

Once completed, the **housing stock figure will become 282 dwellings, an increase of 28% since 2011**. Updated figures as at March 2023 will be available soon.

Housing need

Our Local Housing Needs Survey, 2022 identified **a low level of need** of three affordable homes:

- 2 x 2 bed first homes
- 1 x 2 bed shared ownership homes

Plus:

- a need for seven open market properties, including one for an older household wanting to downsize (with no need for level access)
- four who were interested in self-build only.

The planning permission already granted for 54 dwellings, plus turnover of existing housing, **will more than meet the need** for market housing generated within the Parish.

If nomination rights are given for Parish residents to affordable homes at Salts Farm depot, this need may also be met. If not, Local Plan policies enable limited development to meet unmet affordable housing need.

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Absence of a strategic requirement for Fawkham to accommodate new housing allocations

The Settlement Hierarchy prepared by SDC in 2022 classifies Fawkham as **a hamlet washed over by the Green Belt**, with a very small population and a very limited range of services and facilities, most of which are inaccessible by sustainable transport.

The Settlement Hierarchy concludes that it would be **unrealistic to expect hamlets to accommodate much new development**.

In summary:

- there is no strategic requirement for Fawkham to accommodate new housing allocations
- it is not a sustainable location for anything other than very limited housing development
- there is only a low level of local need for market and affordable homes
- and a further 54 dwellings already have planning consent.

For these reasons, it is **not the intention for the Neighbourhood Plan to allocate housing sites for new housing development**.

Rather the Neighbourhood Plan is looking to ensure that the **limited development** which is permitted in the Green Belt will be of **an appropriate use and scale, well located and designed** to respond to the distinctive local character (as detailed in Policies FNP1, FNP4 and FNP9).

Whilst national planning policy makes the re-use of redundant or disused buildings an exception to the restriction of isolated homes in the countryside, our Policy FNP10 gives priority to business uses, or tourist facilities, in the conversion of rural buildings. Isolated dwellings within the Parish would be remote from the limited local facilities and would not be safely connected by sustainable transport.

Let us know if you agree or disagree with this strategy, or have suggestions as to how it should be changed, and why, via the questionnaire (Question 12).
