

# FAREHAM

## BOROUGH COUNCIL

### Report to the Executive for Decision 09 October 2017

**Portfolio:** Planning and Development

**Subject:** 5 Year Housing Land Supply Position

**Report of:** Director of Planning and Regulation

**Strategy/Policy:** Local Plan

**Corporate Objective:**

To protect and enhance the environment  
To maintain and extend prosperity  
To ensure that Fareham remains a safe and healthy place to live and work  
To provide a reasonable range of leisure opportunities for health and fun  
To work with our key partners to enable and support a balanced housing market  
To build strong and inclusive communities  
To be a dynamic, prudent and progressive Council

**Purpose:**

To provide an overview of the recent Cranleigh Road, Portchester planning appeal decision and the implications on the Council's 5 Year Housing Land Supply (5YHLS) position.

To provide an overview of the next steps following the 5YHLS position.

**Executive summary:**

The Cranleigh Road, Portchester Planning Appeal Decision and 5YHLS

On 14 August 2017, the Planning Inspectorate allowed an appeal for the development of up to 120 dwellings on land at Cranleigh Road in Portchester (Appeal reference APP/A1720/W/16/3156344). In his decision on the appeal the Inspector concluded that the housing land supply position should be based against the Objectively Assessed Housing Need (OAHN) for Fareham. He then considered the projected housing supply position of the Council and the Appellants' against OAHN, and determined that the Council has *marginally over 2 years* housing supply.

The Council's case that the housing supply should be assessed against the existing Local Plan target had been based on the previous Ministerial letter on Strategic Housing Market Assessments and National Planning Guidance. However, the Inspector did not agree with this approach.

The Council therefore has to reluctantly accept that presently it cannot demonstrate a 5YHLS position. This means that policies in the Adopted Local Plan relating to housing supply cannot be considered up-to-date. The 'planning balance' has shifted whereby greater weight should be applied to the delivery of homes in order to address housing need.

It will be in the Council's interest to proactively address the 5YHLS position as quickly as possible, in order to regain control against what may in some instances be considered unfavourable development, and in order to boost housing supply.

#### Local Plan

The Executive will note that the Council has now produced a Draft (Regulation) 18 Local Plan which seeks to address OAHN up until 2036, and proposes a range of new housing allocations, which will also help address the immediate 5YHLS position.

#### Next Steps

As a consequence of the above, it is considered imperative that a report is presented to the Planning Committee as soon as practicably possible which outlines how proposals for residential development should be considered (by that Committee) in the context of the Cranleigh Road Portchester Appeal Decision (ie lack of 5YHLS), the National Planning Policy Framework (NPPF), relevant case law and policies considered up-to-date in the Local Plan Part 2 (Development Sites and Policies).

Furthermore, this Council's 5YHLS will be a material consideration in the determination of planning applications for new residential development outside of the defined settlement boundaries. Officers will need to monitor the 5YHLS position on a regular basis and ensure that decision makers, in particular the Planning Committee, are regularly appraised of the Council's current 5YHLS position.

#### **Recommendations:**

It is recommended that:-

- (a) the Executive notes the Cranleigh Road Portchester Appeal Decision and the 5 Year Housing Land Supply position;
- (b) officers present a report to the Planning Committee as soon as practicably possible which outlines how proposals for residential development should be considered in the context of the Cranleigh Road Portchester Appeal Decision (i.e. lack of 5 Year Housing Land Supply), the NPPF, relevant case law and policies considered up-to-date in the Local Plan Part 2 (Development Sites and Policies); and

(c) officers present a report to the Planning Committee on the Council's current 5 Year Housing Land Supply position on a regular basis.

**Reason:**

To advise the Executive of the implications of the Cranleigh Road, Portchester planning appeal decision and the next steps. For clarity, this is not interim planning policy.

**Cost of proposals:**

The costs are all covered by existing operational budget.

**Appendices:** None.

**Background papers:** Planning Inspectorate appeal decision on Cranleigh Road Portchester (Appeal reference APP/A1720/W/16/3156344)

**Enquiries:**

For further information on this report please contact Claire Burnett. (Ext 4330)