

Land to the south of Funtley Road, Funtley

PINS Refs: APP/A1720/W/21/3283643 & APP/A1720/W/21/3284532

Statement of Common Ground: Five Year Housing Land Supply

25th January 2022

1. Introduction

- 1.1. This Housing Land Supply (“HLS”) Statement of Common Ground (“SoCG”) has been prepared by Mr Steven Brown (of Woolf Bond Planning), on behalf of the Appellant, Reside Developments Ltd and Richard Wright on behalf of Fareham Borough Council. It sets out both the agreed and disputed matters having regard to the five year housing land supply position.
- 1.2. This HLS SoCG identifies the requirement to be met during the five year period, the deliverability of the identified components of supply; and the subsequent five year housing land supply positions of the respective parties.

2. The Agreed Position

- 2.1. It is common ground that the Council is not able to demonstrate a five year supply of deliverable housing land against the minimum five year requirement for the five year period 1st January 2022 to 31st December 2026.
- 2.2. As such, it is common ground that the Council is not meeting paragraph 60 of the NPPF and, by virtue of footnote 8, paragraph 11(d) is engaged unless disapplied by virtue of paragraph 182.
- 2.3. The shortfall will only be rectified if planning permission is given for housing on sites not originally envisaged for housing in the adopted Local Plan Parts 1 and 2 or through plan-led development delivered through the emerging Local Plan.
- 2.4. In the circumstances, the most important policy for determining the acceptability of residential development on the Site is Policy DSP40.

3. The 2021 Housing Delivery Test Results (January 2022)

- 3.1. The 2021 Housing Delivery Test (“HDT”) results published on 14 January 2022 confirm that Fareham achieved 62% of its housing target. As such, and pursuant to the approach set out at footnote 8 and paragraph 222 of the NPPF, the presumption is applied.

- 3.2. This means the delivery of housing in the last three years (2018 to 2021) was substantially below (less than 75%) of the housing requirement over the previous three years¹.
- 3.3. In accordance with the approach set out at paragraph 222 of the NPPF, the presumption is in force until the next set of HDT results are published (expected in January 2023).
- 3.4. As such, and regardless of the five year housing land supply position, the tilted balance is engaged and the presumption is to be applied to the determination of planning applications in Fareham Borough (subject to the provisions at paragraph 182 of the NPPF).

4. The Housing Requirement and Five Year Period

- 4.1. It is agreed between the parties that the five year period to be used for the purpose of calculating the five year housing land supply position for this appeal is 1st January 2022 to 31st December 2026.
- 4.2. In so far as the strategic policies from the Core Strategy and Development Sites and Policies DPD are more than five years old, it is agreed, by operation of paragraph 74 and footnote 39 of the NPPF, that **the housing requirement falls to be measured against the local housing need figure calculated using the standard method.**
- 4.3. As such, the starting point to calculating the five year requirement is the minimum **541 dwelling annual requirement** derived from the application of the Standard Method. This equates to a 2,705 dwelling requirement.
- 4.4. As a result of the Housing Delivery Test (“HDT”) results published in January 2022, it is agreed that it is appropriate to apply a 20% buffer to the requirement.
- 4.5. This results in a minimum five year requirement of **3,246 dwellings for the five year period 1st January 2022 to 31st December 2026.**

5. Housing Supply

- 5.1. The Council maintains it has a five year supply of 2,800 dwellings. This results in a shortfall of 446 dwellings and a supply of 4.31 years.
- 5.2. The Appellant identifies a supply of 1,051 dwellings. This results in a shortfall of 2,195 dwellings and a supply of only 1.62 years.
- 5.3. The respective positions are summarised in Table 1 below.

¹ The HDT results reduced the ‘homes required’ within the 2019 to 2020 monitoring year by a month and four months for the 2020 to 2021 monitoring year.

Table 1: Respective Five Year Housing Supply Positions

	Fareham Borough Council	Appellant
Minimum 5yr Req. 1 Jan 2021 to 31 Dec 2025	3,246	3,246
Deliverable Supply	2,800	1,051
Extent of Shortfall	-446	-2,195
No. Years Supply	4.31yrs	1.62yrs

- 5.4. The supply differences are set out in **Appendix 1** attached
- 5.5. As set out above, and on either approach, it is agreed that the Council is unable to demonstrate a five year supply of deliverable housing land.

6. Implications of the Respective Five Year Positions

- 6.1. The agreed position between the Council and Appellant is that the Council is not able currently to demonstrate a five year supply of deliverable housing land for the period 1st January 2022 to 31st December 2026.
- 6.2. As such, it is common ground between the Council and Appellant that the Council is not meeting paragraph 60 of the NPPF, thus engaging the presumption in favour of sustainable development at paragraph 11(d) of the NPPF unless disapplied by virtue of paragraph 182.
- 6.3. Whilst the Council and Appellant disagree as to the extent of the shortfall, it is nevertheless agreed, on either position, that the shortfall is significant and the weight to be attached to the delivery of housing from the Appeal Scheme is significant. As such it is not considered necessary for the Inspector to conclude on the precise extent of the shortfall.
- 6.4. In the light of the agreement reached between the parties in relation to the significance of the five year housing land supply shortfall, neither party intends to submit housing land supply evidence nor call their respective witnesses to deal with housing land supply matters, unless such evidence is requested by the Inspector. This will save time and resources and will enable a more efficient inquiry process.
- 6.5. This HLS SoCG is signed and dated below.

Signatures

On behalf of the Appellant:

Signed: *Steven Brown*

Name: Steven Brown BSc Hons DipTP MRTPI (Woolf Bond Planning obo Reside Developments Ltd)

Date: 25th January 2022

On behalf of Fareham Borough Council

Signed: ...

Name: Richard Wright MRTPI (Fareham Borough Council)

Date: 25th January 2022

Appendix 1: Site Delivery

The following table sets out the respective positions in relation to the deliverability of the components of supply.

Supply source	Council	WBP	Difference
Outstanding Planning Permissions – Small (1-4 dwellings) (10% discount)	54	54	0
Outstanding Full Planning Permissions – Large (5+ dwellings)	599	569	30
Outstanding Outline Planning Permissions – Large (5+ dwellings) (exc Welborne)	743	6	737
Resolution to Grant Planning Permission – Large (5+ dwellings)	445	0	445
Outstanding outline planning permission - (Welborne)	630	320	310
Brownfield Register Sites	192	0	192
Local Plan Adopted Housing Allocations (exc Welborne)	35	0	35
Windfall	102	102	0
Total	2,800	1,051	1,749