

FAREHAM

BOROUGH COUNCIL

AGENDA FOR THE EXECUTIVE

Date: Monday, 13 May 2019

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Executive Members: Those Members appointed at Annual Council

1. Apologies for Absence

2. Minutes (Pages 5 - 8)

To confirm as a correct record the minutes of the meeting of the Executive held on 01 April 2019.

3. Executive Leader's Announcements

4. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

5. Petitions

6. Deputations

To receive any deputations, of which notice has been lodged.

7. References from Other Committees

To receive any references from the committees or panels held.

Matters for Decision in Public

Note: Where an urgent item of business is raised in accordance with Part 3 of the Constitution, it will be considered with the relevant service decisions as appropriate.

8. Confirmation of Appointment of Members to Areas of Executive Responsibility

The Executive Leader is invited to confirm the appointment of Executive Members to the areas of Executive responsibility, as advised at the Annual Council meeting.

9. Executive Appointments

To appoint Executive Members to the following bodies for 2019/20:

- (i) Portchester Crematorium Joint Committee (in 2018/19, the Executive appointed Councillors K D Evans and S D Martin) (N.B In the past, the Executive has not appointed 'substitute' members to this Joint Committee. However, the Executive may, if it so wishes, authorise other members of the Executive to act as deputies).
- (ii) Fareham and Gosport Building Control Members' Panel (In 2018/19, the Executive appointed Councillor T M Cartwright, MBE).
- (iii) Partnership for Urban South Hampshire (PUSH)

As PUSH is a formal Joint Committee, the following appointments are required to be made by the Executive for 2019/20:

- (a) Joint Committee representatives (In 2018/19, the Borough Council's

representatives were: Executive Leader Councillor S D T Woodward and Deputy Executive Leader Councillor T M Cartwright, MBE)

- (b) Sub-Group Meetings (In 2018/19, the Borough Council's representatives were the appropriate Executive Members, as relevant); and
- (c) Meetings with Key Consultees and similar Consultation Meetings (In 2018/19, the Borough Council's representatives were Councillors S D T Woodward and T M Cartwright, MBE)
- (iv) CCTV Partnership (In 2018/19, the Executive appointed Councillor T M Cartwright, MBE);
- (v) Fareham and Gosport Environmental Health Partnership Panel (In 2018/19, the Borough Council's representative was Councillor T M Cartwright, MBE);
- (vi) Aspect Building Communities Ltd (In 2018/19, the Executive appointed Councillor F W Birkett);
- (vii) Joint Member Shared Coastal Management Board (In 2018/19, the Executive appointed Councillor K D Evans as the Borough Council's representative and Councillor P J Davies as deputy);

10. Planning and Development

Key Decision

- (1) **Draft Local Plan Issues and Options Consultation** (Pages 9 - 32)
A report by the Director of Planning and Regeneration.

Non-Key Decision

- (2) **Current position on Housing Delivery Test** (Pages 33 - 40)
A report by the Director of Planning and Regeneration.



P GRIMWOOD
Chief Executive Officer
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01 May 2019

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 1 April 2019

Venue: Collingwood Room - Civic Offices

Present:

S D T Woodward, Policy and Resources (Executive Leader)
T M Cartwright, MBE, Health and Public Protection (Deputy
Executive Leader)
F Birkett, Housing
Miss S M Bell, Leisure and Community
K D Evans, Planning and Development
S D Martin, Streetscene

Also in attendance:

Mrs K K Trott, for items 8(1) and 9(1)



1. APOLOGIES FOR ABSENCE

There were no apologies given for this meeting.

2. MINUTES

RESOLVED that the minutes of the meeting of the Executive held on 04 March 2019 be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS**D-Day 75 Update**

The Executive Leader announced that tickets for the D-Day 75 event planned for Saturday 08 and Sunday 09 June went on sale on Monday 25 March, at Ferneham Hall, online and at the Control Tower at Solent Airport, sparking a surge of interest, with queues at both locations, and on Ferneham Hall telephone lines.

To date, 2909 tickets have been sold, which equates to footfall of 5078 people over the two days, due to some tickets being purchased as weekend tickets covering both days.

Visitors can expect a static aircraft display, flying aircraft, a commemorative plaque unveiling, children's activities, fun fair rides, stage and arena performances, food stalls, gift and community stalls and a vintage car display.

A number of headline acts for the weekend have been secured including the Great War Display Team, Round Canopy Display Team, Team Green Rockets children's motorcycle display team, Spitfire, Mustang and the World's only wing walker display team, the AeroSuperBatics, with more to be announced in the coming weeks.

Promotional material has been widely distributed and well received, and the event has also attracted sponsorship interest.

The Executive Leader also welcomed Sarah Robinson to the meeting following her recent appointment as Director of Support Services.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. PETITIONS

There were no petitions submitted at this meeting.

6. DEPUTATIONS

There were no deputations made at this meeting.

7. REFERENCES FROM OTHER COMMITTEES

Housing Scrutiny Panel – 07 March 2019

Minute 9 – Changes to the County Council Funded Social Inclusion Services in Fareham

The Panel received a report by the Managing Director of Fareham Housing which sets out the findings of the County's 'Transformation to 2019 Review', the implications to provision of Social Inclusion services in Fareham, and work being undertaken by Fareham Borough Council to reduce homelessness and rough sleeping in the Borough.

On considering the report, Members raised a number of questions and made comments for clarification which included the changes to the level of floating support as a result of the reduction in County funding.

The Head of Housing and Benefits outlined the successful bid made to the Minister for Housing, Communities and Local Government. The funding will be used to improve access to private rented accommodation.

Members enquired whether there was anything they could do to assist officers with the provision that is made for rough sleepers. The Head of Housing & Benefits referred Members to the Fareham StreetAid website, which is an online resource that comprises a number of agencies working together to help vulnerable people off the streets of Fareham.

The Panel thanked the Managing Director of Fareham Housing and the Head of Housing and Benefits for providing an extremely well prepared and informative report.

RESOLVED that the Housing Scrutiny Panel recommends to the Executive that the Flexible Homeless Support Grant is used to fund the commissioning of Social Inclusion Services in partnership with Hampshire County Council from 01 August 2019.

This item is listed at Agenda item 8(1) for consideration by the Executive.

Health and Public Protection Scrutiny Panel – 05 March 2019

Minute 9 – Safeguarding Policy

At the invitation of the Chairman, Councillor T M Cartwright, MBE, the Executive Member for Health and Public Protection addressed the Panel on this item.

The Panel considered a report by the Director of Planning and Regulation which updates Members on draft changes to the Safeguarding Policy.

RESOLVED that having considered the draft Safeguarding policy, attached as Appendix A to the report, the Health and Public Protection Scrutiny Panel recommends to the Executive that the policy be recommended for adoption by the Council.

This item is listed at Agenda item 10(1) for consideration by the Executive.

8. HOUSING

- (1) Use of Housing Flexible Homeless Support Grant

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the Executive on this item.

RESOLVED that the Executive approves:

- (a) the commissioning of Social Inclusion Services in partnership with Hampshire County Council from 01 August 2019; and
- (b) a budget allocation of £70,000 from the Flexible Homeless Support Grant to fund the additional investment required for the period 01 August 2019 to 31 March 2021.

9. STREETSCENE

- (1) Government Consultation: Resources and Waste Strategy

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the Executive on this item.

RESOLVED that the Executive agrees to delegate authority to the Head of Streetscene, following consultation with the Executive Member for Streetscene, to submit the response to the consultations on behalf of the Council.

10. HEALTH AND PUBLIC PROTECTION

- (1) Safeguarding Policy

RESOLVED that the Executive:

- (a) considers the updated Safeguarding Policy (set out at Appendix A to the report);
- (b) recommends the Policy to Council for adoption; and
- (c) recommends an All Member briefing is arranged in respect of this new Safeguarding policy and procedures.

(The meeting started at 6.00 pm
and ended at 6.27 pm).

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 13 May 2019

Portfolio:	Planning and Development
Subject:	Draft Local Plan Issues and Options Consultation
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Providing Housing Choices Protect and Enhance the Environment Strong, Safe, Inclusive and Healthy Communities Maintain and Extend Prosperity

Purpose:

To seek approval to the content of a consultation on the Draft Local Plan.

Executive summary:

Local Planning Authorities are charged with producing a Local Plan to set out opportunities for development and clear policies on what will and will not be permitted via planning permission. This report sets out the background to this consultation on the issues and options pertinent to the revision of the new Local Plan, and the text to be consulted upon, presented as a Special edition of Fareham Today.

This report explains that it is recommended that the consultation content be approved, before being designed into its final form and consulted upon, thus providing at least a 6-week opportunity for comments. This will help inform the next stage of the Local Plan preparation process.

Recommendation:

It is recommended that the Executive:

- a) approves the content of the consultation document on the Draft Local Plan;
and
- b) agrees that the Director of Planning and Regeneration be authorised to make any necessary minor amendments, following consultation with the Executive Member for Planning and Development, provided these do not change their overall direction, shape or emphasis.

Reason:

To undertake publication and consultation as required under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Cost of proposals:

The costs of publication and consultation are all covered by existing operational budgets for the Local Plan Review.

- Appendices:**
- A:** Draft text of the Issues and Options consultation
 - B:** Map of the Borough showing the areas referred to in the report and Appendix A.
 - C:** Planning and Development Scrutiny Panel Comments (to be tabled at the meeting)

Background papers: None

Reference papers:

Town and Country Planning (Local Planning) (England) Regulations 2012

Planning and Compulsory Purchase Act (2004)

National Planning Policy Framework (2019)

Fareham Borough Council's Local Development Scheme (2019)

Fareham's Draft Local Plan 2036 (2017)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	13 May 2019
Subject:	Draft Local Plan Issues and Options Consultation
Briefing by:	Director of Planning and Regeneration
Portfolio:	Planning and Development

INTRODUCTION

1. The Council previously consulted on a Draft Local Plan in 2017. Progress was delayed whilst the Government deliberated on the introduction of a new standardised methodology to calculate housing need. With recent confirmation of the standardised methodology and the demographic data to be used, the housing need figures for Fareham are higher than previously planned for. Given the need to revise the Development Strategy and find more sites for housing, beyond the quantum proposed in the 2017 Draft Local Plan, the decision was taken to consult on the issues and options relating to the new housing figures, and other matters which address changes to national policy. This report sets out how the consultation document seeks to present these issues for consultation.

KEY ISSUES TO BE RAISED IN THE CONSULTATION

2. It is important to note that this consultation builds on the evidence work that was undertaken for the preparation of the 2017 Draft Plan. However, it is important to recognise that there are a number of factors that influence the scale of growth to be planned for in a Local Plan.
3. Given the Government's recent confirmation of the standard methodology, the current housing need figures for the Borough start at a minimum of 520 dwellings per annum, with a buffer added to these figures to allow for both choice and competition in the market and as a contingency if some sites do not come forward. The scale of this buffer is yet to be determined.
4. In addition, there is an obligation on each local planning authority to determine whether unmet need from another local authority area can be met. Officers are currently working with neighbouring and PUSH authorities to address this and other strategic issues. Together these factors will help determine the final quantum of development the Council needs to plan for within the new Local Plan.
5. Furthermore, given the scale of the development at Welborne, an allocation in an adopted Local Plan, as a proportion of the overall housing supply, it is important that the

Local Plan considers the most up to date delivery trajectory and adds in sufficient buffer to reflect pertinent delivery issues with this strategic site.

6. Lastly, it is important to also highlight that events have moved on and some of the proposed housing allocations within the 2017 Draft Local Plan have now received planning permission. The Council will need to monitor the delivery of those permitted schemes, as important components of housing supply, but to include an appropriate level of contingency within the new Local Plan should delivery slip behind proposed delivery trajectories.
7. As these new housing figures are significantly higher than that planned for in the 2017 Draft Local Plan, it is necessary to test the suitability of broad areas of the borough for future development. This is a key part of this consultation and the responses will help inform the revised Development Strategy for growth that will inform this new Local Plan. The Draft Local Plan of 2017 maximised opportunities for development on brownfield sites as far as possible. This consultation emphasises the need to continue to promote development on brownfield sites first. However, given the significant increase in Government housing figures, further development will need to take place on more greenfield sites.
8. The consultation explains in a concise way why we are consulting again, as well as the role of the Local Plan and the current timetable through to adoption. It provides an overview of recent development in the Borough, and issues relating to development. It raises key generic issues about Fareham's housing need, such as its proposed approach to space standards. It then explains the need for good growth, balancing protecting the environment with the need for development. Focusing growth where community benefits such as open space, informal recreation and access to alternative modes of travel can be maximised. Finally, considering where space can be found for new homes. This part of the consultation splits the remaining undeveloped areas of the borough into separate areas and considers the suitability of these areas for development. There is a short commentary on these eight areas describing the planning issues within each area and whether land is known to be available for development. The consultation then poses questions on the suitability of development or the need to protect the area from development where there is justification to do so. Information from recent appeal decisions has been included in this commentary demonstrating how current policies are faring at appeal and resonating with the direction of travel in national policy, particularly in relation to the importance of landscape considerations.

APPROACH TO CONSULTATION

9. This consultation falls within Regulation 18 of the Town and Country Planning (local Planning) (England) Regulations 2012. The Council must invite representations from a series of consultation bodies, as well as residents and businesses within the Borough. This report recommends that the Council undertakes a consultation from late May or early June lasting for at least six weeks. The consultation document will be in the form of a Special Edition of Fareham Today. It will be available on our website, as well as available in hard copy at public libraries in the borough and at the Civic Offices in Fareham. In addition, a copy of the Special Edition of Fareham Today will be sent to residents by post, and electronic copy sent to all approximately 700 registrants on our consultation database. Events are planned to publicise the consultation, including a series of Community Action Team (CAT) meetings across the Borough.
10. Any comments that people wish to make during the consultation period should either be submitted to the Council electronically via a dedicated web-page or on paper forms.

These web-page details or paper forms will be available from the Council's web-page or requested from the Planning Reception at the Council Offices.

11. Officers will also be contactable and available at the Civic Offices throughout the consultation process for advice about how to comment on the document.
12. The consultation will be undertaken in line with the Council's Statement of Community Involvement (SCI) which was adopted by the Council in March 2017.
13. The production and consultation of this document is an important stage of the plan-making process, in line with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

NEXT STEPS IN PREPARING THE LOCAL PLAN

14. In response to this consultation, and in line with the published Local Development Scheme, the Council will follow the timescale as set out below;

Spring 2019	Consultation on issues and options
Autumn/Winter 2019	Consultation on Revised Development Strategy and additional allocations
Spring 2020	Consultation on Publication Local Plan
Summer 2020	Submission of Plan to Secretary of State
Estimated Autumn/Winter 2020	Examination
Early 2021	Adoption

15. This timescale sets out that, including this consultation, there will be further opportunities for public consultation on the revised development strategy within the borough before submission. At the examination in public, the subsequent stage of the process, there will be again an opportunity for people who have outstanding issues with the Local Plan and subsequent changes submitted by the Council to represent their views to the Inspector.
16. Following the examination, the Council will then receive a report from the Inspector on the Local Plan, and if found sound, it is likely to have a series of recommendations. In this eventuality, as soon as reasonably practical the Council should adopt the Plan.
17. The Planning and Development Scrutiny Panel will consider the Draft Local Plan Issues and Options Consultation at its meeting due to take place on 10 May 2019 and any comments from the meeting will be collated and tabled as Appendix C to this report for consideration by the Executive.

Enquiries:

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

APPENDIX A: DRAFT CONTENT OF THE ISSUES AND OPTIONS CONSULTATION

When we began our review of Fareham's Local Plan in the autumn of 2015 we knew that many people were struggling to get on the housing ladder. Affordability and changing demographics here and across the country meant more homes were needed.

Despite Government assurances about local authorities having sufficient time to plan for changes, the Council still lost an appeal against its decision to reject development at Cranleigh Road in Portchester.

In 2018, a few months after the Council's new Draft Local Plan consultation was complete the Government announced dramatic changes to the National Planning Policy Framework (NPPF), which sets out the planning policies for England.

A major part of the revision to the NPPF is a formula that is applied to determine how much housing is needed in each part of the country. Following a period of uncertainty, it was confirmed in February 2019 that the number of houses Government wants built in Fareham each year has currently shot up to a minimum of 520. The Council objected to the Government's consultation as it was clearly reverting to a 'top down' approach, where central rather than local Government determine housing numbers regardless of local circumstances.

Another new element to the NPPF introduced by Government is an annual Housing Delivery Test. This will be used to make sure Councils are meeting targets in terms of how many new homes have been built over the previous three years. If councils fail the test, a higher housing target will be imposed on them in future years. This is despite the fact that, generally, it is developers and not councils that build houses. That said, the Council will usually be able to reduce the amount of time a developer has to build homes, once permission has been granted, to accelerate delivery.

The good news is that Fareham passed its first test in November 2018, having delivered 137% of the new homes expected in 2015/16. However, the test is being phased in so that the number of houses we will be measured against will increase each year, particularly as the Government's new figures come into play.

As you can see, it is vital for us to act fast so that decisions can be made locally, and we can avoid losing any further appeals like Cranleigh Road. A robust Local Plan will help control development and meet the needs of local people in terms of homes and employment as well as protecting our most valued green spaces.

This special edition of Fareham Today takes forward our new Local Plan taking into consideration the new Government housing demands and the challenges we now face to meet them. This consultation marks the start of lots of opportunities for you to find out more and take part in our consultations on the new Local Plan (see back page). I look forward to reading and taking account of your feedback.

What is a Local Plan and why is it needed?

Every Council responsible for planning decisions is required to have a Local Plan. Its job is to set out the quantity and location of future development.

It is used to plan for housing, jobs, sports and leisure facilities, transport and community infrastructure, the protection of sensitive, natural and historical environments, and the impact of climate change. Existing community assets may also be improved through new developments.

Once the Local Plan is agreed, it is used to guide where future development should go and what it should look like. Developers should use it to inform their development proposals, and the Council uses it to determine planning applications.

Local Plan timeline *[present as a table]*

There are five stages to developing a Local Plan. We are currently in the first stage.

Stage 1 - Spring – Summer 2019 (Draft Local Plan)

The Council sets out key issues and potential options for future development in this consultation. We will seek feedback from the community and interested parties, such as developers and authorities responsible for roads, health and education services. Once this feedback has been received, the Council will consider the best way forward.

Stage 2 - Autumn 2019 to Winter 2019/20 (Updated Draft Local Plan)

Having considered all the previous responses, the Council will consult on its preferred development strategy including proposed additional allocations. This will again be shared with the community and interested parties for further feedback.

Stage 3 - Spring 2020 (Publication Local Plan)

The Council will consider all the previous responses and launch a further consultation on the plan it intends to submit to Government for independent examination in Summer 2020.

Stage 4 - Estimated Autumn 2020 to Winter 2020/21 (Examination)

During the examination of the submitted Local Plan, the community will be able to raise any outstanding issues with the Government Planning Inspector. The Inspector will report on their findings.

Stage 5 – Estimated 2021 (Adoption)

The Council will adopt the Local Plan once the Government Inspector has found it to be 'sound'. It is at this stage that all the policies in the new Local Plan will be used to determine planning applications.

Why we're consulting again

Local Plans need to be reviewed every five years. Our current Local Plan is split into three parts; the first part was adopted in 2011, and parts two and three were adopted in 2015.

In 2015, the Council began a process to update the Local Plan based on a growing population and housing shortage, which was a challenge mirrored across the south-east. After consultation on the Draft Local Plan in 2017, work on this version of the new Local Plan had to pause when the Government announced it was introducing a new way to calculate housing need across the country that would help achieve its targets of building 300,000 new homes every year. Following changes to the National Planning Policy Framework (NPPF) and subsequent announcements from the Government on housing need, there has been a significant increase in the number of homes that the Council now needs to plan for.

We are now consulting on how we want to build on the work that was done in 2017. Many of the draft policies set out two years ago, such as ensuring good design and encouraging residents to build their own homes, are still valid but it will be necessary to reassess all the housing sites previously identified for development that have not already received planning permission and being developed to find new areas to develop. It is also important that we work out when and how the Council can meet this housing requirement to ensure we achieve the Government's delivery targets each year.

Of course, the Local Plan is about more than new homes, the Council will be looking at, for example, where new jobs can be created, and leisure opportunities provided.

New housing numbers for Fareham

It has taken some time for the Government to clarify exactly how each Council should calculate how many new homes need to be permitted for their area. However, over the past few months the Government has made significant changes to the NPPF. As a result, every local authority has seen their housing need figures affected and needs to have plans to ensure these homes are delivered.

For Fareham, the number of homes that need to be built has increased. The starting point is currently a minimum of 520 homes each year. The Council will also need to have a suitable buffer on top of this figure so any delays on existing sites do not prevent the Council meeting its housing need. This is a significant increase and means that the Draft Local Plan we consulted on in 2017 does not provide for enough new homes.

The Council is now consulting on issues and options that will help it to plan properly for this additional housing, as well as considering the environment, existing and new infrastructure.

Our obligation to help other areas

As a starting point, each council needs to plan for the number of homes handed down to them by the Government. Where councils cannot meet their need due to a lack of suitable land for new development, councils are obliged to work with their neighbours to help them meet this 'unmet need'. This is to ensure that the number of new homes demanded by the Government can still be met.

The Council is committed to working with the Partnership for Urban South Hampshire (PUSH), which includes 12 South Hampshire authorities, to agree how any 'unmet need' can be addressed. PUSH does not set the figures, it acts as a forum for discussion and debate between the councils.

Recent developments

As someone who knows the Borough well, you will be aware that there have been many new planning applications approved, others refused, and infrastructure improvements taking place in Fareham.

Daedalus

Solent Airport at Daedalus and the development of its business parks has been a major success story for the Council. Through its 2015 Daedalus Vision, it has been able to unlock the potential of the airfield's land to create new commercial opportunities particularly within the aviation sector. It has also made this 369-acre site more attractive to visitors and new businesses.

Since 2015, 650 jobs have been created and flights have increased by 50 per cent. In 2018, Faraday Business Park at Daedalus scooped two prestigious awards at the South Coast Property Awards for 'Development of the Year' and 'Business Park Innovation of the Year'.

The Council now wants to build on this success by responding to business needs and delivering further land and property for commercial use. Employment growth opportunities will follow, along with more community facilities and improved airport infrastructure.

Great strides have been made at Daedalus to create more jobs in Fareham. This work needs to continue here and at different sites to provide local work for residents.

Do you know of any suitable land in the Borough which you think could provide new employment opportunities?

Transport network improvements

There has been extensive work to improve the road infrastructure in Fareham and this is ongoing. Newgate Lane North and the A27 Western Way, Peel Common roundabout and St Margaret's roundabout were completed in summer 2016. This was followed by making

the A27 between Segensworth and the Titchfield Gyratory a dual carriageway, improvements to the A27 at The Avenue/Station roundabout, and a new southern section of Newgate Lane.

Commitments have also been made to redesign Junction 10 on the M27 and implement the £34m Stubbington Bypass to help deliver more capacity on local roads.

Improving air quality in Fareham

In 2017, Fareham was one of 23 local authorities identified as having areas likely to exceed guideline levels of nitrogen dioxide by a tiny amount, 0.55ug/m², in 2020. This was a potential issue on the Delme roundabout through Eastern and Western Way and onto the A27 by Fareham train station, including the A32 from Market Quay 'through-about' and onto the Portchester Road A27.

The Council has been awarded Government funding to address this potential issue and has announced four measures to improve air quality in Fareham: upgrading taxis; adding to cycle routes; providing better information at bus stops and making changes to the cycle of the traffic signals at the Quay Street junction.

Rapid improvements to new car engines mean that the impact of high traffic areas on air quality is already reducing.

Welborne planning application in

A further consultation on the Welborne Planning Application closed at the beginning of March 2019. This application for up to 6,000 homes with supporting shops and community facilities, employment space, schools, parks and open spaces took into consideration feedback and added further detail to outline plans submitted in 2017.

The revised application includes a redesigned layout for Junction 10 of the M27, revisions to the local road network, and changes to how and where various community facilities will be provided.

These plans are now being considered by the Council.

Due to the progression of the planning application, there is no intention to revisit the detailed site-specific policies in Part 3 of the current Local Plan - the Welborne Plan. However, the Council the Local Plan Review will need to consider the timing and nature of delivery at Welborne.

Appeals successfully defended

The Council continues to rigorously apply the relevant policies of its current Local Plan to planning applications, ensuring good developments in the right locations.

In January 2019, the Council successfully defended its decision not to grant permission to Bargate Homes for up to 150 new homes on land west of Old Street in Hill Head. Put simply, the Government's Planning Inspector dismissed the appeal based on the importance of protecting the Meon Valley landscape.

Weeks later, the Council successfully defended its decision not to grant permission to Reilly Developments Ltd for 42 new homes on land off Sopwith Way in Swanwick. In this case the remote location of the development, which meant occupants would have no choice but to rely on their cars, and the character of the proposal not being in keeping with the rural location, meant the Inspector ruled in favour of the Council's decision to turn down the plans.

More recently, another appeal from Foreman Homes for up to 150 homes on land east of Posbrook Lane in Titchfield was also dismissed, with the Inspector upholding the Council's decision to refuse the application because of the potential impact on Grade II* listed buildings and the valued landscape.

Key issues: Fareham's housing need

As you have already seen, the new Local Plan isn't just about housing. However, as the Government has increased the number of new homes that need to be built in the Borough, it is a major consideration in this consultation.

The Council must think about a number of issues when planning new housing and welcomes residents' views on them:

Fareham's changing demographics

Fareham has a growing population - it's a popular place to live and work. Add to that longer life expectancy and the pause in new homes being built after the recession, we now have a shortfall in housing.

It is often the younger generations who feel the biggest impact as they struggle to get on the housing ladder. More young people are living with their parents for longer. We need to ensure the Local Plan meets local housing needs.

Making housing affordable

We want the homes built by developers to support the needs of local people seeking to get on the housing ladder. Our current Local Plan says that up to 40 per cent of homes on larger developments should be affordable housing. This includes a range of tenancies aimed at people who can't afford to rent or buy a home at market rates, such as:

- Social rents: offered at around 50 per cent of market rates.
- Affordable rents: charged at up to 80 per cent of market rates.
- Intermediate housing: provide opportunities for people to achieve ownership on a part-rent, part-buy basis.

Planning the most suitable mix of shared ownership, affordable rent and social rent homes for local need, whilst ensuring development can occur, is an important issue.

Getting this policy right within the new Local Plan is vital to gain new housing that can be provided at an affordable level.

Ensuring good home design

The Council wants to ensure the design of a home is adequate for its occupants and wishes to use the new Nationally Described Space Standards in its Local Plan. If successfully evidenced by the Council, this would help ensure developments would provide adequate living and bedroom space, sufficient storage and floor to ceiling heights.

Do you agree this is an issue the Council should be tackling? Are there any other elements of design you think are important?

Investigating self-build

The Council knows of several Fareham residents who are interested in building their own homes. Building your own home typically involves individuals or groups commissioning the construction of a new home or homes. This could be something they design themselves or with a developer. For some this can be a more affordable way to achieve home ownership, particularly if an individual is able to do most of the building work themselves.

The Council could stipulate that developers of large sites must offer a small number of serviced plots where individuals can design and build their own home as part of a larger scheme. In 2017 we consulted on a draft policy suggesting that five per cent of homes on sites where 100 or more are being built should be self-build/custom build. This policy could be amended if the Council has the evidence to suggest many more people wish to build their own homes in Fareham and there is suitable land where such housing could be developed.

**If you are considering building your own home, and you haven't already done so, please visit our website where you can register your interest.
[INSERT LINK]**

Large or small developments?

The Government stipulates that at least 10 per cent of the new developments in the Local Plan must be on small to medium sites of up to one hectare (around two and a half acres). The Council's preference to date has been to see most of new homes built in a small number of larger cluster developments.

Ensuring that the right infrastructure is in place for our growing population is vital. The Council is looking to continue with its large 'cluster sites' approach, where infrastructure improvements are typically easier to design and deliver. Often schools and road improvements can be incorporated into larger development schemes, and when land is required for local public medical and healthcare facilities, this can be provided for. Developers are responsible for the delivery of suitable infrastructure through legal (Section 106) agreements signed with the Council.

In the following pages we will ask questions about specific areas in the Borough; however, do you agree with the overall approach we are proposing?

[ADD MAP - APPENDIX B]

Key issues: Planning for Good Growth

The Local Plan has an important role in protecting the environment and determining where new development opportunities can be created, as well as providing facilities for the community.

In this consultation, the Council wants to raise key issues and present potential options to ensure the development that happens over the next two decades brings about the greatest benefits for the Borough.

Finding space for new homes

Whilst the Council is keen to provide the homes needed for Fareham, a careful balance will be needed to protect and manage the beautiful environment in which we live. Put simply we would call this using good growth principles.

Good growth means building homes and creating employment spaces in such a way as to improve quality of life whilst protecting the most valued natural and historic environments. Developments need to respect environmental protections and deliver opportunities for environmental gain, whilst sensitively managing the countryside and valued landscapes. Good growth also means providing open space and leisure opportunities to encourage healthy and active lifestyles and encouraging more of us to use active forms of travel rather than the car.

The first step is for the Council to consider its overall strategy to identify the best areas in which good growth can be achieved across the Borough. The Local Plan plays an important role in determining where new developments should be located within the Borough, and what size they should be. This consultation document shows the broad areas being considered, including revisiting areas of previous constraint, such as the strategic gaps.

After asking landowners and developers where development land might be found, we know there are such sites in Fareham Town Centre, the Western Wards, Titchfield, Portchester and Stubbington. This includes brownfield sites, as well as a large number of greenfield sites.

Urban areas

The Council considers it important to continue to encourage development on brownfield sites within our settlements, particularly Fareham, Portchester and the Western Wards.

Increasingly Government policy is looking to increase densities of development especially in town centres, such as Fareham, served by public transport.

Do you support the Council in continuing to allocate brownfield sites that are likely to deliver homes in the period we are planning for?

Higher density developments include taller buildings and apartment blocks. Would you support this type of development where infrastructure, such as a railway station, exists?

Protecting green space in your community

The Government's National Planning Policy Framework allows Councils to highlight small areas of open space to be protected in a similar way to greenbelt land. These small parks, small areas of recreational grassland or woodland within or close to housing estates should have importance to the community living around them. This might be for cultural, wildlife or recreational reasons.

The Council is keen for residents to highlight important areas that may meet the Government's criteria, so they can be included in the Local Plan and preserved for the community.

Are there any local areas of green space that you think the Council should protect?

Strengthening retail health

An important part of the Council's planning ideas is to bolster Fareham Town Centre, Portchester and Locks Heath District Centres and the local centres in the outlying wards. It's important to make these traditional retail areas attractive places for residents to shop, live and spend their leisure time during the days and evenings. This calls for these centres to adapt to meet the needs of residents and visitors now and in the future. This could include more leisure attractions and new homes.

What type of development do you think should be encouraged both in the Town Centre and other centres?

Potential areas for new growth

The Council wants to encourage the redevelopment of brownfield sites but there are only so many available within the Borough. Greenfield sites will also need to be found to meet the Government's increased housing targets for Fareham.

We have looked at all greenfield areas across the Borough, taking into account land ownership and other significant factors, to formulate our proposed approach.

You can help the Council decide where development is best placed to meet the Borough's needs over the next twenty years. Are there areas that you think would support future growth or that merit protection from any future development?

Land around Welborne Garden Village

Largely with the exception of land close to Junction 11 being promoted for commercial use the Council has not received details of any land being promoted in this area, all of which is in private ownership. Additionally, this area is considered to be a valued landscape with limited scope to accommodate large-scale development.

Land west of Portchester

A large site to the north west of Portchester, known as land West of Downend Road, has been promoted for development. There are on-going discussions with highway authorities and site promoters about whether access and capacity issues could be successfully overcome for development to come forward.

If the transport constraints could be resolved, do you think this area could support good growth?

To the south west of Portchester, whilst the Cranleigh Road Appeal opened the door to development land close to the urban edge, areas of undeveloped valuable landscape remain along the coastal area. No further sites have been promoted to the Council in this coastal area since the 2017 consultation. Additionally, the Council recognises the importance of the undeveloped coast and its limited scope to accommodate further development.

Land between Fareham and Stubbington

This is a large area of open countryside south of Fareham and to the north east of Stubbington. There is an approved application to build the Stubbington bypass within this area, but extensive areas have been promoted to the Council for development.

The Council already proposed to allocate land east of the new Newgate Lane for housing in the 2017 consultation document. The alignment of the new Stubbington bypass may limit the area's potential for development, particularly in terms of noise.

Previous planning policies have designated this area as a strategic gap in order to prevent coalescence between Fareham and Stubbington and help to define distinctive communities. Given the additional housing requirement, the Council is having to look again at the purpose of this existing strategic gap and its characteristics.

Careful planning could prevent the coalescence of these two settlements and deliver much needed housing, which could bring with it significant community, leisure and environmental benefits.

Do you think this area could support good growth?

Meon Valley

Some areas of land are being promoted for development within the Meon Valley.

This is the most significant area of valued landscape in the Borough and benefits from a number of environmental protections. The merits of this landscape have been recognised by recent appeal decisions at Old Street in Hill Head and land east of Posbrook Lane in Titchfield. These decisions endorsed the Council's view that the Meon Valley is an important landscape and that the proposed new housing would have had a negative impact.

To date the Council has not considered land between the Fareham and the Western Wards the most suitable for development and has designated this area as a strategic gap. The Council will also be working with PUSH to consider the potential for greenbelt land across local authority areas. For example, there could be scope for this area to become part of a South Hampshire Green Belt or to be protected in other ways. Consequently, the Council could consider designating this area or other areas as a valued landscape.

Should this area remain protected from development by the Council?

Land south of Locks Heath

Most of the land to the south of Locks Heath is not being promoted for development. This area has few urbanising features, such as roads or buildings, and is largely in agricultural use. Additionally, the undeveloped landscape along the coast is highly valued by residents and visitors.

With this mainly rural landscape and isolated location it would be difficult to support large-scale development here although some limited small-scale development may be appropriate adjacent to the existing urban areas.

Would you support limited small-scale development in this area?

Land to the west of the Western Wards

The Council already proposed to allocate land for housing development north and south of Greenaway Lane in the 2017 consultation and many of these sites have received a resolution to grant planning permission from the Council. Other, smaller areas have been promoted to the Council and where these lie adjacent to the settlement, these could be considered good growth opportunities. However, beyond the built-up area, there is an important stretch of undeveloped rural landscape alongside the Hamble river.

Given the valued landscape along the Hamble, it would be difficult to support large scale development here, but, again, limited small-scale development may be appropriate close to the existing urban area.

Would you support limited small-scale development in this area?

Land around Swanwick station

The Council has already proposed to allocate land for housing development at Beacon Bottom, but significant areas of land are being promoted both north and south of the motorway within reasonable proximity to Swanwick station.

This area could be suitable for development, either on a small scale or more significant development close to the railway station?

Would you support small-scale development or larger scale if close to the railway station?

Land around Burridge

To date the Council has not considered proposing large-scale development here because of the relatively limited access to services. This has been supported by a recent appeal decision at Sopwith Way. However, significant areas of land are being promoted in and around Burridge.

This area could be suitable for limited small-scale development close to the existing built-up area in Burridge.

Would you support limited small-scale development in this area?

Q&A

We've tried to anticipate some of the questions you may have. However, if you have a question that we haven't answered here please email consultation@fareham.gov.uk or use one of the telephone numbers under the 'Who can I talk to?' section below.

Why do housing numbers keep changing?

The Council has to follow the Government's current National Planning Policy Framework (NPPF) and associated guidance on the number of homes needed. This policy was significantly changed in last year. This is not something that we have control over, but we must respond to it in the new Local Plan.

The guidance, broadly speaking, calculates how many homes are needed by taking into account household projections and affordability based on house prices compared to local salaries.

What is the Housing Delivery Test?

New Government guidance includes an annual Housing Delivery Test (HDT). This is a new annual measurement of housing delivery that looks back over the previous three years to check whether the number of houses built, matches with the number that were required, during the same period. The Government will publish these figures every November. If a Council falls short, it will be required to increase the number of houses it permits in the following years.

The good news for Fareham is that when the first HDT results were published in November 2018, the Borough had delivered 137% of its housing target. This was based on the housing numbers in the adopted Local Plan rather than the Government's new target of a minimum of 520 homes a year. By 2020, Fareham will be tested against the new target, so it is important to deliver against this or risk a penalty.

How can a council cause new houses to be built beyond just giving planning permission?

What about the homes planned at Welborne?

Welborne has been delayed for more than five years because of ownership issues, land assembly issues and a delayed planning application. These were out of the Council's control but mean there is some catching up to do. New homes are not being built fast enough in Fareham. In fact, we currently anticipate only 4,000 of the 6,000 homes planned at Welborne will be built by 2036. Planning housing elsewhere is now necessary to meet greatly increased Government targets.

Why does it take so long to put together a Local Plan?

There is a lot of work that goes into a Draft Local Plan:

- Agreeing strategic issues, for example unmet housing and infrastructure provision, with neighbouring authorities, such as through the Partnership for Urban South Hampshire;
- Identifying sufficient suitable sites for housing and employment development;
- Updating the evidence base, such as employment land and retail floorspace need.

This must then be consulted on, amended and consulted on again. Once the council has a preferred set of planning policies it asks the Secretary of State responsible for planning to review its Local Plan and further consultation takes place before the Plan is adopted. See page 3 for the Draft Local Plan timeline.

What happens if you don't have a Local Plan?

If a Council doesn't have a Local Plan it is not able to control where and how development takes place in the Borough. This means that, whilst the Planning Committee may turn down an application because it does not accord with the Local Plan, if the Council is not meeting Government targets for new homes then it could be very difficult to defend an appeal against the Council's decision.

An important part of any Local Plan is the ability to show a robust 'five-year housing land supply'. In 2017 the Council lost an appeal because the Inspector did not accept the Council had an adequate five-year housing land supply.

What is a five-year housing land supply?

While the Local Plan covers developments happening in Fareham over the next 15 years, a percentage of all the new homes in the Plan must be delivered every five years to meet immediate need. The Council has to demonstrate that the Local Plan allows for the right number of new homes by showing when and where planned development is taking place.

Who can I talk to?

If your enquiry is about the consultation, you can call the Consultation Team on 01329 824409. If your enquiry relates to the content of this consultation, please call the Planning Team on 01329 824601.

Find out more

[INSERT MEETING DETAILS]

How can I have my say on the Draft Local Plan?

We have tried to make it easy for everyone to have their say so there are a number of ways to get involved.

There is a dedicated webpage which has a link to a comment form. You can access this here: **www.fareham.gov.uk/planning/localplanconsultation**

Comments can be made online or, if you prefer, you can print it out and send it to us at: **Consultation Team, Fareham Borough Council, Civic Offices, Civic Way, Fareham PO16 7AZ.**

Comment forms will also be available from libraries at Fareham, Gosport, Locks Heath, Portchester and Stubbington and from the Civic Offices. If you are unable to access any of the above you can phone the Consultation Team who will post a form out to you. **Call 01329 824409.**

For more information about the new Local Plan please contact the Council's Planning Team on 01329 824601.



LEGEND

- Urban areas
- Allocations proposed in Draft Local Plan 2017

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 13 May 2019

Portfolio:	Planning and Development
Subject:	Current Position on Housing Delivery Test
Report of:	Director of Planning and Regeneration
Corporate Priorities:	Providing Housing Choices Protect and Enhance the Environment Strong, Safe, Inclusive and Healthy Communities Maintain and Extend Prosperity

Purpose:

To provide the Executive with an update on the Housing Delivery Test, including an explanation of the figures recently announced, and a projection of anticipated results for the next five years.

Executive summary:

The Housing Delivery Test (HDT) is a new measurement introduced under the revisions to the NPPF in 2018. It is designed to ensure that new homes are built at a rate commensurate with the housing requirement. The housing requirement is based on the figures within a Local Plan adopted in the past five years, or the standard methodology for calculating housing need.

The implications of the HDT places much greater emphasis on the granting of sufficient planning permissions to ensure that a sufficient number of homes are delivered on the ground. The sanctions for not passing the HDT include losing the primacy of the Local Plan and complying with the presumption in favour of sustainable development. They apply even in a situation where the Council can demonstrate a five-year housing land supply.

Recommendation:

It is recommended that the Executive considers the report on the Housing Delivery Test and recommends that the report be shared with the Planning Committee for information.

Reason:

To provide the Executive with information regarding the Housing Delivery Test and its implications for the Authority's planning functions.

Cost of proposals:

There are no direct financial implications arising from this report. However, it is important to highlight that Officers time has been subsumed into the existing operational budgets. There would be financial implications for failing the Housing Delivery Test if the Council wanted to defend planning refusals at subsequent appeals.

Appendices: None

Background papers: None

Reference papers:

[National Planning Policy Framework](#)

[Housing Delivery Test Measurement Rule Book](#)

FAREHAM

BOROUGH COUNCIL

Executive Briefing Paper

Date:	13 May 2019
Subject:	Current position on Housing Delivery Test
Briefing by:	Director of Planning and Regeneration
Portfolio:	Planning and Development

INTRODUCTION

1. The Housing Delivery Test (HDT) is a requirement introduced by the 2018 NPPF. It provides a percentage measurement of the number of homes that have been built over the previous three years against the number of homes required during that three-year period. The HDT is based on financial years (i.e. April-March) and reported each November, although the first results were not published until February 2019.
2. Test results are calculated and published annually by the Government's Ministry of Housing, Communities and Local Government (MHCLG). The first results covered the three-year period April 2015 to March 2018.
3. Details of how the HDT is calculated are set out in MHCLG's Housing Delivery Test Measurement Rule Book.
4. To calculate the Housing Delivery Test (%), a simple formula is followed =

$$\frac{\text{Total net number of homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

5. The number of net homes delivered is the total of all dwellings completed during the previous three years. For clarity, this is those homes that fall into the use class C3 (dwelling houses), plus a proportion of any communal dwelling completions within the C2 use class (residential institutions) such as care homes, student halls etc. The Rule Book includes a set ratio to use if C2 dwellings are to be included.
6. The figures used for the 'number of homes required' is dependent upon the status of the housing requirement in an authority's Local Plan. If a Council has adopted a Local Plan in the last five years, the housing requirement will be the number in the adopted Local Plan. In the situation where a Local Plan is over five years old, the requirement figure is the figure generated by the Government standardised methodology, which is based on household growth and affordability.
7. It is important to remember the HDT result only addresses past delivery rates.

PENALTIES

Housing policies in adopted plans are out of date and presumption in favour of sustainable development applies.	75% or less with transition arrangements
Addition of 20% buffer to five-year housing land supply requirement	85% or less (no transition arrangements)
Requirement to produce Housing Delivery Action Plan	95% or less (no transition arrangements)

8. The penalties for not meeting the HDT are serious in order for a local authority to continue to shape and manage development in its area. Footnote 7 of the National Planning Policy Framework (NPPF) stipulates that '*where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years*', policies which are '*most important for determining the application*' e.g. housing policies, are deemed to be out of date and the presumption in favour of sustainable development applies, subject to the usual tests of compliance with the Framework as a whole and protection of particular areas or assets of importance, such as habitat and heritage sites.
9. This means that Councils are now being tested on delivery both retrospectively via the HDT and within the next five years (via the five-year housing land supply). In both scenarios, failure to pass the test results in a loss of primacy of an adopted local plan in favour of the presumption in favour of sustainable development leading to a more challenging environment to resist speculative development.
10. Members will note reference to a 75% pass rate in the preceding paragraph. The NPPF includes transition arrangements with respect to the pass rate in order to help prepare for the test. In order to pass the test in the first round of results (published February 2019), delivery needed to be at 25% of the housing requirement over the previous three years. This pass rate rises to 45% of the requirement for the results due to be published in November 2019, and to 75% for the results published in November 2020 and onwards.
11. The NPPF also stipulates that where the HDT results show the housing delivery has fallen below 95% of the housing requirement over the previous three years, an action plan should be prepared by the authority to assess the causes of under-delivery and identify actions to improve delivery rates. MHCLG and the Planning Advisory Service have developed guidance on developing an action plan.
12. A further penalty is introduced where delivery falls below 85% of the housing requirement across the previous three years. In these cases, the authority must apply a 20% buffer to the housing requirement in the next five years, i.e. add an additional 20% to the number of houses required to have a five-year housing land supply.

TEST RESULTS

13. The results of the first HDT were published in February 2019. The result for Fareham was 137%, based on the housing requirement in the Development Sites and Policies (DSP) Plan and the Welborne Plan which were considered to be up to date as they are less than five years old (adopted in June 2015).

Table 1: HDT results for 2015-2018

	2015/16	2016/17	2017/18	Total	Result
	Local Plan (DSP)	Local Plan (DSP plus Welborne)	Local Plan (DSP plus Welborne)		
Requirement	147	267	327	741	
No. of homes delivered	374	356	291	1,021	137%

14. The above table shows the annual requirement for each year from 2015-2018 totalling 741 homes. The final row shows the actual number of homes built within the same years. This totalled 1,021 homes which equates to 137% of the requirement, against a pass level set by Government of 25%.
15. Therefore, from the first test results, the Council is not required to produce an action plan, nor to add an additional buffer to the five-year housing land supply (see paragraphs 10 and 11).
16. For information, 108 authorities in England are required to produce an action plan and 86 are required to include a 20% buffer when calculating their five-year supply. In the south Hampshire sub-region only New Forest District Council now faces a penalty, to add a 20% buffer and produce an action plan, and no authorities failed the test.

PROJECTED TEST RESULTS

17. It is possible to project forward to understand how the Council should respond to the introduction of the HDT. Table 2 sets out the requirements for the calculations and shows how delivery needs to be stepped up in order to keep meeting the requirements of the HDT.
18. The table shows how the requirement keeps increasing as the numbers in the adopted Local Plan increase and as the new figures as defined by the standard methodology are included in the calculation. For example, it shows that for the 2019 HDT, the total requirement is 941 homes, calculated using the housing numbers in the adopted Local Plan (Part 1: The Development Sites and Policies Plan).
19. Looking further ahead to 2023, the table shows that the total requirement is 1560 and the Council will be required to show completion of 75% of these homes over the preceding three years in order to pass the HDT. On average this will require 390 homes to be built each year in order to avoid the Council's housing policies being deemed out of date. It is important to remember the other sanctions of the HDT, including applying a 20% buffer to the five-year housing land supply if delivery falls beneath 85%.
20. The HDT therefore represents another metric that Members need to be aware of in terms of planning performance. The implications of failing the HDT are as severe as not having a five-year supply. Crucially however, the building of homes is not something that the Council is in direct control of, so success depends upon the granting of sufficient permissions to ensure that the required amount are actually delivered.

Table 2: Projected HDT Requirements

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total Requirement	Pass Level
	Local Plan	Local Plan	Local Plan	Local Plan	Local Plan	Standard Method	Standard Method	Standard Method		
2018	147	267	327						741	25%
2019		267	327	347					941	45%
2020			327	347	467				1141	75%
2021				347	467	520			1334	75%
2022					467	520	520		1507	75%
2023						520	520	520	1560	75%

* Pass requirement below which presumption in favour of sustainable development applies as development plan policies considered out-of-date.

21. It is important to note that the number shown in table 2 for the housing requirement based on the standard methodology may change. This is because it is based on household projections which are updated by the Office for National Statistics every other year, and an affordability uplift based on a ratio between house prices and average earnings which is updated every year. In addition, the Government has suggested that it may review the methodology itself. Therefore, the figure presented here may change.
22. It is also worth noting that according to the recently published Local Development Scheme, the Council should have a new Local Plan adopted in early 2021. Once the Council achieves this, the HDT will measure success against the new Local Plan's housing requirement for a period of five years.
23. Table 3 sets out the known information on delivery rates to date and the notional remaining requirement in future years.

Table 3: Delivery

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total	Total Requirement	Requirement Remaining
2018	374	356	291						1,021	741	-280
2019		356	291	320*					967*	941	-26*
2020			291	320*	?				?	1141	530* (1 yr)
2021				320*	?	?			?	1334	1014* (2 yrs)
2022					?	?	?		?	1507	1507 (3 yrs)
2023						?	?	?	?	1560	1560 (3 yrs)

*All figures asterisked assume estimated completions for 2018/2019 = 320 dwellings

24. For the 2019 HDT the target is 941 homes to be built between 2016/17 and 2018/19. Monitoring data shows that there were 647 dwellings completed in 2016/17 and 2017/18. Therefore, the remainder required to reach the desired 941 is 294 homes. Current estimates indicate that 2018/19 completions will be at 320 dwellings indicating that the Council should achieve over 100% pass rate again this coming year. This will be confirmed once the monitoring data is received from Hampshire County Council and verified.

IMPLICATIONS FOR PLANNING SERVICES

25. However, the table also highlights the step change required in terms of delivery to meet the requirement in future years. Taking the 2020 results as an example, the target is 1141. Monitoring data shows that there were 291 homes built in 2017/2018 so together with the estimates from 2018/19 approximately 511 homes have already been built that

can count towards this target. **This means that in order to reach the target of 1141, approximately 530 homes need to be built in this financial year, 2019/2020** (as shown in the final column). In a borough where past trends show approximately 300 homes are built each year, this is a large increase. Clearly, there is a time lag in terms of granting permission to completed houses on the ground, normally of two to three years. This means that whether 500 homes are built this year relies heavily upon permissions that have been granted in previous years.

26. Taking this concept forward, the permissions that are being granted now will result in homes being built in years 2020/21 and beyond. This highlights the important role of the Council's Planning function in granting sufficient permissions to ensure that in future years the delivery of those houses is at a rate high enough to satisfy the delivery test. The final column indicates the volume of housebuilding required to meet the total requirement over the number of remaining years, shown in brackets.
27. For these reasons, it is a recommendation of this report that the information contained within is shared with all services and committees that support the planning function and the delivery of housing in the borough. Planning Committees have traditionally received regular updates on the Council's five-year housing land supply position but given that the sanctions for the HDT are the same and apply even in a situation where the Council can demonstrate a five-year supply, greater cognisance of the HDT will prove beneficial to the Council's continued ability to manage development proposals in the borough.
28. The Planning and Development Scrutiny Panel will consider the current position on Housing Delivery Test at its meeting due to take place on 10 May 2019. Any comments made by the Panel will be collated and tabled at the meeting for consideration by the Executive.

Enquiries:

For further information on this report please contact Claire Burnett, Head of Planning Strategy and Regeneration. (Ext 4330)

