

**Minutes of the
Planning and Development Scrutiny Panel
(to be confirmed at the next meeting)**

Date: Wednesday, 31 January 2024

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor M R Daniells (Chairman)

Councillor N J Walker (Vice-Chairman)

Councillors: Ms S Pankhurst, Ms F Burgess, Mrs T L Ellis, Mrs J Needham
and P Nother

Also Present: Councillors S D Martin, R Bird and Mrs C L A Hockley



1. APOLOGIES FOR ABSENCE

No apologies of absence were received at the meeting.

2. MINUTES

Members queried Minute item 9 – Planning and Development Scrutiny Panel Priorities, as it states that an update on the Welborne Garden Village would be brought to the next meeting of the Panel but is not on tonight's agenda. The Director of Planning and Regeneration confirmed that this meeting was convened especially to consider the Affordable Housing SPD item so a Welborne Delivery Update will be brought to the next meeting on the 29 February 2024.

RESOLVED that the Minutes of the Planning and Development Scrutiny Panel meeting held on the 01 November 2023 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made no announcements at the meeting.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

No declarations of interest were made at this meeting.

5. DEPUTATIONS

No deputations were received at the meeting.

6. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

The Panel received an Executive report on the Council's Affordable Housing Supplementary Planning Document (SPD) which is to be considered by the Executive on the on the 05 February 2024. Both the Executive report and SPD have been developed collaboratively by both the Planning and Housing Services. Officers from both services presented the report and supporting presentation to Members. A copy of the presentation is appended to these Minutes.

The Chairman invited Councillor Mrs K Mandry to join the discussion on this item as Chairman of the Housing Scrutiny Panel. Councillors Mrs C Hockley and R Bird also joined in discussions on this item.

Members from both the Planning and Development and Housing Scrutiny Panels took part in a lengthy discussion covering many different areas of the draft Affordable Housing SPD. The key topics were around the design and parking elements of development schemes and how the SPD can help to assist applicants from an early stage to create affordable housing where community integration is paramount. Officers explained that although each site is different the SPD seeks to provide clarity on the Council's requirements,

setting out clear and transparent expectations to assist applicants through the planning process and help deliver affordable housing across the Borough.

Members from both Panels were very complementary of the draft Affordable Housing SPD and recommend that the Executive approve the document for public consultation.

RESOLVED that the Planning and Development Scrutiny Panel:-

- a) note the contents of the Executive Report; and
- b) recommend that the Executive approve the document for public consultation at their meeting on the 05 February 2024.

7. PLANNING STRATEGY UPDATE

The Panel received a presentation from the Head of Planning, updating Members on relevant Planning Strategy matters including the recent publication of the National Planning Policy Framework (NPPF), an update on the Community Infrastructure Levy and the Planning Obligations SPD which is recommended for adoption at the 05 February Executive. A copy of the presentation is appended to these Minutes.

The Senior Planner (Strategy) began the presentation by updating Members on the details of the recently published NPPF and how the key changes effect Fareham. Although Fareham is in a good position due to the adoption of the Local Plan 2037, Members expressed frustration over the methods for calculating housing requirement by Central Government. Officers explained that a letter has been sent to the Department of Levelling Up, Housing and Communities highlighting that Fareham's Housing Delivery Test recently published results had been incorrectly calculated and requesting that corrected Housing Delivery Test results be published. It was also highlighted that there are prospects of housing numbers increasing over the coming year, with several large developments going through the planning process. The Panel were advised that the Government is still to publish a great deal of further detail to be included within the NPPF in due course.

The Principal Planner (Strategy) provided an update on the Community Infrastructure Levy (CIL) following an independent examination in September 2023. The Director of Planning and Regeneration addressed the Panel to confirm that although the results of the examination were not straight forward, work is underway to move forward, following further consultation with interested parties, with a report to be brought to the Executive and Council over the coming months to approve a new CIL Charging Schedule.

RESOLVED that Members note the contents of the presentation.

8. EXECUTIVE BUSINESS

There were no items of Executive Business for the Panel to consider.

9. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

The Chairman invited Members of the Panel to consider the Scrutiny Priorities for the Planning and Development Scrutiny Panel.

The Director of Planning and Regeneration addressed the Panel to advise that an item on the Welborne Garden Village delivery will be brought to the next scheduled meeting, along with a report on the Council's Environmental Position Statement before being considered by the Executive on the 04 March 2024.

RESOLVED that Members considered their Scrutiny Priorities.

(The meeting started at 6.00 pm
and ended at 7.51 pm).

..... Chairman

..... Date

Draft Affordable Housing SPD

Draft Affordable Housing SPD

Draft Affordable Housing SPD prepared to support delivery of affordable homes

Drafted in liaison with Development Management and Housing Teams.

What the SPD seeks to do:

- Support the Corporate Strategy – to provide high quality affordable housing for residents.
- Set out the planning policy context
- Provide guidance on the requirements of relevant Local Plan policies
- Set out the Council's expectations for the delivery of affordable housing on site and off site, including the Council's approach to commuted sums (financial contributions).

Draft Affordable Housing SPD

Affordable Housing SPD Content:

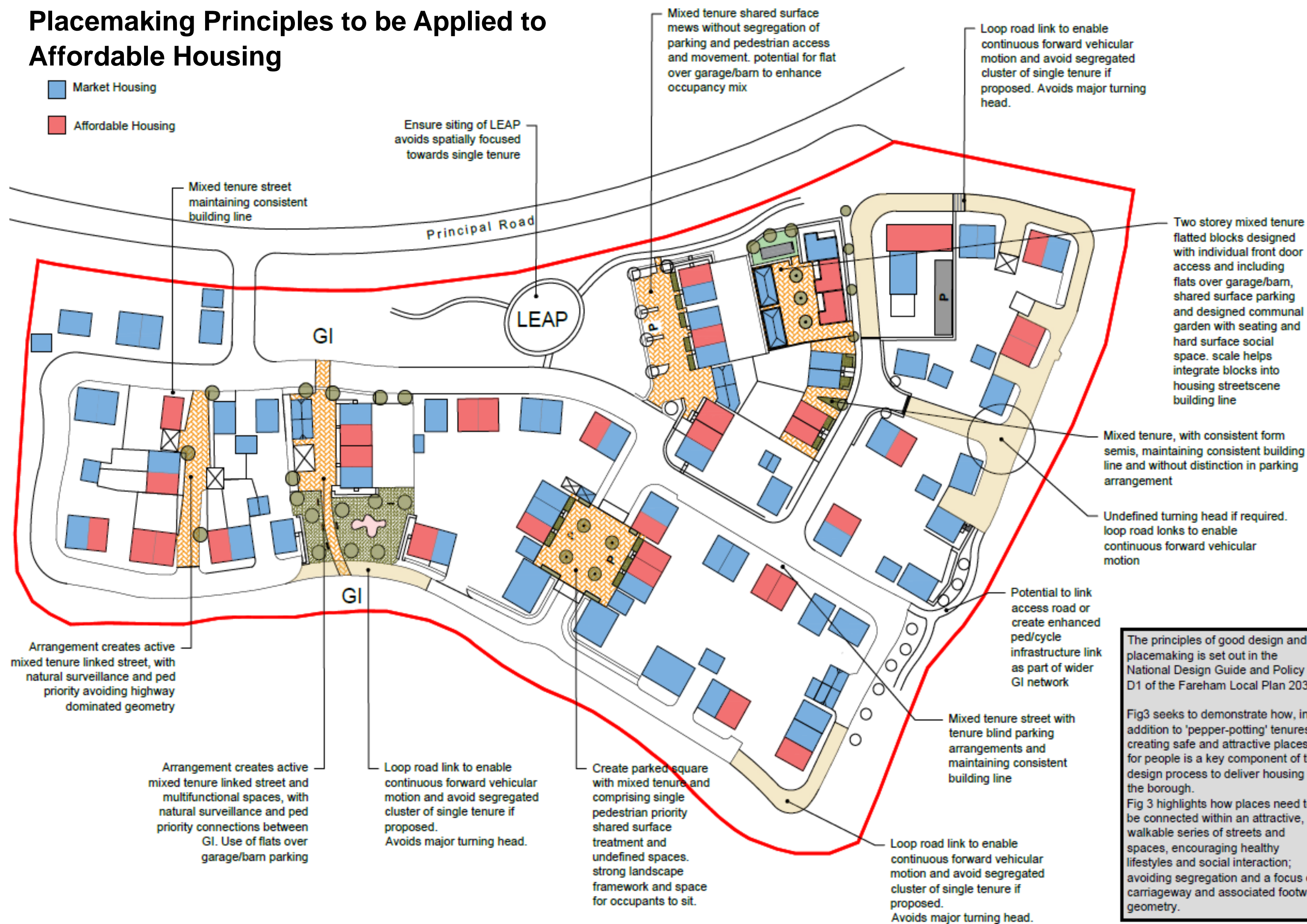
- Definition of affordable housing, explanation of different tenure types.
- Planning policy context - particularly Policy HP5 requirements and calculations.
 - Understanding need
 - Tenure split guidance
- The Planning process:
 - Guidance, what the Council expects and how we can help – appendix 2.
 - Legal Agreements – what is likely to be included for affordable housing
 - ‘Additionality’
 - Self & Custom Build

Draft Affordable Housing SPD

- Delivery of affordable homes on site:
 - The appropriate mix and size of homes
 - Design and placemaking requirements based on social inclusivity - (appendix 3 and Local Plan policy D1)
 - Layout design criteria - scheme design
 - Expectations for apartment blocks and parking arrangements.
- Delivery of affordable homes off-site
 - Commuted sums approach - decimal point.
 - New contributions calculator based on equivalency - *no worse or better off whether on or off site.*
- Exception Sites & Specialist Housing (Local Plan policies HP6 & HP7)

Placemaking Principles to be Applied to Affordable Housing

- Market Housing
- Affordable Housing



The principles of good design and placemaking is set out in the National Design Guide and Policy D1 of the Fareham Local Plan 2037.

Fig3 seeks to demonstrate how, in addition to 'pepper-potting' tenures, creating safe and attractive places for people is a key component of the design process to deliver housing in the borough.

Fig 3 highlights how places need to be connected within an attractive, walkable series of streets and spaces, encouraging healthy lifestyles and social interaction; avoiding segregation and a focus on carriageway and associated footway geometry.

Draft Affordable Housing SPD

- Consistent message throughout that applicants should discuss AH requirement with the Council at the earliest opportunity - enable the Council to communicate local need in relation to size, type and tenure and expectations around overall site design.

Consultation & next steps:

- Seeking Executive approval for six-week consultation with stakeholders, individuals and organisations on the Local Development Scheme database.
- Consultation from 16th Feb 2024.
- Consider responses, amend as appropriate & seek adoption early summer 2024.

Planning Strategy Update

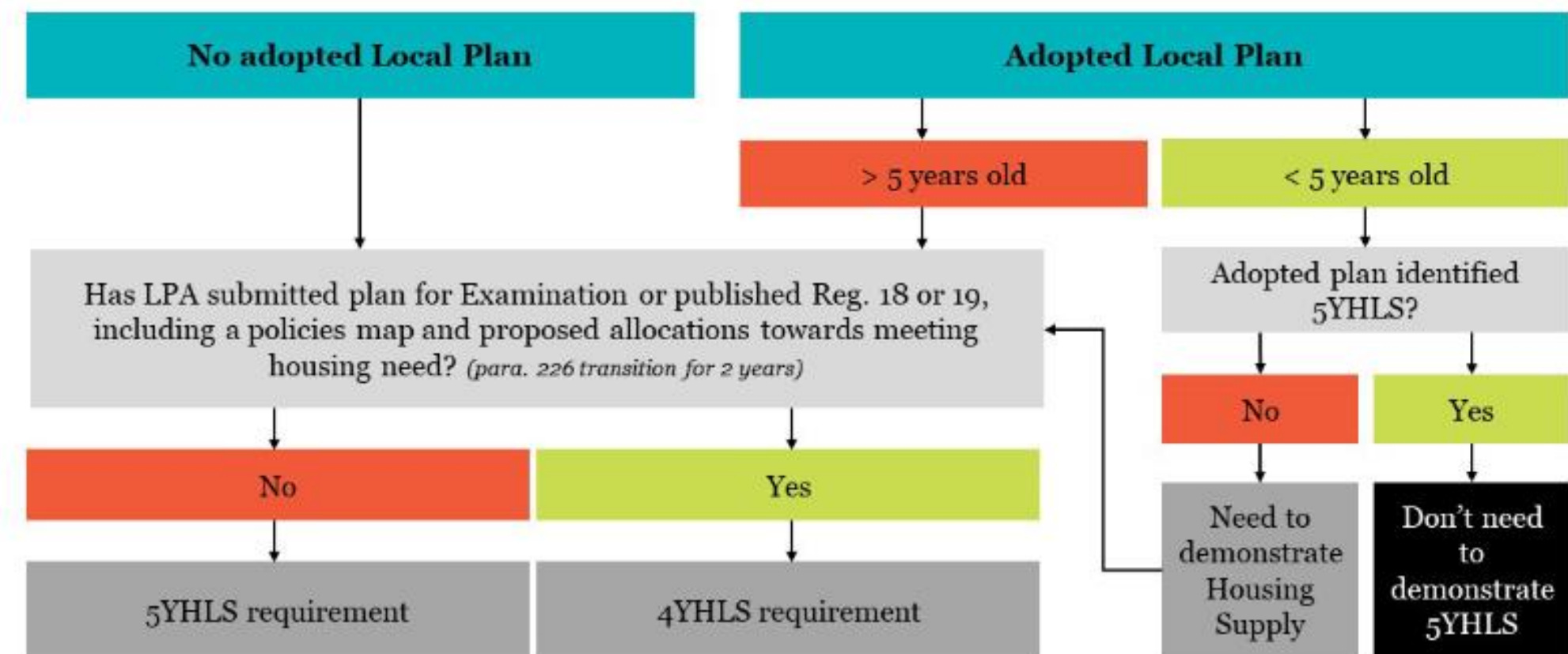
Revised NPPF December 2023

Two key changes for Fareham:

Delivering a sufficient supply of homes

LPA's who have adopted a Local Plan in the last 5 years which identified a deliverable five-year supply of specific sites at examination will not be required to demonstrate a five-year housing land supply. (Para 76).

Fareham Local Plan adopted April 2023 which sets out a five-year supply of deliverable sites so will not be required to demonstrate a five-year supply until April 2028.



Revised NPPF December 2023

Maintaining supply and delivery

Expected that Housing Delivery Test (HDT) would be amended to include an assessment of the number of housing permissions issued as well as homes built, however the test remains predominantly unchanged:

- Looks backward at previous 3 financial years' housing completions
- Judged against housing requirement in Local Plan if less than 5 years old, or standard methodology.

Consequences:

- Delivery below 95% - prepare an action plan
- Delivery below 85% - additional 20% buffer to identified supply of deliverable sites*
- Delivery below 75% - presumption in favour of sustainable development

December 2023 NPPF – Para 79.

*The 20% buffer requirement for delivery below 85% does not apply to authorities with a Local Plan which was adopted in the last 5 years = Fareham.

Revised NPPF December 2023

Other NPPF changes relevant to Fareham:

- Standard method for calculating housing requirement is a starting point for Local Plan preparation. LPAs can use an alternative approach if exceptional circumstances justify it (para 61)
- Cities with an urban uplift housing requirement should accommodate the uplift themselves except where voluntary cross-boundary agreements are in place (para 62)
- Emphasis to support custom and self-build & community-led housing (para 70b, para 73)
- Inclusion of beautiful in design chapter, LPAs should seek to improve design by preparing area design codes (para 138).
- LPAs should seek clear and accurate plans from applicants (para 140)
- Significant weight to energy efficient/low carbon heating in developments (para 164)

Housing Delivery Test

HDT results for period 2019 -2022 published in December 2023:

| Area Name | Number of homes required | | | Total number of homes required | Number of homes delivered | | | Total number of homes delivered | Housing Delivery Test: 2022 | Housing Delivery Test: 2022 |
|-----------|--------------------------|---------|---------|--------------------------------|---------------------------|---------|---------|---------------------------------|-----------------------------|-----------------------------|
| | 2019-20 | 2020-21 | 2021-22 | | 2019-20 | 2020-21 | 2021-22 | | measurement | consequence |
| Fareham | 476 | 342 | 540 | 1358 | 285 | 117 | 170 | 572 | 42% | Presumption |

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- calculated using the standard method figure of 540 for housing requirement in 2021-22.
- Request to DLUHC to use Local Plan stepped requirement of 210.
- Officers calculate revised figure of 58% - still presumption in favour of sustainable development.

Written Ministerial Statement

Published alongside revised NPPF & HDT results:

Future proposals

- PINS to record appeals granted following committee overturns of officer recommendation, where officer recommended approval.
- Review the statutory consultee process to speed up the responses.
- Proposed future consultation on tackling slow build out rates.
- Local authority performance dashboard to be published in 2024.
- Proposed consultation on constraining use of extensions of time on planning applications
- Revised Local Plan processes
- Further NPPF revisions to come...

CIL Update

- Independent Examination held in September 2023 - concluded £195 sqm for HA55 (Longfield Avenue) unviable due to uncertainty over s106 requirements.
- Examiner recommended zero rating.
- Examination could only consider one rate or zero - no consideration of alternatives.
- Council undertook further viability work with consultants Three Dragons to test alternatives.

CIL Update

- Viability work concluded a £166 sqm charge for the site would maintain viability - further consultation has been undertaken.
- Will need Executive and Full Council approval.

Planning Obligations SPD Update

- As advised at November Scrutiny - the SPD is being presented to Executive on 5th February recommending its adoption.
- Changes were made based on the consultation:
 - 50-year maintenance period reduced to 30 years.
 - Council maintenance charge removed from SPD and presented in companion document - to allow easier update of service costs without need to update entire SPD
 - Greater protection put in place to guard against performance/operational issues of management companies.

