

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date **20 June 2018**

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

Subject: **FIVE YEAR HOUSING LAND SUPPLY POSITION**

SUMMARY

At their meeting on the 9th October 2017, the Executive resolved that Officers present a report to the Planning Committee on the Council's current 5-Year Housing Supply position on a regular basis.

The following report provides the third of these updates, following and superseding the updates previously given to the Planning Committee on the 13th December 2017 and the 21st March 2018.

RECOMMENDATION

That the Committee note: -

- (i) the content of the report and the current 5-Year Housing Land Supply position;
and
- (ii) that the 5 Year Housing Land Supply Position set out in the attached report (which will be updated regularly as appropriate) is a material consideration in the determination of planning applications for residential development.

INTRODUCTION

1. At their meeting on the 9th October 2017, the Executive received a report providing an overview of the Cranleigh Road, Portchester planning appeal decision and the implications of it on the Council's 5-Year Housing Land Supply (5YHLS) position.
2. The Executive noted the Cranleigh Road appeal decision and this Council's current 5YHLS position at that time. Subsequent to that position, updates on the Council's 5YHLS provided to the Planning Committee showed the Council to have 3.62 years of housing land supply at 13th December 2017 and 4.39 years of housing supply at 21st March 2018. The 13th December 2017 report also included more detail to explain and justify the method of calculating the 5YHLS position.
3. The following 5YHLS position updates and supersedes those previously provided to Planning Committee. It will continue to be regularly updated as appropriate and will represent a material consideration in the determination of planning applications. It should be noted that the position can go down as well as up depending on the circumstances relevant at any given time.

RISK ASSESSMENT

4. There are no significant risk considerations in relation to this report.

CONCLUSION

5. That the Committee note the content of the report and the current 5YHLS position.
6. That the 5YHLS position set out in the attached report (which will continue to be updated regularly as appropriate) is a material consideration in the determination of planning application for residential development.

Enquiries:

For further information on this report please contact Lee Smith (Ext 4427).

Fareham Borough Council
Five-Year Housing Land Supply Position

June 2018

1.0 INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites to provide five years supply of housing against their housing requirements. The NPPF also requires an additional buffer of 5% (or 20% in the case of persistent under-delivery) to ensure choice and competition in the market for land.
- 1.2 This document has been prepared to provide the latest position on the 5 Year Housing Land Supply (5YHLS) in Fareham Borough. It will be updated at regular intervals to ensure the most accurate and up-to-date position is available. Updates will be provided to the Planning Committee when relevant and will also be advised on the Council's website.
- 1.3 This document is iterative/live and will only provide the most accurate position of 5YHLS at the time of publication. It is possible that sites will be omitted from the 5YHLS and then subsequently when circumstances change may feature again in a future iteration of the 5YHLS position (and vice versa). Proposed changes to the National Planning Policy Framework (NPPF) recently consulted on by the Government are also likely to have significant implications to how the 5YHLS position is calculated and the resulting position of the Council.

2.0 THE PROCESS

- 2.1 The current position outlined in this paper takes account of new dwellings completed in Fareham Borough up until 31st March 2018 and new commitments (planning permissions and resolutions to grant planning permission) up until 31st May 2018. The monitoring of net dwelling completions and outstanding planning permission data to each year end (31st March) is provided annually to Fareham Borough Council by Hampshire County Council. Net dwelling completions for 2017/18 have been included as part of this update. The monitoring of new permissions and resolutions to grant planning permission will be kept regularly up-to-date by Fareham Borough Council Officers.
- 2.2 For information, there were 291 net dwelling completions in Fareham Borough in 2017/18.

Planning Permissions

- 2.3 The National Planning Policy Framework (NPPF) states that 'sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within the five years'. Where there is some indication that a planning permission will not be implemented then the site has been omitted from the 5YHLS on a precautionary basis. However, this may change if subsequent information comes to light to suggest the development will take place in the five-year period.
- 2.4 An update on each outstanding planning permission (on sites delivering 5 units or more) has been sought from the relevant Fareham Borough Council Planning Officers and in some instance site landowners or developers, to further inform the projections.

Resolutions to Grant Planning Permission

- 2.5 Since the previous 5YHLS position was advised at the March Planning Committee there have been two further planning applications (5+ dwellings) that have been approved or considered (and received a resolution to permit) by the Planning Committee. These are listed below: -
- Land to the East of Brook Lane, Warsash (P/17/0998/OA) – 157 dwellings
 - Land to South of Rookery Avenue, Swanwick (P/18/0235/FP) – 6 dwellings
- 2.6 Based on information provided by the owners/developers giving the projected timetable for the delivery of these new sites, they are both expected to contribute to the Council's 5YHLS position.
- 2.7 As reported to the March Planning Committee, the Council has taken a similar precautionary approach to the delivery projections of the fourth site to be given a resolution to grant planning permission off Brook Lane (P/17/0998/OA) by the May Planning Committee. This precautionary approach is to show delivery projections one-year later than the Council has been advised by the site promoters, to allow for a more robust period of the time required for reserved matters and legal agreements to be agreed and for subsequent construction to commence on site.

In respect to the 5YHLS, delivery of each of these sites is still however expected to fully contribute within the current five-year period (i.e. by 31 March 2023). It is however worth noting that the combined delivery from these sites may end up being either faster or slower than envisaged (due to the number of housebuilders building near one another (i.e. market competition)) and as such the projections from these four sites will be kept under review by the Council.

(Please Note: It has been assessed that the 'up to' figures in the resolutions to grant permission are reasonable and achievable, however, should the subsequent reserved matters application revise the development quantum then this will be reflected in future updates on the 5YHLS position).

Other Sites

- 2.8 Officers have undertaken a review of the residual allocations and policy compliant sites from the current adopted Local Plan to provide more robust evidence on housing projections from these sites to inform the 5YHLS position. This has been based on direct correspondence with the site landowner or developer.
- 2.9 Officers have tested the robustness of the information provided, in light of Government guidance in the National Planning Policy Framework (NPPF). The NPPF is clear that for a site to be considered deliverable, it should be:
- available now;
 - offer a suitable location for development now;
 - be achievable with a realistic prospect that housing will be delivered on the site within five years; and
 - development of the site should be viable.
- 2.10 In instances where Officers have gathered information on the timing and delivery

rates from site landowners or developers, the Council have in some instances taken a more precautionary approach to delivery than may have been proposed by the site landowner or developer (as per sites at Brook Lane). This could be, for example, if they failed to allow sufficient time for planning permissions to be secured, or if the delivery rates were considered too optimistic. It is important that the Council has a robust basis for its 5YHLS calculations, as adopting a set of unrealistic assumptions may result in a 5YHLS figure that may not be accepted by an appeal Inspector.

- 2.12 This process of liaison with site promoters and developers will be ongoing to ensure a robust and evidenced position on 5YHLS can be demonstrated.

Calculating the 5YHLS

- 2.13 In summary, the 5YHLS position in this paper is based on the following: -

- Objectively Assessed Need figure of 420 dwellings per annum from 2011-2036
- Net new dwelling completions data provided by Hampshire County Council for 2017/18 and previous completions as published in the Council's Authority Monitoring Reports (AMRs).
- Using outstanding planning permission data provided by Hampshire County Council up until 31st March 2017 and Fareham Borough Council records from 1st April 2017 until 31st May 2018.
- Using a variety of sources to ensure a robust understanding of delivery projections. A summary of the sites that make up the supply is provided. In many instances, this is underpinned by more detailed liaison with site land owners or developers (particularly for larger development sites)
- Presenting the 5YHLS using the Liverpool approach to address the shortfall with a 5% buffer (recognising the findings of the appeal decision at Cranleigh Road).

3.0 THE FIVE-YEAR HOUSING LAND SUPPLY POSITION

3.1 The following table provides a summary of the Council's current 5YHLS position as per the date of this paper.

| | HOUSING REQUIREMENT | |
|---|---|-------------------|
| A | Objectively Assessed Need (OAN) per annum 2011-2036 | 420 |
| B | Objectively Assessed Need (OAN) requirement from 1 st April 2018 to 31 st March 2023 (A x 5) | 2100 |
| | SHORTFALL IN HOUSING DELIVERY | |
| C | Housing requirement from 1 st April 2011 to 31 st March 2018 (A x 7*) | 2940 |
| D | Housing completions from 1 st April 2011 to 31 st March 2018 | 2150 |
| E | Housing shortfall from 1 st April 2011 to 31 st March 2018 (C – D) | 790 |
| F | Proportion of housing shortfall to be met in 5-year period from 1 st April 2018 to 31 st March 2023 (Liverpool method) ((E / 18**) x 5) | 219 |
| G | Housing Requirement including shortfall from 1 st April 2018 to 31 st March 2023 (B + F) | 2319 |
| H | Housing Requirement including shortfall and 5% buffer from 1st April 2018 to 31st March 2023 (G x 1.05) | 2435 |
| I | Annual Housing Requirement (including shortfall and 5% buffer) from 1 st April 2018 to 31 st March 2023 (H / 5) | 487 |
| | HOUSING SUPPLY | |
| J | Projected Housing Supply from 1st April 2018 to 31st March 2023 (see section 4) | 2265 |
| K | Projected Housing Supply Shortfall from 1 st April 2018 to 31 st March 2023 (H – J) | 170 |
| L | Housing Supply in Years (J / I) | 4.65 years |

*The number of years of housing completions since 2011

**The number of remaining years over the period of the emerging Local Plan

3.2 The above table shows the Council to currently have 4.65 years of housing supply against the 5YHLS requirement. In numerical terms, the housing supply shortfall is 170 dwellings.

3.3 The full detail behind the projected five-year supply of 2,265 dwellings is provided in Section 4.

4.0 Details of Projected Housing Supply for the 5 Year period (1st April 2018 – 31st March 2023)

| PROJECTED SUPPLY | 2018 /19 | 2019 /20 | 2020 /21 | 2021 /22 | 2022 /23 | Totals | Notes for 5Y Position |
|--|-------------|-------------|-------------|-------------|-------------|-----------|--|
| OUTSTANDING PLANNING PERMISSIONS (1-4 dwellings) (at 1st April 2018 with 10% discount) | 40 | 30 | 25 | | | 95 | Total outstanding small site (1-4 dwellings) permissions at 1 st April 2018 with a 10% reduction rate applied to account for likely lapses. |
| OUTSTANDING PLANNING PERMISSIONS (5 dwellings+) (at 1st April 2018) | | | | | | | |
| Cold East Hospital, Cold East Way, Sarisbury Green (03/1867/RM) | 2 | | | | | 2 | Site under construction and almost complete (HCC 2017/18 completions data). |
| 16 Botley Road, Park Gate (03/1439/FP) | 18 | | | | | 18 | Development of 11 units commenced in 2017/18 (HCC 2017/18 completions data). |
| 122 Leydene Nursery, Segensworth Road (06/0907/RM) | 3 | | | | | 3 | Nothing to indicate that the site will not be developed in the 5-year period at this stage. |
| 70 Trinity Street, Fareham (07/0848/FP) | 23 | | | | | 23 | Development of 19 units commenced in 2017/18 (HCC 2017/18 completions data). |
| 3-33 West Street, Portchester (07/0042/FP) | | 16 | | | | 16 | Planning permission has been commenced. Staircases to serve flats in place, but no flats built (May 18). Nothing however to indicate that the site will not be developed in the 5-year period at this stage. |
| 324-326 Brook Lane, Sarisbury Green (09/1001/FP) | | | | | | 0 | The majority of this permission has been implemented but 5 dwellings remain outstanding. It is considered unlikely that these will be developed in the five-year period. |
| New Park Garage, Station Road, Park Gate (09/0672/FP) | 14 | | | | | 14 | Development of all 14 units commenced in 2017/18 (HCC 2017/18 completions data). |
| 69 Botley Road, Park Gate (09/1024/FP) | | | | | | 0 | Outstanding permission for 5 dwellings at the site. However, this specific permission is not expected to be implemented. |
| Land to rear of The Red Lion Hotel, Fareham (13/0408/FP) | | | | | | 0 | LP2 allocation site. Permission expired (May 18). |
| 142-144 West Street, Fareham (14/0509/OA) | | | | | | 0 | Outstanding permission for 17 dwellings (Reserved matters, P/17/0481/RM decision 27 July 2017). At present, there are indications that the site may not be developed in the 5-year period. Therefore, at this stage it has been removed from the 5YHLS, but this position may change in future (May 18). |
| Land off Cartwright Drive, Titchfield (14/0741/FP) | 39 | 46 | | | | 85 | Site is under construction and development of all units commenced in 2017/18 (HCC 2017/18 completions data). |
| 100 Wickham Road, Fareham (14/1252/FP) | 13 | | | | | 13 | Details Pursuant to conditions now in P/14/1252/DP/A. Nothing to indicate that the site won't be developed in the 5-year period at this stage (May 18) |
| Land at Windmill Grove, Portchester (14/0033/FP) | 24 | | | | | 24 | Site is under construction and understood to almost be complete (HCC 2017/18 completions data). |
| Swanwick Marina, Bridge Road (15/0424/VC) | | 25 | 25 | | | 50 | There is an outstanding permission for 50 dwellings at this site. The site is still considered to be developed in the 5-year period at this stage. |
| Fareham College, Bishopsfield Road (15/0690/RM) | 48 | | | | | 48 | Site under construction. Development of outstanding units commenced in 2017/18 (HCC 2017/18 completions data). |
| The Meadows, Hamilton Road, Sarisbury Green (15/0626/FP) | 20 | 51 | | | | 71 | Site is under construction and development of all units commenced in 2017/18 (HCC 2017/18 completions data) |

| PROJECTED SUPPLY | 2018 /19 | 2019 /20 | 2020 /21 | 2021 /22 | 2022 /23 | Totals | Notes for 5Y Position |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------|---|
| 123 Bridge Road, Sarisbury Green (15/0391/FP) | | 5 | | | | 5 | This site is owned by FBC and estates advise it will complete within 5-year period. |
| Land adj. The Navigator, Swanwick (16/0398/RM) | 3 | | | | | 3 | Site under construction and almost complete (HCC 2017/18 completions data). |
| 153-155 West Street, Fareham (16/0760/FP & 15/1056/FP) | 2 | | | | | 2 | Site under construction and almost complete (HCC 2017/18 completions data). |
| Former Wavemar Electronics Ltd Building, Middle Road, Fareham (16/0914/FP) | | | | | | 0 | No news - development is considered by case officer as unlikely to happen (May 18). |
| 10-20 Land to rear of Tewkesbury Avenue (16/1333/FP) | 7 | | | | | 7 | The development is currently under construction (May 18) |
| 4-14 Botley Road, Park Gate (16/0295/FP) | 46 | | | | | 46 | Site commenced construction in 2017/18 (HCC 2017/18 completions data) |
| Former Catholic Church of our Lady of Walsingham, Portchester (16/0905/FP) | 8 | | | | | 8 | Site is under construction and almost complete (HCC 2017/18 completions data). |
| Land to rear of 94,96,98,100 and 102 Southampton Road (16/1147/FP) | 6 | | | | | 6 | Site is under construction and understood to almost be complete (May 18). |
| Land to rear of 405 & 409 Hunts Pond Road (P/16/1251/FP) | | 10 | | | | 10 | Development is under way (May 18). |
| Hope Lodge, 84 Fareham Park Road (P/16/1178/FP and/or P/17/1385/FP) | | 7 | | | | 7 | Site is understood to be under new ownership. Development is under way (May 18). |
| 189-199 West Street, Fareham (P17/0293/PC) | 8 | | | | | 8 | Commencement of development considered imminent. Nothing to indicate that the site won't be developed in the 5-year period at this stage. (May 18) |
| 132 Highlands Road, Fareham (P/17/0366/FP) | | 5 | | | | 5 | One discharge of condition application has been submitted, but there remain further outstanding ones. Expected to be developed in 5-year period. (May 18) |
| Fareham Ambulance Station, Highlands Road (P/17/0213/FP) | 10 | | | | | 10 | Development commenced in 2017/18 (HCC 2017/18 completions data). |
| Land to rear of 184 Bridge Road (P/17/0697/FP) | 8 | | | | | 8 | It is understood that adjacent land has been secured to provide material storage during construction. Development commenced in 2017/18 (HCC 2017/18 completions data). |
| 1 Station Industrial Park, Duncan Road, Park Gate (P/17/1219/PC) | | | 15 | | | 15 | No construction on site - remains offices. Expected to deliver in the 5-year period. (May 18) |
| 10 East Street, Fareham (P/17/1060/FP) | | | | 5 | | 5 | No construction on site at present but this is a recent permission that is expected to deliver in the 5-year period. (May 18) |
| Willows End, 312 Old Swanwick Lane (P17/1390/FP) | | | | 6 | | 6 | Demolition of existing dwelling appears imminent. Details pursuant application recently approved to enable development to commence - expected to deliver in the 5-year period (May 18). |
| Cranleigh Road, Portchester (Appeal allowed, Reserved Matters Application P/17/1170/RM) | 55 | 65 | | | | 120 | Delivery projections as informed by the site promoter (2017). |
| Wykeham House School (P/17/0147/FP) | | 15 | | | | 15 | Development of site has commenced (May 18). |
| NEW PLANNING PERMISSIONS (5 dwellings+) from 1st April 2018 – 31st May 2018 | | | | | | | |
| Land east of Brook Lane, Warsash - Taylor Wimpey (P/17/0746/OA) | | 10 | 45 | 30 | | 85 | Permission granted by Planning Inspector following planning appeal (APP/A1720/W/17/3177435). To ensure robust inclusion, projections pushed back one year compared with site promoter's submission. |

| PROJECTED SUPPLY | 2018 /19 | 2019 /20 | 2020 /21 | 2021 /22 | 2022 /23 | Totals | Notes for 5Y Position |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------|--|
| RESOLUTION TO GRANT PLANNING PERMISSION (5 dwellings+) status at 31st May 2018 | | | | | | | |
| Land at Brook Lane, Warsash - Foreman Homes (P/17/0845/OA) | | 40 | 70 | 70 | | 180 | Resolution to grant outline planning permission at January 2018 Planning Committee for up to 180 dwellings. To ensure robust inclusion projections pushed back one year compared with site promoter's submission. |
| Land East of Brook Lane, Warsash – Bargate Homes (P/17/0752/OA) | | 20 | 40 | 40 | 40 | 140 | Resolution to grant outline planning permission at January 2018 Planning Committee for up to 140 dwellings. To ensure robust inclusion projections pushed back one year compared with site promoter's submission. |
| Heath Road, Locks Heath – Hampshire County Council (LP2 H11) (P/17/1366/OA) | | 20 | 20 | 30 | | 70 | Resolution to grant outline planning permission at February 2018 Planning Committee for up to 70 dwellings. |
| Land to East of Bye Road (self/custom build) (P/17/1317/OA) | | 4 | 3 | | | 7 | Resolution to grant outline planning permission at March 2018 Planning Committee for up to 7 dwellings (self and custom build). |
| Land South of Greenaway Lane, Warsash - Land & Partners (P/17/0998/OA) | | 25 | 60 | 60 | 12 | 157 | Resolution to grant outline planning permission at May 2018 Planning Committee for up to 157 dwellings. To ensure robust inclusion projections pushed back one year compared with site promoter's submission. |
| Land to south of Rookery Avenue, Swanwick (P/18/0235/FP) | | 6 | | | | 6 | Resolution to grant full planning permission at May 2018 Planning Committee for up to 6 dwellings |
| WELBORNE DELIVERY | | | 140 | 200 | 250 | 590 | Based on published evidence to support the Draft Local Plan. |
| LP2 ALLOCATED SITES | | | | | | | |
| Wynton Way, Fareham (LP2 H3) | | | | 18 | | 18 | Ecological studies due to take place before an application can be submitted. Acquisition of site from HCC is agreed in principle but subject to negotiation. Pre-app has taken place and concept design agreed in principle. Expected to realistically delivery toward the latter part of 5-year period. |
| 335-337 Gosport Road, Fareham (LP2 H4) | | | 12 | | | 12 | Site is currently owned by HCC and is expected to be acquired by FBC. Pre-app has taken place and a concept design has been agreed in principle. Ecological studies are due to take place in 2018. This together with site acquisition will mean the site is likely to be developed in the mid-late part of the 5-year period. |
| Stubbington Lane, Hill Head (LP2 H12) | | | 12 | | | 12 | Site is owned by FBC. Ecological survey to take place in 2018 before planning application is finalised. Pre-app has taken place and a concept design has been agreed in principle. Site is expected to deliver in the 5-year period. |
| Sea Lane, Hill Head (LP2 H13) | | | 8 | | | 8 | Site is owned by FBC. Ecological survey to take place in the summer 2018. Planning application expected once ecological findings have been considered. Site is expected to deliver in the 5-year period. |
| LP2 POLICY COMPLIANT BROWNFIELD SITES | | | | | | | |
| Magistrates Court | | | 40 | | | 40 | Site owner (HCA) has advised that outline application expected in summer 2018. Site is in single ownership. For caution FBC have pushed projections back by one year compared to site owners to allow for any slippage. |
| Hampshire Rose, Fareham (P/17/0956/FP) | | 18 | | | | 18 | Current application for the site being determined. The site will be subject to acquisition costs and a business plan before being progressed. Site promoter expects the site to deliver during the 5-year period. |
| Warsash Maritime Academy | | | | 50 | 50 | 100 | Southampton Solent University (client) is currently preparing a disposal strategy. Delivery pushed back one year following further updates from agent. |
| WINDFALL ALLOWANCE | | | | 37 | 37 | 74 | As per the rate set out in Council's Windfall Background Paper (2017) |

| PROJECTED SUPPLY | 2018 /19 | 2019 /20 | 2020 /21 | 2021 /22 | 2022 /23 | Totals | Notes for 5Y Position |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------|------------------------------|
| TOTAL PROJECTED HOUSING SUPPLY from 1st April 2018 – 31st March 2023 | 412 | 403 | 515 | 546 | 389 | 2265 | |