

UPDATES

For Committee Meeting to be held on 12/12/18

Item 6

FIVE-YEAR HOUSING LAND SUPPLY POSITION

The Council's current position on five-year housing land supply is being challenged through the current Public Local Inquiry in respect of Land to the West of Old Street Hill Head. One particular area which has been challenged by the appellant is the number of housing completions at Welborne.

Members will be aware from the five-year housing land supply position report that the Welborne applicant (Buckland Development Ltd) are expected to submit revised/additional information on the Welborne proposals around the middle of this month.

In preparation for the Inquiry, confirmation has been sought from Buckland Development on the anticipated delivery at Welborne. Buckland Development Ltd have advised that they anticipate 30 dwellings in 2020-21, 180 in 2021-22 and 240 in 2022-23. This would total some 450 dwellings in the five-year period. This information is extracted from the additional information to be submitted shortly by the applicant. The Council's 5-year housing land supply previously anticipated 590 housing completions at Welborne during the 5-year period.

In light of the provision of this additional information, it is necessary to update the Council's current position on 5-year housing land supply. The effect of this latest information is to reduce the 'dwellings allocated in Adopted Local Plan (LP2 & LP3) that are expected to be built by 31st March 2023', by 140 dwellings.

The table on the following page provides a summary of the Council's current 5YHLS position in light of the latest information on Welborne, and replaces the table at paragraph 4.1 (page 15) of the report:

	HOUSING REQUIREMENT	
A	Local Housing Need: Dwellings per annum 2018-36	479
B	Local Housing Need: Total requirement for 1 st April 2018 to 31 st March 2023 (A x 5)	2395
C	5% buffer to ensure choice and competition in the market for land (B x 5%)	120
D	Total housing requirement for period from 1st April 2018 to 31st March 2023 (B+C)	2,515
E	Annual requirement for period from 1 st April 2018 to 31 st March 2023 (D/5)	503
	HOUSING SUPPLY	
F	Net outstanding planning permissions for small sites (1-4 units) expected to be built by 31 st March 2023 (discounted by 10% for lapses)	135
G	Net outstanding planning permissions for large sites (5 or more units) expected to be built by 31 st March 2023	767
H	Dwellings with a Resolution to Grant Planning Permission that are expected to be built by 31 st March 2023	710
I	Dwellings allocated in Adopted Local Plan (LP2 & LP3) that are expected to be built by 31 st March 2023	517
J	Dwellings from emerging brownfield sites (Adopted Local Plan - LP1 & LP2) that are expected to be built by 31 st March 2023	145
K	Small site windfall allowance (years 4 – 5) (37 dwellings x 2 years)	74
L	Expected housing supply for the period from 1st April 2018 to 31st March 2023 (F+G+H+I+J+K)	2348
M	Housing Land Supply Position over period from 1st April 2018 to 31st March 2023 (L – D)	-167
N	Housing Supply in Years (L / E)	4.67 years

The above table shows the Council to currently have 4.67 years of housing supply against the 5YHLS requirement. In numerical terms, the housing supply shortfall is 167 dwellings.

The row in the table on page 20 of the report titled 'Welborne (LP3)' is similarly superseded by the information above.

ZONE 1 – WESTERN WARDS

(1) P/18/0068/OA - TITCHFIELD

LAND EAST OF SOUTHAMPTON ROAD, TITCHFIELD

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).

1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.

The University Hospital Southampton NHS Foundation Trust's request for a financial contribution.

The University Hospital Southampton NHS Foundation Trust (referred to hereafter as The Trust) have requested a financial contribution.

The Trust is commissioned to provide acute healthcare services to a number of Clinical Commissioning Groups including Fareham and Gosport and Southampton City. The CCGs commission planned and emergency acute healthcare from the Trust and agree a service level agreement, including activity volumes and values on an annual basis.

The Trust is requesting a financial contribution on the grounds that the proposed development would result in additional numbers of people living in the area. As a consequence, the Trust advise that an associated demand for acute and planned health care would have an adverse effect on the Trust's ability to provide 'on time' care delivery of an acceptable standard. Failure to provide 'on time' care delivery would subsequently impact on the levels of funding received by the Trust.

The contribution sought by the Trust is not considered to relate to the provision of infrastructure, rather it would comprise capacity funding for the first year of occupation of the proposed dwellings and premium staffing costs for the first three years of occupation.

It is necessary to consider whether the development proposal would be unacceptable in the absence of the contribution sought by the Trust. Para 54 of the NPPF states that LPAs should consider whether otherwise unacceptable

development could be made acceptable through the use of planning obligations. The thrust of policy CS20 relates to the provision of contributions towards infrastructure.

Officer advice is that the development proposal is acceptable for the reasons set out in the report; there is no demonstrable harm and there is not sufficient evidence to link the development proposal, specifically the increase in numbers of residents as a result of this proposal to the additional capacity funding request.

(2) P/18/0897/FP - TITCHFIELD COMMON

LAND TO THE SOUTH OF SEGENSWORTH ROAD ROUNDABOUT

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

1.3 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).

1.4 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.

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Officer advice is that the development proposal is acceptable for the reasons set out in the report; there is no demonstrable harm and there is not sufficient evidence to link the development proposal, specifically the increase in numbers of residents as a result of this proposal to the additional capacity funding request.

(3) P/18/0473/CU - TITCHFIELD

LAND TO WEST OF 237 SEGENSWORTH ROAD

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).

1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5 year housing supply of 4.1 years and a shortfall of 527 dwellings.

(4) P/18/0625/OA - TITCHFIELD

LAND TO THE REAR OF 195-205 SEGENSWORTH ROAD

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).

1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.

Should it be resolved to grant Planning Permission it is recommended that the following condition is added to those already recommended in the officer report:

16) No building on plot no's 1-3 (as shown on the layout plan hereby approved) shall exceed an eaves height of 2.5 metres and a ridge height of 6.8 metres.

REASON: To protect the amenities of neighbouring properties.

(5) P/18/0592/OA - WARSASH

EGMONT NURSERIES, BROOK AVENUE

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).

1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.

(6) P/18/0690/FP - SARISBURY

123 BARNES LANE

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

- 1.5 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).
- 1.6 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.

(8) P/18/1193/OA - TITCHFIELD WARD

247 TITCHFIELD ROAD, STUBBINGTON

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

- 1.3 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).
- 1.4 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.

One further third-party letter of support has been received regarding this application proposal from an adjoining neighbour, highlighting the issues with the number of applications that have been submitted to this site, and the impact that uncertainty is having on them and their neighbours. The provision of 3 eco-homes, would be in keeping with the character of the area, which is made up of large, detached properties in well landscaped grounds.

ZONE 2 – FAREHAM

(10) P/18/1192/FP - FAREHAM NORTH

LAND NORTH AND SOUTH OF JUNCTION 10 OF M27 FAREHAM

Representations:

Comments received from Highways England:

- Agreement has yet to be completed between HCC and HE to permit the works to be implemented on HE land.
- The key thing now is to agree what conditions are required. This will be informed by information provided by HCC to HE for agreement.

Recommendation:

The applicant has requested an amendment to condition 13 in the absence of the appointment of a contractor at this stage. The amendment simply seeks the addition of the text "...unless otherwise agreed in writing by the Local Planning Authority". This wording is considered acceptable seeing as any departure from the hours in the condition will require the Planning Authority's approval in writing before such works can take place.

Condition 13 is to be amended as follows:

13) All construction work in relation to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 08.00 hours and 20.00 hours Monday to Friday and 08.00 hours and 13.00 hours Saturdays and at no time on Sundays and recognised bank/public holidays, unless otherwise agreed in writing by the Local Planning Authority.

ZONE 3 – EASTERN WARDS

(12) P/18/0654/FP - PORTCHESTER EAST

LAND TO THE WEST OF SEAFIELD ROAD AND MORAUNT DRIVE; SOUTH OF TATTERSHALL CRESCENT, PORCHESTER

Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:

- 1.6 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).

1.7 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.

One third party further representation was received following the 14 November committee meeting, this related to concern over reptiles on the site.

With regard to comments since the letter of 29th November from the agent, there have been fifteen letters of representation, some of which raise concern that has already been discussed within the officer report. With regard to the letter of 29th November, the following concerns are raised:

- The Council should be overseeing the appointment of independent ecologists to oversee the project
- The letter from Bryan Jezeph does not contain specific solutions for management and maintenance arrangements, the ecology of the site is important and should not be brushed aside for the sake of providing housing
- Nothing offered as a solution addresses any of the issues raised by the committee at last month's refusal
- Cannot be satisfied that extensive ground clearance, however careful and however carefully worded or timed is valid or acceptable or would satisfy or rescind the LPA's grounds for refusal, due in part to the capacity of the southern part of the site for protected species of lizards.
- With regard to no works until February 2019, reptile species have been recorded above ground in February by reptile specialists both in south Hampshire and on the Isle of Wight.
- Excavating archaeological trenches from the end of March while undertaking a translocation process from April for two months is unworkable.
- The Developers Agent proposal fails to address the issues and concerns raised at the previous planning committee to safeguard the southern side of the site.
- The ecological 'mitigation' or proposed 'benefits' will not outweigh the negative impact and net loss that this proposal will bring, the proposal has not been fundamentally changed.
- The overriding reasons for refusal still stand
- The ecological issues seem to be clouding the issues and concerns of residents; traffic issues and impact on services have not been taken into consideration
- Concern over enforcement of planning conditions

- Concern over process and procedure and that the decision notice has not been issued following the meeting of 14 November
- The Public Inquiry is the correct place to resolve the grounds for refusal.

The planning agent has submitted a revised affordable housing plan which would result in the provision of 20 affordable homes rather than 19.2 and a financial contribution.

As referred to in paragraph 7.17 of the Committee Report, the Housing Officer advises that the applicant may either provide an additional affordable unit or pay a financial contribution.

Officer advice is that the provision of 20 affordable homes is acceptable in accordance with policy and therefore the recommendation in paragraph 9.0 within the report should reflect the 'provision of 20 affordable housing units' and delete the reference to 'contribution'. The list of recommended approved plans in condition 2. should include reference to this revised plan CB_93_074_A2_104 Rev A.

A revised layout plan and housing schedule to reflect the additional affordable housing unit has been submitted reference CB_93_074_A1-100 Rev B, the list of recommended approved plans in condition 2 should include reference to this plan.

Officers propose revised wording relating to condition 8, boundary treatment to read:

No dwelling hereby approved shall be occupied until the boundary treatment relating to it has been carried out in accordance with the approved details. The brick wall as shown to the rear of number 49 Sissinghurst Road shall be constructed prior to the occupation of plot 31. The boundary treatment shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.