

**Land South of Romsey Avenue, Portchester**

**PINS Ref: APP/A1720/W/21/3271412 (LPA Ref: 18/1073/FP)**

**Statement of Common Ground: Five Year Housing Land Supply**

*8<sup>th</sup> July 2021*

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**1. Introduction**

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

**2. The Agreed Position**

- 2.1. It is common ground that the Council is not able to demonstrate a five year supply of deliverable housing land against the minimum five year requirement for the five year period 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2025.
- 2.2. As such, it is common ground that the Council is not meeting paragraph 59 of the NPPF and, by virtue of footnote 7, paragraph 11(d) is engaged unless disapplied by virtue of paragraph 177.
- 2.3. The shortfall will only be rectified if planning approval is given for housing on sites not originally envisaged for housing in the adopted Local Plan Parts 1 and 2 or through plan-led development delivered through the emerging Local Plan.
- 2.4. In the circumstances, the most important, operative policy for determining the acceptability of residential development on the Site is Policy DSP40.

**3. The Housing Requirement and Five Year Period**

- 3.1. It is agreed between the parties that the five year period to be used for the purpose of calculating the five year housing land supply position for this appeal is 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2025.
- 3.2. In so far as the strategic policies from the Core Strategy and Development Sites and Policies DPD are more than five years old, it is agreed, by operation of paragraph 73 and footnote 37 of the NPPF, that **the housing requirement falls to be measured against the local housing need figure calculated using the standard method.**

- 3.3. A such, the starting point to calculating the five year requirement is the minimum **539 dwelling annual requirement** derived from the application of the Standard Method. This equates to 2,695 dwellings requirement.
- 3.4. However, and as a result of the Housing Delivery Test (“HDT”) results published in February 2021, it is agreed that it is appropriate to apply a 20% buffer to the requirement.
- 3.5. This results in a minimum five year requirement of **3,234 dwellings for the five year period 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2025.**

**4. Housing Supply**

- 4.1. The Council maintains it has a five year supply of 2,310 dwellings. This results in a shortfall of 924 dwellings and a supply of 3.57 years.
- 4.2. The Appellant identifies a supply of 600 dwellings. This results in a shortfall of 2,634 dwellings and a supply of only 0.93 years.
- 4.3. The respective positions are summarised in Table 1 below.

*Table 1: Respective Five Year Housing Supply Positions*

	<b>Fareham Borough Council</b>	<b>Appellant</b>
Minimum 5yr Req. 1 Jan 2021 to 31 Dec 2025	3,234	3,234
Deliverable Supply	2,310	600
Extent of Shortfall	-924	-2,634
No. Years Supply	3.57yrs	0.93yrs

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

**5. Implications of the Respective Five Year Positions**

- 5.1. The agreed position between the Council and Appellant is that the Council is not able currently to demonstrate a five year supply of deliverable housing land for the period 1st January 2021 to 31st December 2025.
- 5.2. As such, it is common ground between the Council and Appellant that the Council is not meeting paragraph 59 of the NPPF, thus engaging the presumption in favour of sustainable development at paragraph 11(d) of the NPPF unless disapplied by virtue of paragraph 177.
- 5.3. Whilst the Council and Appellant disagree as to the extent of the shortfall, it is nevertheless agreed, on either position, that the shortfall is significant and the weight to be attached to the delivery of housing from the Appeal Scheme is significant. As such it is not considered necessary for the Inspector to conclude on the precise extent of the shortfall.

- 5.4. In the light of the agreement reached between the parties in relation to the significance of the five year housing land supply shortfall, neither party will call their respective witnesses to deal with housing land supply matters unless such evidence is requested by the Inspector. This will save time and resources and will enable a more efficient inquiry process.
- 5.5. This HLS SoCG is signed and dated below.

### **Signatures**

On behalf of the Appellant:

Signed: *Steven Brown*

Name: Steven Brown BSc Hons DipTP MRTPI (Woolf Bond Planning obo Foreman Homes Ltd)

Date: 8<sup>th</sup> July 2021

On behalf of Fareham Borough Council

Signed: 

Name: Richard Wright MRTPI Fareham Borough Council

Date: 8<sup>th</sup> July 2021

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## Appendix 1: Site Delivery

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

Supply source	Revised Council <sup>1</sup>	WBP	Difference
Outstanding Planning Permissions – Small (104 dwellings) (10% discount)	69	69	0
Outstanding Full Planning Permissions – Large (5+ dwellings)	402	402	0
Outstanding Outline Planning Permissions – Large (5+ dwellings)	296	27 <sup>2</sup>	269
Resolution to Grant Planning Permission – Large (5+ dwellings) (exc Welborne)	742 <sup>3</sup>	0	742
Resolution to Grant Planning Permission – Large (5+ dwellings) (Welborne)	390	0	390
Brownfield Register Sites	276	0	276
Local Plan Adopted Housing Allocations	33	0	33
Windfall	102	102	0
<b>Total</b>	<b>2,310</b>	<b>600</b>	<b>1,710</b>

<sup>1</sup> Supplementary Statement to Newgate Lane East Appeal (3269030)

<sup>2</sup> Sites included in this category by WBP are: Egmont Nurseries, Brook Avenue (8 dwellings); 18 Titchfield Park Road, Titchfield (6 dwellings); east & west of 79 Greenaway Lane (6 Dwellings) and Burridge Lodge (7 dwellings)

<sup>3</sup> Paragraph 5.8 of the Council's Supplementary Statement for Newgate Lane East Appeal indicates that this figure should be 663.