

Planning Strategy Update

Topics covered

- Local Plan
 - Update on preparation
 - Consultation Responses (when relevant)
- Housing Delivery Test results (HDT)
- Policy setting and monitoring of developer contributions
 - Environmental mitigation such as the Interim New Forest Mitigation Scheme and the Bird Aware Mitigation Strategy.
 - CIL Review
 - Infrastructure Funding Statement
 - Authority Monitoring Report (AMR)
- Levelling Up and Regeneration Bill

What is a Local Plan?

- Local Plans provide the policies used to guide decisions on future development proposals and address the needs and opportunities of an area. They identify where development should take place and areas where development should be restricted.
- Topics usually covered in Local Plans include housing, employment, retail, natural environment, design and infrastructure.
- Local Plans must contribute to the achievement of sustainable development and be consistent with the principles and policies in the government's National Planning Policy Framework (NPPF) .
- NPPF requires that each local planning authority should prepare a Local Plan for its area.

Stages of Local Plan Preparation

Town and Country Planning (Local Planning) (England) Regulations 2012, sets out the various high-level legal stages for preparing a Local Plan.

- **Stage 1. Evidence gathering/Draft Plan (Known as Regulation 18)** - Consulting on the initial issues and options for the area and preparation of a Draft Plan
- **Stage 2 Pre-submission Publication Plan (Regulation 19)** - Taking account of responses received from the early-stage consultation the Council publishes a final plan for further consultation. This is the plan which the Council intends to submit for independent examination.
- **Stage 3 Submission of Document and Independent Examination (Regulation 22)**- Documents are submitted to the Government, and an independent Inspector holds an Examination into the soundness of the Plan. Hearings are held where the Inspector hears evidence from anybody who wishes to make a submission on any of the key issues or questions highlighted by the Inspector.
- **Stage 4 Inspector's Report and Adoption (Regulation 24)**- The Inspector considers all of the evidence and representations made at each stage of the Local Plan and from discussions during the examination. The Inspector can recommend adoption (subject to any proposed modifications) where the Plan satisfies legal requirements and can be considered 'sound'.

Where is Fareham with its Local Plan?

- The Fareham Local Plan 2037 is currently at Stage 3 - Independent Examination.
- Public hearings took place for three weeks during the period 8th March – 5th April 2022.
- The Inspector is preparing an Initial Findings Report recommending additional modifications required to make the Plan sound.

Modifications

Main –

- required by Inspector to resolve the soundness and/or legal compliance issues identified
- Require consultation
- Can be suggested by anyone but can only be made as recommended by the Inspector in her report
- Can range from redrafting policies to deletion of whole policies or site allocations, and the insertion of new ones.

Additional –

- Typographical errors or factual changes

Local Plan: Next Steps

- Upon receipt of the Inspector's initial report, a Schedule of Modifications will be prepared based on her recommendations.
- Once approved by Full Council, the modifications will be subject to a 6 week public consultation.
- After the consultation, the Council will share the responses with the Inspector and then, wait to receive the Inspector's final report on the soundness of the plan.
- Most likely that she will conclude that the plan is sound only with the modifications. Full Council will then decide whether or not to adopt the Local Plan.
- This will be the Local Plan that is used to determine planning applications providing the spatial framework for development, environmental, social and economic improvements in the Borough

Housing Delivery Test

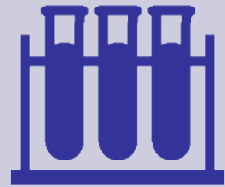
Housing Delivery Test

- The Housing Delivery Test (HDT) was introduced in 2018 to ensure that local authorities are held accountable for their role in ensuring new homes are delivered
- The HDT assesses the number of homes built in each local authority area over the previous three years and compares these against local housing requirements. Local authorities that fail to meet delivery targets are required to take appropriate action to address under delivery.
- Actions to address under delivery:
 - Where the HDT is below 95% the requirement to publish an action plan;
 - Where the HDT is below 85% a 20% buffer must be applied to the authority's 5-year land supply;
 - From 2020 where HDT is below 75% the presumption in favour of sustainable development must be applied.

Housing Delivery Test Results

	2018	2019	2020	2021
Requirement	741	941	1,102	1,117
Delivery	1,021	937	866	692
%	137%	99%	79%	62%
HDT Result:	Passed	Passed	20% buffer and HDT Action Plan	Presumption in favour of sustainable development

HDT Action Plan and future results



Analyses reasons for historic under-delivery:

Welborne
Local Plan Review
Nitrates
Covid-19



Identifies measures already in place to address the issue and sets out additional measures to increase and accelerate delivery:

Welborne Progress
Local Plan Review Progress
Nitrate Mitigation
Development Management Solutions



HDT Looks back at previous 3 years delivery rates
Historic under-delivery will impact future HDT results

Policy setting and monitoring of developer contributions

Environmental Mitigation

- New Forest Mitigation Scheme
 - Produced by the Council. Mitigating the recreational impacts on the New Forest SPA/SAC/Ramsar
- Bird Aware (Solent Recreation Mitigation Strategy)
 - Produced by the Bird Aware Partnership. Mitigating the recreational impacts on the Solent SPA/SAC/Ramsar Sites
- Nutrient Neutrality
 - Solent wide Approach. Mitigating the effects of increased nutrient loading on the Solent designated sites

Community Infrastructure Levy (CIL)

- Is a planning charge which the Council levies on new development in the Borough.
- A 'Charging Schedule' sets out the levy rates (published on the Council's website).
- The Council first adopted CIL in 2013
- CIL Charging Schedule was revised last year for Welborne
- Local Plan growth brings infrastructure requirements
- We need to ensure our Charging Schedule will deliver sufficient funds to pay for all the infrastructure
- CIL review to commence in line with adoption of the Local Plan

Infrastructure Funding Statement (IFS)

- An IFS must be published every year by all authorities that charge Community Infrastructure Levy (CIL) or receive money from Section 106 agreements.
- The information within relates to the new activity in the year as well as all unspent money from previous years.
- The IFS must include all payments from 1st April of the preceding year to 31st March of the current year, and be published by 31st December each year.
- There are three components to the mandatory IFS:
 - a) The infrastructure projects or types the authority intends to be funded at least in part by CIL.
 - b) A CIL report.
 - c) A section 106 report.

https://www.fareham.gov.uk/PDF/planning/local_plan/FBC_Infrastructure_Funding_Statement_202021.pdf

Authority Monitoring Report

- AMRs are published annually by Local Planning Authorities
- They provide information and data on a number of aspects of planning from the previous year such as;
 - the effectiveness of adopted planning policies,
 - details of residential completions and commercial development.
 - progress against the Local Development Scheme (LDS), which details when and how new planning documents and policies are produced
- The AMR reports on the past financial year, from April to March, the most recently published AMR covers the period from April 2020 to March 2021
- The AMR is a statutory requirement – government regulation states that Local Planning Authorities must publish information at least annually.
- The report enables us to track our progress over the previous year.
- It provides transparency, enabling interested parties to review the Council's performance.

New legislation and national planning policy

Levelling Up & Regeneration Bill

- **Government published the bill on 12th May 2022.**
- **The proposals in the bill have the potential to significantly alter the planning system:**
 - A suite of nationally set Development Management policies
 - Local Plans to focus on locally specific matters
 - The introduction of a 30-month timeframe to produce a Local Plan
 - Scrapping “Duty to Cooperate” – instead introducing alignment duties
 - Scrapping the 5YHLS for authorities with an up to date plan in place
 - Local authorities will be required to produce design codes to cover all areas
 - Street Votes
 - New mandatory Infrastructure Levy
 - Environmental Assessment changes
 - Increases to planning application fees
- **Proposals will be subject to consultation, changes likely to begin in 2024.**