

UPDATES

for Committee Meeting to be held on 06/07/2022

Five Year Housing Land Supply Position (as at 1st Jul 2022)

HOUSING REQUIREMENT

A	Local Housing Need: Dwellings per annum	541
B	Local Housing Need: Total requirement for 1 st July 2022 to 30 th June 2027 (A x 5)	2,705
C	20% buffer - delivery of housing over the previous 3 years, has fallen below 85% of the requirement, as set out in the 2020 Housing Delivery Test results (B x 20%)	541
D	Total housing requirement for period from 1st July 2022 to 30th June 2027 (B+C)	3,246
E	Annual requirement for period from 1st July 2022 to 30 th June 2027 (D/5)	649

HOUSING SUPPLY

F	Net outstanding planning permissions for small sites (1-4 units) expected to be built by 30 th June 2027 (discounted by 10% for lapses)	70
G	Net outstanding full planning permissions for large sites (5 or more units) expected to be built by 30 th June 2027	1184
H	Net outstanding outline planning permissions for large sites (5 or more units) expected to be built by 30 th June 2027	1387
I	Dwellings with a Resolution to Grant Planning Permission that are expected to be built by 30 th June 2027	278
J	Dwellings allocated in Adopted Local Plan that are expected to be built by 30 th June 2027	41
K	Dwellings from brownfield register sites that are expected to be built by 30 th June 2027	192
L	Small site windfall allowance (years 4 – 5) (51 dwellings x 2 years)	100
M	Expected housing supply for the period from 1st July 2022 to 30th June 2027 (F+G+H+I+J+K+L)	3,252
N	Housing Land Supply Position over period from 1st July 2022 to 30th June 2027 (M – D)	6
O	Housing Supply in Years (M / E)	5.01

Site Address	1 st Jul – 30 th Jun 2022/23	2023/24	2024/25	2025/26	2026/27	1 st Apr – 30 th Jun 2027	Totals
Outstanding Planning Permissions - Small (1-4 dwellings) (10% discount)							
Total across borough	21	23	26				
Sub-total							70
Outstanding Full Planning Permissions - Large (5+ dwellings)							
Avon Park Rest Home P/19/1348/FP			5				
Swanwick Marina, Bridge Road (15/0424/VC)		25	25				
24 West Street, Fareham (P/19/0654/PC)		7					
Stubbington Lane, Hill Head (LP2 H12) P/19/0915/FP	11						
Corner of Station Road, Portchester (LP2 H20)	16						
399-403 Hunts Pond Road (1072) (HA19) (LP2 H9) (P/19/0183/FP)	16						
Former Scout Hut Coldeast Way Sarisbury Green (P/20/0702/FP)		9					
Funtley Court, Funtley Hill (P/20/1326/PC)	24						
Beacon Bottom East, Park Gate (P/19/1061/FP)	9						
68 Titchfield Park Road (P/20/1137/FP)	9						
88a West Street, Fareham (P/20/0737/FP)	6						
12 West Street, Portchester (P/21/0899/FP)		30					
East & West of 79 Greenaway Lane, Warsash (P/21/0133/RM)				6			
HA12 Moraunt Drive, Portchester (P/18/0654/FP)		24	24				
22-27a Stubbington Green (P/18/1410/FP)			9				
Phase 1 69 Botley Road (P/19/0643/FP)	12						
Land at Addison Road, Sarisbury Green (P/20/0204/FP)	6						
Land South West of Sovereign Crescent, Locks Heath (P/18/0484/FP)	19	19					
Beacon Bottom West, Park Gate (P/18/1258/FP)	19	10					
Land at Northfield Park (P/18/1437/FP)	11	11					
Eagle Point, Little Park Farm Road (P/21/1235/PC)		46					
Land East of Southampton Road (P/20/1584/RM)	40	40	15				

Site Address	1 st Jul – 30 th Jun 2022/23	2023/24	2024/25	2025/26	2026/27	1 st Apr – 30 th Jun 2027	Totals
201 West Street (P/21/0744/FP)				9			
195-205 Segensworth Road (P/21/1257/FP)		8					
The Grange (P/21/1576/RM)	16						
Hammond Ind Est (P/20/1597/FP)		36					
Wates House, Wallington Hill (P/20/1483/PC & P/21/0350/FP)	29						
Land to the East of Brook Lane & South of Brookside Drive, Warsash (P/19/0313/RM)	15	50	20				
Land east of Crofton Cemetery & west of Peak Lane (P20/0522/FP)		20	70	70	46		
200 Bridge Road (P/20/1313/FP)				8			
Land south of Romsey Avenue (P/18/1073/FP)			25	50	50	13	
Land east of Brook Lane, Warsash (P/21/0300/RM)	20	40	16				
Egmont Nurseries, Brook Avenue, Warsash (P/21/1301/FP)				8			
Land rear of the Red Lion Hotel, Fareham (P/20/1359/FP)		18					
Magistrates Court (P/21/1932/RM)			37				
Burrige Lodge, 246 Botley Road (P/21/0561/RM)		7					
Sub-total							1,184
Outstanding Outline Planning Permissions - Large (5+ dwellings)							
Land South of Funtley Road, Funtley (P/18/0067/OA)			40	40	45		
Land to East of Bye Road (P/17/1317/OA)			7				
Land to the East of Brook Lane, Warsash (P/17/0752/OA)			20	22	22		
Land adjacent to 125 Greenaway Lane (P/19/0402/OA)		50	50				
East & West of 79 Greenaway Lane, Warsash (P/18/0107/OA)			24				
3-33 West Street, Portchester (P/19/1040/OA)				26			
Land east of Newgate Lane East (P/19/1260/OA)			45	54			
Land at 18 Titchfield Park Road (P/20/0235/OA)			6				
Downend Road East, Portchester (P/20/0912/OA)		30	50	100	100	18	
Welborne (P/17/0266/OA)			30	180	240	60	

ZONE 1 – WESTERN WARDS

P/21/1823/FP WARSASH WARD

LAND TO THE SOUTH OF 79 GREENAWAY LANE

1. Members will be aware of the updated Five Year Housing Land Supply (5YHLS) position published on this same Update report. The current position is that the Council is able to demonstrate a 5.01 year supply of land for housing.
2. At the time of publishing the main report on the application for land south of 79 Greenaway Lane, Officers accepted that the Council could not demonstrate a 5-year supply of deliverable housing sites (paragraph 8.2). The report considers the various planning matters and accordingly, in the absence of a five year housing land supply, applies Policy DSP40 which is engaged as a result (paragraphs 8.27– 8.60). Those parts of the report no longer apply if the Council can demonstrate a 5YHLS.
3. Members' attention is drawn to part H) of the report (paragraph 8.72) of the main report which was written to provide an alternative conclusion in the event that the Council was able to demonstrate a 5YHLS. It concludes that in the event that the Council achieves a 5YHLS, the Officer recommendation would remain to grant planning permission notwithstanding the fact that Policy DSP40 is no longer engaged. The recommendation therefore remains that planning permission be granted.

ZONE 3 – EASTERN WARDS

P/22/0338/FP PORTCHESTER EAST WARD

TURRET HOUSE HOSPITAL LANE

1. Members will be aware of the updated Five Year Housing Land Supply (5YHLS) position published on this same Update report. The current position is that the Council is able to demonstrate a 5.01 year supply of land for housing.
2. At the time of publishing the main report on the application at Turret House, Officers accepted that the Council could not demonstrate a 5-year supply of deliverable housing sites (paragraph 8.8). The report considers the various planning matters and accordingly, in the absence of a five year housing land supply, applies Policy DSP40 which is engaged as a result (paragraphs 8.88 – 8.102 & 8.111). Those parts of the report no longer apply if the Council can demonstrate a 5YHLS.

3. Members' attention is drawn to paragraph 8.114 of the main report which was written to provide an alternative conclusion in the event that the Council was able to demonstrate a 5YHLS. It concludes that, notwithstanding the fact that Policy DSP40 is no longer engaged, the proposed development conflicts with other adopted local plan policies meaning that the proposals do not accord with the development plan. Furthermore, there are clear reasons for refusing the development having applied the policies of the NPPF that protect areas or assets of particular importance. The recommendation remains that planning permission be refused.
4. Paragraph 8.65 of the report should be updated to state that the 'Council is currently able to demonstrate a housing land supply of 5.01 years which will deliver 3,252 homes over the five year period from the 1st July 2022 to the 30th June 2027'.