

## Housing Roundtable Session – Agenda

### 1. The currency of the ‘most important policies’

- The parties agree that the ‘most important policies’ are out-of-date owing to the HDT results and owing to the absence of a 5YLS as set out in footnote 8 and paragraph 11d of the NPPF.
- The parties are agreed that as set out in paragraph 7.35 of SJ Proof the housing requirement of the Development Plan is out-of-date.

### 2. The need for housing

- The parties agree that the provision of housing should be afforded ‘substantial’ weight
- The parties agree that the strategic housing requirement of the Development Plan is more than 5 years old and the minimum Local Housing Need, for the purposes of this inquiry should be calculated using the Standard Methodology.
- The parties agree that there is a national housing crisis, the Government’s response to this was the introduction of the Standard Methodology and through the NPPF 2018/19/21 to ensure Local Plans were/are reviewed to be kept up to date in so far with the calculation of housing need.
- There is an unmet need for c.13,000 homes across the sub-region which is proposed to be met through future work to be undertaken by the Partnership for South Hampshire. The re-distribution of this need is to be agreed outside of the Fareham Local Plan preparation. The Fareham Local Plan, inc MMs makes provision for a review to take place once this apportionment has been settled between LPAs within the sub-region. Fareham Local Plan makes provision for either 900 or 967 homes to meet sub-regional needs although which of these figures is correct is not agreed.

### 3. Housing Delivery

- The parties agree that there has been a substantial shortfall in Fareham with 62% of the minimum requirement having been achieved over the preceding 3 years
- The parties agree that the Housing Delivery Test is predicted to exceed 75% by early 2024, based upon the submission plan and Main Modifications.
- The parties disagree on the reason for the substantial shortfall in the HDT result.

### 4. Housing Land Supply

- It is agreed that the Council cannot demonstrate a 5YHLS
- The parties agree that the Council will be able to demonstrate a 5YHLS upon adoption of the Local Plan, which will be reliant upon a stepped housing trajectory.

### 5. The need for affordable housing

- Historic Affordable Delivery –The Council’s position is that between 2011 and 2021 there have been affordable 598 affordable completions, taken from AMR. The Appellant’s position between the same time period is that 576 affordable homes have been delivered, taken from NT PoE table 8.1.
- Historic Need – Affordable Need – The Council’s position is that there is no specific affordable housing requirement in the adopted development.

- The parties disagree on the extent to which the number of affordable homes delivered has met the need for affordable housing.
- Current Need - The parties agree that there is currently a need for 4,874 affordable homes in the Borough. Which will be met in part through existing supply, re-lets and Local Plan allocations.
- The parties disagree as to whether the weight afforded to the provision of affordable housing should be treated on an aggregated or disaggregated basis, but this will be addressed by the planning witnesses.

#### **6. The effectiveness of the adopted Development Plan policies in addressing housing needs**

- The parties agree that the adopted Development Plan was informed by an assessment of housing need, based upon previous iterations of planning guidance in the early 2000s, and that it was prepared in the context of regional planning.
- The parties agree that the policies of the adopted Development Plan were not prepared in the context of meeting 541dpa as calculated by the Standard Methodology.
- The parties disagree on the extent to which the strategic housing requirement responds to the minimum local housing need.
- The parties agree that since the Standard Methodology has been in use for Fareham, since June 2020 the minimum need for housing has not been met, as per the HDT results.
- The parties agree that in such circumstances it would be appropriate to reduce the weight afforded to some of the policies of the adopted Development Plan.
- The parties disagree on the weight to be afforded to some of the policies of the adopted Development Plan, but this will be addressed by the planning witnesses.

#### **7. The effects of the record of delivery**

- The parties agree that in Fareham housing is comparatively unaffordable (10.74 times the average income) and that this has been worsening in recent years.
- The parties agree that population growth has been comparatively limited, that the increase in the proportion of the population in older age groups has been comparatively large, that there has been a reduction in the number of working age people including those most likely to be able to provide care, and that there has been a reduction in the number of jobs.
- The parties disagree as to role of housing delivery in Fareham has had in these effects. However, the parties agree that substantial weight is afforded to housing

#### **8. The emerging Local Plan**

- The parties agree that in September the Local Plan Inspector asked the LPA to calculate the need for affordable housing following the PPG methodology.
- The parties agree that the LPA's latest assessment of the need for affordable housing is contained in the Affordable Housing Background Paper of September 2022 which has now been published and will be consulted on from the end of October 2022 for 6 weeks.
- The parties agree that this paper shows that the PPG methodology identifies a need for 7,227 affordable homes, a supply of 2,639 affordable homes arising from relets and vacancies in the existing stock and a supply of 2,709 affordable homes arising from commitments, leaving a shortfall of 1,879 affordable homes.
- The parties agree that this paper shows that the Council's preferred approach, option 1 (paragraph 3.42) shows a newly arising need of 548 affordable homes. Combined with

current need of 4,874, this equals 5,422 (para 3.43). The paper also identifies a supply of 2,639 affordable homes arising from relets and vacancies in the existing stock and a supply of 2,709 affordable homes arising from commitments, leaving a shortfall of 74 affordable homes.

- The parties disagree on the consequences of this for the next stages of the emerging Local Plan.
- The parties agree that as a result of the HDT, even if the emerging Local Plan was adopted the 'most important policies' would remain out of date. As noted above it is agreed that the HDT result would be above 75% when published in 2024.
- As a result, the parties disagree on the weight to be afforded to the emerging Local Plan. The weight to be afforded to policies is a matter for planning witness