

# Planning Strategy Update

**FAREHAM**  
BOROUGH COUNCIL

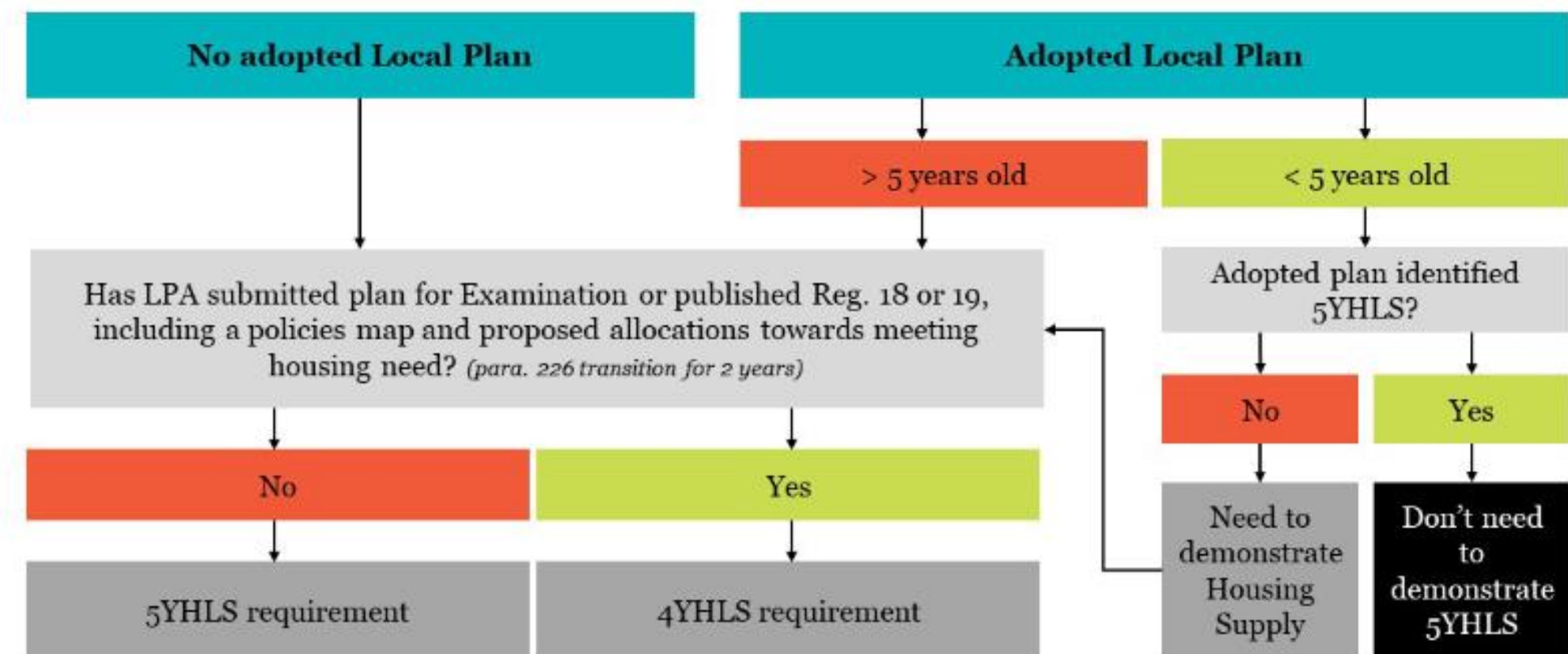
# Revised NPPF December 2023

## Two key changes for Fareham:

### Delivering a sufficient supply of homes

LPAs who have adopted a Local Plan in the last 5 years which identified a deliverable five-year supply of specific sites at examination will not be required to demonstrate a five-year housing land supply. (Para 76).

Fareham Local Plan adopted April 2023 which sets out a five-year supply of deliverable sites so will not be required to demonstrate a five-year supply until April 2028.



# Revised NPPF December 2023

## Maintaining supply and delivery

Expected that Housing Delivery Test (HDT) would be amended to include an assessment of the number of housing permissions issued as well as homes built, however the test remains predominantly unchanged:

- Looks backward at previous 3 financial years' housing completions
- Judged against housing requirement in Local Plan if less than 5 years old, or standard methodology.

## **Consequences:**

- Delivery below 95% - prepare an action plan
- Delivery below 85% - additional 20% buffer to identified supply of deliverable sites\*
- Delivery below 75% - presumption in favour of sustainable development

December 2023 NPPF – Para 79.

\*The 20% buffer requirement for delivery below 85% does not apply to authorities with a Local Plan which was adopted in the last 5 years = Fareham.

# Revised NPPF December 2023

Other NPPF changes relevant to Fareham:

- Standard method for calculating housing requirement is a starting point for Local Plan preparation. LPAs can use an alternative approach if exceptional circumstances justify it (para 61)
- Cities with an urban uplift housing requirement should accommodate the uplift themselves except where voluntary cross-boundary agreements are in place (para 62)
- Emphasis to support custom and self-build & community-led housing (para 70b, para 73)
- Inclusion of beautiful in design chapter, LPAs should seek to improve design by preparing area design codes (para 138).
- LPAs should seek clear and accurate plans from applicants (para 140)
- Significant weight to energy efficient/low carbon heating in developments (para 164)

# Housing Delivery Test

HDT results for period 2019 -2022 published in December 2023:

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2022 measurement	Housing Delivery Test: 2022 consequence
	2019-20	2020-21	2021-22		2019-20	2020-21	2021-22			
Fareham	476	342	540	1358	285	117	170	572	42%	Presumption

- calculated using the standard method figure of 540 for housing requirement in 2021-22.
- Request to DLUHC to use Local Plan stepped requirement of 210.
- Officers calculate revised figure of 58% - still presumption in favour of sustainable development.

# Written Ministerial Statement

Published alongside revised NPPF & HDT results:

Future proposals

- PINS to record appeals granted following committee overturns of officer recommendation, where officer recommended approval.
- Review the statutory consultee process to speed up the responses.
- Proposed future consultation on tackling slow build out rates.
- Local authority performance dashboard to be published in 2024.
- Proposed consultation on constraining use of extensions of time on planning applications
- Revised Local Plan processes
- Further NPPF revisions to come...

# CIL Update

- Independent Examination held in September 2023 - concluded £195 sqm for HA55 (Longfield Avenue) unviable due to uncertainty over s106 requirements.
- Examiner recommended zero rating.
- Examination could only consider one rate or zero - no consideration of alternatives.
- Council undertook further viability work with consultants Three Dragons to test alternatives.

# CIL Update

- Viability work concluded a £166 sqm charge for the site would maintain viability - further consultation has been undertaken.
- Will need Executive and Full Council approval.



# Planning Obligations SPD Update

- As advised at November Scrutiny - the SPD is being presented to Executive on 5<sup>th</sup> February recommending its adoption.
- Changes were made based on the consultation:
  - 50-year maintenance period reduced to 30 years.
  - Council maintenance charge removed from SPD and presented in companion document - to allow easier update of service costs without need to update entire SPD
  - Greater protection put in place to guard against performance/operational issues of management companies.