

FAREHAM

BOROUGH COUNCIL

2024/25
Decision No.
2571

Record of Decision by Executive Portfolio for Planning and Development

Thursday, 19 September 2024

Portfolio	Planning and Development
Subject:	Consultation response on proposed change to the National Planning Policy Framework
Report of:	Director of Planning and Regeneration
Corporate Priority:	Provides Housing Choices Promoting Economic Development Respond to Climate Change and Protect the Environment Responsive, Inclusive and Innovative Council

Purpose:

To provide the Executive Member with an overview of the proposals contained within the Government's proposed reforms to the National Planning Policy Framework (NPPF) and other proposed changes to the planning system.

The Government is clear in its consultation on the proposed changes, that building substantially more homes is a national priority to meet housing need and to help tackle housing affordability. The proposed reforms seek to substantially increase the number of houses built across the country.

One of the most substantial changes proposed within the NPPF is how housing need is calculated. The calculation of housing need is proposed to change from the current position of addressing demographic and societal trends, to one which primarily apportions a nationally derived housing target between local authorities. The proposed approach has very limited regard to local factors, nor allows for much flexibility in the minimum number of houses which must be planned for.

The Government is also proposing that a five-year housing land supply must be demonstrated on an annual basis, even where local authorities have an up-to-date adopted local plan. Where authorities are unable to demonstrate a five-year housing land supply, they will be subject to the presumption in favour of sustainable development. This will increase the likelihood of planning permission being granted for new houses outside settlement boundaries.

The proposed changes to the NPPF, also relate to the delivery of affordable housing, brownfield development, building infrastructure to grow the economy and supporting green energy and the environment. Many of the proposed changes relating to these

areas appear acceptable in principle.

The Government is also inviting views on increasing the application fees for householder planning applications, increasing other planning application fees, introducing fees for applications where there are currently no charges and asking whether local authorities should be allowed to set some, or all, planning application fees locally. These proposals are supported.

The accompanying briefing paper considers the impact of the changes from the perspective of Fareham in its South Hampshire context.

This report was considered by the Planning and Development Scrutiny Panel on the 18 September and any matters raised by the Panel have been provided to the Executive Member to consider as part of their decision making.

The consultation on the proposed changes to the NPPF closes on 24 September.

Options Considered:

That the Executive Member for Planning and Development considered the contents of the report along with the Minutes from the Planning and Development Scrutiny Panel meeting held on the 18 September 2024 and comments received directly from Members of the Council.

Decision:

RESOLVED that the Executive Member for Planning and Development: -

- a) advised that the response at Appendix A and the Minutes of the Planning and Development Scrutiny Panel, together with relevant comments received directly from Members, fully reflects the views of the Council;
- b) notes that Officers will submit the proposed response at Appendix A, with the additional amendments, by no later than the 24 September; and
- c) agrees that a letter be sent from the Council to the Deputy Prime Minister setting out the Council's key observations on the proposed changes to the NPPF.

Reason:

To ensure that the Government is made aware of this Council's views on the proposed changes to the National Planning Policy Framework and related guidance.

Confirmed as a true record:

Councillor M Daniells (Executive Member for Planning and Development)
Thursday, 19 September 2024