



COUNCIL MEETING – 5 October 2022

Questions by the Public under Council Procedure Rule 15(1)

- Each questioner will have 2 minutes in which to ask their question. The order of the questions to be asked is as set out below and an officer will pass a microphone to the questioner when their name is called by the Mayor.
- Please note that following the response given by the Councillor, the questioner may also ask a supplementary question which must arise directly out of the original question or the reply.
- The total time allocated for questions will *normally* be limited to 20 minutes. For any question which cannot be dealt with at the meeting, a written answer will be provided, normally within one working week.

	From:
1	David Killeen



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QUESTION 1

From: David Killeen

To: The Cabinet Member for Place and Local Plan (Cllr Porter)

“I understand that there is a provision of 1,450 homes built into the Local Plan Reg 18 draft for pFSH.

Can the council please explain in detail why this figure has been used?”

Reply

“Your understanding is incorrect. There is a buffer of 1,450 houses to be built between now and 2039 in the Local Plan, but this has not been put in as a response to the Partnership for South Hampshire, nor is it reserved for any request from the Partnership for South Hampshire.

The buffer serves a wider purpose, ensuring that we have a sound local plan and manage the risk of:

- Central government changes to the Standard Method of calculating required housing numbers. The previous revision increased our requirement by around 1,000 houses.
- Any developer or landowner deciding to withdraw their site from local plan allocation
- Any sites being withdrawn from allocation through the local plan as a result of consultation or other new information received
- Requests for housing numbers received via the legal ‘duty to cooperate’ – although, importantly, the ‘duty to cooperate’ is not the same as a ‘duty to agree’

All of the professional advice we have received confirms a headroom figure of 1,450 is considered a reasonable buffer, based upon our understanding of the

current picture, and how housing numbers could grow before we get to the next stage in the plan making process.”

It is not unusual, and makes good sense, for councils preparing their draft local plans to build in some headroom when it comes to housing numbers. The figure of 1,450 gives us some headroom and there are several reasons for doing this that I will briefly cover

In the Regulation 18 (draft) Local Plan we want to ensure that any increase in our own housing requirement, using the government’s standard method calculation which has to be refreshed each year, can be addressed without having to go back to identify additional land to meet a higher requirement after we have consulted on the draft plan.

This is because the final housing figure is not fixed until we reach the next key stage in the plan process, which is the Regulation 19 Local Plan, and we will not be at that point until autumn next year. Because our housing in the district is expensive and the number of homes to be built increases as unaffordability rises, it is more likely that our current figure of 715 dwellings per annum will rise rather than decrease when recalculated in 2023. It also builds in some flexibility in the event that sites we are allocating for development become unavailable after we consult on the draft plan.

We must also accommodate changes that may be needed because of valid objections to or comments on particular sites.

We also need to work with neighbouring local authorities, under the national requirement of duty to cooperate, including those in the Partnership for South Hampshire, to consider any wider unmet housing needs arising because some authorities are unable to meet their own needs in full. It is therefore prudent to allow for a degree of growth in the overall housing figure to be able to potentially accommodate some of this need.”