

Appendix 4 – New Government Mandate.

Change in Government planning policy. Whilst the detail is still emerging, in terms of delivering the Labour’s Manifesto below are the key headlines:

Manifesto notes and associated Risks	Mitigation	Opportunities	Likely timescales
<p>Reintroducing ‘mandatory housing targets’ for LPAs...</p> <p><i>There is a risk that the target for the number of homes our local plan must contain will change at the point where we have completed consultations and presented our Regulation 19 version of the plan, requiring us to reconsult and present an amended plan for a different number. The risk of delay is that we must have our plan complete and presented by 30 June 2025. Failure to do so could negate the new plan and leave our existing plan in place, which could be challenged as being out of date.</i></p>	<p>Ensure that the new Local Plan continues to plan for the housing targets regardless as to whether they are mandatory or not.</p> <p>We have an unmet need figure. Should that not be sufficient we would work in partnership with other authorities and the LGA to seek a delay in the deadline for the plan to give time to realign to new figures.</p> <p>Review and respond to any public consultation on any changes to the NPPF as necessary.</p> <p>The date of this to be confirmed is expected to be by the end of July. This gives us time to consider this target before the Cabinet Decision to consult on our</p>	<p>Developing a new Local Plan that sets out the housing growth to 2040 will add certainty.</p> <p>It could be an opportunity that the mandatory target comes with a refreshed delivery date for the local plan under current legislation, giving us time to make amendments if we need to.</p>	<p>By the end of July 2024.</p>

	regulation 19 version is made.		
<p>Deliver 1.5 million homes by the next Parliament and create a new taskforce to 'accelerate stalled housing sites'.</p> <p><i>There is a risk that the target for the number of homes our local plan must contain will change at the point where we have completed consultations and presented our final version of the plan, requiring us to reconsult and present an amended plan for a different number. The risk of delay is that we must have our plan complete and presented by 30 June 2025. Failure to do so could leave our existing plan in place, which could be challenged as being out of date.</i></p>	<p>We have an unmet need figure. Should that not be sufficient we would work in partnership with other authorities and the LGA to seek a delay in the deadline for the plan to give time to realign to new figures.</p> <p>Continue to progress the Plan and ensure that the city council has an up-to-date Local Plan that delivers amongst other matters, housing development.</p> <p>The number being proposed as a target is the same as the current targets at 300,000 homes per year.</p>	<p>Having an up-to-date Local Plan will ensure that city council it is able to continue to maintain a 5 year housing land supply (HLS).</p>	<p>Over the next 5 years.</p>
<p>Push on social housing and affordable housing.</p> <p><i>There is a risk that we are asked to deliver more social and affordable homes than currently planned for in our local plan. Adding an affordable requirement above</i></p>	<p>Continue to ensure that the new Local Plan includes policies that support the delivery of the affordable and social housing, that is viable.</p> <p>This Regulation 19 version of our</p>	<p>Ensuring that the city council has an up-to-date Local Plan and it is able to continue to maintain a 5 year HLS. At the same time support the delivery of the city council's own house building programme.</p>	<p>Over the next 5 years.</p>

<p><i>that already laid out in the plan could impact development sites viability and slow homes building, or reduce the impact of other policy options such as energy efficiency.</i></p>	<p>Local Plan already has affordable homes numbers set at ambitious level.</p> <p>Review the new legislation requirements and adjust policy accordingly.</p> <p>Should the new target threaten the viability of the plan, we would seek support from Homes England.</p>		
<p>Support for Regional Planning.</p> <p><i>There is a risk that the decisions about place making are regionalised and no longer made locally by local Councils.</i></p>	<p>Continue to work with PfSH and all neighbouring authorities on Joint planning strategies.</p> <p>We will actively and constructively participate with devolution discussions with all partners in Hampshire.</p> <p>This risk is unlikely to happen ahead of the adoption of this Local Plan.</p>	<p>Explore opportunities for jointly commissioning Local Plan Evidence based documents as part of PfSH and with other neighbouring authorities.</p>	<p>Over the next 5 years.</p>
<p>The ability for the Government to use their full powers in the cases where LPA's are not making progress on their Local Plans.</p>	<p>Continue to progress the Plan as quick as possible and ensure that the city council has an up-to-date Local Plan that delivers amongst</p>	<p>Having an up-to-date Local Plan will ensure that city council is able to continue to maintain a 5 year housing land supply (HLS).</p>	<p>Assumed to be within the next 5 years</p>

<p><i>There is a risk that the government will intervene if we are not making sound progress on our local plan. This would result in decisions about place making being made for us, taking away the ability for us to make local decisions</i></p>	<p>other matters, housing development. Continue to progress with work to upgrade the Waste Water Treatment Works (WwTW) and the Water Efficiency upgrades that will help to unlock planning applications and sites allocated for development in the Local Plan. Which also aligns with declared Climate Emergency and Creating a Greener District as well as the motion passed in July 2022 to protect local rivers and waterways</p>		
<p>Nutrient neutrality – unlocking the building of homes without weakening environmental protections.</p> <p><i>There is a risk that the government will tackle the nutrient neutrality challenge, negating the plans being made at a local level.</i></p>	<p>Ensure that work is completed as part of the Local Plan on the Nutrient Neutrality Topic Paper that will be able to demonstrate to an Inspector that there are enough deliverable solutions to deliver the growth in the Local Plan and planning applications that are in the pipeline.</p>	<p>There is opportunity through the money that was allocated to PFSH by the previous government to improve the quality of rivers whilst at the same time delivering much needed homes.</p>	<p>Assumed to be in the next 5 years.</p>

	Our projects to tackle nutrient neutrality are due to come to Decisions in July and September 24. These projects will be phased to ensure we can stop the project if it is no longer needed.		
<p>Potential strengthening of the NPPF in favour of the sustainable development and potential changes to the 'tilted balance'.</p> <p><i>There is a risk that the sustainability requirements set exceed what we have in the reg 18 and 19 versions. Reworking sustainability policies would cause delays.</i></p>	<p>Continue to progress the Plan as quick as possible and ensure that the city council has an up-to-date Local Plan that delivers amongst other matters, housing development.</p> <p>Our Reg 18 and 19 versions of our plan set our sustainability above that indicated as being required by the previous government. This could mitigate the 'gap' between any new requirements as we are already proposing LETI standards.</p>	Improved sustainability planning requirements contribute towards the District Net Carbon Zero offer.	Expected by the end of July 2024.
Priority for previously developed land and 'fast tracking' for planning applications on previously developed land.	The new Local Plan already prioritises previously developed land over green field.	The re-use of previously developed land aligns with the city council's climate and nature emergency and the current	Assumed to be in the next 5 years.

<p><i>There is a risk that we must reprioritise our plan, causing delay while we do so.</i></p>		<p>phased approach in the new Local Plan for brownfield first and greenfield land post 2030.</p>	
<p>Establish a new towns 'task force' that will create a new generation of new towns.</p> <p><i>There is a risk that a 'task force' will propose a new town within our boundaries which would need to be encompassed into our local plan.</i></p>	<p>As part of the public consultation on the SIP, creating a new settlement was one of the options but this had limited support. This issue has been explored previously through the last Local Plan examination. Ensure that city council responds to any public consultation if there are any new proposals for a new town in or adjacent to the district.</p>	<p>The manifesto was clear that any New Town would be "In partnership with local leaders and communities" and "alongside urban extensions and regeneration projects".</p>	<p>Assumed to be in the next 5 years, unlikely to be before our 2025 version has been adopted.</p>
<p>Approximately 300 new Planning Officers and potentially 'ring fencing' planning application fees.</p> <p><i>There is a risk that we do not meet the requirements for additional resource and we do not receive any</i></p>	<p>Having extra capacity could help to speed to the planning decision making process. Ring fencing planning application fees could potentially assist with helping the planning department to become self-financing (if fees were increased to ensure full cost</p>	<p>Staff recruitment continues to be a challenge so any additional resources would be welcomed. We try to 'grow our own' planners, by taking on apprentices (currently have 2 in Development Management). One member of the Strategic Planning team is studying part time for a Town</p>	<p>Assumed to be in the next 5 years.</p>

	recovery). There is a national need to attract new planners to the profession to ensure there are adequate supply of planners.	Planning qualification.	
<p>Planning Policy Statement on onshore wind (published 8 July). Immediately removing the ban on onshore wind energy. Policy tests in the NPPF (footnotes 57 and 58 of para 163) have been removed. Policy statement on onshore wind - GOV.UK (www.gov.uk)</p> <p>Solar roofs – potentially removing the restrictions.</p> <p><i>There is a risk that national policy overrides local policy and decisions with wind farms being given planning permission.</i></p>	<p>The new Local Plan already includes Policy CN5 on renewable and low carbon energy development.</p> <p>This potentially ties up with the city council's LETI energy efficiency policy.</p>	<p>From a study that was previously undertaken in the district, the potential for wind turbines is very limited (mainly in the South Downs National Park).</p> <p>Having an update to Local Plan that supports micro energy generation.</p>	<p>Immediate effect from the 8 July 2024.</p> <p>Assumed to be in next 5 years.</p>
<p>Support for additional benefits from development, such as biodiversity net gain (BNG) and community infrastructure.</p> <p><i>There is a risk that requirements for BNG and community infrastructure result in unaffordable solutions which prevent developments from coming forwards.</i></p>	<p>The new Local Plan already ensures sites provide relevant infrastructure requirements, which is also set out in the Infrastructure Delivery Plan.</p>	<p>Having an up-to-date Local Plan will ensure sites are delivered with the requirement infrastructure and environmental protections, i.e. BNG.</p>	<p>Assumed to be in next 5 years.</p>

