

By email to Jonathan Manning BSc (Hons) MA MRTPI and Thomas Hatfield BA (Hons) MA MRTPI through the Programme Officer

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**My reference:** CR17  
**Your reference:**  
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Dear Mr Manning & Mr Hatfield

## **PUBLICATION OF THE 2021 NATIONAL PLANNING POLICY FRAMEWORK AND OTHER MATTERS**

There are a number of matters that it would be helpful to bring to your attention and a number of documents which the Council would like to submit and add to the Examination Library.

### **2021 National Planning Policy Framework**

As you will of course be aware, a refreshed National Planning Policy Framework (NPPF) was published on 20 July 2021. The Council has reviewed the Local Plan in light of the changes to the NPPF. A small number of changes are proposed to the plan to reflect the new NPPF and as such, a refreshed Schedule of Proposed Changes is also being added to the Examination Library with reference CD27D.

The Council has updated the Local Plan Self Assessment (Soundness) to take account of these changes. In many cases, particularly where more minor changes to the NPPF have taken place, it is considered that the plan already complies with the new wording. In these cases, no changes have taken place to the self-assessment. Where further commentary is needed, this has been included. Further commentary is provided as 'tracked changes' so that changes in response to the new NPPF can be easily seen. The refreshed self-assessment is being added to the Examination Library with the reference CD24A.

### **First Homes**

An Affordable Housing Update Written Ministerial Statement was published on 24 May 2021 which introduced new requirements for First Homes in local plans from 28 June 2021.

However, as set out in the Ministerial Statement, local plans that have reached advanced stages of preparation will benefit from transitional arrangements. Specifically, local plans that have been submitted for examination before 28 June 2021 will not be required to reflect the First Homes policy requirement. Nonetheless, it is considered appropriate to set out the context regarding First Homes in Havant Borough. As such, a Topic Paper has been prepared which sets out why the Council does not consider it appropriate to reflect the First Homes requirement in the Plan, and why an early review of the Council's strategic policy on affordable housing is not warranted.

The Topic Paper is being added to the Examination Library with the reference TP07.

### **Updated information on site capacities and end of year housing figures**

Final figures regarding housing completions during the 2020/21 year together with extant planning permissions at 31 March 2021 have now been received. There are only small changes to completions and outstanding planning permission figures but nonetheless these have fed into a refreshed housing trajectory.

In addition, in undertaking the 'call for information' regarding omission sites following the stage 1 hearings, it was brought to light that a small number of the yields for allocated sites could be incorrect within areas of search for 55dph. As such, a re-assessment of all sites within these areas has taken place and this has led to a small number of changes to site yields. This is set out in annex 1 of this letter.

As a result, refreshed versions of the Schedule of Proposed changes (CD27D), Appendices 1 and 2 to the Strategy Topic Paper (TP01C), the Five Year Supply Update (EB36C) and the Stepped Trajectory Topic Paper (TP06A). Please note that, with the exception of CD27D, the changes to these documents reflect the changed figures highlighted above only.

In addition, it was noted that some of the maps in the Strategic Housing Land Availability Assessment (SHLAA) reflected omission sites as they were submitted in Calls for Sites as opposed to formal consultations. A SHLAA with updated maps (EB42B) will be added to the Examination Library. Please note that changes are restricted to maps and the substantive report remains unchanged compared to EB42A.

### **Cabinet consideration of Havant Town Centre Regeneration and Hayling Island Seafront**

As was highlighted at the stage 1 hearings, the Council's Cabinet considered a paper on Havant Town Centre regeneration on 8 September 2021. This included, amongst other matters, approval of the outline business case for the Civic Plaza East site to enable the next stage of the more detailed work to be carried out. This report is being added to the Examination Library with reference EB76. Please note that Appendix 3 of this report was considered to be exempt and not published, and for the same reason it cannot be added to the Examination Library.

A report was also considered on the next steps of the Regeneration Programme for Hayling Island Seafront. Most relevant was the approval of a Draft Ambition Document for the Seafront. This report is being added to the Examination Library with reference EB77.

### **Community Infrastructure Levy Charging Schedule Examination**

Whilst not part of this Examination, it is considered relevant to update you on the Council's Community Infrastructure Levy (CIL) Charging Schedule Examination. As you are aware of course, Government recommends that CIL charging schedules are updated alongside local plans. Informed by the same evidence regarding infrastructure and viability as the local plan, the revised charging schedule was submitted for examination in June 2021.

The examination was undertaken by an independent examiner, Mr Andrew Seaman of Intelligent Plans and Examinations. His report was received on 27 August 2021. The Examiner's findings were:

- The submitted CIL Charging Schedule provides an appropriate basis for the collection of the levy in the area.
- The Council has provided sufficient evidence that shows the proposed rates would not threaten delivery of the relevant submission Local Plan.
- The submitted CIL Charging Schedule satisfies the drafting requirements without the need for further modification.

This means that the Council is now free to adopt the new charging schedule for use. The charging schedule relates to the emerging Local Plan for which the examination is obviously not yet complete. As such, if the Local Plan is found sound, the Council intends to consider the adoption of the local plan and the revised CIL charging schedule simultaneously.

Further information regarding the CIL Charging Schedule examination, including the Examiner's report, can be found at [www.havant.gov.uk/cil-charging-schedule-review-examination](http://www.havant.gov.uk/cil-charging-schedule-review-examination).

I hope all of the information above is helpful and we look forward to hearing from you regarding the outcome of the stage 1 hearings in due course.

Yours sincerely

*David Hayward*

Planning Policy Manager