

# Agenda Item 12g

Council Meeting of: 13 October 2021 (L) Smyth - Corkery

## **AGENDA ITEM 12 (g) - HOUSING BUILDING TARGET**

Amendment.

To add the additional paragraph to the end of the motion:

We note the recent SOS correspondence, shared with us by the Leader of the council, in which the government has stated that any local authority which disagrees with the housing targets suggested by the standard formula, for example due to land supply or environmental constraints, should use their local plan development process to evidence this and propose an alternative local target. Council regrets the missed opportunity to put a reduced target and the reason for it in the Draft Local plan currently out for consultation and confirms that everything that can be done to ensure that the next version of the Local plan contains a fully justified reduced housing target.

Proposed by (Name)                     Judith Smyth                    

Signed \_\_\_\_\_

Seconded by (Name)                     Cal Corkery                    

Signed \_\_\_\_\_

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## AGENDA ITEM 12 (g) - House Building Target

### Amendment

- Para 1 - replace everything after "...house building target" with "*on the City of Portsmouth but that the target is subject to yearly recalculation due to the fact that the Administration has failed to deliver an up to date Local Plan for several years.*"
- Para 2 - replace everything after "The City Council" with "*notes the following in objection to Central Government Housing Targets:*"
- Para 3 (point 1) - delete everything after "...City environment."
- Para 4 (point 2), first sentence - add "*projected yearly target of 855 or*" between "The" and "17,000". Add "*over 20 years*" after "17,000",
- Para 5 (point 3), first sentence - delete everything after "...affordable housing"
- Para 5 (point 3) - add a second sentence to read "*The current housing delivery by the Administration of 183 units of non-student accommodation in 2018/19, 80 units of housing in 2019/20 and 260 in 2020/21 falls well short of the needs of the city for affordable housing.*"
- Para 5 (point 3), third sentence - delete everything after ".....affordable housing" and replace with "*but this situation is made worse in Portsmouth by the Administration failure to identify a 5 year housing land supply as this has led to a presumption in favour of sustainable development being imposed on the city.*"
- Delete Para 6 (point 4), which begins " The Government target of over 17,000"
- Para 7, first sentence - add "*to oppose central government housing targets, and*" between " ...write to the Government" and "...reiterates that.." Delete everything after "...local decision"

The amended motion to therefore read:

"The City Council recognises that the Government have imposed a house building target on the City of Portsmouth but that the target is subject to yearly recalculation due to the fact that the Administration has failed to deliver an up to date Local Plan for several years.

The City Council notes the following in objection to Central Government Housing Targets:

1. The decision on housing need in Portsmouth should be made by local people in Portsmouth and not imposed by Government since local people understand the opportunities, constraints and complexities of the City environment.

2. The projected yearly target of 855 or 17,000 over 20 years is too many. Portsmouth is an island with virtually no unprotected land to expand into. Our roads, hospital, schools, GPs and other services just can't cope with this amount of additional housing.

3. There is a need for more affordable housing. The current housing delivery by the Administration of 183 units of non-student accommodation in 2018/19, 80 units of housing in 2019/20 and 260 in 2020/21 falls well short of the needs of the city for affordable housing. Government rules in many cases allow developers to avoid building any affordable housing but this situation is made worse in Portsmouth by the Administration failure to identify a 5 year housing land supply as this has led to a presumption in favour of sustainable development being imposed on the city.

The City Council therefore asked the Leader of the Council to write to the Government to oppose central government housing targets, and reiterates that the decision on the amount and sort of housing should be a local decision.

Proposed by (Name) Councillor Matthew Atkins

Signed \_\_\_\_\_

Seconded by (Name) Councillor Ryan Brent

Signed \_\_\_\_\_

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## **AGENDA ITEM 12 (g) - HOUSING BUILDING TARGET**

Amendment.

In the first sentence delete the words "The City Council recognises that"

Add "over" before "17,000"

Replace "20 years" with "16 years"

In point 1, add after the word "wrong" the words "and neither achieved their national housing targets."

In point 2, in the first sentence, add the word "current" between the words "The target"

Delete third sentence starting with "Our roads," and replace with "With additional need to plan for employment land as well as our roads, hospital, schools, GPs and other services, this places significant pressure on current communities and the ability of the City to create high quality places that people want to live in."

Delete all of point 3 and replace with new point 3

"The Government target of over 17,000 additional homes cannot be met without significant impact on the protected habitats that surround Portsmouth. It would be wholly wrong for the Government to unaccountably require the Council to cause environmental harm by over-riding environmental protection legislation."

Delete all of point 4 and replace with new point 4

"Under the Habitats Regulations the City Council is able to seek the opinion of the Secretary of State as to whether the need to meet this imposed housing target as part of a potential redevelopment of the Tipner-Horsea Island area is an

'imperative reason of overriding public interest' justifying the scale of development required and the impacts on the ecology of the Solent Waters. Given that it is a Government imposed housing target, whether the need to meet this target is a reason of 'overriding public interest' is a matter the Government should be clear on."

In point 4

Delete the words after "write to the Government" to and including the word "lower" and replace with

"to establish whether the Secretary of State for Housing Communities and Local Government is of the opinion that the housing target and the necessary associated development in the Tipner-Horsea Island area are of such overriding public interest as to justify the scale of development required and the impacts on the ecology of the Solent Waters. If the Government does not consider there to be justification then the Council demands a significantly lower housing target so that environmentally sensitive areas are not forced into development by the Government"

Proposed by (Name) Darren Sanders

Signed \_\_\_\_\_

Seconded by (Name) Lynne Stagg

Signed \_\_\_\_\_

Amendment to therefore read:

The Government have imposed a house building target of over 17,000 new houses to be built in the city over the next 16 years.

The City Council rejects this for the following reasons:

1. The decision on housing need in Portsmouth should be made by local people in Portsmouth and not imposed by Government since local people understand the opportunities, constraints and complexities of the City environment. Both Conservative and Labour led Governments have imposed house building targets and both were wrong and neither achieved their national housing targets.
2. The current target of over 17,000 is too many. Portsmouth is an island with virtually no unprotected land to expand into. With additional need to plan for employment land as well as our roads, hospital, schools, GPs and other services, this places significant pressure on current communities and the ability of the City to create high quality places that people want to live in.
3. The Government target of over 17,000 additional homes cannot be met without significant impact on the protected habitats that surround Portsmouth. It would be wholly wrong for the Government to unaccountably require the Council to cause environmental harm by over-riding environmental protection legislation.
4. Under the Habitats Regulations the City Council is able to seek the opinion of the Secretary of State as to whether the need to meet this imposed housing target as part of a potential redevelopment of the Tipner-Horsea Island area is an 'imperative reason of overriding public interest' justifying the scale of development required and the impacts on the ecology of the Solent Waters. Given that it is a Government imposed housing target, whether the need to meet this target is a reason of 'overriding public interest' is a matter the Government should be clear on.

The City Council therefore asks the Leader of the Council to write to the Government to establish whether the Secretary of State for Housing Communities and Local Government is of the opinion that the housing target and the necessary associated development in the Tipner-Horsea Island area are of such overriding public interest as to justify the scale of development required and the impacts on the ecology of the Solent Waters. If the Government does not consider there to be justification then the Council demands a significantly lower housing target so that environmentally sensitive areas are not forced into development by the Government.

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