**Eastleigh Borough Local Plan Review: Issues and Options Consultation Document**

**Update following changes to national planning policy and housing targets**

(Update published on: 20 December 2024)

1. In July 2024, the Government consulted on a draft version of the National Planning Policy Framework and standard method for calculating housing need.
2. On 12 December 2024, the Government published the final version of the new National Planning Policy Framework (NPPF, 2024) and housing need figures.
3. The NPPF (2024) continues the plan-led approach. It retains the requirements to plan for sustainable development and for local plans to set an overall strategy to meet the needs for housing and other uses in the borough.
4. A key change is the calculation used to identify housing need. This has increased the need for new homes in the borough.
5. The Local Plan Issues and Options Consultation document published on 4 December 2024 included the housing need figures based on the method associated with the previous NPPF (2023) and the draft NPPF (July 2024). The changes relating to the final new NPPF (December 2024) are set out below, and should be read in conjunction with the Issues and Options Consultation document.

Issues and Options Key approach 5

1. The Local Plan Issues and Options document includes figures for the number of new homes needed by 2044:
* 12,900 new homes in total, or 645 annually, using the previous NPPF (2023);
* 18,040 new homes in total, or 902 annually, based on the draft NPPF (July 2024).
1. The new NPPF (December 2024) increases this figure to **18,440 new homes** (922 new homes per year).

Issues and Options Key approach 7

1. Some of the new homes needed can be built on existing housing sites and in urban areas. Therefore, after subtracting these, the Local Plan Issues and Options document identifies the need to consider:
* 4,430 new homes on new green field sites, using the previous NPPF (2023).
* 9,570 new homes on new green field sites, based on the draft NPPF (July 2024).

1. Starting with the updated housing need figure (December 2024), this increases **to 9,970 new homes** to consider on new green field sites. (Unmet needs from the wider connected area also still need to be considered).
2. Therefore, compared to the higher draft figure set out in the Issues and Options document, there is a 4% increase in the need for homes on greenfield sites to consider. This will be considered in the context of the overall suggested approach to housing in the Local Plan Issues and Options, including in Key Approach 7. For example the NPPF (2024) continues to explain that we need to meet these needs unless there are strong reasons not to. At this early stage, we have not identified the level of growth which can be accommodated or any preferred options or combination of options for the location of that growth. The Local Plan will be prepared based on national policy, the results of the consultation and the evidence base.
3. The Government published the following documents online:
* [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2) (December 2024)
* [Government’s response to the consultation and revised housing need figures](https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system)
* [Planning Practice Guidance - Housing needs](https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments) explains the methodology
* [Indicative local housing need table](https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fassets.publishing.service.gov.uk%2Fmedia%2F675aaeca9f669f2e28ce2b91%2Flhn-outcome-of-the-new-method.ods&wdOrigin=BROWSELINK) sets out the figures for all local authorities including Eastleigh.