

Housing Update

December 2017



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1. Introduction

- 1.1 This paper provides an update on housing for the monitoring year 2016-17. This update will be superseded by the 2017 AMR once it is published.

2. Housing Update

Local Plan (Core Strategy) Policies CS9 and CS10

Local Plan (Allocations) Policies EM1, EM2, HB1, HB3, HY1, HY2, LP1, LP2, LP3, WA1, WA2

Core Strategy Objectives

- Identify sufficient land for 6,300 new homes
- Distribute the new homes across the five main areas of the borough taking into account sustainability, suitability and land availability
- Ensure a mix of dwelling types is provided, in the right places at the appropriate times, and that an appropriate level of affordable housing is achieved
- Ensure the housing needs of older people are met
- Ensure the requirements of Gypsies, Travellers and Travelling Showpeople are taken into account.

H1 Plan period and housing targets

- 2.1 The Havant Borough Core Strategy (adopted March 2011) sets a requirement in Policy CS9 for 6,300 net additional dwellings between 2006 and 2026.

H2(a) Net additional dwellings in previous years

- 2.2 This indicator reports on the additional dwellings completed since the start of the plan period in April 2006 up to the end of the reporting year in March 2017. Since 2006, a total of 3,596 net new dwellings have been completed, as set out in Table 2.1 below. The table shows that whilst there have been considerable fluctuations in housing completions over the last 10 years, in part reflecting the housing market and economic situation nationally, there has been a step change in the delivery of new homes over the last 3 years.

Year	Net additional dwellings completed
2006-07	236
2007-08	390
2008-09	252
2009-10	145
2010-11	231
2011-12	168
2012-13	249
2013-14	200
2014-15	492
2015-16	584
2016-17	649
Total	3596

Table 2.1: Annual net housing completion figures April 2006 to March 2017

- 2.3 The Core Strategy requirement is 6,300 dwellings over the entire plan period; there is no annual requirement or target. However as the monitoring year is 11 years into the plan period it may be

expected that about 3,465 dwellings (just over half, or 55% of the 6,300 requirement) would be completed by the end of March 2017. The actual completions total of 3,596 exceeds the expected number; this is largely down to the increased level of delivery over the last three years.

H2(b) Net additional dwellings for the reporting year

- 2.4 As Table 2.1 above indicates, a net total of 649 dwellings were completed during 2016-17. This represents an 11% increase in new build completions between the 2016 and 2017 reporting years. The detailed breakdown of this figure is as follows:
- 318 new build completions
 - 344 change of use/conversion/subdivision (gross)
 - 13 demolitions/losses
- 2.5 The number of completions on large sites (i.e. sites of 10 or more dwellings) has decreased from 2015/16 to 2016/17. The proportion has fallen from 90% to 82%, with 116 out of the total 649 completions being on small sites (i.e. sites of less than 10 dwellings). This is down to a number of larger developments being completed in the last couple of years. A number of significant developments were completed during 2016/17, most notably the Manor Farm site in Denvilles and the Halyards development at Goldring Close in Hayling Island.
- 2.6 There were also significant completions on a number of other large sites which remain under construction; 76 units at Berewood Phase 2 (part of the West of Waterlooville strategic development area) and 46 units at land north of Station Road, Hayling Island. Two sites to the south of Portsdown Hill, Bedhampton, were partially completed during 2016/17 with 38 units on the former Havant Retail Park and 24 completions at 'One Eight Zero'.



Figure 2.1: Completed houses on the One Eight Zero site, Bedhampton

H2(c) Net additional dwellings in future years

- 2.7 This indicator is addressed by separating the:
- Net additional dwellings expected to come forward after the current monitoring year up until 31st March 2023 on deliverable housing sites; and
 - Net additional dwellings expected to come forward from 1st April 2023 up until the 31st March 2028 on developable housing sites.
- 2.8 The main sources of the supply of sites are those already with planning permission (comprising large sites for 5 or more dwellings, and small sites for less than 5 dwellings) and local plan allocations. Sites identified in the SHLAA 2017 as being deliverable including those identified in the Local Plan Housing Statement as approved by the Council on 7 December 2016, are also included. The phasing of large sites is assessed and updated annually in conjunction with Hampshire County

Council, informed by information from landowners and developers of their plans to build out planning consents, or bring forward sites into the development process. The trajectory therefore takes account of known progress, market factors and also constraints. Lists of deliverable and developable sites and their estimated build out rates are set out at Appendices 2 and 3.

- 2.9 As the Local Plan does not allocate sites that would accommodate less than five dwellings, small sites (with planning permission for less than five dwellings) are not listed individually but are grouped according to Local Plan area. An allowance for non-implementation is made by applying a 4% discount, which is based on the average rate of lapsed small site permissions over the past five years, and it is assumed that the resulting number will be implemented over a three year period.
- 2.10 A windfall allowance is not included in projected delivery until 2023/24 and does not therefore affect the five year supply. The Allocations Plan does include an allowance and projected delivery of new homes from windfall development. This was outlined in supporting evidence to the examination of the Allocations Plan contained in the Windfall/Unidentified Housing Development: Analysis and Justification – A Background Paper 2013. This paper was updated in 2017 to inform the draft Havant Borough Local Plan 2036. This provides an average annual figure.

Year	Period 2017/18 to 2021/22	Period 2017/18 to 2022/23
2017-18	319	
2018-19	381	381
2019-20	550	550
2020-21	428	428
2021-22	548	548
2022-23		455
Total 2016-2021	2226	
Total 2017-2022		2362

Table 2.2: Potential Net additional dwellings on deliverable housing sites from 2017 to 2023

- 2.11 Further supply for future years is summarised in the table below:

Year	Potential Net additional dwellings on developable sites
2022-23	639
2023-24	701
2024-25	776
2025-26	621
2026-27	533
2027/28 to 2035/36	2928
Total 2022-2036	6198

Table 2.3: Potential new additional dwellings expected to come forward on developable housing sites from 2023 to 2036

Five Year Supply Position

- 2.12 A requirement of the National Planning Policy Framework (NPPF) is to “*identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Authorities with a record of persistent under delivery of housing should increase the buffer to 20%.*”
- 2.13 The Government has consulted on a new methodology for calculating housing need¹. This shows that there is an annual need of 463 new homes in the borough from 2016 to 2026. However this methodology is still in draft form at this point. The Government has indicated that any plans submitted for examination from April 2018 will need to use the new methodology once it is finalised. As such the draft Local Plan 2036 uses this proposed new need figure, acknowledging that this may change following the publication of any revisions to the NPPF. Therefore the five year supply position has been calculated on this basis.
- 2.14 As the current year 2017-18 is already well underway it is logical to make the five year period 2018-19 to 2022-23 to ensure that any dwellings completed during the current year are not included in the Five Year Supply and the calculation will include a full five years worth of supply.

Five Year Supply Calculation for period 2018-2023 (Liverpool Method)			
	Calculating the required supply		Dwellings
a	OAN requirement 2016-2036		9,260
b	Completions 2016/17 - 2017/18*		968
c	Remaining requirement	a-b	8,292
d	Remaining years of period		18
e	Annual requirement	c / d	461
f	Five year requirement	e x 5	2,303
f(i)	Five year requirement with 5% buffer		2,419
f(ii)	Five year requirement with 20% buffer		2,764
	Identified Supply		
g	Supply over 5 year period 2017-2022		2,362
	Five year land supply (expressed in years):		
	Excluding buffer	g / (f/5)	5.1
	With 5% buffer	g / (f(i)/5)	4.9
	With 20% buffer	g / (f(ii)/5)	4.3
*including projected 2017/18 completions			

Table 2.4: Five Year Supply Calculation for period 2018-2023 (Liverpool Method)

¹ www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals

- 2.15 Based on the figures above (Table 2.4), once the flexibility of a buffer is added as required by the NPPF, the council cannot demonstrate a five year supply of housing when judged against the housing requirement. Delivery during the five year supply period of 2018/19 to 2022/23 is expected to be 2,362 dwellings which falls slightly short of the five year supply requirements identified in Table 2.4. The Council has approximately a 4.9 year supply with a 5% buffer or 4.3 years with a 20% buffer.

H2(d) Managed delivery target

- 2.16 This indicator refers to net additional dwellings that are needed to come forward each year taking into account past delivery (or projected delivery when looking at the remaining years). Effectively it resets the annualised target for new dwelling completions according to whether past delivery is above or below target.
- 2.17 As identified previously the overall housing requirement is for 9,260 net additional dwellings to be completed between 2016 and 2036.

Year	Residual Annual Requirement	Year	Residual Annual Requirement
2017-18	453	2027-28	355
2018-19	461	2028-29	333
2019-20	465	2029-30	300
2020-21	460	2030-31	260
2021-22	462	2031-32	213
2022-23	456	2032-33	174
2023-24	456	2033-34	135
2024-25	441	2034-35	82
2025-26	417	2035-36	-77
2026-27	381		

Table 2.5: Managed delivery of housing in Havant Borough from 2017 to 2036

- 2.18 The figures set out in Table 2.5 are taken from the 'manage' line of the Havant Housing Trajectory 2017, set out in Appendix 1 of this report. The manage line indicates the remaining annual requirement taking into account shortfalls and surpluses in housing delivery from previous years and projected completions based on the sites under construction, deliverable planning permissions, sites allocated in the adopted Local Plan (Core Strategy 2011 and Allocations 2014), sites identified in the Local Plan Housing Statement and other sites considered deliverable in the SHLAA. Lists of the deliverable and developable housing sites are set out in Appendices 2 and 3.
- 2.19 The Housing Trajectory graph at Appendix 5, which illustrates the figures in Table 2.5 above, shows how the remaining annual requirement decreases gradually after 2025 where housing delivery is expected to peak. This line also shows that we can expect to meet our housing requirement at the end of the plan period if sites (in Appendices 2 and 3) are developed as projected.

H3 New and converted dwellings on previously developed land

- 2.20 This indicator refers to the proportion of new and converted dwellings (gross) built on previously developed land (PDL) in 2016/17. It should be noted that the NPPF excludes private residential gardens from its definition of PDL.
- 2.21 Of the 662 gross completions during the reporting year 345, i.e. 52%, were built on PDL.

H5 Affordable housing completions

- 2.22 Core Strategy Policy CS9 aims to achieve 30-40% of new dwellings as affordable homes on sites of 15 dwellings or more unless a lower requirement is justified on viability grounds.
- 2.23 On sites of 5-14 dwellings provision of 30-40% affordable, either on-site or through an equivalent financial contribution, was sought through Policy CS9 however the threshold has been amended by changes in government policy and its application by the courts. A Ministerial Statement in autumn 2014 increased the threshold so that affordable housing was only a requirement on schemes of 11 or more dwellings (gross). The Council followed the approach of the Ministerial Statement until August 2015 and then, following the outcome of a legal challenge (published 31 July 2015), the Council reverted to the adopted Local Plan Policy in relation to the affordable housing requirement for the remainder of the 2015/16 monitoring period and until the legal challenge was overturned on appeal by the Government in May 2016.
- 2.24 A net total of 165 affordable homes were built throughout the borough during the reporting year amounting to 25% of net completions.

H7 Number and proportion of completions (gross) by dwelling size during 2016/17

- 2.25 It is considered important to monitor the changing size of dwellings since there is a trend for a reduction in the size of new housing. The figures in Tables 2.6 and 2.7 show that 62% of completions in the borough during 2016/17 were one and two bedroom dwellings. This is more than almost double the proportion of 1 and 2 beds compared to 2015/16. This can be attributed to a number of extra care schemes that were completed during the monitoring year.

Size of Dwelling	Number of dwellings completed (gross)	Proportion of total completions (gross)
1 bed	193	29%
2 bed	216	33%
3 bed	138	21%
4+ bed	115	17%
Total	662	100%

Table 2.6: Number and proportion of new homes completed during 2016/17 in relation to dwelling size

Year	Smaller homes (as a % of completions)	Year	Smaller homes (as a % of completions)
2000-01	56%	2009-10	59%
2001-02	50%	2010-11	70%
2002-03	55%	2011-12	62%
2003-04	59%	2012-13	67%
2004-05	62%	2013-14	28%
2005-06	81%	2014-15	39%
2006-07	69%	2015-16	36%
2007-08	77%	2016-17	62%
2008-09	84%		

Table 2.7: Percentage of small dwellings (1 and 2 bedrooms) completed 2000 to 2017

Older Person Housing

- 2.26 The Core Strategy seeks to address the housing needs of older people as part of the overall housing supply. Policy CS9.7 is positive towards proposals that contribute to achieving 450 extra-care dwellings between 2006 and 2026.
- 2.27 There are various types of accommodation for the elderly incorporating different levels of care. The following table outlines delivery of older person housing that provides individual dwellings (C3 use) whilst also providing further facilities such as communal lounges and other types of provisions that facilitate the care and community needs of older people.

Year	Net dwellings specifically for older persons
2006-07	0
2007-08	57
2008-09	52
2009-10	0
2010-11	30
2011-12	0
2012-13	39
2013-14	0
2014-15	0
2015-16	0
2016-17	57
Total	235

Table 2.8: Net dwellings specifically for older persons completed 2006 to 2017

- 2.28 Extra care schemes that were completed during the monitoring year include:
- 127A-127B London Road Waterlooville (25 units)
 - Hambledon Road, West of Waterlooville (32 units)

Housing Implementation Strategy

- 2.29 A Housing Implementation Strategy is included in Appendix 6. This outlines various aspects of potential approach to housing supply issues and facilitating housing delivery.

Self-Build and Custom Housebuilding

- 2.30 Paragraph 50 of the NPPF includes reference to the importance of delivering a wide choice and opportunity in relation to housing provision. This includes people who wish to build their own homes. The requirement to maintain a self-build and custom housebuilding register commenced 1st April 2016 therefore there is no data to report for the monitoring year. However a government return covering 1 April to 30 October 2016 shows there were 10 individuals added to the register during that period. As the register may be used as evidence of demand for this form of housing in developing the Local Plan and associated documents this will be an issue for the Local Plan 2036 to consider.

- 2.31 There were 38 entries on the self and custom housebuilding register as at 1st December 2017.

Strategic Housing Land Availability Assessment (SHLAA)

- 2.32 The Strategic Housing Land Availability Assessment (SHLAA) is generally an annually updated assessment of land within the borough with potential for housing development. It is available online at the following link: <http://www.havant.gov.uk/evidence-base-studies/strategic-housing-land-availability-assessment>. An update was published in December 2017 as evidence in support of the Draft Havant Borough Local Plan 2036.

H4 Net additional pitches (Gypsy and Traveller)

- 2.33 This indicator monitors the number of Gypsy and Traveller pitches delivered in 2016-17. There were no additional Gypsy and Traveller pitches delivered in the borough during the reporting year.
- 2.34 The Council jointly commissioned with six other authorities in Hampshire a Gypsy and Traveller Accommodation Assessment (GTAA) which identifies the level of need for traveller sites in the area. The GTAA, published in May 2017, identifies a need for one additional pitch in the Borough over the Havant Borough Local Plan 2036 period. This need has arisen from a particular household occupying a site on an unauthorised basis. An interview conducted as part of the GTAA identified that the household have links to the area and have no alternative accommodation. The GTAA acknowledges that this is a personal need and that there is no other current or future need for traveller accommodation in the Borough. The Council will seek to accommodate the needs of Gypsies, Travellers and Travelling Showpeople based on the information contained in the Hampshire Consortium GTAA updated as necessary and having regard to current government requirements. This draft Havant Borough Local Plan 2036 contains a criteria based policy against which proposals must be assessed.

3. Appendices

Appendix 1: Figures for Havant Borough Housing Trajectory 2017

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	TOTAL
Total Borough Past Completions	649	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	649
Total Borough Projected Completions		319	381	550	428	548	455	639	701	776	621	533	561	541	491	371	291	241	241	191	8879
Cumulative Completions	649	968	1349	1899	2327	2875	3330	3969	4670	5446	6067	6600	7161	7702	8193	8564	8855	9096	9337	9528	
Division of overall requirement for monitoring purposes	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	463	9260
MONITOR - No. dwellings above or below cumulative divisional monitoring	186	42	-40	47	12	97	89	265	503	816	974	1044	1142	1220	1248	1156	984	762	540	268	
MANAGE - Annual requirement taking account of past/projected completions	463	453	461	465	460	462	456	456	441	417	381	355	333	300	260	213	174	135	82	-77	

Appendix 2: List of Deliverable Housing Sites (Five Year Land Supply)

Site Code	Site Name	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
Emsworth							
UE13 (14/00547)	Land West of Horndean Road		10	50	50	15	
UE37 (14/00360)	West of Coldharbour Farm		30	23			
UE76	Land North of Long Copse Lane					40	40
UE02b	Land North and West of Selangor Avenue			27	40	40	40
UE27	Land at Westwood Close					10	25
UE67	Land to the rear of Redlands House				5		
Various	Sites with planning permission for less than 5 dwellings	7	7	7			
Havant and Bedhampton							
Perm (10/00992)	44-54 West Street		14				
Perm (11/01238)	36 Waterloo Road	6					
Perm (16/00107)	The Former Wheatsheaf, Bramdean Drive	21					
H80 (13/00266)	Havant Retail Park (Bedhampton)	10					
H7 (15/01425)	Former Wessex Site, 8 New Lane			41			
H14	Portsmouth Water HQ					30	40
H18 (12/00772)	South of Ranelagh Road / Portsmouth Water Site	20	17				
H69 (15/00303)	Land at Former Oak Park School		48	51			
UE3a (14/00863)	Land North of Bartons Road (& 16/00216)	38					
UE3b	Land South of Bartons Road			40	45	45	45
UE5 (14/00232)	Land at Portsdown Hill	3					
UE33 (16/01077)	Eastleigh House, Bartons Road		9				
H144 (14/00868)	Land adj Park Lane Medical Centre	1					
UE53	Land East of Castle Avenue					30	50
UE55	Southleigh Park House			35			
UE68	Forty Acres				40	50	50
Various	Sites with planning permission for less than 5 dwellings	18	18	18			
Hayling Island							
Perm (14/00043)	R/O 21 Mengham Road		7				
Perm (13/00317)	Yacht Haven Development Site, Copse Lane		6				
Perm (16/00060)	36.38 & 40 & 1 West Lane Station Road			15			
Perm (16/00327)	11 Bound Lane	8					
Perm (16/00568)	117 Elm Grove		33				

Site Code	Site Name	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
HY13	Land to the rear 108-110 Elm Grove			15			
UE21 (15/00919)	Station Road (East of Furniss Way)	30					
Various	Sites with planning permission for less than 5 dwellings	17	17	17			
Leigh Park							
L21 (16/00492)	Kingsclere Open Space		10	28			
L46	Land at Oakshott Drive		8				
L86 (16/00464)	Blendworth Crescent Open Space		48				
L89 (16/00465)	Land adjacent Holybourne Road		9				
L119	Dunsbury Way (land at former Procter & Gamble site)				50	20	
L152	Colt Site, New Lane					45	45
Various	Sites with planning permission for less than 5 dwellings	5	5	5			
Waterlooville							
Perm (14/00032)	MDA West of Waterlooville (Grainger Trust plc) Phase2	70	19				
Perm (15/00420)	9-11 St Georges Walk	14					
Perm (15/00896)	Land at 38-44 London Road, Purbrook			42			
Perm (16/00963)	81C The Clockhouse, London Road		30				
Perm (16/00057)	99-101 Latchmore House, London Road	8					
W125 (16/00347)	Former Purbrook Park School Playing Field	26					
W126	Padnell Grange				35	50	
W130 (15/01235)	Woodcroft Primary School			20	23		
W140	Former South Downs College Car Park					45	50
UE9 (13/00804)	Woodcroft Farm		20	100	100	68	
UE70	Land East of College Road				40	60	70
Various	Sites with planning permission for less than 5 dwellings	17	16	16			
	TOTALS	319	381	550	428	548	455

Appendix 3: List of Developable Housing Sites

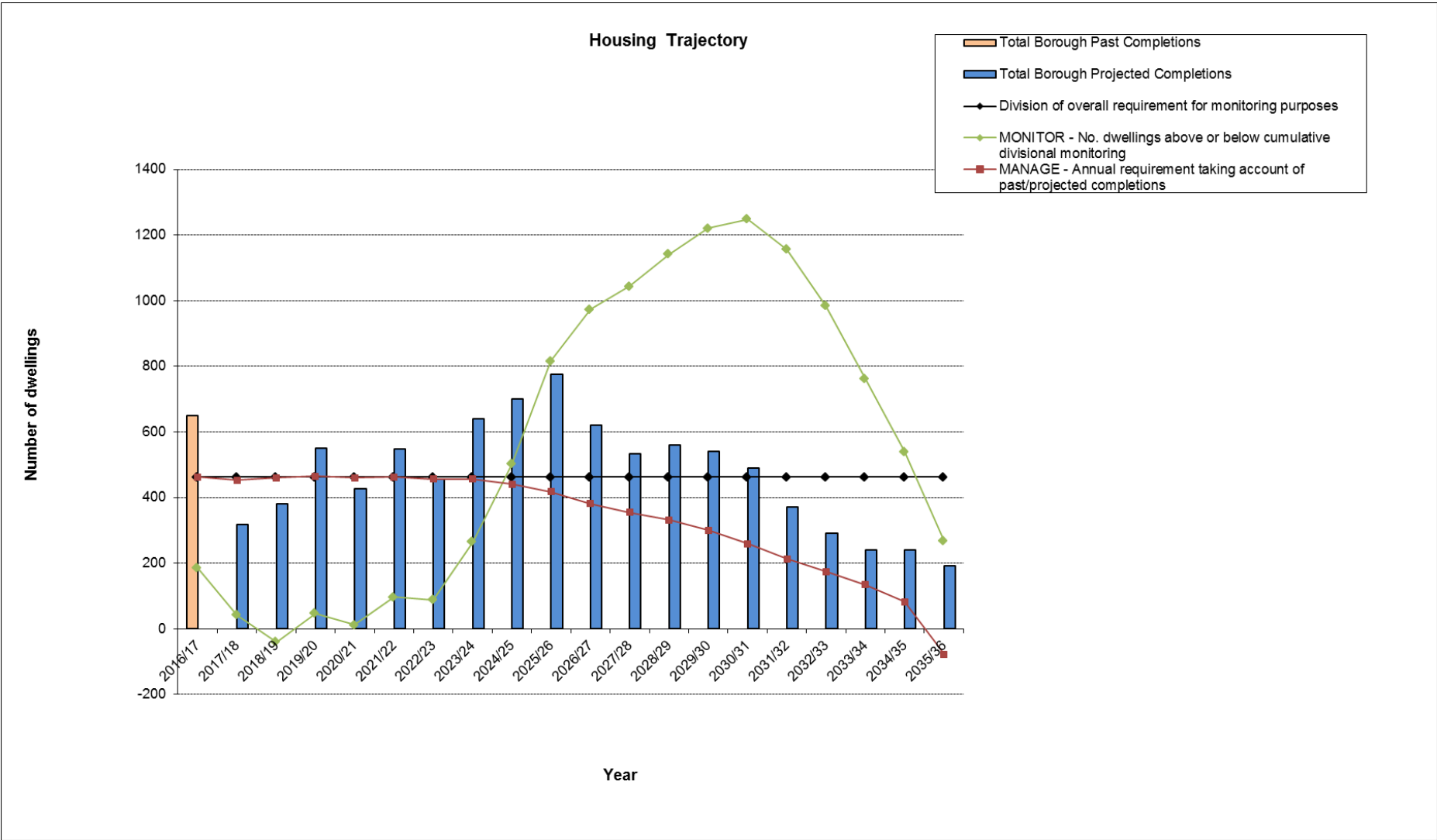
Site Code	Site Name	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 – 2035/36
Emsworth							
EM36	Emsworth Victoria Cottage Hospital					15	
EM42	Gas Site, North Street				15		
EM43	Land at Fowley Cottage, Warblington Close					7	
UE02b	Land North and West of Selangor Avenue	13					
UE76	Land North of Long Copse Lane	40	40	40	40	20	
	Windfall Development (Emsworth)	13	13	13	13	13	104
Havant and Bedhampton							
H14	Portsmouth Water HQ	40	10				
H19	Land at end of Palk Road			10	10		
H22	Car Park behind Bear Hotel and East Street		20	30			
H82	Kingscroft Farm, South of Ranelagh Road				45	45	
UE28	Littlepark House, Bedhampton	20	25				
UE30	Land South of Lower Road		25	25			
UE43	Havant Garden Centre						50
UE53	Land East of Castle Avenue	50	50	50	30		
UE68	Forty Acres	55	55	50			
UE75	Helmsley House					15	
UE82a	Land West of Havant Crematorium	45	45				
TC1	Havant Town Centre		100	100	100		450
	Windfall Development (Havant and Bedhampton)	19	19	19	19	19	152
Hayling Island							
HY45	Beachlands						125
Leigh Park							
L25	Strouden Court				10	30	
L83	Riders Lane Allotments	20	20	25			
L138	Leigh Park Centre			50	50	50	
L145	SSE office site, Bartons Road	45					
L152 (various)	Leigh Park garage courts and parking areas	10	10	10	10	10	10
UE6a	Cabbagefield Row	40	40	35			
	Windfall Development (Leigh Park)	11	11	11	11	11	88
Waterlooville							

Site Code	Site Name	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29 – 2035/36
Perm (12/00008)	MDA Newlands Phase 1 Hambledon Road					30	180
W63	154 London Road						95
W135	Blue Star Site	50	50				
UE70	Land East of College Road	70	70	70	70	70	40
UE72	Land North of Fort Purbrook						100
UE79	Land at Waterloooville Golf Club (Land off Anvil Close)			40			
TC2	Waterlooville Town Centre	50	50	50	50	50	350
	Windfall Development (Waterlooville)	48	48	48	48	48	384
Strategic Site							
STR1	Southleigh Strategic Site			100	100	100	800
	TOTALS	639	701	776	621	533	2928

Appendix 4: Sites with uncertain potential at this stage

Site Code	Site Name	Potential No. Dwellings
Hayling Island		
HY32	Creek Road	10
HY29	41 Station Road	15
HY43	Eastoke Corner	20
HY48	Land off Wheatlands Avenue	10
HY49	The Nab Car Park	30
UE15	Manor Nurseries Hayling Island	13
UE18	Sinah Lane	160
UE47	Land North of Tournurbury Lane	20
UE49	Northney Marina	40
UE60	Land North of Selsmore Road	45
UE78	Land at Fathoms Reach	50
	TOTAL	413

Appendix 5: Havant Borough Housing Trajectory 2017



Appendix 6: Housing Implementation Strategy

Listed below are some of the potential obstacles/constraints that may affect housing delivery together with potential means of addressing these risks.

Potential Obstacles and Constraints to Housing Delivery	Potential Management Strategies
1. Wider economic impacts such as recession or crash in the housing market.	<p>a. Consider whether the viability of sites can be improved. For instance consider other developer requirements and potential flexibility in these to improve viability and deliverability. This approach has already been taken by the council in some instances and the adopted Local Plan (Core Strategy) allows for flexibility on viability grounds in relation to affordable housing.</p> <p>b. Work positively in open collaborative conversation with developers to understand their viability issues and offer flexibility and support on variations to schemes when appropriate. For instance as the market improves for larger homes, schemes may be re-submitted to change the house type mix to address market demand.</p> <p>c. Communicate the need for flexibility with elected members to gain their understanding and support in order to minimise delays.</p>
2. Funding for Registered Providers reduced or unavailable.	<p>a. Work and correspond closely with the council's Housing Team and Registered Providers that operate in the borough to understand the reason why and likely length of time the issue will continue. Ensure this does not affect the delivery of private market housing in the event that the housing market still seeks it. Consider other ways to deliver affordable housing and if none available consider land set-aside and contributions in lieu to ensure affordable housing can be provided at a later date.</p> <p>b. In extreme circumstances consider a zero requirement for affordable housing.</p>
3. Housing delivery falls significantly short of projections with no indication of correction in the short term.	<p>a. Firstly the council will need to understand why the problem has arisen. It could be that these reasons are due to other potential obstacles such as the wider economy (point 1) or plenty of permissions but little delivery (point 4).</p> <p>b. If insufficient supply is due to lack of permissions, consultation will be undertaken with the Development Management Team to understand if planning applications have been refused and why – where appropriate progress can be sought to address previous reasons for refusal.</p> <p>c. If there were no indication that the problem will be corrected in the short term, and site availability has become a definite issue, then further sites included in the Strategic Housing Land Availability Assessment (SHLAA) but not allocated for development may need to be considered.</p>

Potential Obstacles and Constraints to Housing Delivery	Potential Management Strategies
	<p>d. If the issues cannot be resolved, consideration may be given to the need for a review or partial review of the Local Plan.</p> <p>e. In the event that a significant uplift in supply is envisaged in the short/medium term then it may not be necessary to undertake the above measures.</p> <p>f. Continue to develop positive relationships with local and national developers (e.g. Business Breakfast events). Promote the borough as a good place to invest and listen to their perspective and consider how the delivery issues could be improved.</p>
<p>4. Plenty of permissions but little implementation/lots of land banking.</p>	<p>a. Engage in direct discussion with landowners to understand the reason(s) for lack of implementation. Help to address these if and where appropriate.</p> <p>b. Consider the wider housing market. Is it the result of market trends that are likely to recover or is it an issue specific to an individual site? Address as appropriate in relation to point (1) or 4(a)</p> <p>c. If it is suspected that permission has only been sought and kept extant in relation to land values and not a real intention to develop (particularly on greenfield sites) then consider any revised proposal or planning application for an extension to the permission carefully.</p> <p>d. Liaise with landowners and engage with other agencies to see if there is funding available to help unlock development (e.g. Homes Communities Agency (HCA), Local Enterprise Partnership, etc).</p>
<p>5. Major landowners of allocated sites uninterested in progressing potential housing sites.</p>	<p>a. Engage in discussion with key landowners to understand the reasons why. If needed consider alternative sites included in the SHLAA but not allocated for development or address through partial review of the Local Plan.</p> <p>b. Contact HCA or other private developers active in the area and encourage them to look at the development opportunities at such sites.</p>
<p>6. Sites becoming undevelopable due to unforeseen constraints.</p>	<p>a. Gain understanding of constraints and where appropriate assist in overcoming such constraints.</p> <p>b. In the event that constraints concern land acquisition then on appropriate important sites (such as key regeneration sites) consider the potential and feasibility to use Compulsory Purchase powers.</p> <p>c. Ensure that the flexibility provided in the number of new dwellings allocated in the Local Plan (which effectively exceeds the plan requirement in order to allow for such circumstances and flexibility) is sufficient. This will be considered on a borough-wide basis rather than area by area and if sufficient flexibility exists then no further action is likely to be required.</p> <p>d. If constraints render a site undevelopable and the loss of the site will present an inability to address overall housing objectives (i.e. number of new dwellings) then consider alternative sites in the SHLAA or address through partial review of the Local Plan</p>
<p>7. Infrastructure is not implemented at the appropriate</p>	<p>a. Liaison with infrastructure providers has/will occur at an early stage.</p>

Potential Obstacles and Constraints to Housing Delivery	Potential Management Strategies
time to ensure delivery of sites.	<p>b. If the infrastructure is delayed then this will be reflected in the housing supply data and phasing.</p> <p>c. Where infrastructure constraints cannot be overcome alternative housing supply will need to be considered. This will only be required when the flexibility built into the Local Plan is not sufficient to accommodate delivery issues with other sites. (This issue is not anticipated on any of the sites being taken forward for allocation).</p>
8. Sites could deliver less than the predicted yield.	<p>a. The expected yields provided in the SHLAA/Local Plan are considered realistic and have taken a precautionary approach. Those yields identified in the Local Plan are indicative and are not intended to be overly prescriptive.</p> <p>b. Instances where the yield falls below are likely to be offset by instances on other sites when greater capacity has been achieved. This will be looked at further if needed as part of the plan, monitor and manage approach.</p> <p>c. If monitoring shows yield numbers to be less in a number of instances and the shortfall has not been met elsewhere then additional sites may need to be brought into the supply to make up for any shortfalls. This may not be required if windfall delivery has exceeded that expected, or should the flexibility built into the Local Plan be sufficient.</p>

Positively Monitoring and Managing Housing Supply

The council has in the past responded positively to potential shortfalls in housing supply. This included the release of two reserve housing sites and also granting planning permission for a site outside of the existing urban area but which was in the emerging Local Plan (Allocations). More recently steps have been taken to release sites outside of the Urban Area ahead of formal allocation through the adoption of Local Plan Housing Statement in December 2016 following a period of consultation (25th July to 9th September 2016) on the Draft Local Plan Housing Statement. These measures have been undertaken in order to maintain a continued short term supply of deliverable housing sites.

The council recognises that the lack of a five year housing land supply results in an urgent need for a new Local Plan to be prepared and adopted for the borough. In the short term, until the adoption of the Havant Borough Local Plan 2036, the Local Plan Housing Statement has been adopted as a means of managing development pressure and responding to updated assessed needs as much as possible. The Local Plan Housing Statement is a vital first stage in the development of the Havant Borough Local Plan 2036 and identifies some small and medium sized greenfield urban extension sites to be released in advance of the completion of the Local Plan. This aims to close the gap in the five year supply of deliverable housing sites and ensure compliance with the requirements of the NPPF as much as possible.

As part of the plan, monitor and manage approach it also needs to be recognised that a lag time will inevitably exist between the monitoring of supply, recognising a potential issue, subsequent measures being undertaken to address this and then seeing actual completions of new dwellings in response.

Other flexibility in order to boost housing supply in the short term has included flexibility in affordable housing requirements.

Supporting Self-build Development

Paragraph 50 of the NPPF includes reference to the importance of delivering a wide choice and opportunity in relation to housing provision. This includes people who wish to build their own homes.

The requirement to maintain a self-build and custom housebuilding register commenced from 1st April 2016. The register of those seeking to acquire serviced plots within the borough to build houses to occupy as their sole or main residence to use may be used as evidence of demand for this form of housing in developing the Local Plan and associated documents.

Demand for this type of development may also grow due to changes in the application of the Community Infrastructure Levy as self-build development is exempt from the requirement for the levy to be paid.

Whilst self-build and custom housing is a type of development that should be supported in principle the Local Plan at the present time does not specifically allocate sites for this purpose; indeed the Plan does not allocate small sites that accommodate less than 5 dwellings. However the Plan is not specific about who builds the housing that is allocated: indeed any of the housing allocations made in the Local Plan could in principle provide exclusively or partly for self-build or custom housing and a group of 'self-builders' could get together and acquire a site to subdivide into self-build plots.

This is, therefore, an issue for the Local Plan 2036 to consider.

