

BUILDING A BETTER FUTURE

Five Year Housing Land Supply Update

December 2024



Contents

Page

1. LOCAL HOUSING NEED	1
2. FIVE YEAR SUPPLY	4
APPENDIX 1: DELIVERABLE HOUSING SITES	9
APPENDIX 2: AVERAGE NUMBER OF ADULTS PER HOUSEHOLD IN HAVANT BOROUGH	12

1. Local Housing Need

The Standard Method

- 1.1 The National Planning Policy Framework (NPPF) states that “*Local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic strategies, or against their local housing need where the strategic policies are more than five years old.*” The latter should be calculated using the standard method (SM) set out in the Planning Practice Guidance.
- 1.2 The Core Strategy (Local Plan) was adopted by Havant Borough Council more than 10 years ago (March 2011). The Core Strategy (Local Plan) was adopted in 2011 and sets a housing requirement of 3,500 dwellings over the period 2006 to 2026, equivalent to 315 dwellings per annum.
- 1.3 The Council is preparing a new Local Plan – the Building a Better Future Plan – which will review the strategic housing requirement. Local housing need calculated using the standard method should therefore be used in place of the adopted strategic policy for the purposes of 5 year housing land supply. The new standard method published in December 2024 indicates a local housing need figure of 892 dwellings per annum. This compares with the average annual delivery rate since 2006 of 330 dwellings per annum.
- 1.4 The Planning Practice Guidance sets out how the standard method is used to calculate an annual local housing need figure¹. Step 1 indicates that the baseline should be set using a baseline of 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.
- 1.5 Step 2 indicates that the housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the area. The mean average affordability over the five most recent years for which data is available should be used. No adjustment is applied where the ratio is 5 or below. For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%.
- 1.6 In summary, the minimum annual housing need figure is calculated as follows:

¹ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

Minimum annual housing need figure for Havant Borough 2024	
Stage 1: Setting the baseline – 0.8% of existing housing stock for the area	
56,752 (unrounded) $56,752 \times 0.8\% = 45,401.6$ The housing stock baseline figure is 454.	454
Step 2: An adjustment to account of affordability	
$\text{Adjustment factor} = \left(\frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$ $9.95 (2019) + 9.91 (2020) + 10.41 (2021) + 10.29 (2022) + 9.8 (2023) = 50.36$ $\text{Adjustment factor} = 50.36 / 5 = 10.072$ $10.072 - 5 = 5.072$ $5.072 / 5 = 1.0144$ $1.0144 \times 0.95 = 0.96368$ $0.96368 + 1 = 1.96368$	1.96368
Minimum annual local housing need figure = housing stock baseline x adjustment factor	
$454 (\text{housing stock baseline}) \times 1.96368 (\text{adjustment factor}) = 891.51072$ The resulting figure is 892 (rounded).	892
The annual housing need figure for Havant is therefore 892 dwellings per annum.	

Identifying the appropriate buffer

- 1.7 The NPPF requires an appropriate buffer (moved forward from later in the plan period) to be added to the supply of specific deliverable sites. The minimum buffer is 5% to ensure choice and competition but this increases to a buffer of 20% where there has been significant under delivery of housing over the previous three years². This is to improve the prospect of achieving the planned supply. The latter is measured against the Housing Delivery Test (HDT) where this indicates that delivery was below 85% of the housing requirement.
- 1.8 The 2023 HDT measurement was published in December 2024 and gave a measurement of 74% for Havant Borough. This measurement indicates that it is appropriate to apply a 20% buffer for the purposes of calculating five-year supply.

² Paragraph 78c) of the 2024 NPPF includes an additional provision from 1 July 2026, where 20% should be applied for a housing requirement adopted in the last five years which was examined against a previous version of the Framework, and whose annual average housing requirement is 80% or less of the most up to date local housing need figure calculated using the standard method.

Five Year Housing Requirement

- 1.9 Based on a minimum annual housing need of 892 dwellings, there is a five year housing requirement of 4,460 dwellings. With a 5% buffer added, the five-year supply requirement is 4,682 dwellings. With a 20% buffer added, the five-year requirement is 5,352 dwellings. However, this level of housing need does not have regard to the identified constraints and limited land availability that exists in Havant Borough.

2. Five Year Supply

Assessing deliverable sites

- 2.1 The Planning Practice Guidance sets out what evidence is required to demonstrate that sites are deliverable. This has been followed in assessing whether sites should be included in the Council's five year supply of housing which is set out at Appendix 1. The council has taken a cautious approach to assessment of deliverability based on the definition of 'deliverable' and 'developable' within Annex 2 of the NPPF.
- 2.2 For sites with detailed planning permission that have already commenced - numbers of dwellings are included within the 5-year supply for remaining dwellings to be completed from 1st April 2024. Annual site visits are conducted to confirm the progress of sites under construction and the trajectory has been updated accordingly.
- 2.3 The Council engages with landowners and developers throughout the year, including a focused mailout in June 2024, to establish the likely timescales for pre-applications and application submissions. Where there is clear pre-application work and intention to bring the site forward within five years, these sites are included.
- 2.4 For larger sites, delivery may be split across several years to reflect how sites are incrementally brought forward. This can mean that delivery is expected to commence within the five-year supply period and delivery continue beyond it.
- 2.5 Small site permissions of less than 5 dwellings are included within the five-year supply based on expected delivery and are discounted by 5% to allow for non-implementation.
- 2.6 Windfall delivery has been projected to commence only from year 4 of the plan period. This is because it is assumed that prior to these dates, many of the likely housing completions will already be known through planning permissions, and as such are not therefore windfall development.

Specialist housing for older people

- 2.7 Planning Practice Guidance for specialist housing for older people was updated in 2019 and indicates that plan-making authorities may count provision for older people in Class C2 against their housing requirement³. To establish the amount of accommodation released in the housing market, the guidance indicates that authorities should base calculations on the average number of adults living in households using the published Census data.
- 2.8 Appendix 2 confirms that there is an average of 1.83 adults living in households in Havant. A ratio of 1.83 has therefore been applied to Class C2 accommodation.

³ <https://www.gov.uk/guidance/housing-for-older-and-disabled-people> Paragraph: 016a Reference ID: 63-016a-20190626

Five Year Supply Position

Based on the standard method

2.9 The up-to-date housing land supply position is provided below taking into account the identified supply over the next 5 years. 2024/25 to 2028/29 is the relevant five year period for calculating five year supply.

Table 3: Five Year Supply Calculation for 2023/24-2028/29 based on 2024 standard method		
Calculating the required supply		Dwellings
A	Five year requirement based on 2024 standard method	4,460
B	Five year requirement with 5% buffer	4,683
C	Five year requirement with 20% buffer	5,352
Identified Supply		
D	Supply over 5 year period 2023/24-2027/28	1,874
Five year land supply (expressed in years):		
Excluding buffer	$D / (A / 5)$	2.1
With 5% buffer	$D / (B / 5)$	2.0
With 20% buffer	$D / (C / 5)$	1.8

2.10 Based on the 2024 standard method shown in table 3, the Council is able to demonstrate 1.8 years supply of housing with a 20% buffer. Excluding a buffer, the Borough’s housing and supply automatically increases to 2.1 years.

Appendix 1: Deliverable Housing Sites

Site Ref	Site	Site Status at 1 April 2024	Area	Planning permission references	Net Dwellings Available	Net Dwellings in First Five Years	2024/25	2025/26	2026/27	2027/28	2028/29
Sites with Planning Permission											
Large site commitments (10 or more units)											
	Forty Acres	Full	Havant & Bedhampton	18/00450; 21/00605	82	82	82				
	Camp Field, Bartons Road	Outline	Havant & Bedhampton	19/00007; 21/00300	70	70	3	48	19		
	Sinah Lane	Full	Hayling Island	20/01093	128	128	40	45	43		
	108-110 Elm Grove	Full	Hayling Island	20/00015	43	43	43				
	Woodcroft Farm	Full	Waterlooville	13/00804; 20/00357	64	64	34	30			
	Blocks A-D, Wellington Way	Prior Approval	Waterlooville	23/00105; 23/00106; 23/00107	44	44	24	20			
	Woodcroft Primary School (Meadowlands)	Details	Waterlooville	15/01235; 19/00339; 19/00281	31	31		31			
	Berewood Phase 3b, Development Site West of Waterlooville	Details	Waterlooville		20	20		10	10		
	286-288 London Road	Prior Approval	Waterlooville	22/01165; 23/00528	18	18		18			
EM06	West of Coldharbour Farm	Full	Emsworth	19/01226	44	44		10	34		
HA03	Southleigh Park House	Outline	Havant & Bedhampton	17/00863; 21/01451	61	61		20	41		
HA18	Old Manor Farm, Lower Road (Phase 2)	Outline	Havant & Bedhampton	21/01071	43	43		20	23		
LP03	Land west of Hulbert Road	Outline	Leigh Park	20/00441	100	0					
LP06	Former Dairy Crest Site, Dunsbury Way	Outline	Leigh Park	18/01109; 22/00829	73	73			73		

Site Ref	Site	Site Status at 1 April 2024	Area	Planning permission references	Net Dwellings Available	Net Dwellings in First Five Years	2024/25	2025/26	2026/27	2027/28	2028/29
WA11	MDA Newlands Phase 1 Hambledon Road (Phases 4 and 8)	Outline	Waterlooville	10/00828	190	96				48	48
	81C London Road	Full	Waterlooville	22/01072	13	13		13			
Large site commitments (10 or more dwellings) total					1024	830	226	265	243	48	48
Small site commitments (9 dwellings or less)											
Outstanding small site commitments (discounted by 5% total 144, prior to discounting)					137	137	137				
Small Site Permissions (9 dwellings or less) total					137	137	137				
Older persons' housing commitments											
	Land on the east side of Helmsley House	Full	Havant & Bedhampton	23/00665	78	78	78				
	Forty Acres	Outline	Havant & Bedhampton	19/00003	71	71		71			
	9 East Street	Full	Havant & Bedhampton	21/00827	8	8	8				
EM10	78 Havant Road, Emsworth	Full	Emsworth	22/00487	8	8	8				
WA04	Land at Cowplain School, Hart Plain Avenue	Full	Waterlooville	22/00837	64	64			64		
HA15	Belmont Castle Rest Home, 18-20 Portsdown Hill Road	Full	Havant & Bedhampton	19/00003	48	48		48			
	Cheybassa Lodge, 2 Chichester Avenue		Hayling Island	19/00466	5	5	5				
	1-3 Beech Grove	Full	Hayling Island	20/01014	3	3	3				
Older persons' housing commitments subtotal					285	285	102	119	64	0	0
Older Person's housing commitments (285 bedrooms divided by 1.8 persons per household) Total					158	158	57	66	36	0	0

Site Ref	Site	Site Status at 1 April 2024	Area	Planning permission references	Net Dwellings Available	Net Dwellings in First Five Years	2024/25	2025/26	2026/27	2027/28	2028/29
Proposed Allocations											
Housing sites											
HA14	Land at Palk Road	Full	Havant & Bedhampton	22/01231	83	83			41	42	
HA20	Kingscroft Farm		Havant & Bedhampton	22/00669	120	120			26	52	42
LP01	Cabbagefield Row		Leigh Park	21/00989	150	100				50	50
WA06	Blue Star	Outline	Waterlooville	23/00471	69	69				36	33
WA14	South Downs College Car Park	Full	Waterlooville	22/00439	91	91				46	45
WA15	Campdown		Waterlooville	23/00488	628	100				50	50
Total Proposed Allocations without planning permission					2,114	563	0	0	67	276	220
Other SHELAA sites within the urban area (with an identified development capacity of 20 dwellings or less)											
EM06	Fowley Cottage		Emsworth		9	9			9		
HI17	115 Elm Grove		Hayling Island	24/00315	7	7		7			
Subtotal other SHELAA sites within the urban area					43	16	0	7	9	0	0
Windfall											
	Contribution from windfall sites				1360	170	0	0	0	85	85
TOTAL WINDFALL					1,360	170	0	0	0	85	85
TOTALS						1874	419	338	355	409	353

Appendix 2: Average number of adults per household in Havant Borough

Using 2011 Census data, the following table details the average number of adults per household in the Havant local authority area, as well as providing a breakdown of the number of adults per household at the time this paper was written.

Average number of adults per household in Havant Borough	
Total Households	51,309
Havant Average Number of Adults per Household	1.83
Most Common Number of Adults per Household in Havant	2
Number of Adults per Household	Number of Households
1 adult in household	18,035
2 adults in household	26,284
3 adults in household	5,083
4 adults in household	1,519
5 adults in household	292
6 adults in household	81
7 adults in household	9
8 adults in household	5
9 adults in household	0
10 adults in household	0
11 adults in household	1
12 adults in household	0
13 adults in household	0
14 adults in household	0
15 or more adults in household	0

