



# Five Year Housing Land Supply Update

December 2025



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# 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 indicated a local housing need figure of 892 dwellings per annum. The release of the updated affordability ratio in March 2025 results in an updated standard method figure of **887 dwellings per annum**. This compares with the average annual delivery rate since 2006 of 332 dwellings per annum.
- 1.4 The Planning Practice Guidance sets out how the standard method is used to calculate an annual local housing need figure<sup>1</sup>. 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:

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

Minimum annual housing need figure for Havant Borough 2025	
<b>Stage 1: Setting the baseline – 0.8% of existing housing stock for the area</b>	
57,120 (unrounded) $57,120 / 100 = 571.2 \times 0.8 = 456.96$ The housing stock baseline figure is 457.	457
<b>Step 2: An adjustment to account of affordability</b>	
$\text{Adjustment factor} = \left( \frac{\text{five year average affordability ratio} - 5}{5} \right) \times 0.95 + 1$ $9.91 (2020) + 10.41 (2021) + 10.29 (2022) + 10.22 (2023) + 8.93 (2024) = 49.76$ $\text{Adjustment factor} = 49.76 / 5 = 9.952$ $9.952 - 5 = 4.952$ $4.952 / 5 = 0.9904$ $0.9904 \times 0.95 = 0.94088$ $0.94088 + 1 = 1.94088$	1.9108
Minimum annual local housing need figure = housing stock baseline x adjustment factor	
$457 (\text{housing stock baseline}) \times 1.94088 \text{ adjustment factor} = 886.98216$ The resulting figure is 887 (rounded).	886.98
The annual housing need figure for Havant is therefore <b>887 dwellings per annum</b> .	

## 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 years<sup>2</sup>. 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.

<sup>2</sup> 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 887 dwellings, there is a five year housing requirement of 4,435 dwellings. With a 5% buffer added, the five-year supply requirement is 4,657 dwellings. With a 20% buffer added, the five-year requirement is 5,322 dwellings. However, this level of housing need does not have regard to the identified constraints and limited land availability that exist 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 1<sup>st</sup> April 2025. 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 October 2025, 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 requirement<sup>3</sup>. The Housing Delivery Test's Measurement Technical Note<sup>4</sup> indicates the national average number of adults living in a household is 1.9. This conversion rate has been used to establish the amount of accommodation released in the housing market for Class C2 accommodation.

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

<sup>4</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement/housing-delivery-test-2023-measurement-technical-note>

# Five Year Supply Position

## Based on the standard method

- 2.8 The up-to-date housing land supply position is provided below taking into account the identified supply over the next 5 years. 2025/26 to 2029/30 is the relevant five year period for calculating five-year supply.

Five Year Supply Calculation for 2025/26-2029/30		
Calculating the required supply		Dwellings
A	Five year requirement based	4,435
B	Five year requirement with 5% buffer	4,657
C	Five year requirement with 20% buffer	5,322
Identified Supply		
D	Supply over 5 year period 2025/26-2027/28	1,401
Five year land supply (expressed in years):		
Excluding buffer	D / (A / 5)	1.6
With 5% buffer	D / (B/ 5)	1.5
With 20% buffer	D / (C / 5)	1.3

- 2.9 Based on the five year requirement shown in the above table the Council is able to demonstrate 1.3 years supply of housing with a 20% buffer. Excluding a buffer, the Borough's housing and supply automatically increases to 1.6 years.

# Appendix 1: Deliverable Housing Sites

Site Ref	Site	Site Status at 1 April 2025	Area	Planning permission references	Net Dwellings Available	2025/26	2026/27	2027/28	2028/29	2029/30	Net Dwellings in First Five Years
<b>Sites with Planning Permission</b>											
Large site commitments (10 or more units)											
	Forty Acres	Full and U/C	Havant & Bedhampton	18/00450; 21/00605	2	2					2
	Camp Field, Bartons Road	Details and U/C	Havant & Bedhampton	19/00007; 21/00300	22	11	11				22
	Sinah Lane	Full and U/C	Hayling Island	20/01093	56	30	26				56
	108-110 Elm Grove	Full and U/C	Hayling Island	20/00015	43	43					43
	Woodcroft Farm	Full and U/C	Waterlooville	13/00804; 20/00357	1	1					1
	Blocks A, C-D, Wellington Way	PA and U/C	Waterlooville	23/00523; 23/00106; 23/00107	32	32					32
	Woodcroft Primary School (Meadowlands)	Details and U/C	Waterlooville	15/01235; 19/00339; 19/00281	31	31					31
	Berewood Phase 3b, Development Site West of Waterlooville	Details and U/C	Waterlooville	21/01259	17	17					17
	286-288 London Road	PA and U/C	Waterlooville	22/01165; 23/00528; 24/00942	19	19					19
EM06	West of Coldharbour Farm	Full and U/C	Emsworth	19/01226	44	10	34				44
HA03	Southleigh Park House	Details	Havant & Bedhampton	17/00863; 21/01451	61		2	38	21		61
HA18	Old Manor Farm, Lower Road (Phase 2)	Details	Havant & Bedhampton	21/01071; 24/00612	43			20	23		43



Site Ref	Site	Site Status at 1 April 2025	Area	Planning permission references	Net Dwellings Available	2025/26	2026/27	2027/28	2028/29	2029/30	Net Dwellings in First Five Years
LP03	Land west of Hulbert Road	Outline	Leigh Park	20/00441; 25/00573	100			20	50	30	100
LP06	Former Dairy Crest Site, Dunsbury Way	Outline and U/C	Leigh Park	18/01109; 22/00829	73			73			73
WA11	MDA Newlands Phase 1 Hambledon Road (Phases 4 and 8)	Details and U/C	Waterlooville	10/00828; 24/00939	190		60	60	60	5	185
	81C London Road	Full	Waterlooville	22/01072	13			13			13
WA01	Former Links Children's Centre (Littlefold Family Resource Centre, Linnet Close)	Prior Approval	Waterlooville	24/00652	10	10					10
Large site commitments (10 or more dwellings) total					757	206	133	224	154	35	752
Small site commitments (9 dwellings or less)											
	Outstanding small site commitments (discounted by 5% total 130, prior to discounting)				124	124					124
Small Site Permissions (9 dwellings or less) total					124	124					124
Older persons' housing commitments											
	Land on the east side of Helmsley House	Full and U/C	Havant & Bedhampton	23/00665	78		78				78
HA15	Belmont Castle Rest Home, 18-20 Portsdown Hill Road	Full	Havant & Bedhampton	19/00003	48			48			48
	2-4 Seafarers Walk	Full	Havant & Bedhampton	24/00272	-8	-8					-8
	Cheybassa Lodge, 2 Chichester Avenue	Full	Hayling Island	19/00466	5	5					5
	Land at Cowplain School, Hart Plain avenue	Full and U/C	Waterlooville	22/00837	64	64					64
Older persons' housing commitments subtotal					187	61	78	48	0	0	187
Older Person's housing commitments (187 bedrooms divided by 1.9 persons per household) Total					98	32	41	25	0	0	98

Site Ref	Site	Site Status at 1 April 2025	Area	Planning permission references	Net Dwellings Available	2025/26	2026/27	2027/28	2028/29	2029/30	Net Dwellings in First Five Years
Proposed Allocations without planning permission											
HA20	Kingscroft Farm		Havant & Bedhampton	22/00669	120				26	52	78
LP07	Former Electricity Board, Bartons Road		Leigh Park	25/00639	90				39	39	78
WA14	South Downs College Car Park	Full	Waterlooville	22/00439	85			30	55		85
Proposed Allocations without planning permission Total						0	0	30	120	91	241
Small/medium housing sites of one hectare or less in size											
EM06	Fowley Cottage		Emsworth		9			9			9
HI17	115 Elm Grove		Hayling Island	24/00315	7		7				7
Small/medium housing sites Total					42	0	7	9	0	0	16
Windfall											
	Contribution from windfall sites				1445	0	0	0	85	85	170
Windfall Total					1,445	0	0	0	85	85	170
TOTALS						362	181	288	359	211	1401

