Portsmouth City Council
Civic Offices
Guildhall Square
Portsmouth
PO1 2NE

David Hayward
Planning Policy Manager
Havant Borough Council

By email only:
[redacted]

21 August 2025

Dear David,

Re: Housing and employment need in Havant Borough and Portsmouth City

Thank you for your letter dated 12 June 2025 updating us on the progress of your Local Plan and raising the issue of unmet housing and employment needs.

I would like to commend you on the progress on the Havant Local Plan. We responded to your consultation on 01 July noting the constrained nature of the Borough with its limited areas for growth. The City Council is content that the Borough Council is making every effort to meet their development needs. Your comments on the unmet needs allowance in Winchester's emerging Local Plan are noted. We agree that the Winchester contribution to helping to meet Havant and Portsmouth's unmet housing need can only be given limited weight until the Winchester Local Plan has successfully passed examination.

Portsmouth City Council is also progressing its emerging Local Plan. We published it for Pre-Submission consultation in summer 2024, in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Thank you for your response. We are now preparing an Addendum to the Local Plan, which will be the subject of a focussed Pre-Submission consultation in winter 2025. The Addendum has been prepared by the City Council following the Opinion given by central Government in February 2025 on the strategic site of Tipner West.

Boosting the supply of homes in the City is an important element of the new Portsmouth Local Plan and is in accordance with national policy. The City Council has carried out a thorough search for new housing sites in the City looking at all possible sources of supply in its Housing and Economic Land Availability Assessment (HELAA). This was updated in 2025 and will be published as a key part of the Core Document Library supporting the Local Plan Addendum consultation later this year.

The draft Portsmouth Pre-Submission Local Plan Addendum 2025 sets out a supply of land to accommodate 11,369 net additional homes in the City for the plan period 2025 to 2040 with a net annual provision of approximately 588 homes each year over the period 2025-2030 and a net annual provision of approximately 843 homes each year over the period

2030-2040. The housing need for the City using the new standard method is currently 1,019 homes per year. Over the plan period this is 15,285 new homes. Further comprehensive information on housing need in Portsmouth is set out in the Housing and Economic Development Needs Assessment (HEDNA) and its Update (2025), which will also be published as part of our Core Document Library later this year.

There is therefore an unmet housing need in the City of 3,916 homes over the plan period, which is 261 homes per year. The adopted Fareham Local Plan (2023) makes provision for 800 homes to help meet Portsmouth's identified need. This reduces the total unmet need in the City to 3,116 homes equating to 208 homes on an annualised basis.

The Duty to Cooperate is enshrined in law through Section 33A of the Planning and Compulsory Purchase Act 2004. It is also included within the National Planning Policy Framework and Planning Policy Guidance specifically in terms of planning strategically across local boundaries. Under the Duty to Cooperate, the City Council is formally requesting Havant Borough Council to assist in meeting the unmet housing need of Portsmouth of 3,916 homes. The City Council will also be approaching our other neighbouring local authorities with the same request, and I will keep you updated on progress with our negotiations. As Portsmouth cannot meet its own housing need, it cannot help Havant with its unmet housing need.

The draft Portsmouth Pre-Submission Local Plan Addendum 2025 sets out a supply of land to accommodate 138,746 m^2 of new employment floorspace in the City for the plan period 2025 to 2040. This is divided into 60,248 m^2 office floorspace, 14,118 m^2 research & development / industrial processes and 64,380 m^2 manufacturing / warehousing floorspace. There is an overall surplus of 31,261 m^2 of new employment floorspace, which is entirely office floorspace.

In your letter dated 12 June 2025, it is stated that the Borough has an unmet need of 51,424 m^2 of employment floorspace over the plan period of which 17,665 m^2 is industrial demand and 33,759 m^2 is office demand. The Borough Council formally requested Portsmouth City Council to assist in meeting 51,424 m^2 of unmet employment need. The City Council is happy to formally offer its surplus of 31,261 m^2 of office floorspace to meet unmet need in Havant Borough under the Duty to Cooperate. Both local authorities are in the same functional economic market area and this arrangement will help to create jobs and increase prosperity in south east Hampshire.

Finally, I would like to mention the work of Havant Borough Council, Gosport Borough Council and Portsmouth City Council on development needs which is currently being undertaken. It is pragmatic for the three authorities to work together because we are all at similar stages of local plan preparation, we all share the same housing market area and functional economic market area and we all have unmet housing need. The work is in line with the Duty to Cooperate and mindful of Devolution and Local Government Reorganisation. I look forward to progressing this work with both Havant and Gosport going forward.

Yours sincerely



Lucy Howard
Head of Planning Policy

