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BOROUGH COUNCIL

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Lucy Howard
Head of Planning Policy
Portsmouth City Council

Enquiries to: David Hayward
[redacted]
My reference:
Your reference:
Date: 10 September 2025

Dear Lucy

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

Thank you for your letter dated 21st August 2025 updating us on the progress of your Local Plan and formally requesting assistance from Havant Borough with Portsmouth's unmet housing need. We are delighted to receive Ports mouth's formal offer of assistance in meeting our unmet employment need and have set out further thoughts on this matter below.

We are pleased to see the progress that Portsmouth City Council is making with its emerging Local Plan and will look forward to formally responding to the Pre-Submission consultation on the Addendum to the Local Plan in due course. It is of course disappointing, from the perspective of meeting unmet housing need, to note the recent decisions regarding the proposed Tipner development. Thank you also for acknowledging the work that is being undertaken to ensure that every effort is being undertaken to meet Havant's own development needs.

We appreciate the thorough search that Portsmouth City Council has undertaken in looking at all possible sources of housing supply in its Housing and Economic Land Availability Assessment (HELAA). It is noted that the 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, compared with the new standard method figure which is 15,285 new homes over the plan period. As a result, there is an unmet need in the City of 3,916 homes, which is 261 homes per year. It is also noted that the adopted Fareham Local Plan (2023) makes provision for 800 homes which reduces Portsmouth City's unmet need to 3,116 homes.

As you know, Havant Borough Council is in a position of being unable to meet its own housing need. As Havant Borough cannot meet its own housing need, it cannot help Portsmouth City with its unmet housing need. We have similarly approached neighbouring local authorities, and all authorities in the Portsmouth Housing Market Area (HMA) and will keep you updated on the progress of our negotiations. We are also commenting on local plans within the Hampshire and the Solent devolution area, as these will be covered by the same Spatial Development Strategy. As you know, both of our authorities also have an

interest in the outcome of the Examination of the Winchester Local Plan, which includes an unmet needs allowance apportioned between Portsmouth and Havant. This may reduce the extent to which we our authorities will need to request further contributions from Winchester City Council and other authorities moving forwards.

Thank you for providing us with an update on your employment evidence base. We are really pleased that you can offer assistance with Havant's unmet employment need, particularly Portsmouth's surplus of 31,261 m^2 of office floorspace. Whilst Havant's overall demand for office floorspace may change between now and when the Plan is submitted for Examination, Portsmouth's unmet need contribution will effectively reduce our unmet need for office floorspace to 2,498m^2. It will reduce our overall unmet need for employment need by 60%. The Borough Council would like to formally express our thanks for the positive collaboration that has brought us to this point and for the accommodation of a sizeable proportion of unmet employment need. We look forward to formalising this as part of an updated bi-lateral Statement of Common Ground between our two authorities in due course.

We are also really pleased that you have recognised the ongoing work of Portsmouth City Council, Gosport Borough Council and Havant Borough Council to collectively discuss development needs. Our three authorities have already made significant progress to quantify our collective development needs in a short amount of time, which will be invaluable for discussions with our neighbouring authorities in the same housing market area and functional economic market areas moving forwards.

Yours sincerely

[redacted]

Strategic Planning Manager

cc Jayson Grygiel
Manager of Planning Policy
Gosport Borough Council