Winchester City Council

Alex Robinson
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PO9 2AX

Your Ref :
Our Ref :
Contact : Dawn Adey
Direct Line : [redacted]
Email:

25th March 2024

Dear Alex,

Request from Havant Borough Council to help meet unmet housing need under the Duty to Cooperate

Thank you for your letter dated 5th March 2024 which has updated us on the progress on Havant Brought's Local Plan and your ambitious regeneration plans.

Housing need

Winchester City Council fully appreciates the work that Officers from Havant Borough Council have undertaken to meet your own housing need to address the Inspector's Interim Findings in respect of the previous Local Plan. This Council recognises and is supportive of the work that Havant Borough Council has undertaken in terms of a search for new housing and employment sites.

In your letter it indicates that the housing need for Havant over the Local Plan period using the Government's standard methodology is currently 516 homes per year which this equates to 10,320 new homes over the period to 2043. The letter further states that whilst is still ongoing in terms of the sites that were submitted through the consultation in late 2022, you currently have an unmet housing need of 4,309 homes. Your letter also indicates that it is also challenging to identify suitable sites to meet employment need.

We understand under the Duty to Cooperate Havant are approaching a number of Local Planning Authorities, including Winchester City Council, to assist with meeting this unmet housing/employment need. It would be helpful if you could please clarify which Local Planning Authorities you have approached given that the NPPF refers to neighbouring areas.

As the above indicates, we are aware that under the duty-to-cooperate we are required to consider requests for unmet housing need from neighbouring areas. From our Statement of Common Ground discussions with other neighbouring Local Planning Authorities, we know of at least one other Local Planning Authority that is in a similar position to Havant Borough Council (Portsmouth City Council).

Brownfield land
Officers from Havant Borough Council will be aware that the Government requires Local Planning Authorities to prioritise the use of brownfield land and there are various funding streams available to Local Planning Authorities to help unlock brownfield sites (e.g. the Brownfield Release Funding). On the 13 February 2024 the Government issued a Press Release and made it very clear that as part of its long-term plan for housing, every council in England will be told that they will need to prioritise brownfield developments and instructed to be less bureaucratic and more flexible in applying policies that halt housebuilding on brownfield land. Whilst this particular issue has not been specifically referred to in your letter, we trust that Havant Borough Council are doing everything within their power to prioritise the redevelopment and delivery of brownfield land. This work will need to clearly demonstrate that there is no more capacity available on any these brownfield sites to help meet the Government's standard methodology.

PfSH Spatial Position Statement
Winchester City Council and Havant Borough Council are both a member of the Partnership for South Hampshire (PfSH). At a meeting of the PfSH Joint Committee on 6th December 2023 a Spatial Position Statement (SPS) was agreed. You will be aware from your work on PfSH Planning Officers Group, that the SPS includes a number of Broad Areas of Search which will help to progress a reduction in the shortfall of housing need in the PfSH area. The Broad Areas Search for Growth that have been included in the SPS include:

- South-east/east of Eastleigh Town (Eastleigh)
- Havant Town Centre (Havant)
- Waterlooville Town Centre (Havant)
- Southleigh (Havant)
- East of Romsey (Test Valley)
- South-west of Chandler's Ford (Test Valley)
- East of Botley (Winchester)

It is important to note that the SPS cannot allocate land or determine the quantum of development within the Broad Areas of Search for Growth, as these matters will be determined through individual Local Plans. The SPS indicates that these Broad Areas of Search for Growth have the potential to deliver a combined total of approximately 9,700 homes. This would make a significant contribution to the shortfall in housing provision in South Hampshire including assisting with Havant's unmet housing need.

Winchester City Council's Regulation 18 Local Plan
Winchester City Council is committed to meet its own growth needs. I am sure that you are aware, that in addition to work that has been undertaken on PfSH, Winchester City Council's Regulation 18 Local Plan included a 'buffer' of 1,450 dwellings to meet any unmet housing need/changes to the Government's standard methodology. Officers are

currently reviewing all of the representations that were submitted on the Regulation 18 Local Plan and contacting the various landowners to ask them to complete a Site Deliverability Assessment. Currently this workstream is still ongoing but we are able to confirm that at an Officer level, the intention is to still provide for an unmet housing need allowance in the Regulation 19 Local Plan when it is published for public consultation late Summer 2024. However, at this stage of the process, Officers are unable to confirm exactly what level this unmet housing need allowance will be in the Regulation 19 Local Plan. This due to the fact that this work is ongoing and the assumptions that Officers are working on are currently in the process of being tested by Hampshire County Council Trading Arm as part of the Strategic Transport Assessment.

Given the approach being taken by Winchester City Council outlined above, combined with the fact that PfSH have very recently agreed a Spatial Position Statement to meet a housing shortfall in the South Hampshire area, it is considered that this is the best approach to assessing and supporting the any unmet housing need arising from Havant Borough Council's Local Plan.

This Council welcomes the continued co-operation and engagement between our respective Local Planning Authorities on this and other cross county strategic planning matters including with progressing work by Officer's to agree a Statement of Common Ground.

Your sincerely



Dawn Adey
Strategic Director of Place