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BOROUGH COUNCIL

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James Brewer
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Isle of Wight Council

By email only:
[redacted]

Enquiries to: David Hayward
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My reference:
Your reference:
Date: 11 March 2026

Dear James

Housing Need in Havant Borough

We are writing to Isle of Wight Council as one of the local planning authorities in the Hampshire and the Solent devolution area, as these will be covered by the same Spatial Development Strategy

The purpose of this letter is to formally update you on the progress of the Council's Local Plan – the Building a Better Future Plan, including the latest position on our housing needs. As you may be aware, the Council consulted on a full draft Regulation 18 Local Plan in Summer 2025 and is currently working towards a Pre-Submission Regulation 19 Local Plan 2026 and submission by the end of this year. Further information can be found at: https://www.havant.gov.uk/planning-services/planning-policy/local-plan/building-better-future-plan

As with most urban local planning authorities in the South East, one of the biggest challenges for the new Local Plan is meeting Havant's own development needs. Indeed many authorities including Havant Borough have seen a substantial increase to its housing need under the revised standard method which has increased the Borough's housing need figure from 516 to 892 dwellings, equivalent to 17,840 homes over the plan period.

Housing Need and Supply

The Council's starting point is that no stone will be left unturned to meet its own need. However, Havant will be an authority which will be unable to meet the scale of its development needs. Havant Borough has a demonstrably constrained supply of land, and the least constrained areas have already been identified for development[1]. The Draft Local Plan identifies a developable housing supply of 7,218 dwellings during the plan period, averaging 361 dwellings per annum. This results in a very large unmet housing need of 10,622 dwellings from Havant Borough (or 531 homes per year).

[1] HS01 Havant Borough Constraints Study. Available at https://www.havant.gov.uk/planning-services/planning-policy/local-plan/local-plan-evidence-studies-and-strategies

Whilst the submitted Winchester Local Plan, which is at Examination, includes an 'unmet needs allowance of which 70% be apportioned to Havant Borough. This is currently expected to be 346 dwellings[2] which would reduce Havant Borough's unmet need to 10,276 dwellings.

The Council's approach has been to focus duty to cooperate discussions with the Borough's immediate neighbouring authorities[3], and with other authorities within the same Housing Market Area (HMA)[4]. To date however, it has not been possible to accommodate any further unmet housing need other than that which has come through Winchester's Local Plan. In light of the scale of unmet need that remains; Havant Borough considers that it is necessary to approach non-neighbouring authorities beyond its HMA.

Whilst the Duty to Cooperate has been recently been removed from the legacy plan making system, local authorities will need to continue to address strategic matters where development needs cannot be met in a particular plan area. **The Borough Council is therefore formally requesting Isle of Wight Council to assist in meeting the unmet housing need of at least 10,276 dwellings arising from Havant Borough.** As set out above, the Council is in ongoing discussions with its neighbouring authorities and other local authorities within the same HMA.

Yours sincerely

[redacted]

Strategic Planning Manager

[2] MM49 https://www.localplan.winchester.gov.uk/assets/inline/2683/Schedule-of-Proposed-Main-Modifications.pdf

[3] Chichester District Council, East Hampshire District Council, Portsmouth City Council, South Downs National Park Authority, Winchester City Council

[4] Fareham Borough Council and Gosport Borough Council