RUSHMOOR BOROUGH COUNCIL

Council Offices, Farnborough Road,
Farnborough, Hants. GU14 7JU
Tel: (01252) 398 399

Website: www.rushmoor.gov.uk

Our reference: DC272

**Contact:** Jamie Adcock (Senior Planning Policy Officer)

**E-mail:** [redacted]

**Date:** 3 September 2026

David Hayward
Strategic Planning Manager
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

By email only to [redacted]

Dear David,

**Re: Update from Havant Borough Council on Unmet Development Needs**

Thank you for your letter of 10 August 2026 which provides an update on the progress of Havant's Local Plan and your latest position in relation to housing need and supply. As you may be aware, Rushmoor adopted its current Local Plan in February 2019. In March 2026, the Council published its timetable for preparing a new Local Plan under the new plan-making system. We subsequently published our notice of intention to commence Local Plan preparation in May 2026 and undertook a scoping consultation in June and July 2026.

I last wrote to you in April 2026 confirming that Rushmoor is not able to accommodate any unmet housing need from Havant Borough Council. Rushmoor's position remains unchanged.

As set out in my previous letter, Rushmoor's annual housing requirement has increased significantly under the standard method. The current requirement is 612 dwellings per annum, compared with the adopted Local Plan requirement of 436 dwellings per annum, representing an increase of 40%. In addition, the Council's latest Five-Year Housing Land Supply Position Statement, published in March 2026, identifies sites to deliver 2,979 dwellings, equivalent to 4.74 years of supply.

The Council's latest Land Availability Assessment (LAA), published in December 2024, identified a supply of 5,952 dwellings over 15 years, including a windfall allowance. This equates to approximately 397 dwellings per annum, which is significantly below the current annual housing requirement calculated using the standard method. Although an update to the LAA is currently being prepared, and further work is being undertaken to identify additional deliverable and developable sites, it is highly unlikely that an oversupply will be identified given Rushmoor's highly constrained and urban nature.

Furthermore, the whole of Rushmoor lies within 5 km of the Thames Basin Heaths Special Protection Area. As a result, any net new residential development must be mitigated through the provision of Suitable Alternative Natural Greenspace (SANG). Given the limited availability of SANG within the borough, delivering sufficient mitigation to support Rushmoor's own housing requirements will continue to be a significant challenge.

For these reasons, Rushmoor is not in a position to assist in accommodating unmet housing need from Havant Borough Council. However, we will continue to engage constructively with Havant Borough Council as both authorities progress their respective plan-making work.

Yours sincerely

[redacted]

Tim Mills
Executive Head of Property and Growth