

Draft Local Plan Housing Statement

July 2016



Have your say on the draft Local Plan Housing Statement by

- Emailing policy.design@havant.gov.uk
- Writing to us at Local Plan Housing Statement, Planning Policy Team, Havant Borough Council, Civic Centre Road, Havant, PO9 2AX.

Any comments should be submitted to the Council on or before 9th September 2016
Please make sure you include your name, address and email address.

Please note that all representations received may be made public. All personal data will be removed prior to publication.

Contents

Page

1. INTRODUCTION	1
2. THE ADOPTED LOCAL PLAN.....	4
3. FUTURE HOUSING POTENTIAL	6
4. CONCLUSION	14

1. Introduction

Overview

- 1.1 This Local Plan Housing Statement has been produced in light of the Objectively Assessed Housing Need Update¹ and the South Hampshire Spatial Position Statement², both published by the Partnership for Urban South Hampshire (PUSH³) on 7 June 2016.
- 1.2 It has also been produced in light of the requirements of the National Planning Policy Framework, most importantly the key requirement that Local Planning Authorities must boost significantly the supply of housing. In order to achieve this, the NPPF also requires Local Planning Authorities to keep Local Plans up-to-date and review them to respond flexibly to changing circumstances, in this case a change in the need for new homes.
- 1.3 Through Section 146 of the Housing and Planning Act, Government have made it perfectly clear the importance that they place on having an up-to-date Local Plan and the implications if a Local Planning Authority fails to do this. If the Secretary of State thinks that a Local Planning Authority is failing or omitting to do anything which is necessary for them to do in connection with the preparation or revision of a Local Plan, the Secretary of State may intervene to prepare or revise the Local Plan.
- 1.4 As such, it is essential that the Borough council continue to positively plan for the future of the within this reality, achieving sustainable development and creating successful places for future generations. The Local Plan Housing Statement is the first step in addressing the rising housing need through a review of the Local Plan.
- 1.5 The Local Plan Housing Statement sets out how the Adopted Local Plan can be considered up to date, it will set out the direction of travel for the preparation of the new Havant Borough Local Plan and it will set out how sustainable greenfield sites outside of the urban area will be considered prior to the adoption of the new Havant Borough Local Plan.
- 1.6 In the same way as a Local Plan would be, the Housing Statement has been subject to Sustainability Appraisal, Habitats Regulations Assessment and an Integrated Impact Assessment. It has been prepared in light of an evidence base which is proportionate to its content and has been subject to the relevant democratic approval processes.
- 1.7 The Local Plan Housing Statement will not form part of the statutory development plan⁴. However it will be given weight as a material consideration when development management decisions are made up until the adoption of the borough's new local plan.
- 1.8 The Local Plan Housing Statement is currently in draft format for consultation.

¹ http://www.push.gov.uk/2c_objectively_assessed_housing_need_update.pdf

² http://www.push.gov.uk/work/planning-and-infrastructure/push_spatial_position_statement_to_2034-2.htm

³ The Partnership for Urban South Hampshire (PUSH) is comprised of all borough and district councils in South Hampshire, the two city councils and Hampshire County Council. More detail is available at www.push.gov.uk/partnership.htm.

⁴ as defined by the Town and Country Planning Act (1990 as amended)

Background

- 1.9 A Local Planning Authority's housing requirement is established through a comprehensive assessment of housing need across the relevant Housing Market Area (HMA). This forms part of past and ongoing work with nearby local authorities, under the duty to cooperate, to establish whether and how that need can be met across the HMA.
- 1.10 The Borough Council worked through PUSH with the ten other local authorities across the Solent sub-region to produce the South Hampshire Strategic Housing Market Assessment (SHMA)⁵. The SHMA shows an extremely high level of housing need across the three HMAs⁶ along the Solent.
- 1.11 The requirement to address housing need is set out in the National Planning Policy Framework (NPPF) (2012):
- "To boost significantly the supply of housing, local planning authorities should:
-use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period"* (NPPF 2012, paragraph 47)
- 1.12 Government have set out through section 153 of the NPPF that Local Plans can be reviewed in order to adapt to changing circumstances, which is ultimately the case with the housing need up to 2036. Equally the review must, in order to comply with the NPPF, plan positively to address the high housing need which exists across South Hampshire in general and Havant in particular.
- 1.13 If the Borough Council fails to initiate a review or pursue it in a timely manner, Government have made it clear through S146 of the Housing and Planning Act that if the Secretary of State thinks that the Borough Council are failing or omitting to do anything which is necessary in connection with the review of the Local Plan, the Secretary of State can intervene and prepare or revise the Local Plan instead or give directions to the Borough Council relating to the review of the plan.
- 1.14 It is clear from the evidence of the SHMA that the level of housing need and the requirement to meet it, as far as is consistent with the NPPF, will require further development sites to be identified over and above those in the Adopted Local Plan. As such, it is necessary for a new Havant Borough Local Plan to be produced.
- 1.15 On this basis, a review of the Local Plan will move swiftly forward. As a key part of this, the housing need identified in the SHMA must be assessed against suitable land for development taking into account significant constraints across the HMA to inform new housing targets and allocations.

Guiding Principle 1

The Strategic Housing Market Assessment shows a high level of housing need in Havant and across the Portsmouth Housing Market Area. As such, Havant Borough Council will initiate a review of the Adopted Local Plan in order to continue positively planning for all development needs in the borough into the future and ensure that decisions regarding the Local Plan can continue to

⁵ This should be taken to include both the South Hampshire Strategic Housing Market Assessment (January 2014) and the Objectively-Assessed Housing Need Update (April 2016).

⁶ One HMA focussed around Southampton, one focussed around Portsmouth and one contained on the Isle of Wight. The Portsmouth HMA contains all of Havant, Portsmouth and Gosport and sections of East Hampshire, Fareham and Winchester.

be taken locally.

- 1.16 It will be important that the Council do not obstruct or refuse residential development that is sustainable and appropriate under the NPPF whilst the new plan is being produced, although such schemes could be contrary to policy AL2 of the Adopted Local Plan (Allocations) which relates to development outside the urban areas of the borough. Positively considering sites which are appropriate and sustainable, yet outside the urban areas defined in the Adopted Local Plan (Core Strategy and Allocations), simply has regard to the higher housing requirement that will inevitably need to be included in the new local plan.
- 1.17 Considering these sites positively, at this early stage of the plan's preparation, will allow the Borough Council to maintain some control and manage planning decisions taken at the local level rather than through appeals. Importantly it will also help the Borough Council in demonstrating a five year housing land supply position in the years ahead. Allowing appropriate development sites to start their planning journey now will improve the likelihood of new homes being delivered at the right time in order to contribute to the higher housing requirement identified in the South Hampshire Spatial Position Statement.
- 1.18 Whilst the housing need figure is not a target, it is necessary to ensure that any suitable sites which come forward that will help to meet this need are approved without delay. This will be in the interest of meeting as much housing need as is sustainably possible in order to comply with the NPPF. Alongside this the Borough Council will seek to protect those areas which are not suitable for development, such as when development would be contrary to the NPPF, where important employment land/uses would be lost or where flood risk would constitute a constraint.
- 1.19 Equally, it is important that the Borough Council, in continuing to plan positively for the future of the borough, fulfils its requirements and obligations under the Housing and Planning Act, which achieved Royal Consent on 12th May 2015, and any associated secondary legislation or change to national policy.
- 1.20 A higher housing requirement is a certainty in the new local plan and the Housing Statement seeks to identify realistic development potential for housing to meet this requirement and begin discussions with communities and other stakeholders about these sites. By extensively considering the development potential of the borough the Borough Council are seeking to address the SHMA housing need figure in accordance with the NPPF.

2. The Adopted Local Plan

- 2.1 Havant Borough's Adopted Local Plan (Core Strategy 2011 and Allocations Plan 2014)⁷ covers the period until 2026. The Adopted Local Plan is considered up to date. The Local Plan (Core Strategy) was adopted prior to the NPPF and the housing target is based on the now revoked South East Plan. This fact was explored when the Local Plan (Allocations) was examined in 2014.

"After the publication of the NPPF in March 2012 the PUSH authorities approved the South Hampshire Strategy (SHS), which provides a sub-regional basis for the local authorities housing requirements... The CS [Core Strategy's] housing target towards which the allocations in this Plan will contribute is consistent with the SHS and remains broadly accurate when tested against the "What Homes Where" toolkit." (Inspector's Report on The Examination into Havant Borough Local Plan (Allocations) (2014))

- 2.2 The Inspector considered the overall compliance of the Local Plan with national policy. This is a requirement of paragraph 182 of the NPPF which sets out that to be sound a plan must be consistent with national policy as well as being positively prepared, justified and effective. The Inspector was careful to differentiate the different parts of the Local Plan. Paragraph 9 of the Inspectors Report on the Local Plan (Allocations) makes this completely clear and states that: *"The Havant Borough Local Plan (Core Strategy) was adopted in March 2011 and is referred to as the Core Strategy (CS). This Plan, the Local Plan (Allocations) seeks to deliver the vision for growth that is set out in the CS... the two documents are intended to be read together to form the Havant Borough Local Plan."* In assessing legal compliance, the Inspector states: *"The Local Plan complies with national policy"*.

- 2.3 Indeed, the 2014 PUSH SHMA was published prior to the conclusion of the Examination into the Local Plan (Allocations). In paragraph 9 of the report, the Inspector set out that *"The PUSH authorities, together with Hampshire County Council (HCC) and the Solent Local Enterprise Partnership, commissioned a Strategic Housing Market Assessment (SHMA) to help assess housing need through to 2036. This was published in March 2014 and will inform a forthcoming review of the PUSH Spatial Strategy"*. This sets out clearly how the Inspector considered the content of the Local Plan (Allocations) with clear knowledge of the housing need in the borough up to 2036. With all of the evidence before her, including relating to housing need up to 2036, the Inspector concluded that the Local Plan (Allocations) was legally compliant, justified, effective and consistent with national planning policy.

- 2.4 As a result, whilst the SHMA will form an essential part of the evidence base for the new local plan but does not render the Adopted Local Plan out of date. This point has been made clear by Government⁸, stressing *"The publication of a locally agreed assessment provides important new evidence and where appropriate will prompt councils to consider revising their housing requirements in their Local Plans. We would expect councils to actively consider this evidence over time and, where over a reasonable period they do not, Inspectors could justifiably question the approach to*

⁷ Hereafter referred to as the Adopted Local Plan.

⁸ Letter from Brandon Lewis, then Minister of State for Housing and Planning, to the Chief Executive of the Planning Inspectorate (19 December 2014) – available at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/390029/141219_Simon_Ridley_-_FINAL_SIGNED.pdf

housing land supply. However, the outcome of a Strategic Housing Market Assessment is untested and should not automatically be seen as a proxy for a final housing requirement in Local Plans. It does not immediately or in itself invalidate housing numbers in existing Local Plans”.

- 2.5 Following the initial publication of the SHMA, work began on the South Hampshire Spatial Position Statement, which has now been published. It is entirely appropriate under the NPPF's duty to cooperate that discussions regarding meeting the level of development need take place between all local authorities in the HMA. This strategy of effective cooperation has led to the publication of a comprehensive plan for housing delivery across the HMA.
- 2.6 The publication of this Local Plan Housing Statement, which sets out how the Borough Council intends to meet its housing requirements under the NPPF, shortly after the publication of the South Hampshire Spatial Position Statement, shows the importance that the Borough Council places on updating the Local Plan. No reasonable period can have said to have passed and so it would be illogical to question the Borough Council's approach to housing land supply following the Adopted Local Plan at this point.

Guiding Principle 2

The Adopted Local Plan is considered up to date as per the definition in paragraphs 157 and 158 of the NPPF. Decisions regarding five year housing land supply will continue to be taken on this basis.

3. Future Housing Potential

- 3.1 The PUSH SHMA shows a need for 121,500 new homes across South Hampshire between 2011 and 2036. Of these, 57,000 should be provided in the Portsmouth HMA of which 11,250 should be provided in Havant Borough. The NPPF is clear in paragraph 47 that Local Plans must *“meet...the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period”*.
- 3.2 A high level technical analysis has been completed to understand whether the established need can be met in a way which would constitute sustainable development and if not, how best it can be met. This is set out in detail in the Housing Constraints and Supply Analysis Paper, which accompanies the Local Plan Housing Statement. A thorough examination of the housing land supply and potential sites has taken place. The borough's Strategic Housing Land Availability Assessment (SHLAA) has also been refreshed and incorporates the results of a 'call for sites' which was undertaken in January 2016 and a reappraisal of some employment sites that may be more suitable for housing. This has informed an approach to identifying sites suitable for housing which are free from overriding constraints. This is intended to maximise the level of development as the Borough Council seeks to meet its objectively assessed need.
- 3.3 The Housing Constraints and Supply Analysis Paper provides detail as to the process undertaken to establish if the borough can meet its objectively assessed need and, if not, how much sustainable development the borough can accommodate.
- 3.4 In line with the NPPF development on brownfield land has been prioritised through the analysis in the SHLAA's assessment of suitability. Nonetheless, the high level of need for new homes means that development of greenfield sites will also be necessary.
- 3.5 A constraints analysis (detailed in the Housing Constraints and Supply Analysis) firstly looked at high level constraints (i.e. those that make a site unsustainable for development). This analysis has shown that sections of the borough would be inherently unsustainable for substantial levels of future development.
- 3.6 With the housing need position starting at 2011 existing completions since then will be taken into account together with existing commitments from those sites with planning permission or already allocated in the Adopted Local Plan. This shows that a large gap (4,803) remains in order to address housing need.

	Need requirement	Net Dwellings Completed or Committed
Total Borough Objectively Assessed Need (OAN) 2011-2036	11250	
Completed dwellings (2011/12 – 2014/15)		1109
Permissions (outstanding planning permissions at 01/04/15)		1752
Allocations in current Local Plan (yet to be completed/permitted at 01/04/15)		1986
Windfall Development (up until 2036)		1600
Totals	11250	6447
Remaining OAN to be addressed (i.e. the gap)		4803

Table 1: Existing completions and commitments vs OAN

- 3.7 In order to address this apparent gap, further investigation has taken place for additional housing potential in the borough. This has used the SHLAA process (including the 2016 call for sites and SHLAA refresh) to establish further brownfield and greenfield sites that offer potential.

Further Urban Area Sites

- 3.8 Limited further brownfield sites within the existing urban area which could be developed for housing have been identified. Any potential urban area housing sites are already supported in principle through the Adopted Local Plan (in particular Policy CS17). These are the types of sites already accounted for in the detailed windfall analysis. Delivery from small-scale windfall sites will continue to be taken into account.

Guiding Principle 3

Havant Borough Council will continue to prioritise the development of brownfield land:

- The new local plan will maximise the residential development of brownfield sites by looking at potentially significantly higher densities around town centres and transport hubs
- Prior to the adoption of the new local plan, development on brownfield sites which are considered suitable for housing under the Adopted Local Plan will continue to be supported, even if they are not specifically allocated.

- 3.9 Further greenfield urban extension sites of various sizes have also been considered. These are sites already identified in the SHLAA but which are not allocated in the Adopted Local Plan and previous or slightly revised SHLAA sites (for instance when site areas may have needed to change). Some new SHLAA sites have also been submitted as part of the 2016 'call for sites'. In addition to this previous discounted SHLAA sites have been reconsidered in light of identified housing need.
- 3.10 In light of the identified housing need and the 4,803 dwelling '1ap' identified in Table 1 it is appropriate that the Borough Council considers appropriate greenfield sites for development in the short term.

Site reference	Site	Indicative No. of dwellings
Emsworth		
UE39	Land North of Hollybank Lane and Long Copse Lane	54
UE50	Land North of Long Copse Lane	166
UE67	Land to the rear of Redlands House	5
UE02b	Land north and west of Selangor Avenue	154
Havant and Bedhampton		
UE28	Littlepark House, Bedhampton	47
UE30	Land south of Lower Road, Bedhampton	50
UE52	Land adjacent to 47 Portsdown Hill Road	5
UE53	Land East of Castle Avenue	60
UE55	Southleigh Park House	35
UE68	Forty Acres	300
Hayling Island		
UE17	Land South of Rook Farm	53
UE35	Land North of Rook Farm	119
UE63	Land West of Rook Farm	222
UE18	Station Road (north of Sinah Lane/West of Furniss Way)	161
	Total	1431

Table 2: Further Greenfield sites outside of the urban area

- 3.11 The sites listed in Table 2 have all been considered through the 2016 SHLAA process to be deliverable or developable. As such they are free of constraints that cannot be mitigated, are available for development, and sustainable development could be achieved on the site. As such, given the level of housing need, they would be put forward for allocation in the new local plan.
- 3.12 However they are all outside the urban areas identified in the Adopted Local Plan and so would be contrary to policies CS17 and AL2 which indicate that residential development should be resisted. However, it is considered that the level of need means that, even though it would be a departure from the Adopted Local Plan, the principal of residential development on these sites should be supported, subject to compliance with the remainder of the Adopted Local Plan.
- 3.13 Being proactive and supporting appropriate and sustainable development on the urban edge now will help to ensure that a five year housing land supply will be sustained. Positive decisions now will allow for the inevitable lag time between planning discussions/approvals on a site and dwellings being completed (and thereby contributing to five year supply). In all instances other relevant policies in the Adopted Local Plan would still need to be met and sites not included in the Table 2 will be considered in relation to the NPPF and Adopted Local Plan.

Guiding Principle 4

The principal of residential development will be considered favourably on those sites identified in table 2 to contribute towards the high objectively assessed need for new housing in the borough. Proposals coming forward for these sites should continue to meet the full requirements of the Adopted Local Plan except policies CS17 and AL2.

Table 3 below shows that even when taking into account these additional sites there still remains a significant gap (3,372) between the objectively assessed need for housing and the available supply in the borough.

	Need requirement	Net Dwellings Completed , committed and further supply
Total Borough Objectively Assessed Need (OAN) 2011-2036	11250	
Completed dwellings (2011/12 – 2014/15)		1109
Permissions (outstanding planning permissions at 01/04/15)		1752
Allocations in current Local Plan (yet to be completed/permitted at 01/04/15)		1986
Windfall Development (up until 2036)		1600
Additional greenfield sites outside of the urban area		1431
Totals	11250	7878
Remaining OAN to be addressed (i.e. the gap)		3372

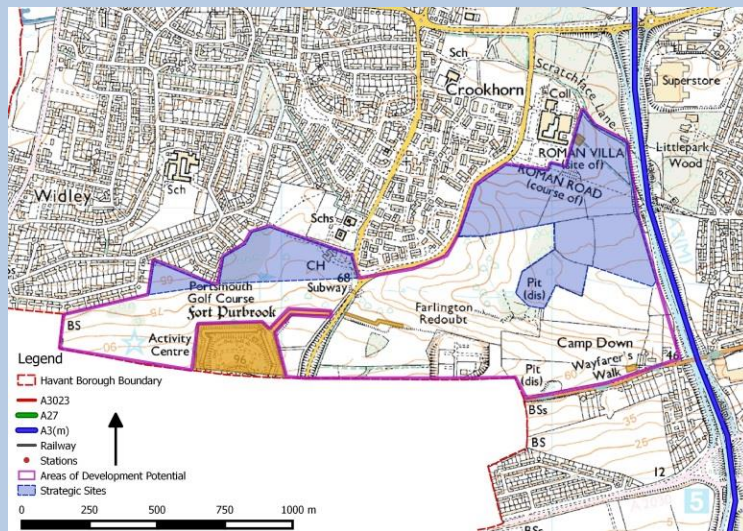
Table 3: Existing completions, commitments and additional greenfield vs OAN

- 3.14 With the relatively compact and already heavily developed nature of the borough there are very few opportunities remaining for sustainable development to further close this gap. However, with the NPPF requiring objectively assessed housing need to be addressed, no stone should remain unturned in the search for potential development sites. This means that we must also look at those few larger remaining undeveloped parts of the borough that are free from substantial constraint. This leads to the consideration of two new strategic development sites.

New Strategic Sites

- 3.15 There are two areas of the borough which are free from significant high level constraints and which remain undeveloped. Without positively identifying these sites and working with the landowners or their representatives to identify the best way to take the sites forward for development there is a risk that proposals for these sites could be speculatively submitted, potentially in a piecemeal manner. This is likely to undermine the ability to secure the right infrastructure delivered at the right times to support any new substantial developments. It will also lessen the ability to achieve a sustainable and well planned community.

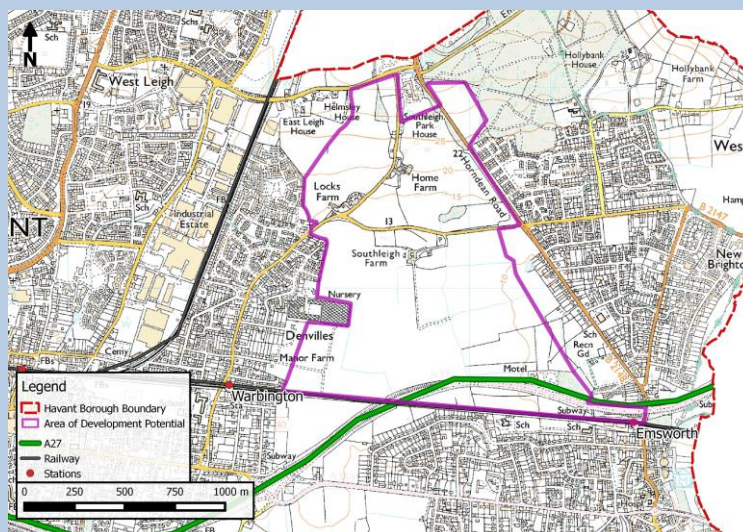
Strategic Site 1: Campdown



Further details about this site and the potential for new development is included in the Strategic Development Areas Financial Feasibility Study. It is considered that the site is likely to be capable of accommodating a minimum of 400 dwellings and sports facilities to accommodate the needs of the Borough's growing sports clubs. This should be provided for within the site's net developable area (shaded blue in the map above) whilst the remainder of the site would be used for leisure purposes.

The development will require as a minimum improvements to nearby highway infrastructure, green infrastructure and utilities in order for the site to be delivered. Further work regarding infrastructure provision is on-going and will feed into the allocation for the site in the new local plan.

Strategic Site 2: Area Between Denvilles and Emsworth



Further details about this site and the potential for new development is included in the Strategic Development Areas Financial Feasibility Study. It is considered that the site is likely to be capable of accommodating a minimum of 1,650 dwellings and a local centre.

The site will require as a minimum improvements to nearby highway infrastructure, a new junction on the A27 and associated link road north, a new primary school, green infrastructure and surface water drainage. The development will need to be laid out in such a way that there remains clear distinction between the settlements of Emsworth, Denvilles and Warblington after completion of the development. Further work regarding infrastructure provision and settlement identify is on-going and will feed into the allocation for the site in the new local plan.

- 3.16 In order to address the borough's housing need as part of the new Local Plan it is inevitable that these sites will need to be considered. Preliminary work looking at the infrastructure requirements, development capacity and timeframes for the sites coming forward has started and it is proposed that this continues through the Local Plan process. All this can feed into appropriate masterplanning and the new local plan as appropriate.
- 3.17 Strategic sites of this nature require extensive preliminary work and have longer lead in times than smaller sites. It is intended that public consultation will inform a Masterplan to bring the sites forward in the most sustainable way which ensures that they are high quality communities which will stand the test of time. Community involvement in the masterplanning of the larger strategic site between Denvilles and Emsworth will be facilitated through a Development Charrette⁹.
- 3.18 Piecemeal development of the strategic sites would hinder the ability to ensure the correct type and scale of infrastructure is provided. Poor quality piecemeal development could result in less housing being provided as the most efficient layout across the entirety of the site is not being proposed. As such, it is vital that these sites are progressed through the new local plan with the appropriate level of background evidence and analysis and with the input of local communities. This will ensure that the benefits from delivering the new strategic sites are maximised. Delivery in a comprehensive manner can bring benefits to existing as well as new communities such as through the provision of new educational or sports facilities, highway infrastructure and retail outlets.

Guiding Principle 5

The comprehensive development of Campdown and the Area Between Denvilles and Emsworth will be progressed through the new local plan. Both strategic sites should be appropriately masterplanned, in consultation with local communities, in order to ensure that they are brought forward comprehensively. This will establish the development potential of the two sites, the mix of development types which should be brought forward, phasing, settlement identity and infrastructure requirements.

So as to ensure that the correct scale and type of infrastructure is provided, development of these sites in whole or part will be resisted until they are allocated through the new local plan.

- 3.19 Policies to support the delivery of these strategic sites will be developed as part of the new local plan.
- 3.20 The extensive preliminary work, understanding of infrastructure requirements, anticipated scale and timescale of development at the strategic sites means that phasing and overall delivery projections for the strategic sites will be separated out from the remainder of the borough when it comes to housing policy, monitoring and projected supply. This is to allow for the lead in time required for schemes of this scale which mean a steady annualised delivery spread over a plan period will not be possible.
- 3.21 The details of this Local Plan Housing Statement and supporting Housing Constraint and Supply Analysis Paper demonstrate that no stone has been left unturned in trying to best meet the

⁹ A Development Charette is an intensively produced, community-led masterplan for a development site. Usually, in a one or two week session, the charrette assembles key stakeholders, including the public, to collaborate with the design team allowing iterative design proposals, feedback and revisions to take place. This has been shown to be an effective means of encouraging input and producing a valuable masterplan that everyone has mutual ownership of. It is intended that the Design Charette for this site will take place later in 2016 and will eventually inform a masterplan of the site which will be adopted as a Supplementary Planning Document.

identified housing need for Havant Borough. The SHLAA has been revisited and a detailed analysis and understanding has been developed on the development potential for the borough.

- 3.22 When assessing all the above potential sources of supply, including the potential strategic sites at Campdown and the Area Between Denvilles and Emsworth, a gap remains between what can be sustainably achieved in Havant Borough and the housing need for the borough. This gap stands at 1,322 dwellings.

	Need requirement	Net Dwellings Completed, committed and further supply
Total Borough Objectively Assessed Need (OAN)	11250	
Completed dwellings (2011/12 – 2014/15)		1109
Permissions (outstanding planning permissions at 01/04/15)		1752
Allocations in current Local Plan (yet to be completed/permitted at 01/04/15)		1986
Windfall Development (up until 2036)		1600
Additional greenfield sites outside of the urban area		1431
Strategic Sites (Camp Down and area between Denvilles and Emsworth)		2050
Totals	11250	9928
Remaining OAN unaddressed (i.e. the gap)	1322	

Table 4: Total Projected commitments, supply and new strategic sites vs OAN

- 3.23 The South Hampshire Spatial Position Statement covers the period 2011-2034 (therefore two years less than the housing need information in the SHMA and the figures referred to above). Table H1 of the South Hampshire Spatial Position Statement (Distribution of Housing) indicates a development requirement of 9,170 dwellings in Havant Borough between 2011-2034. As such the Housing Statement is proposing development of 758 more homes than the minimum requirement of the PUSH Spatial Position Statement.

Phasing/Annual Requirements

- 3.24 New housing provision in the borough up until 2036 is likely to include a heavy reliance on the new strategic sites (currently making up over 20% of the overall supply potential). Therefore realistic phasing will be required. It is envisaged that the new strategic sites will start to have completed dwellings in approximately 2026. Any acceleration of that would be dependant on significant forward funding of the major infrastructure required to support this scale of development. On the basis of completions on-site starting in 2026 a housing phasing strategy based on table 5 is proposed. This will need to be refined as part of preparation on the new local plan.

	Net Dwellings	Delivery (approx.)
Total New Strategic Site Delivery	2050	Delivery 2026 – 2036 at 205 dwellings per annum
Remain parts of the borough	7878	Delivery 2011 – 2036 at 315 dwellings per annum

Table 5: Potential target/phasing approach for housing delivery 2011-2036 (figures may not add up due to rounding)

- 3.25 Further work will be undertaken to confirm whether the market can support this quantum of development (i.e. whether housebuilders are able to build out at this rate). This will be investigated as appropriate in preparation for the new Local Plan.

4. Conclusion

- 4.1 The Borough Council has been extremely thorough in examining all potential land across the borough and has left no stone unturned in the search for sustainable sites for development. Taking all the above potential sources into account the total potential supply from 2011-2036 is 9,928 dwellings. As can be seen this does not meet the OAN for the borough and leaves a shortfall of 1,322 dwellings.
- 4.2 The above information and analysis on potential development sites had been provided to inform the South Hampshire Spatial Position Statement. Table H1 of the document (Distribution of Housing) indicates a development potential of 9,170 dwellings in Havant Borough between 2011-2034. Havant Borough Council will continue to search for additional sustainable sites and where possible higher densities when formulating the new local plan in order to further reduce the 1,322 dwelling gap with the aim of fully meeting the objectively assessed need.
- 4.3 However, as the overall need figure is based on and applied across the HMA, which includes six local authorities, it is expected that the 1,322 dwelling shortfall will need be addressed by those other authorities that have more extensive land availability that is free from similar high level constraints (as used in the background analysis undertaken by Havant Borough Council). Similarly it is acknowledged that Havant Borough is on the edge of the HMA so it is equally important to liaise with our neighbours at Chichester District Council. The Borough Council will continue to work positively with the other local authorities in the HMA together with Chichester District Council in seeking to meet the defined need for new housing in this area.

Guiding Principle 6

The Borough Council will continue to fully comply with our duty to cooperate under the NPPF. We will work with nearby local authorities with the aim of reducing or eliminating any identified but unaddressed housing need. We will also continue to work with other relevant organisations to ensure that the step change in development which must take place in the borough does so in a way which constitutes sustainable development as defined in the NPPF.

