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22 May 2024

Dear Lucy,

Request from Portsmouth City Council to help meet unmet housing need under the Duty to Cooperate

Thank you for hosting a Duty to Cooperate meeting at your Offices on 12 April 2024 which follows on from a letter that you sent to me on the 11 January 2024.

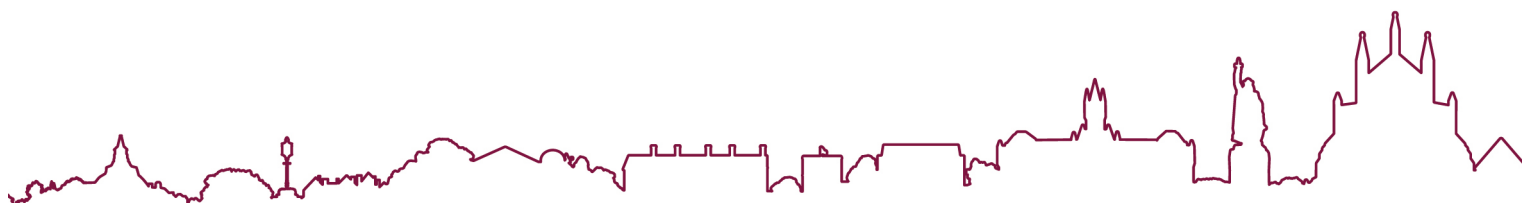
Housing need

Winchester City Council does fully appreciate that the Portsmouth City Council is subject to a number of physical constraints and the challenges that this brings in terms of meeting your own housing need. This Council recognises and is supportive of the work that Portsmouth City Council has undertaken in terms of a thorough search for new housing sites in terms of undertaking a Housing and Economic Land Availability Assessment and the proactive approach it is taking to meeting its own housing needs.

Your letter indicates that the housing need for Portsmouth City Council over the Local Plan period using the Government's standard methodology is currently 899 homes per year which this equates to 17,980 new homes. The letter further states that you currently have an unmet housing need of 3,577 homes equating to 179 homes on an annualised basis.

Under the Duty to Cooperate Portsmouth City Council is approaching a number of Local Planning Authorities, including Winchester City Council, to assist with meeting this unmet housing need.

As the above indicates we are fully aware that under the duty-to-cooperate we are required to consider requests for unmet housing need from neighbouring areas. We are having Statement of Common Ground discussions with other neighbouring Local Planning Authorities. At least one other Local Planning Authority (Havant), are in a



similar position to Portsmouth City Council in terms of not being able to meet the Government's standard method.

Brownfield land

Officers from Portsmouth City 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 is not specifically referred to in your letter, we trust that Portsmouth City Council are doing everything within their power to prioritise and bring forward brownfield land to help meet the Government's standard methodology.

PfSH Spatial Position Statement

Winchester City Council and Portsmouth City 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 Portsmouth'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 in Autumn 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 Portsmouth City Council's Regulation 19 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 the wording in a Statement of Common Ground.

Your sincerely



Adrian Fox
Strategic Planning Manager