



Five-year Housing Land Supply and Trajectory

At 1 April 2023

Table of Contents

1.	Introduction	1
2.	Five-year housing requirement	4
3.	Supply of new homes	5
	Which homes form the five-year supply?	5
	Deliverable sites of 1 to 9 homes	6
	Deliverable sites of 10 to 99 homes	6
	Deliverable sites of 100 or more homes	6
	Windfall allowance	8
	Total supply of homes over the five-year period	9
4.	The five-year housing land supply calculation	10
5.	Housing trajectory	11
	Appendix 1: Housing completions 2014 to 2023	12
	Appendix 2: Applying an appropriate buffer	13
	Appendix 3: Deliverable sites of 1-9 homes at 1 April 2023	14
	Appendix 4: Deliverable sites of 10 to 99 homes	20
	Appendix 5: Delivery rates for sites of 10 to 99 homes at 1 April 2023	21
	Appendix 6: Deliverable sites of 100 or more homes	22
	Appendix 7: Delivery rates for sites of 100 or more homes at 1 April 2023	23
	Appendix 8: Windfall allowance	24
	Introduction	24
	Methodology	24
	Sites removed from the completions data	26
	Windfall allowance for small sites of 1 to 9 homes	32
	Windfall allowance for large sites of 10 to 99 homes	33
	Appendix 9: Housing trajectory 2014 to 2032 at 1 April 2023	34
	Housing trajectory: notes regarding Odiham & North Warnborough Neighbourhood Plan	35
	Housing trajectory: notes regarding Crondall Neighbourhood Plan	36

1. Introduction

- 1.1 This paper sets out Hart district's five-year supply of housing land at 1 April 2023. It also sets out a 'housing trajectory' for the full local plan period from 1 April 2014 to 31 March 2032.
- 1.2 At 1 April 2023 nine years of the 18-year plan period were completed. At that date 5,169 homes had been completed against a target of 3,807, an oversupply of 1,362 homes, or 35.7%.
- 1.3 Over the remaining nine years of the plan period there is a need to deliver 2,445 homes, or an average of 272 homes per annum.
- 1.4 Under the [National Planning Policy Framework](#) 2023 (NPPF) local planning authorities should demonstrate each year that they have at least five years' worth of housing supply against their housing requirement.
- 1.5 If a local authority cannot demonstrate a five-year supply of new homes, then relevant development plan policies are deemed to be out-of-date (see NPPF paragraph 11). This would increase the risk of new homes being permitted on sites that are contrary to the policies of the Development Plan (which includes the adopted Local Plan and made Neighbourhood Plans), such as greenfield sites in the countryside.
- 1.6 In Hart district the overall housing requirement for the period from 2014 to 2032 is set out in Policy SS1 of the [Hart Local Plan \(Strategy & Sites\) 2032](#) (HLP32) – a total of 7,614 homes over the plan period.
- 1.7 This paper demonstrates that Hart district has a very healthy housing land supply position with a surplus of 913 homes over the next five years, or 10.8 years judged against a residual five-year requirement of 791 homes. The Council remains in a strong position to refuse planning permission for homes on sites that are contrary to the Local Plan.
- 1.8 This strong housing land supply position demonstrates that the need for new homes in Hart district is being met and that the Council is delivering on the vision and objectives in the Local Plan, and its [Corporate Plan 2023-2027](#) (see Box 1). In addition, new homes will be built to new Building Regulations which require lower carbon emissions and electric car charging points. This will help deliver on some of the targets in the climate emergency which was declared by the Council in April 2021.
- 1.9 Further information on housing delivery, including the provision of affordable homes, supported accommodation for the older persons, and self & custom build, will be provided in the Council's Annual Monitoring Report for 2022/23 to be published before the end of December 2023.

Box 1: Extracts from Local Plan vision and objectives and Corporate Plan 2023 - 2027

Local Plan vision includes:

We will have played our role in meeting future housing, social and economic needs, with priority given to the redevelopment of previously developed (brownfield) land. This includes the creation of a new community at Hartland Village, east of Fleet.

In addition to market housing, the number of affordable homes will have increased, along with more accommodation for the elderly and other forms of specialist housing.

New development will have been built to high environmental and design standards. It will have been designed and located so that it is safe from flooding and has not increased the risk of flooding elsewhere and includes measures to meet the challenges of climate change. These developments will have respected the individual characteristics of the towns and villages across Hart district and will have avoided the coalescence of settlements.

Local Plan objectives includes:

1. To plan for sufficient land to be available for at least 7,614 new homes to be built in the district in the period 2014 – 2032 such that it provides a continuous supply of housing.
2. To deliver a sustainable new community at Hartland Village by 2032.
3. To provide new homes of a mix of types, sizes and tenures to meet the current and future needs of Hart district's residents, including affordable housing; new homes and care accommodation to meet the needs of an ageing population, and homes for other specialist groups.
11. To provide measures for adapting to the impacts of climate change and minimising the contribution of new development to the causes of climate change, including reducing the risk of flooding by directing development away from areas at risk of flooding, and using opportunities offered by new development to reduce the causes and impacts of flooding from all sources.

Corporate Plan 2023 – 2027 includes:

Ensure access to housing by:

- Using our Local Plan to support the provision of a diverse range of energy and resource efficient, climate resilient homes, including affordable housing, along with new homes and care accommodation to meet the needs of an ageing population, and homes for other specialist groups.
- Delivering more affordable homes within the district, including in our main villages, and provide homes which support independent living as well as homes for other specialist groups.
- Delivering the number of new homes required in the district through innovation, modular housing, and developing sustainable infill and other sites within the settlement boundaries as defined in the Local Plan.

2. Five-year housing requirement

2.1 The Hart Local Plan (Strategy & Sites) 2032 (HLP32), adopted on 30 April 2020, includes a housing requirement of 423 homes per annum over the plan period 2014 to 2032 (Policy SS1); a total of 7,614 homes.

2.2 The five-year housing requirement is a *residual* housing requirement which takes full account of surplus completions since the start of the plan period. It is calculated as follows:

Step 1 Multiply the annual local plan housing requirement of 423 homes per annum by five years = 2,115 homes

Step 2 Subtract past over-provision of new homes since the start of the plan period April 2014. The past surplus amounts to 1,362 homes (see [Appendix 1](#)). $2,115 - 1,362 = 753$ homes to be provided over the next five years.

Step 3 Add a 5% buffer as required by the National Planning Policy Framework (see [Appendix 2](#)). $753 \times 5\% = 791$ homes to be provided over the next five years (158 homes per annum for the next five years).

Five-year housing requirement = $((423 \times 5) - 1,362) \times 1.05$

= 791 homes (158 per annum)

2.3 The Council took this approach when the HLP32 was examined and found sound and has consistently followed this approach ever since.

2.4 It is appropriate to continue taking past completions into account when calculating the five-year requirement. The Inspector's Report into the HLP32 states at paragraph 100:

"I consider that previous oversupply during the beginning of the Plan period should be taken into account during the calculation of the Council's five year housing land supply. Consequently, towards the end of the Plan period where supply falls below the housing requirement, the five-year land supply calculation at that point in time should take into account the oversupply above the housing requirement during the early years of the Plan."

3. Supply of new homes

Which homes form the five-year supply?

3.1 Hart district's five-year housing supply comprises the number of homes expected to be built within five years on specific 'deliverable' sites, and a windfall allowance.

3.2 Deliverable sites and windfall sites are defined in the [NPPF 2023 Glossary](#):

Deliverable: *To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:*

- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
- b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*

Windfall sites: *Sites not specifically identified in the development plan.*

3.3 In Hart district's context, homes that have been granted a 'prior approval' under permitted development rights, and are expected to be completed within five years, are counted as deliverable, unless mitigation is needed against impacts on the Thames Basin Heaths Special Protection Area which has not yet been secured (see Policy NBE3 of the HLP32). Prior approvals that need SPA mitigation (Suitable Alternative Natural Greenspace and Strategic Access Management and Monitoring), but do not have it, cannot be lawfully implemented, and so do not form part of the five-year supply.

3.4 On *large* deliverable sites, only those homes expected to be completed within five years count as part of the five-year supply. Information on build out rates has been obtained direct from developers in many cases. Where this information was not forthcoming, informed estimates have been used, working with the Spatial Policy, Strategy and Research Team at Hampshire County Council which provides estimates of large site delivery on behalf of local authorities across Hampshire.

Deliverable sites of 1 to 9 homes

- 3.5 At 1 April 2023 there were **103** homes (net) on deliverable sites of 1 to 9 homes. These sites are listed at [Appendix 3](#).
- 3.6 All of these sites benefit from planning permission or have a prior approval with SPA mitigation secured where needed. All homes on these sites are expected to be completed within the next three years. Those that have started are expected to be built out in 2023/24. Those not started are expected to be built out in 2024/25 and 2025/26.

Deliverable sites of 10 to 99 homes

- 3.7 Sites of 10 to 99 homes with planning permission, or prior approval with SPA mitigation where needed, are listed in detail at [Appendix 4](#).
- 3.8 At 1 April 2023, a total of **71** homes (net) had an outstanding planning permission on these sites.
- 3.9 All of these sites benefit from detailed planning permission or have prior approval with SPA mitigation where needed. The delivery rates on these sites are set out at [Appendix 5](#). All are expected to be built out within three years.

Deliverable sites of 100 or more homes

- 3.10 Sites of 100 or more homes with planning permission, or prior approval with SPA mitigation where needed, are listed at [Appendix 6](#). Delivery rates for these seven sites are set out at [Appendix 7](#).
- 3.11 At 1 April 2023 a total of **2,191** homes (net) had an outstanding planning permission on these sites, with 1,818 to be delivered over the plan period.
- 3.12 The following five sites benefit in their entirety from detailed planning permission, or prior approval with SPA mitigation where needed, are all under construction, and are expected to be completed within five years:
- Rawlings Building, Station Road, Hook
 - Providence House, Bartley Way, Hook
 - Land to the North of London Road, Hook
 - Hawley Park Farm, Hawley Road, Hawley
 - Land at Watery Lane, Church Crookham
- 3.13 The other two sites of 100 or more homes are:
- Land North of Netherhouse Copse, Fleet
 - Hartland Village

- 3.14 Both of these sites benefit from outline permissions and some detailed permissions for some phases. Both sites are under construction.

Land North of Netherhouse Copse

- 3.15 An outline permission (16/01651/OUT) for 423 homes was granted on appeal in July 2017. Reserved matters applications have since been approved to provide 178 homes in phase 1 (18/01795/REM, 19/02261/REM, 19/02471/REM, 19/02472/REM) and 39 homes in phase 2 (21/01254/REM).
- 3.16 In June 2022 the Council’s Planning Committee resolved to grant planning permission for a new hybrid application (21/02782/OUT), subject to the completion of a S106 planning obligation. The new application redesigns later phases of the development, securing detailed permission for phase 3 and outline permission for phases 4 and 5 to deliver an additional 105 homes. This brings the total number of homes for the site to 528. The legal agreement is close to completion.
- 3.17 The site is predicted to complete within five years. Table 1 below provides past completions during 2021/22 and 2022/23 and predicted completions over the next five years.

Table 1: Land North of Netherhouse Copse past and predicted delivery rates

2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	Total
52	104	80	80	80	80	52	528

- 3.18 With no delivery rates received from the developer, an analysis of past completion rates was undertaken. On average the site has delivered approximately 8 homes per month since September 2021 when the first completions were recorded, an average of nearly 100 homes per annum. Reserved matters need to be submitted and approved for phases 4 and 5. Nevertheless, even if the average annual rate declines to 80 homes per year on average as set out above, the site will be completed within the next five years.

Hartland Village

- 3.19 An application (17/00471/OUT) to deliver 1,500 homes was granted permission by Hart District Council’s planning committee in July 2018. The application secured detailed permission for 181 homes in phase 1 of the development with the remaining homes to be secured through subsequent reserve matters applications. Since then, reserved matters applications have been permissioned to deliver 132 homes in phase 2 (20/01885/REM) and 331 homes in phase 3 (21/02871/REM).
- 3.20 At April 2023 176 homes had been completed on site. This is comprised of 46 completions in 2020/21, 64 completions in 2021/22 and 66 completions in 2022/23.

- 3.21 Projected delivery rates provided by the developer were incorporated into the table set out at [Appendix 7](#). This sets out that 483 homes have been included in the five-year supply and delivery is expected to continue at a steady pace up to completion in 2034/35.

Windfall allowance

- 3.22 Windfall sites are sites not specifically identified in the development plan. The [NPPF](#) states that an allowance can be made for windfall sites as part of anticipated supply (paragraph 71).
- 3.23 Planning applications on such sites are regularly submitted and approved in Hart district, and this is expected to continue. Policy SS1 in the Hart Local Plan 2032 allows for windfall development within settlement boundaries and, in certain circumstances, in the countryside (see HLP32 Policy NBE1 Development in the Countryside).
- 3.24 [Appendix 8](#) sets out the approach to windfall sites in full and concludes that a windfall rate of 90 homes per annum (50 per annum on sites of 1 to 9 units, and 40 per annum on sites of 10 to 99 units) is considered reasonable whilst also being cautious to avoid over-reliance on unidentified sites.
- 3.25 The approach to a windfall allowance is based on the average annual rate of windfall completions since 2001, adjusted to avoid the inclusion of sites that would unlikely be permitted under current policies. Further discounts were then applied recognising the uncertainties that exist when extrapolating an annual average figure forward.
- 3.26 No windfall allowance is made for sites of 100 or more homes. Windfall sites of this size are unlikely to come forward on a reliable or regular basis.
- 3.27 To avoid double counting with planning permissions, no windfall rate has been included in the first three years of the five-year supply. It is assumed that any homes completed in those years will already have planning permission. This is a cautious approach as in practice some windfalls not currently with permission may be built during this period, particularly in year 3.

Total supply of homes over the five-year period

3.28 Table 2 summarises the supply of homes over the next five years.

Table 2: Supply of homes over the five-year period

	2023/24	2024/25	2025/26	2026/27	2027/28	Total
Deliverable sites of 1 to 9 homes	48	30	25	0	0	103
Deliverable sites of 10 to 99 homes	25	31	15	0	0	71
Deliverable sites of 100 or more homes	359	257	276	260	198	1,350
Windfall allowance for sites of 1 to 9 homes	0	0	0	50	50	100
Windfall allowance for sites of 10 to 99 homes	0	0	0	40	40	80
Total	432	318	316	350	288	1,704

4. The five-year housing land supply calculation

4.1 Table 3 sets out the five-year land supply calculation:

Table 3: Five-year housing supply calculation

Housing supply	Total	Annual
A) Local plan housing requirement 2014-2032	7,614	423
B) Start point for five-year requirement (423 x 5)	2,115	423
C) Residual five-year residual housing requirement taking into account past surplus completions (2,115 – 1,362) (without a buffer)	753	151
D) Five-year residual housing requirement including a 5% buffer	791	158
E) Total supply over the next five years (see Table 1)	1,704	
F) Surplus supply over the next five years (E-D)	913	
G) Number of years supply (E/158 residual annual requirement)	10.8	

- 4.2 A surplus of 913 homes supply over the five-year requirement of 791 homes clearly demonstrates that the Council has at least a five-year supply of housing land.
- 4.3 The calculation at Row G demonstrates that Hart district has 10.8 years supply when judged against the residual annual target of 158 homes per annum; in other words, more than double the supply of new homes needed to meet the five-year requirement.
- 4.4 The Local Plan period runs to 2032. To understand the supply of new homes against requirements over the plan period please see the full housing trajectory at [Appendix 9](#). The trajectory shows that the Council is currently on track to meet its overall housing requirement with a predicted surplus of 160 homes by 2032.

5. Housing trajectory

- 5.1 Hart district's Housing trajectory for the whole plan period of 2014 to 2032 is shown at [Appendix 9](#). Those homes shown for years 2023/24 to 2027/28 form the five-year housing land supply.

Appendix 1: Housing completions 2014 to 2023

1. Housing completions in Hart district since 1 April 2014, the start of the HLP32 plan period, are set out below. These figures are all net – they take account of losses through demolition, conversion or change of use.

Table A1 Net housing completions 1 April 2014 – 31 March 2023

Year	Annual average number of homes required	Net number of completions	Deficit or surplus	% of annual requirement
2014/15	423	338	-85	80%
2015/16	423	705	282	166%
2016/17	423	623	200	147%
2017/18	423	551	128	130%
2018/19	423	608	185	144%
2019/20	423	607	184	143%
2020/21	423	581	158	137%
2021/22	423	582	159	138%
2022/23	423	574	151	136%
Total	3,807	5,169	+1,362	136%

2. The annual information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of and working with Hart District Council. Evidence about completions is based on a combination of desk-based assessment – primarily building control records – and site visits.
3. Completions data can be requested by contacting planningpolicy@hart.gov.uk

Appendix 2: Applying an appropriate buffer

1. A 5% buffer has been added to Hart district's residual housing requirement (the residual housing requirement is the total housing requirement over the plan period minus completions since the start of the plan period). This is required by paragraph 74 of the [NPPF](#) to ensure choice and competition in the market for land.
2. Where local planning authorities wish to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, verified by the Planning Inspectorate (PINS), a buffer of 10% should instead be included to account for any fluctuations in the market during that year. This document does not constitute an annual position statement for submission to PINS for examination, and so a 10% buffer is not used.
3. Where there has been significant under delivery of housing over the previous three years, local planning authorities should instead include a 20% buffer to improve the prospect of achieving the planned supply. Under-delivery is measured by a Housing Delivery Test result of less than 85%. In the latest Government Housing Delivery Test, Hart district's result for 2021 is 210% and so a 20% buffer is not required.
4. At the time of publishing this position statement the Housing Delivery Test results for 2022 were not published. However, completions have remained above the annual local plan housing requirement of 423 homes per annum, and so a buffer of 5% remains the appropriate buffer.

Appendix 3: Deliverable sites of 1-9 homes at 1 April 2023

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2023 on sites of 1-9 homes

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net Gain
21/01714/FUL	Travis Perkins, London Road, Hartley Wintney	Under construction	9	0	9
20/00007/FUL	164 Fleet Road	Not started	7	0	7
20/01134/PRIOR	Kings House, 7 Kings Road	Not started	6	0	6
21/01268/FUL	Homecroft Farm, Church Lane, Ewshot	Not started	6	0	6
22/01225/FUL	The Millmede, Minley Road, Fleet	Under construction	8	0	8
21/02590/FUL	8 Newnham Road, Hook	Not started	1	1	0
21/00550/FUL	Swaines Hill Manor, Swaines Hill	Not started	2	0	2
21/00439/FUL	Chestnut Cottage, Sheldons Lane	Not started	1	1	0
21/01788/FUL	Oates Cottage, Hound Green	Not started	1	0	1
21/02229/FUL	Finlandia, Vicarage Lane	Not started	1	1	0
21/03200/FUL	Roughs Cottage, Bartley Heath	Not started	2	0	2

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net Gain
19/01418/FUL	Bunkers Hill Farm, Reading Road	Under construction	1	0	1
21/01592/PRIOR	Lynchmere Cottage, Reading Road	Under construction	1	0	1
11/01878/FUL	Garston Lodge, Reading Road	Not started	1	1	0
21/00403/FUL	8 Crownfields	Not started	1	0	1
22/02792/FUL	St Margarets, Alton Road	Not started	2	1	1
21/00795/FUL	Regent House, 123 High Street	Under construction	2	0	2
21/03215/PRIOR	Hambridge Ltd, Barley Row, 90-98 High Street	Not started	1	0	1
19/02835/FUL	82 Land at Rear High Street	Under construction	1	0	1
22/01337/FUL	58-60 High Street	Not started	1	0	1
20/02784/FUL	Waytes, 37 High Street	Not started	1	0	1
22/02968/FUL	Cotswold, West Green Road	Not started	1	1	0
21/01954/FUL	Summerdene, The Street	Not started	1	1	0
20/01738/FUL	Fox Glade, Hazeley Bottom	Not started	1	1	0
20/00603/FUL	Thackhams Barn, Thackhams Lane	Not started	2	1	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net Gain
21/02138/FUL	Thackhams Orchard, Thackhams Lane	Not started	1	1	0
22/02612/FUL	Land at Thackhams Lane	Not started	1	0	1
18/00796/FUL	14 Weir Road	Under construction	1	0	1
21/00896/FUL	Darwin's Farm, The Stables Hillside	Not started	1	1	0
19/01157/FUL	Well Manor Farm, Well	Under construction	2	0	2
17/02877/FUL	The Pheasantry, Bramshill Park	Under construction	2	1	1
16/02293/FUL	Well Manor Farm Cottage 2	Under construction	1	0	1
22/01470/FUL	Rycroft Stables, New Mill Lane	Under construction	1	1	0
22/01165/FUL	The Pheasantry, Bramshill Park	Not started	2	2	0
13/02190/FUL	Wychwood Carp Farm, Farnham Road	Under construction	1	0	1
21/02216/FUL	61 High Street	Under construction	5	1	4
21/00630/FUL	Grey House, Mount Pleasant	Not started	4	0	4
21/03017/FUL	Nero Works, Brew House Lane	Not started	4	0	4
20/02232/FUL	Warbrook Cottage, Warbrook Lane	Not started	1	0	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net Gain
21/01729/PRIOR	Church Farm, Church Road	Not started	1	0	1
19/02423/FUL	Willow Cottage, Stroud Lane	Not started	1	0	1
21/01233/FUL	Land adjacent Elvetham Bridge House, Reading Road	Not started	1	0	1
22/01247/FUL	28 St Cross Road	Not started	1	0	1
21/01893/FUL	The Bourne, Redlands Lane	Not started	1	0	1
20/02618/FUL	18 St Cross Road	Under construction	1	0	1
22/00075/FUL	The Barn, Watery Lane	Under construction	2	1	1
19/01896/FUL	Brookside, Turners Green Lane	Under construction	1	1	0
17/02708/FUL	Rushgrove and Little Mead, Reading Road	Not started	1	0	1
17/01913/FUL	Victoria Hill House, Land to the rear of Victoria Hill Road	Under construction	1	0	1
18/02701/FUL	Covert Cottage, The Avenue	Under construction	1	0	1
20/01534/FUL	The Cottage, Branksomewood Road	Not started	1	1	0
18/00893/FUL	30 Wickham Close	Under construction	3	0	3
20/01793/FUL	24 Cranford Avenue	Not started	1	1	0

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net Gain
17/00948/FUL	2 Reading Road	Under construction	4	0	4
17/00842/FUL	Beechwood Farm, Dares Lane	Under construction	2	0	2
21/02308/FUL	47 Elvetham Road	Not started	1	1	0
22/01754/FUL	The Hutches, Monteagle Lane	Not started	1	1	0
20/00851/FUL	Whisper Wood, Stockton Avenue	Not started	1	1	0
22/02554/FUL	10 Richmond Close	Not started	1	0	1
21/02466/FUL	141-145 Clarence Road	Not started	3	0	3
22/00009/FUL	102-104 Fleet Road	Not started	1	0	1
20/02668/FUL	60 Courtmoor Avenue	Under construction	1	1	0
22/00734/FUL	54 Ryelaw Road	Not started	1	0	1
16/00968/FUL	33 Basingbourne Road	Under construction	1	0	1
20/01382/FUL	33 Basingbourne Road	Not started	1	0	1
20/01493/FUL	Oaklands, 21 Albany Road	Not started	1	1	0
21/02798/FUL	Little Hurst, Church Lane	Under construction	1	0	1
21/01732/FUL	34 Florence Road	Not started	1	1	0
20/02528/FUL	The Yard, Beacon Hill Road	Not started	1	0	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net Gain
22/01981/FUL	45 Somerville Crescent	Not started	1	0	1
17/02727/FUL	Woodside Lodge, Woodside	Under construction	1	0	1
21/01881/FUL	14 Frogmore Road	Not started	1	1	0
Total			130	27	103

Appendix 4: Deliverable sites of 10 to 99 homes

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2023 on sites of 10 to 99 homes

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
21/00769/PRIOR 22/00597/PRIOR	Wimpey Homes Holdings Ltd, Stratfield House, Station Road	Not Started	16	0	16
19/01749/FUL	Land Adjacent to Roughs Cottage, Bartley Heath	Under construction	12	0	12
21/00777/OUT	Land on the West Sides of Alton Road	Not Started	30	0	30
20/01645/FUL	Lamb Hotel, High Street	Under construction	6	0	6
16/03332/FUL	3 Fleet House, Fleetwood Park, Barley Way	7 homes completed – remaining units not started	7	0	7
Total			71	0	71

Appendix 5: Delivery rates for sites of 10 to 99 homes at 1 April 2023

Application Reference	Address	Stage of construction	Net outstanding	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	5 year supply total	Total to 2032
21/00769/PRIOR 22/00597/PRIOR	Wimpey Homes Holdings Ltd, Stratfield House, Station Road	Not Started	16		16								16	16
19/01749/FUL	Land Adjacent to Roughs Cottage, Bartley Heath	Under construction	12	12									12	12
21/00777/OUT	Land on the West Sides of Alton Road	Not Started	30		15	15							30	30
20/01645/FUL	Lamb Hotel, High Street	Under construction	6	6									6	6
16/03332/FUL	3 Fleet House, Fleetwood Park, Barley Way	Under construction	7	7									7	7
Total			71	25	31	15	0	0	0	0	0	0	71	71

Appendix 6: Deliverable sites of 100 or more homes

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
21/00030/FUL	Rawlings Building, Station Road	Under Construction	118	0	118
17/02465/FUL	Providence House, Bartley Way	Under Construction	2	0	2
18/00509/REM	Land to the North of London Road	Under Construction	9	0	9
19/01472/REM	Land North of Netherhouse Copse, Hitches Lane	Under Construction	22	0	22
21/01254/REM	Land North of Netherhouse Copse, Hitches Lane	Under Construction	39	0	39
16/01651/OUT	Land North of Netherhouse Copse, Hitches Lane	Not Started	206	0	206
21/02782/OUT	Land North of Netherhouse Copse, Hitches Lane (see paragraph 3.16)	Not Started	105	0	105
17/00264/REM	Land at Watery Lane	Under Construction	296	0	296
17/00471/OUT	Hartland Park	Under Construction	861	0	861
21/02871/REM	Hartland Park	Not Started	331	0	331
20/01885/REM	Hartland Park	Under Construction	132	0	132
18/00334/FUL	Hawley Park Farm, Hawley Road	Under Construction	70	0	70
Total			2,191	0	2,191

Appendix 7: Delivery rates for sites of 100 or more homes at 1 April 2023

Application Reference	Address	Stage of construction	Net outstanding	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	5 year supply total	Total to 2032
21/00030/FUL	Rawlings Building, Station Road	Under Construction	118	118									118	118
17/02465/FUL	Providence House, Bartley Way	Under Construction	2	2									2	2
18/00509/REM	Land to the North of London Road	Under Construction	9	9									9	9
18/00334/FUL	Hawley Park Farm, Hawley Road	Under Construction	70	50	20								70	70
17/00264/REM	Land at Watery Lane	Under Construction	296	36	70	70	70	50					296	296
16/01651/OUT, 19/01472/REM, 21/01254/REM, 21/02782/OUT	Land North of Netherhouse Copse, Hitches Lane	Under construction	372	80	80	80	80	52					372	372
17/00471/OUT (HYBRID), 21/02871/REM, 20/01885/REM	Hartland Park, Bramshot Lane	Under construction	1,324	64	87	126	110	96	110	121	118	119	483	951
Total			2,191	359	257	276	260	198	110	121	118	119	1,350	1,818

Appendix 8: Windfall allowance

Introduction

1. Windfall sites are defined in the [NPPF](#) 2021 as “sites not specifically identified in the development plan”.
2. Paragraph 71 of the NPPF states “Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”
3. Planning applications on windfall sites are regularly submitted and approved in Hart district, and this is expected to continue. Policy SS1 in the Hart Local Plan 2032 allows for windfall development within settlement boundaries and, in certain limited, circumstances in the countryside (also see Policy NBE1 Countryside). However, the approach taken has been careful to avoid an over-optimistic windfall allowance.

Methodology

4. The approach taken uses past trends which have been adjusted to avoid the inclusion of sites that would skew the data when extrapolated forward under current policies, for example, greenfield extensions to settlements granted when the previous local plan was out of date. A further precautionary discount was then applied to the ‘adjusted’ trend data, recognising the uncertainties that exist when extrapolating an annual average figure forward. No reference is made to the Hart Strategic Housing Land Availability Assessment 2016 which is now considered to be out of date.
5. Past trends for housing completions have been considered for the period 2001-2023. A time frame of this length covers periods of varying economic prosperity and includes the years of low delivery between 2008-2013 caused by the moratorium on new homes that resulted from the Thames Basin Heaths SPA designation, prior to a mitigation strategy (SANG and SAMM – see HLP32 Policy NBE3) being established.
6. The housing completions data for this period was then cleansed of homes built on sites allocated in previous or current development plans. Those homes, by definition, were not built on windfall sites.

7. The remaining sites are all windfall sites. However, for the past trends to be indicative of likely future trends under current policies, the following sites were removed:
 - i. Large sites resulting in extensions to settlements were removed from the data. Prior to the current local plan (HLP32) being adopted, several large sites were granted planning permission outside settlement boundaries (as they were then drawn) at a time when the previous local plan was out of date. However, such sites are not allowed under current policies.
 - ii. Rural exception sites. These sites come forward through a locally led, needs-based approach, rather than being driven by the market (see Policy HLP32 Rural Exceptions Sites). Whilst current policies do allow for these developments, they tend to come forward infrequently as exceptions, and it is prudent to remove them from the data.
 - iii. Those developments which resulted in new homes on Hart district's main employment sites. These areas are protected for employment uses in the local plan (Policy ED2 Safeguarding Employment Land and Premises).
8. With these sites removed, the windfall completions that remained provided a sound basis on which to look at past trends with a view to extrapolating forward under current policies.
9. The windfall rates for small sites of 1 to 9 homes, and sites of 10 to 99 homes, were assessed separately in case there are differences in the nature of the past trends.
10. No allowance is made for sites of 100 or more homes as these are unlikely to come forward on a reliable or regular basis under adopted local plan policies, though they are not ruled out.

Sites removed from the completions data

11. Table A8.1 lists all of the sites that were removed from the completions data, discussed at paragraphs 6 and 7 above.

12. In Table A8.1, HLP(R) refers to the Hart Local Plan (Replacement) 1996-2006.

Table A8.1 Sites removed from the historic completions data

Site	Reference	Reason for exclusion
Elvetham Heath, Fleet	Pre- HLP(R)	Allocated site
Queen Elizabeth II Barracks, Church Crookham	DEV 2 in HLP(R)	Allocated site
Land Adjacent to Redfields Industrial Estate, Church Crookham	DEV 3 in HLP(R) allocated for business use but ultimately developed for housing	Allocated site
Land at Holt Lane, Hook	DEV 6 in HLP(R)	Allocated site
Land South-East of Queens Road, North Warnborough	DEV 8 in HLP(R)	Allocated site
Dilly Lane, Hartley Wintney	DEV 9 in HLP(R) and ALT DEV 9 in the HLP(R) First Alterations	Allocated site

Site	Reference	Reason for exclusion
Guillemont Barracks, Hawley (Sun Park)	DEV 10 in HLP(R) allocated for business use but ultimately developed for housing also subsequently allocated for housing in a draft HLP32 but permitted before the submission plan was finalised and hence not allocated.	Allocated site
Redfields Garden Centre, Church Crookham	DEV15 in HLP(R) Planning application 13/02256/MAJOR "The Gables"	Allocated site
Clark's Farm, Darby Green	DEV17 in HLP(R) allocated for business use but ultimately developed for housing	Allocated site
Land off Sandhurst Road, Yateley	DEV21 and DEV22 allocated for business and leisure uses but ultimately developed for housing (Extra Care)	Allocated site
Reserve Housing Site, West of Hitches Lane, Fleet (Edenbrook)	DEV23 in HLP(R)	Allocated site
Hartland Village	Allocated in the Hart Local Plan (Strategy and Sites) 2032	Allocated site
Burford, West Street, Odiham	19/02541/FUL - Site allocated in the Odiham and North Warnborough Neighbourhood Plan (Site ii, 4 Western Lane)	Allocated site
Crumplins Business Court Land Adjacent Dunleys Hill, Odiham	16/00635/FUL - Site allocated in the Odiham and North Warnborough Neighbourhood Plan	Allocated site

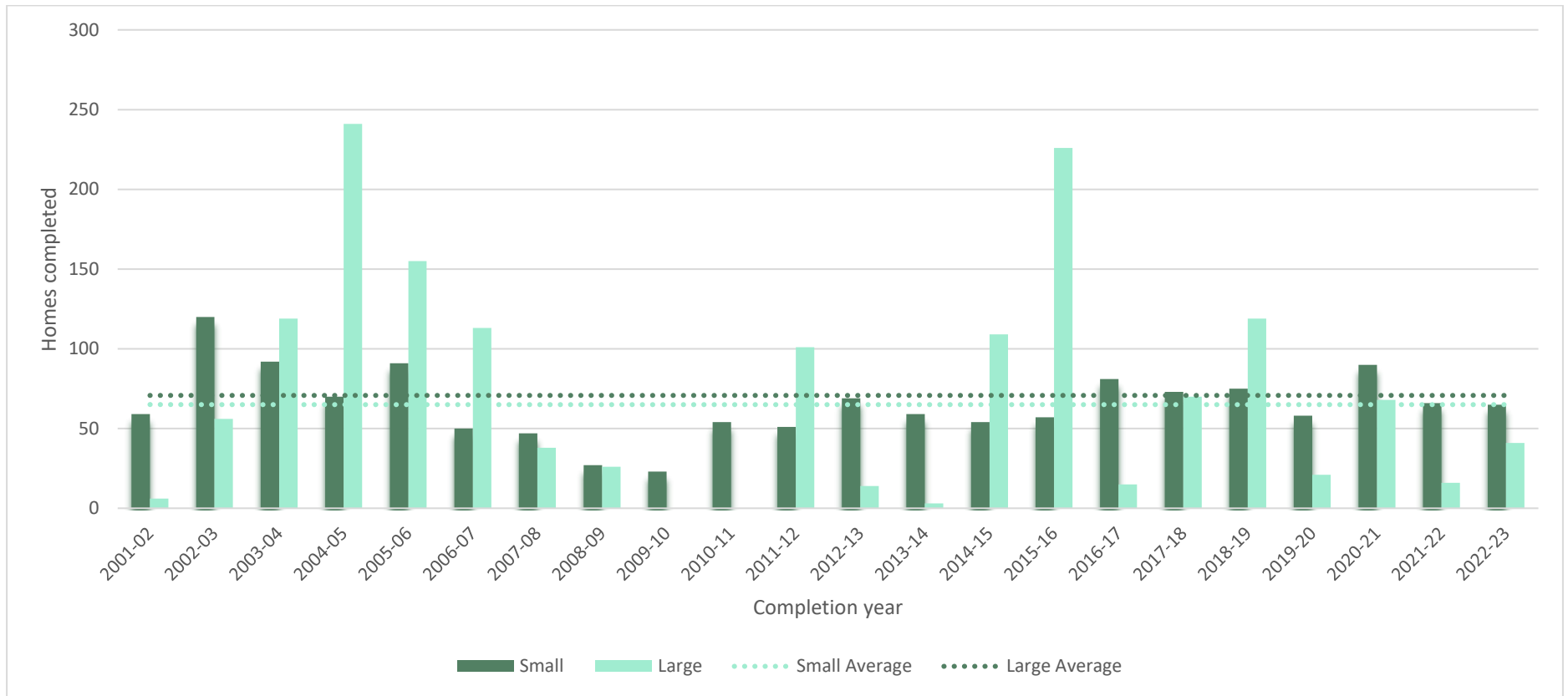
Site	Reference	Reason for exclusion
The Bungalow, Crondall	19/02244/FUL - Site allocated in the Crondall Neighbourhood Plan	Allocated site
Land to the north of London Road, Hook	14/00733/MAJOR, 17/01123/REM, 17/01743/REM, 18/00509/REM	Countryside site - extension to settlement
Edenbrook South, Fleet	15/00154/MAJOR, 17/00372/FUL, 18/02150/FUL	Countryside site - extension to settlement
Land North of Netherhouse Copse, Fleet	16/01651/OUT, 18/01795/REM, 19/01472/REM, 19/02251/REM, 19/02471/REM, 21/02782/OUT	Countryside site - extension to settlement
Land at Watery Lane, Fleet	17/00264/REM	Countryside site - extension to settlement
Moulsham Lane, Yateley	17/02793/REM	Countryside site - extension to settlement
Hatchwood Place Land adjacent to Farnham Road, Odiham	13/02085/MAJOR	Countryside site - extension to settlement
Rifle Range Farm, Fleet Road, Hartley Wintney	14/00593/MAJOR	Countryside site - extension to settlement
Land at Odiham Road, Riseley	18/00242/REM	Countryside site - extension to settlement
Hatchwood Cottage Land, South of Farnham Road, Odiham	16/00606/REM	Countryside site - extension to settlement

Site	Reference	Reason for exclusion
Land adjacent to Reading Road, Hook	15/00697/REM	Countryside site - extension to settlement
Land at Knight Close, Crookham Village	14/01152/MAJOR	Countryside site - extension to settlement
Dilly Lane (Phase 2), Hartley Wintney	12/02427/MAJOR	Countryside site - extension to settlement
Broden Stables, Crondall	16/02377/FUL	Countryside site - extension to settlement
Hawley Park Farm, Hawley	18/00334/FUL	Countryside site - extension to settlement
Land Adjacent the Coach House And Oak Hollow Reading Road Eversley Centre Hook	03/00019/FUL	Rural exception site
Land At Gaston Lane South Warnborough Hook	05/02332/FUL	Rural exception site
Land North of Reading Road, Eversley, Hook	12/02114/FUL	Rural exception site
Land to the North Of Cowfold Lane, Rotherwick, Hook	13/00254/FUL	Rural exception site
Bartley House, Hook	16/03378/FUL	Main employment site

Site	Reference	Reason for exclusion
Landata House, Hook	15/01603/FUL	Main employment site
Greenwell Providence House, Hook	16/00883/PRIOR, 17/02465/FUL	Main employment site
Fleet House, Fleet	16/01267/PRIOR, 16/03332/FUL	Main employment site
Lorica House, Fleet	18/00649/PRIOR, 17/01977/FUL	Main employment site
Infineon House, Fleet	18/00650/PRIOR, 17/01978/FUL	Main employment site
Oak House, Fleet	15/01857/FUL, 16/01441/FUL	Main employment site
Teksys House, Fleet	15/00137/PNDW	Main employment site
Vantage House, Hook	17/00525/PRIOR, 17/00526/PRIOR	Main employment site
Finn's Business Park, Crondall	16/00471/PRIOR	Main employment site
Silvergate, Church Crookham	19/00407/PRIOR	Main employment site

13. With the sites listed above removed, the adjusted completions data from 2001 to 2023 is shown at Figure A8.

Figure A8: Adjusted completions for small sites (1 to 9 homes) and large sites of 10 to 99 homes



Windfall allowance for small sites of 1 to 9 homes

14. The average annual delivery from small sites, using the adjusted completions data over the 22-year period, is 65 homes.
15. The low levels of completions around 2009 were due to the moratorium on development resulting from the Thames Basin Heaths SPA designation. Since 2011 completions have been between 51 and 90 homes each year - an average of 66.5 per year.
16. A windfall allowance of 50 homes per annum from small sites is considered reasonable without being over-optimistic. Using the adjusted completions data, 50 homes per year is 15 fewer than the overall mean since 2001 – a discount rate of 23%. Looking at a more recent time frame since 2011 (post the SPA moratorium) the average annual delivery from small sites is 67 homes per annum. A windfall rate of 50 homes per year is 17 homes per year fewer than the average since 2011 - a 25% discount rate. This level of discounting provides a reasonable buffer against the delivery in any given year dipping below the average.
17. To avoid double counting with planning permissions, no small site windfall allowance is made for years 1, 2 and 3. It is assumed that homes completed in those years will already have planning permission. Table A8.2 below shows anticipated delivery from specific, deliverable small sites and the windfall allowance from small sites.

Table A8.2 Projected completions on small sites of 1 to 9 homes

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Homes under construction on deliverable sites of 1-9 units	48									48
Homes not started on deliverable sites of 1-9 units		30	25							55
Windfall allowance for sites of 1 to 9 homes				50	50	50	50	50	50	300

Windfall allowance for large sites of 10 to 99 homes

18. The average annual delivery from large windfall sites of 10 to 99 homes over the 22-year period, using the adjusted set of completions data, is 71 homes per annum. This is a greater contribution to overall supply than from small windfall sites, and so it is important to include a windfall allowance from this source.
19. As Figure A8 shows, delivery from these sites tends to fluctuate more widely year to year than for small sites, reducing certainty as to what could happen in future years. This suggests a greater degree of caution is required when developing a windfall allowance i.e., a greater degree of discounting is needed when projecting past annual average completions forward.
20. A round figure of 40 homes per year is considered a reasonable estimate of future windfall from sites of this size. This amounts to a 44% discount from the average levels of delivery, which is a sizeable discount, but which also recognises the contribution that these sites do make to supply.
21. To avoid double counting with planning permissions, no windfall allowance is made for years 1, 2 and 3. This is a cautious approach because in practice some windfall could take place within that 3-year time frame from sites yet to secure planning permission. Table A8.3 below shows the large site windfall allowance going forward alongside projected completions from deliverable sites of 10 to 99 homes.

Table A8.3 Projected completions on large sites of 10 to 99 homes

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Deliverable sites of 10 to 99 homes	25	31	15							71
Windfall allowance for sites of 10 to 99 homes				40	40	40	40	40	40	240

Appendix 9: Housing trajectory 2014 to 2032 at 1 April 2023

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals	
Completions	338	705	623	551	608	607	581	582	574											4,595
Deliverable sites of 1-9 homes under construction										48										48
Deliverable sites of 1-9 homes not started											30	25								55
Windfall allowance sites of 1-9 homes													50	50	50	50	50	50	50	300
Deliverable sites of 10 - 100 or more homes										25	31	15								71
Windfall allowance sites of 10 to 99 homes													40	40	40	40	40	40	40	240
Deliverable sites of 100 or more homes										359	257	276	260	198	110	121	118	119		1,818
Sites allocated in ONWNP (see page 30)															30	27	9	0		66
Sites allocated in CNP (see page 31)															7					7
Total homes	338	705	623	551	608	607	581	582	574	432	318	316	350	288	237	238	217	209		7,774
Annual requirement	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	7,614
Cumulative projected completions	338	1043	1666	2217	2825	3432	4013	4595	5169	5601	5919	6235	6585	6873	7110	7348	7565	7774		
Cumulative requirement	423	846	1269	1692	2115	2538	2961	3384	3807	4230	4653	5076	5499	5922	6345	6768	7191	7614		

Housing trajectory: notes regarding Odiham & North Warnborough Neighbourhood Plan

The Odiham and North Warnborough Neighbourhood Plan allocates seven sites for new homes under Policy 2. At 1 April 2023, two were completed, one has permission and forms part of the five year supply, and four have yet to be granted permission:

- Land at Crumplins Yard (Ref.16/00635/FUL) was completed in 2020/21 and is counted in the completions figures at Appendix 1.
- Land at 4 Western Lane (19/02541/FUL) was completed in 2022/23 and is counted in the completions figures at Appendix 1 (site also referred to as Burford, West Street).
- Land on the West Sides of Alton Road (21/00777/OUT) has been given permission to deliver 30 homes and forms part of five-year supply as a deliverable site (site also referred to as Crownfields).
- The remaining four sites are listed at Table A9.2. These did not have planning permission at 1 April 2023 and do not form part of the five-year land supply but they do form part of the housing trajectory for the plan period to 2032. Table A9.2 includes estimates of when they will be built.

Table A9.2 Housing trajectory for sites allocated in the Odiham and North Warnborough Neighbourhood Plan

Site Name	Number of homes	2028/29	2029/30	2030/31	2031/32	Comment
Land at Hook Road	15	15				A pre-app was submitted in February 2022 (22/00412/PREAPP)
Land at Albion Yard	12		12			Land at Albion Yard had an application refused in July 2019 (19/00543/FUL)
Land at Dunley's Hill	30	15	15			An outline application was submitted in January 2022 (22/00146/OUT)
Land at Longwood	9			9		No pre app or applications to date
Total	66	30	27	9	0	

Housing trajectory: notes regarding Crondall Neighbourhood Plan

The Crondall Neighbourhood Plan allocates three sites for new homes under Policy 2:

- The Bungalow, Pankridge Street (19/02244/FUL) was completed in 2022/23 and is included in the completions figures at Appendix 1.
- 18 St Cross Road (20/02618/FUL) is under construction and included within the five-year supply as a deliverable site.
- At 1 April 2023, Marsh Farm (CRON 22) did not have planning permission and while it is included in the housing trajectory, it does not form part of the five-year supply.

Table A9.2 Housing trajectory for sites allocated in the Crondall Neighbourhood Plan

Site Name	Number of homes	2028/29	2029/30	2030/31	2031/32	Comment
Marsh Farm (CRON 22)	7	7	0	0	0	A planning application (22/01859/FUL) to deliver 9 homes has been received but had not been determined on 1 April 2023.
Total	7	7	0	0	0	

Hart district Housing Trajectory at 1 April 2023

