

Appendix I I: Five Year Housing Land Supply

Purpose

- To show the planned housing period and provision
- To show the likely future levels of housing delivery
- To show how likely levels of future housing are expected to come forward taking into account the previous years performance

This should identify the source of the housing target used in the housing trajectory and the total amount of housing planned to be delivered over the period. The Regional Spatial Strategy, the South East Plan (SEP) was adopted in May 2009 and replaced the Hampshire County Structure Plan (1996-2001). The housing target for Hart District Council set out in SEP Policy HI (Regional Housing Provision 2006-2026), is **4400** dwellings (220 per annum). This is split between the part of the district within the Western Corridor Blackwater Valley region (215 per annum) and that outside this region (5 per annum). Table I states the net additional dwellings in Hart District between 2003 and 2009.

Table I: Net additional dwellings in Hart District 2003-2009

Year	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
Net additional dwellings	567	642	527	396	229	52

(Source: Hampshire County Council)

The net additional dwellings in future years are set out in three housing trajectories:

- Hart District
- Western Corridor and Blackwater Valley (WCBV) sub-region as defined in the South East Plan
- The 'rest of Hampshire' area, i.e. that part of Hart District outside the WCBV sub-region

It is a South East Plan requirement that the different trajectories for the different areas are set out. The trajectory for Hart District is the total for the other two trajectories, as all of Hart is either in the WCBV or the 'rest of Hampshire' area. Within the housing trajectories tables, details for the last full monitoring year (2008/09) are highlighted (orange column). The projected dwelling completions within five year housing land supply period are also highlighted (red row). The complete table detailing the projected future completions can be found in the Hart District Council Annual Monitoring Report.

The trajectories comprise the projected future completions of the following:

- deliverable sites with planning permission
- deliverable sites without planning permission
- developable sites without planning permission

Deliverable sites are defined in national planning guidance PPS3 (Housing) as sites that are available, suitable and achievable. These sites are expected to be built out (in all or in part) within 5 years and are the specific sites used to demonstrate a 5 year land supply (see below). All current sites with planning permission fall into this category and include both larger sites that have been allocated for housing through the Hart Local Plan and those generally smaller sites that were not allocated.

Some sites, both allocated and unallocated, that did not have planning permission as of 31 March 2009, are also defined as deliverable. The deliverable unallocated sites are either those that have been identified through the draft LDF Strategic Housing Land Availability Assessment (SHLAA) or were existing applications hitherto affected by the Thames Basin Heath SPA moratorium on development. The latter set of applications comprised both some live proposals and those previously refused solely on SPA grounds. This approach was supported by the Planning Inspectorate at an appeal earlier this year.

Developable sites are defined as a site in a suitable location for housing development, where there is a reasonable prospect that it will be available for and could be developed at a specific point in time beyond the next 5 years, and usually within ten years.

Five Year Land Supply

The table below outlines the five year land supply for Hart District for the period 1st April 2010 to 31st March 2015. The five year land supply has been informed by the housing trajectories.

Table 2: Housing Land Supply 1 April 2010 to 31 March 2015

	Total
South East Plan requirement (2006-2026)	4400
Average annual SEP requirement (2006-2026)	220
Completions (2006 - 2009)	677
Projected completions (2009/10)	56
Requirement for remaining 16 year period (2010/11-2025/26)	3667
Annual requirement for remaining 16 year period (2010/11-2025/26)	229
Requirement for the next 5 years (2010/11-2014/15)	1146
Expected Supply (2010/11-2014/15)	1280
Surplus Supply (2010/11-2014/15)	134
Supply expressed in years (to 2 decimal places)	5.58

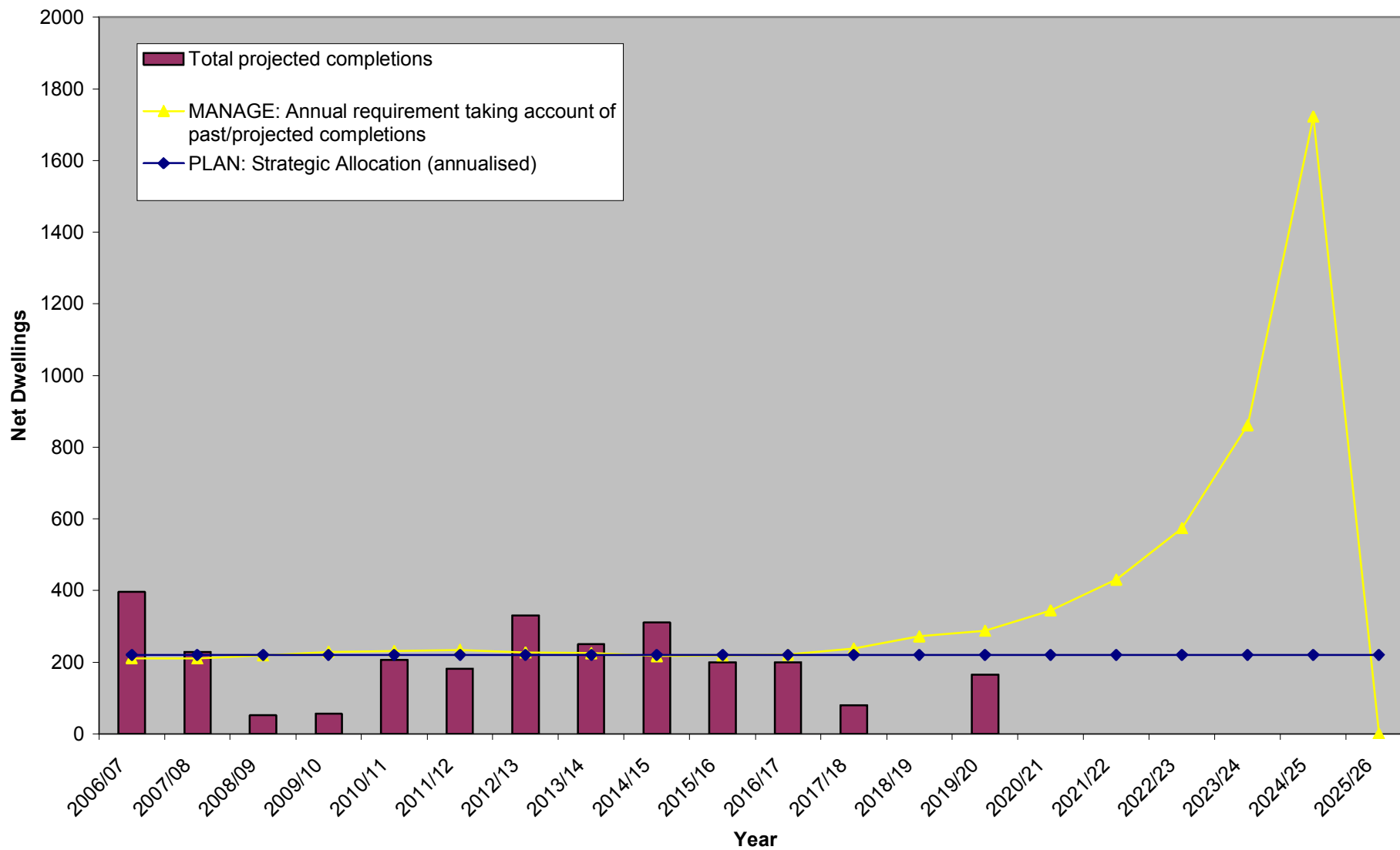
It can be seen that as of December 2009, Hart District Council has in excess of a five year housing land supply for the period 1 April 2010 to 31 March 2015. This figure is based on specific identified sites. No allowance has been made for unidentified 'windfall' sites. The level of supply reflects the fact that three of the sites allocated for residential development in the current Local Plan have made significant progress recently:

1. Hitches Lane, Fleet (300 dwellings) was granted outline planning permission in 2007. The site is being constructed as of December 2009, with the first completions projected to be made in 2010/11.

2. Dilly Lane, Hartley Wintney (170 dwellings) was granted planning permission in 2008. It is envisaged that construction on the site will commence in 2010, with the first completions projected to be made in 2010/11.
3. As outlined in last year's AMR, Queen Elizabeth Barracks, Church Crookham (1055 dwellings) was refused at appeal in 2008. A new application is now anticipated in 2010. On the assumption that permission is granted, this would allow development to commence in 2011, with a projected initial 35 completions in 2011/12. This reflects the latest position from Taylor Wimpey as reported through the SHLAA. The use of these figures was supported by the Planning Inspectorate at a recent Appeal, who stated that the estimates provided to the Council are not unrealistic and that there was no good reason why the Council should not rely upon them in its calculations.

The final completions at the Elvetham Heath development have now been made. It is also projected that the provision of residential development (approximately 40 dwellings), allocated in the Local Plan, at Redfields Garden Centre, Church Crookham, will be built out in the next five years.

The 'manage' line of the trajectories indicates for each year shown what the average annual requirement is from that point on to meet South East Plan requirements (taking account of completions that have happened or are expected to have happened). In Hart's case it helps demonstrate that there is currently a shortfall of developable and deliverable sites which is to be addressed through the emerging LDF. This could include allocations in either of the two proposed Development Plan Documents (DPDs), the Core Strategy and the proposed Development Management and Site Allocation DPD. Further details on the timetables for these two proposed DPDs can be found in the Local Development Scheme (LDS), which is available to view online at www.hart.gov.uk

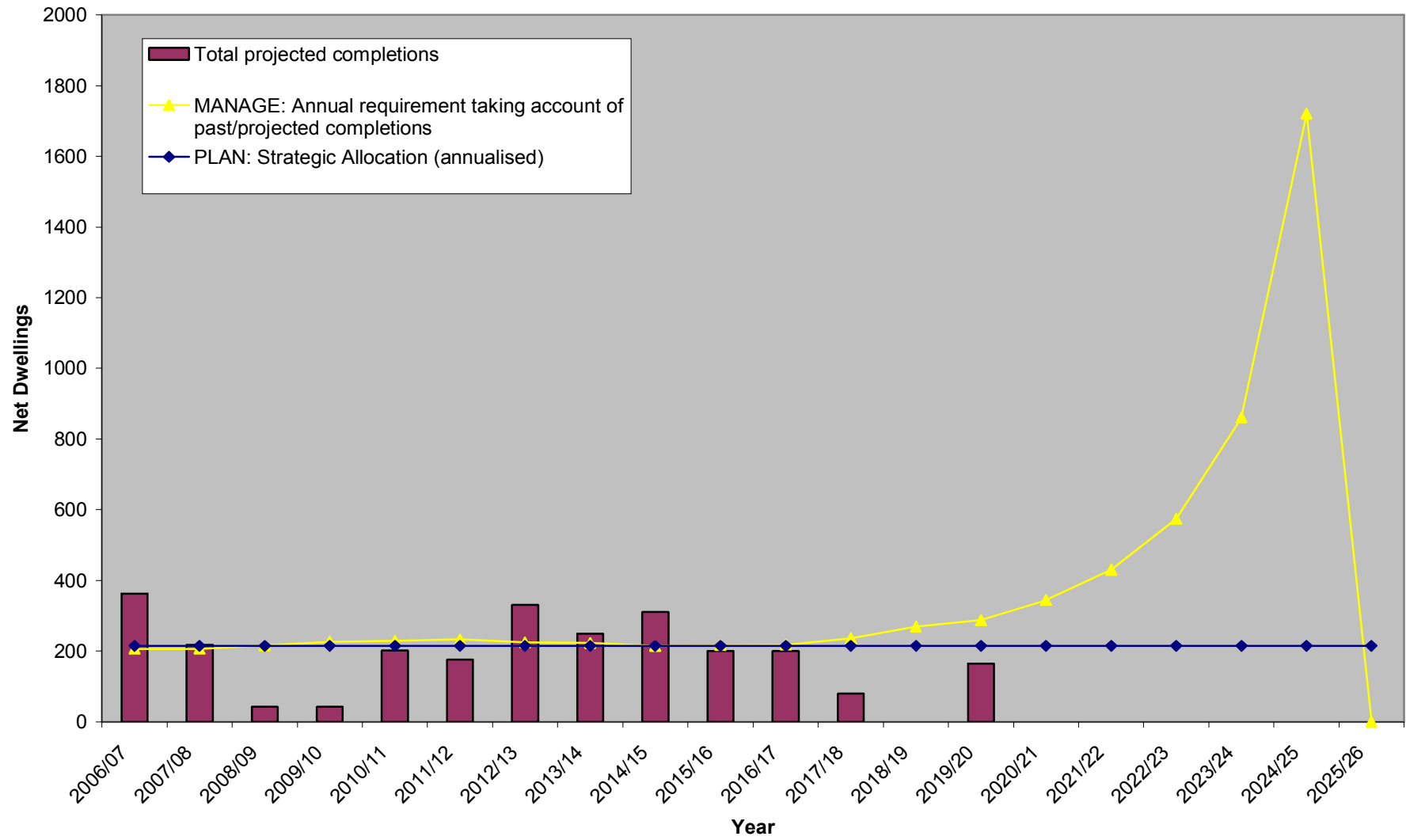


▲ **Figure I:** Housing Trajectory against the South East Plan for whole of Hart District (Source: Hart District Council)

	Plan Period (years 1 to 5)					Plan Period (years 6 to10)					Plan Period (years 11 to 15)					Plan Period (years 16 to 20)				
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Total Past Completions	396	229	52																	
Cumulative Completions	396	625	677																	
Projections: allocated Sites				0	107	168	320	250	240	200	200	80	0	0	0	0	0	0	0	0
Projections: unallocated Sites				56	100	14	10	0	71	0	0	0	0	165	0	0	0	0	0	0
Total projected completions				56	207	182	330	250	311	200	200	80	0	165	0	0	0	0	0	0
Projected Cumulative Compeltions				733	940	1122	1452	1702	2013	2213	2413	2493	2493	2658	2658	2658	2658	2658	2658	2658
PLAN : Strategic Allocation (annualised)	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220	220
PLAN : Strategic Allocation (cumulative)	220	440	660	880	1100	1320	1540	1760	1980	2200	2420	2640	2860	3080	3300	3520	3740	3960	4180	4400
MONITOR : No. dwellings above or below cumulative allocation	143	185	17	-147	-160	-198	-88	-58	33	13	-7	-147	-367	-422	-642	-862	-1082	-1302	-1522	-1742
MANAGE : Annual requirement taking account of past/projected completions	211	210	219	229	231	234	227	225	217	219	221	238	272	287	344	430	574	861	1722	0

▲ **Table 3:** Housing Trajectory: Past and Projected housing completions assessed against the South East Plan housing target for Hart (to 2026) (Source Hart District Council)

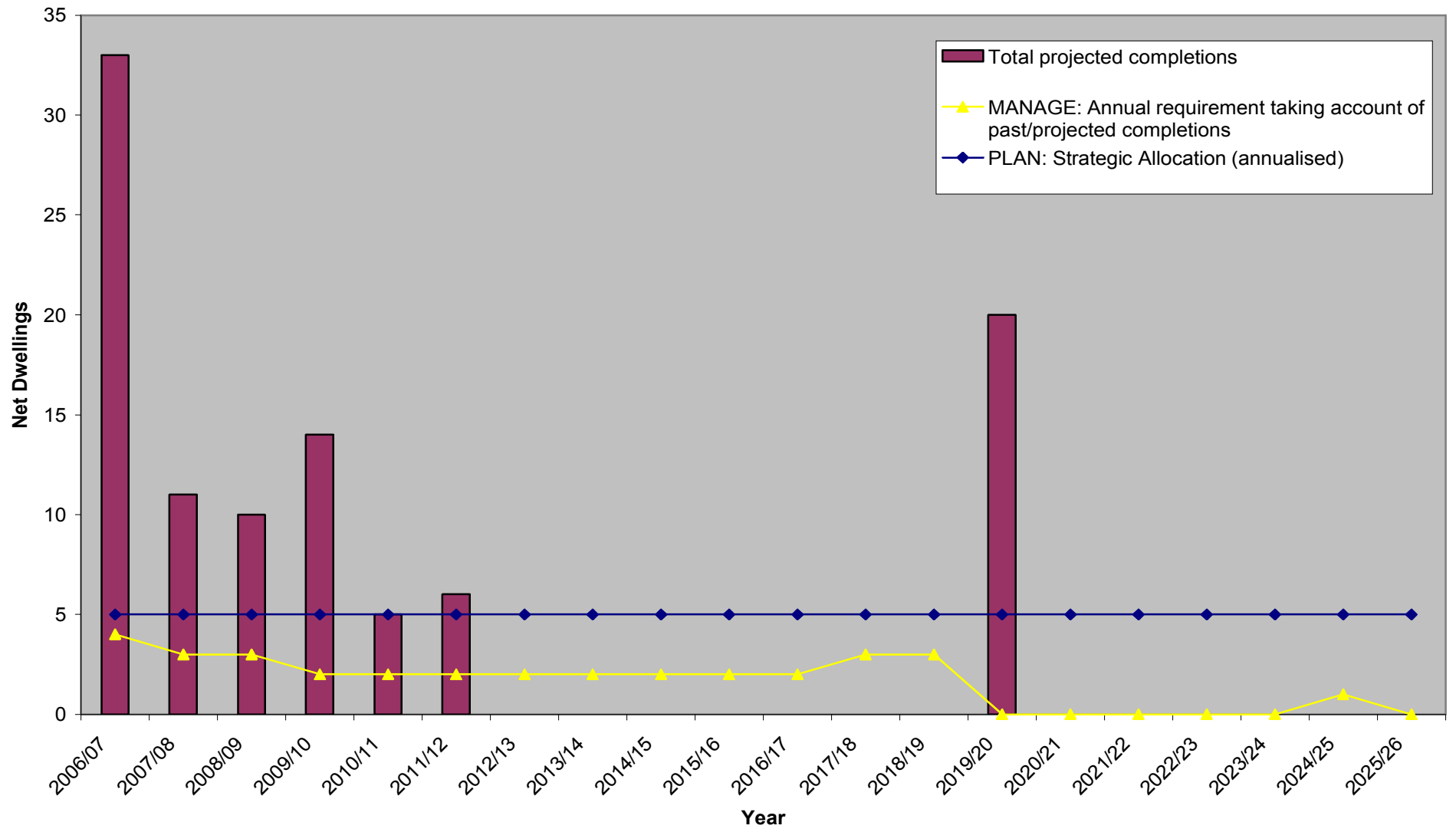
▼ **Figure 2:** Housing Trajectory against the South East Plan for the Western Corridor Blackwater Valley Region in Hart District (Source: Hart District Council)



	Plan Period (years 1 to 5)					Plan Period (years 6 to 10)					Plan Period (years 11 to 15)					Plan Period (years 16 to 20)				
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Total Past Completions	363	218	42																	
Cumulative Completions	363	581	623																	
Projections: allocated Sites				0	107	168	320	250	240	200	200	80	0	0	0	0	0	0	0	0
Projections: unallocated Sites				42	95	8	10	0	71	0	0	0	0	165	0	0	0	0	0	0
Total projected completions				42	202	176	330	250	311	200	200	80	0	165	0	0	0	0	0	0
Projected Cumulative Completions				665	867	1043	1373	1623	1934	2134	2334	2414	2414	2579	2579	2579	2579	2579	2579	2579
PLAN : Strategic Allocation (annualised)	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215	215
PLAN : Strategic Allocation (cumulative)	215	430	645	860	1075	1290	1505	1720	1935	2150	2365	2580	2795	3010	3225	3440	3655	3870	4085	4300
MONITOR : No. dwellings above or below cumulative allocation	148	151	-22	-195	-208	-247	-162	-97	-1	-16	-31	-166	-381	-431	-646	-861	-1076	-1291	-1506	-1721
MANAGE : Annual requirement taking account of past/projected completions	207	207	216	227	229	233	225	223	215	217	218	236	269	287	344	430	574	861	1721	0
	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0

▲ **Table 4:** Housing Trajectory: Past and Projected housing completions assessed against the South East Plan housing target for the Western Corridor Blackwater Valley Region in Hart District (to 2026) (Source Hart District Council)

▼ **Figure 3:** Housing Trajectory against the South East Plan for the Rest of Hampshire area in Hart District (Source: Hart District Council)



	Plan Period (years 1 to 5)					Plan Period (years 6 to 10)					Plan Period (years 11 to 15)					Plan Period (years 16 to 20)				
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Total Past Completions	33	11	10																	
Cumulative Completions	33	44	54																	
Total projected completions				14	5	6	0	0	0	0	0	0	0	20	0	0	0	0	0	0
Projected cumulative completions				68	73	79	79	79	79	79	79	79	79	99	99	99	99	99	99	99
PLAN: Strategic Allocation (annualised)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
PLAN: Strategic Allocation (cumulative)	5	10	15	20	25	30	35	40	45	50	55	60	65	70	75	80	85	90	95	100
MONITOR: No. dwellings above or below cumulative allocation	28	34	39	48	48	49	44	39	34	29	24	19	14	29	24	19	14	9	4	-1
MANAGE: Annual requirement taking account of past/projected completions	4	3	3	2	2	2	2	2	2	2	2	3	3	0	0	0	0	0	1	0

▲ Table 5: Housing Trajectory: Past and Projected housing completions assessed against the South East Plan housing target for the Rest of Hampshire area in Hart District (to 2026) *(Source Hart District Council)*