



**Hart District Council
Local Development Framework
(LDF)**

**Consultation Draft
Strategic Housing Land Availability
Assessment (SHLAA)**

May 2009

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I Introduction

- 1.1 Planning Policy Statement (PPS)3 Housing (November 2006) states that all local authorities should undertake Strategic Housing Land Availability Assessments (SHLAAs). Such assessments provide information on the opportunities that exist to meet housing targets in a specified area.
- 1.2 As of April 2009, the South East Plan minimum housing requirement for Hart in the emerging South East Plan is 4,400 dwellings in the period 2006 to 2026¹. As part of its Local Development Framework Hart is preparing a core strategy for submission in June 2011 which will need to address this target. The core strategy will be informed by the findings of this and updated versions of the SHLAA which form a key component of the evidence base.
- 1.3 The SHLAA has been prepared in accordance with guidance published by CLG². It identifies how much housing land is expected to come forward in the future through identified *deliverable* or *developable* sites and compares this against Hart's South East Plan target (section 4).
- A *deliverable* site is defined as a site that is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan (i.e. by March 2017).
 - A *developable* site is defined as a site in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time.
- 1.4 The supply from deliverable and developable sites is then compared with the overall housing requirement to establish whether there is a surplus or shortfall.
- 1.5 The SHLAA also considers 'broad locations' within settlements (section 5) where additional housing is anticipated but where specific sites cannot be identified, and a windfall allowance (section 6) to try and get a complete picture of likely supply (section 7).
- 1.6 Hart's SHLAA also includes a number of 'candidate' sites beyond current settlement boundaries defined in the Hart District Local Plan (Replacement) (section 8). These are included for the purposes of plan-making as potential site allocations in the core strategy or subsequent development plan documents in the event that greenfield allocations are needed to meet housing requirements.

¹ Policy H1 (Regional Housing Provision 2006-2026), Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy for the South East of England

² Strategic Housing Land Availability Assessments Practice Guidance, CLG July 2007

Hart District Council Consultation Draft LDF Strategic Housing Land Availability Assessment (May 2009)

- I.7 Some sites submitted to the Council for consideration have been excluded from the SHLAA for various reasons (section 10). However, of these, some are considered to have potential as rural exception sites for affordable housing (section 11).
- I.8 The CLG practice guidance is very clear:
“the assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development”³
Additional information on this is outlined in Section 2 (Disclaimers).
- I.9 The consultation draft SHLAA has been produced with the involvement of appropriate partners. This has included prior public consultation, stakeholder workshops and meetings with landowners and planning agents. It is intended that the SHLAA report is to be prepared in an open and transparent way, and is therefore being subjected to further public consideration in order to make it as robust and accurate as possible.
- I.10 Reflecting the CLG guidance it is proposed that the SHLAA should be updated on an annual basis and will therefore be informed by the most accurate information possible at any given time.

Stakeholder Consultation

- I.11 Stakeholders are invited to comment on all aspects of the SHLAA. Comments received by **Monday 22 June 2009** will inform the revised SHLAA to be published in October 2009. Views will be sought from Members, Parish Councils, Statutory Consultees⁴ and stakeholders who have submitted sites or taken an interest in the process hitherto. The SHLAA report will be made available to the general public via the Council’s website.
- I.12 There are four key aims for the proposed consultation on the draft SHLAA report:
- 1 To inform interested parties of the initial findings of the draft SHLAA summary report
 - 2 An additional ‘call for sites’, in light of the previous uncertainty with regard to residential development in Hart because of the Thames Basin Heath SPA, which has been addressed for most of the District through the recently adopted tariff⁵. In light of the need to prioritise the re-use of brownfield land first, the SHLAA consultation seeks to identify additional specific deliverable and developable *brownfield* sites in particular

³ Paragraph 8

⁴ Natural England, Environment Agency, English Heritage

⁵ http://www.hart.gov.uk/index/environment-and-planning/planning/development-control/planning_guidance/planning-guidance-spa.htm

- 3 where appropriate or necessary, to gain additional information on a site's suitability, availability and achievability, reflecting the details set out in paragraphs 3.39 to 3.49 of this report for residential development
- 4 To pose the question whether the SHLAA should be presented in such a way that reflects the split housing allocation for Hart, i.e. 4,300 in the Western Corridor Blackwater Valley sub region and 100 in the Rest of Hampshire sub region as defined in the emerging South East Plan.
- 5 To pose the question as to whether or not the treatment of broad locations and windfalls in the SHLAA is appropriate for Hart.

2 Disclaimers

- 2.1 In relation to the information contained within this report (and any other report relating to the findings of Hart District Council's Strategic Housing Land Availability Assessment (SHLAA), the Council makes the following disclaimer, without prejudice.
- 2.2 The identification of potential housing sites, buildings or areas within the SHLAA does not state or imply that the Council would necessarily either allocate a site within the emerging Hart Local Development Framework (LDF) and/or grant planning permission for development. All planning applications incorporating residential development will continue to be treated against the appropriate development plan and other relevant material considerations.
- 2.3 The inclusion of potential housing sites, buildings or areas within the study does not preclude them from being developed for uses other than housing. The boundaries that are attached to sites, buildings and areas are based on the information available at the time. The SHLAA does not limit an extension or contraction of these boundaries for the purposes of a planning application.
- 2.4 The exclusion of sites, buildings or areas from the study (either because they were never identified or have been discounted) does not preclude the possibility of planning permission for residential development being granted on them. It is acknowledged that sites will continue to come forward (particularly small sites) that will be suitable for residential development that have not been identified in the SHLAA.
- 2.5 The categorisation of sites in terms of when they may come forward (short, medium or long term) is based on Officers views held at the time of the study. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent planning applications being submitted on any sites identified or excluded within it at any time.
- 2.6 The information that accompanies the SHLAA is based on information that was available at the time of the study and there may be some omissions and/or factual inaccuracies which the Council does not take liability for. Therefore, users of the study findings will need to appreciate that there may be additional constraints on some sites that were not identified at the time of the survey and that planning applications will continue to be treated on their own merits at the time of the planning application rather than on the information contained within the assessment. Likewise, some of the identified constraints may have been removed since the information was compiled. Issues may arise during the course of a detailed planning application that could not or were not foreseen at the time of the study. For example, the SHLAA may identify a site as having no contamination but detailed ground investigations identifies that it has during the preparation of a planning application. Applicants were therefore advised to carry out their own analysis

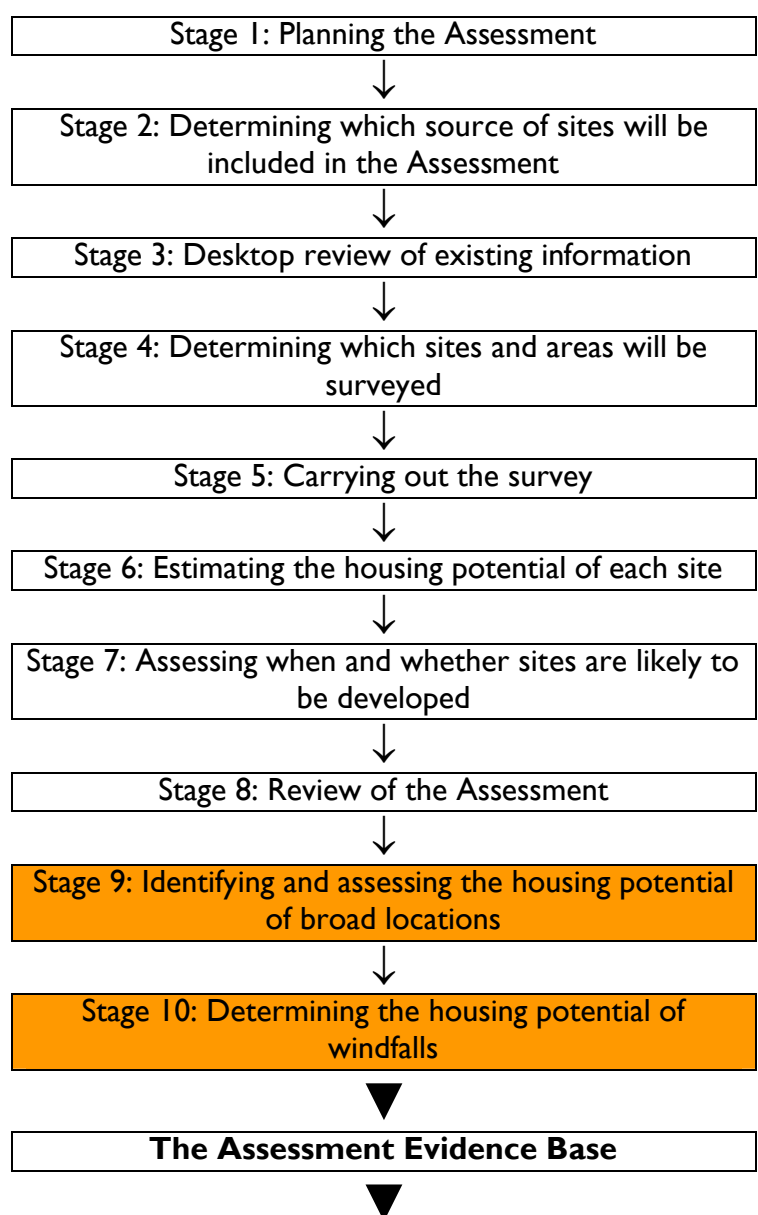
of sites to identify any constraints or other information for the purposes of a planning application and not rely solely on the findings of the SHLAA.

- 2.7 The capacity identified on the sites either relates to the numbers granted within a planning permission (where applicable) or is an estimate based on an appropriate density for the site in question. In arriving at these densities, Officers have taken into account national, regional and local planning guidance along with issues around local character and general views on the site. However, the capacities identified do not preclude proposed densities being either increased or decreased on sites. Nor does it mean that the densities envisaged within the assessment would be appropriate and these would need to be assessed through the normal planning process when submitting a planning application.
- 2.8 The study has a base date of April 2008 and the findings are only a 'snap shot' of information held at that time. Therefore, some of the information held on the database will be subject to change over time. For example, sites that are identified as not having planning permission may have secured permission since the information was compiled, whilst planning permissions may have lapsed on other sites. The Council intends to update the SHLAA within the Annual Monitoring Report (AMR) process.
- 2.9 Overall, sites identified in this report and its appendices have no additional planning status and inclusion in the SHLAA does not infer a presumption of planning approval for residential development on any site.

3 Methodology

3.1 The CLG guidance gives practical advice both on how to identify land for housing and assess the deliverability and developability of these sites. The CLG methodology is summarised in Figure 3.1. The approach that Hart has adopted for the SHLAA has been informed by the CLG guidance, separate guidance prepared by the Planning Advisory Service⁶, and limited feedback received from stakeholders in the SHLAA consultation exercise conducted in June 2008. All the relevant stages of the SHLAA process, outlined in the CLG guidance have been followed in this study.

Figure 3.1: SHLAA process and outputs



⁶ Strategic housing land availability assessment and development plan document preparation, PAS, July 2008

Hart District Council Consultation Draft LDF Strategic Housing Land Availability Assessment (May 2009)

- informs five year supply of deliverable housing sites
- informs Local Development Framework preparation

[Stage 1: Planning the assessment – time periods, site size threshold, settlements](#)

- 3.2 The assessment time period is the South East Plan and LDF plan period horizon to 2026. The CLG guidance states that as a minimum the SHLAA should identify sufficient specific sites for at the least the first 10 years of a plan from the anticipated date of its adoption, and ideally for longer than the whole 15 year plan period to allow local planning authorities to consider options for accommodating new housing when plan making. Hart’s core strategy is timetabled for adoption in March 2012. For Hart’s SHLAA this means looking to the year 2022 as a minimum. In fact the SHLAA covers the period to 2026 consistent with the period of the South East Plan from which Hart’s housing allocation is derived.
- 3.3 Although a base date for the assessment is not referred to in the practice guidance, it is required to act as a baseline against which to assess information. In this instance the base date is 1st April 2008. This date is particularly important when considering the distinction between sites with planning permission and those where an application is submitted but not determined. In the SHLAA any site where planning consent has been issued before 1 April 2008 is counted as a site with planning permission (unless it has been completed in which case it counts as a completion).
- 3.4 It is necessary, in the context of national policy and the practice, to provide an assessment of potential housing land in a series of time bands. The guidance indicates that this should relate to the first five years of a plan, years 6 to 10 and, ideally, years 11 to 15⁷. The estimated yield from the sites identified in the SHLAA is therefore set in a series of time bands which reflect these requirements, and the guidance set out in PPS3 are:
- 2012-2017 (years 0 to 5, from the adoption of the Core Strategy)
 - 2017-2022 (years 6 to 10)
 - 2018-2026 (years 11+)
- 3.5 A site of 5 or more units is set as the survey threshold. This is likely to identify as many sites as possible without the problem of attempting to assess very small sites where it is impossible to assess delivery.
- 3.6 The study also needs to specify the settlements from which dwelling yield will be sought. The study focuses on the settlements with boundaries identified in the Hart Local Plan: The main centres of Blackwater / Hawley, Fleet / Church Crookham, Elvetham Heath, Hartley Wintney, Hook, Odiham, Yateley; and the rural settlements of: Bartley Heath, Broad Oak, Crookham

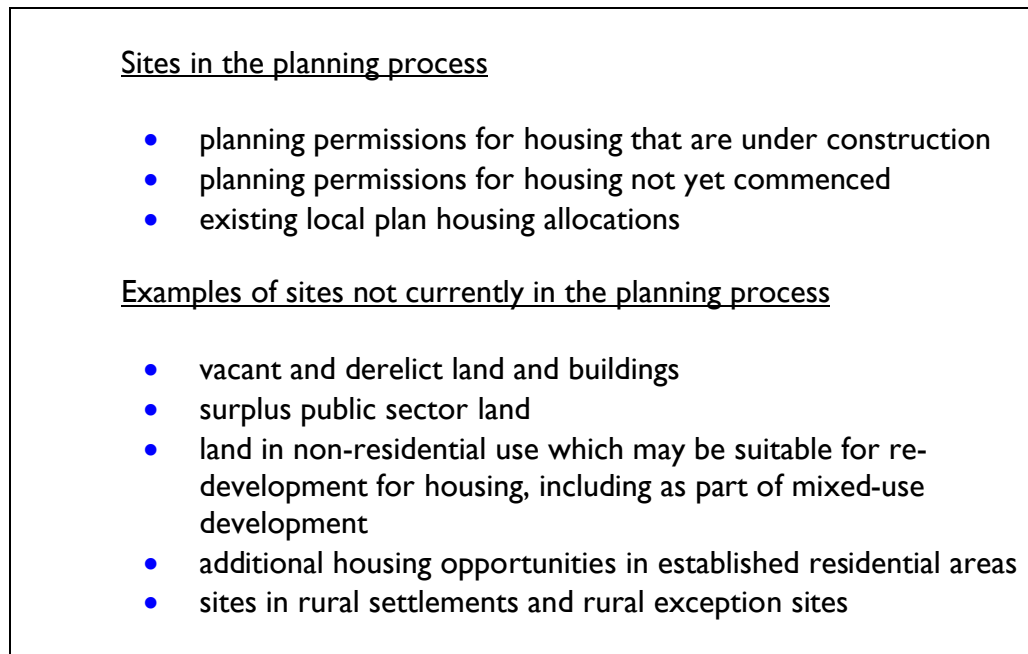
⁷ DCLG Strategic Housing Land Availability Assessments Practice Guidance
Hart District Council Consultation Draft LDF Strategic Housing Land Availability Assessment (May 2009)

Village, Crondall, Dogmersfield, Eversley Centre, Eversley Cross, Eversley Street, Lower Common, Up Green, Ewshot, Greywell, Hartfordbridge, Hazeley, Hazeley Bottom, Hazeley Lea, Heckfield, Hound Green, Long Sutton, Mattingley, Mill Lane Crondall, RAF Odiham, Rotherwick, South Warnborough, North Warnborough, Winchfield Court (Formerly Winchfield Hospital) and Winchfield Hurst.

[Stage 2: Determining which sources of sites will be included in the assessment](#)

3.7 Figure 3.2 (below) outlines some sources of sites which were utilised in the consultation draft.

Figure 3.2: Sources of sites with potential for housing



3.8 These sites should normally be within settlement boundaries as defined in local plan which appear acceptable in principle for residential development. The exception to this rule are rural exception sites considered to be either deliverable or developable, and any previously developed land outside settlements which is considered suitable for residential use.

3.9 Particular types of land or areas may be excluded from the assessment. However, the study should also aim to identify as many sites with housing potential in and around as many settlements as possible in the study area⁸. The guidance states “*Except for more clear cut designations such as Sites of Special Scientific Interest the scope of the assessment should not be narrowed down by existing policies designed to constrain development, so that the local planning*

⁸ Paragraph 7

authority is in the best possible position when it comes to decide its strategy for delivering its housing objectives.”

- 3.10 In light of the need to protect designated habitats and landscapes, sites will be excluded from the assessment if they are located within the following areas:
- Sites of Special Scientific Interest (SSSI)
 - Sites of Nature Conservation Importance (SINC)
 - Special Protection Areas (SPA)
 - Registered Historic Parks and Gardens
 - Ramsar sites
 - Flood Zone 3, as defined by the Environment Agency, which is contrary to the sequential test set out in national planning guidance PPS25
 - Sites which fall within 400 metres of the Thames Basin Heath Special Protection Area (SPA)
- 3.11 Sites have also been excluded where residential development would clearly be contrary to current planning policy, for example sites in employment use or in use as public open space. Current evidence suggests that Hart needs all of its employment land and open space. If future studies indicate that there is sufficient land within Hart District for either employment land and/or open space to be considered as potentially suitable for residential development, then it is the intention that subsequent revisions of the SHLAA will reflect this.
- 3.12 Greenfield sites in the countryside are also excluded from the main assessment as being neither deliverable or developable given they are contrary to current policy. However, the SHLAA does identify potential rural exception sites for affordable housing, and realistic candidate sites for plan making purposes in the event that extensions to settlements are needed to meet South East Plan targets.
- 3.13 Realistic candidate sites for plan making purposes are considered to be those that could form, in whole or in part, an extension to one of the six main settlements:
- Fleet /Church Crookham/ Elvetham Heath
 - Yateley
 - Blackwater and Hawley
 - Hook
 - Hartley Wintney
 - Odiham
- 3.14 These are the settlements in Hart that could conceivably be designated as urban areas or local service centres in the core strategy and therefore could be locations for greenfield development. This is in accordance with PPS7 (Sustainable Development in Rural Areas) which states that away from larger urban areas, LPAs should focus most new development in or near to local service centres where employment, housing, services and other facilities can

be provided close together. This is not to say that all these settlements will necessarily be designated an urban area or local service centre. Neither does it follow that an urban area or local service centre will necessarily receive a greenfield allocation. These are decisions to be made in the core strategy, not the SHLAA.

- 3.15 Within the district there are numerous smaller settlements where the provision of affordable housing to meet local needs is supported through national planning guidance and the local plan. Accordingly, sites in these locales which could potentially accommodate rural exception affordable housing, and have been submitted in the SHLAA consultation, are identified separately in Figure 11.1. However, none of these sites are well enough progressed at this stage to count them as either deliverable or developable and include them in the anticipated supply.

[Stage 3: Desktop review of existing information and a call for sites](#)

- 3.16 Sites in the planning system were readily identified using monitoring information supplied by Hampshire County Council and the District Council's own systems.
- 3.17 Sites not in the planning system were identified from the following sources:
- Review of the Urban Capacity Study (2006)
 - Review of returns submitted for the National Land Use Database
 - Discussions with Development Control Teams regarding sites subject to s106 agreement, pre-app discussions/enquiries etc and any other sites from local knowledge
 - Internal discussions to establish opportunities on Council owned land and potential rural exception sites
 - A 'call for sites' from developers, agents and landowners

[Stage 4: Determining which sites and areas will be surveyed](#)

- 3.18 All sites either identified through the desktop review or submitted through the SHLAA consultation process were surveyed and a site summary pro-forma completed. These are attached in the various appendices.

[Stage 5: Site surveys](#)

- 3.19 The following characteristics, inter alia, were recorded or checked, through the site surveys:
- character of surrounding area
 - proximity to public transport
 - current uses
 - topography

- environmental designations and flood zones
 - existing service infrastructure
 - historical or archaeological constraints
- 3.20 The site surveys were conducted in August and September 2008. Additional site surveys were also completed in early 2009 for the small number of sites that were submitted after the formal consultation period.

[Stage 6: Estimating the housing potential of each site](#)

- 3.21 The sixth stage is to determine the housing potential for each site. The housing potential is based on an appropriate density for each site, taking into account national planning guidance in PPS3 (Housing), characteristics of the surrounding area and, where made, the recommended number of potential dwellings from those who submitted a site for consideration.
- 3.22 Estimates of potential housing capacity of sites outside settlements are below that which might be achieved were the whole area to be developed. This will allow for the possibility that more detailed planning which could identify features which should be retained or parts of the area which should not be developed but retained for wildlife or recreational value for example.
- 3.23 Every site is different and therefore the density and subsequent number of potential dwellings that could be accommodated are only an initial indication and are subject to subsequent change.

[The effect of the Thames Basin Heaths Special Protection Area on estimates of capacity](#)

- 3.24 The Thames Basin Heaths Special Protection Area (SPA) is a network of heathland sites which are designated for their ability to provide a habitat for the internationally important bird species of woodlark, nightjar and Dartford warbler. This area is designated as a result of the Birds Directive and the European Habitats Directive and protected in the UK under the provisions set out in the Habitats Regulations. These species are particularly subject to disturbance from walkers, dog walkers and cat predation because they nest on or near the ground.
- 3.25 Natural England advise that any application for residential development resulting in an increase in the number of dwellings within 5km of the SPA will, without avoidance measures, be likely to have significant effect on the SPA. Therefore developments for an increase in residential development will be required to provide, or make a contribution to, the provision of measures to ensure that they have no likely significant effect on the SPA.

- 3.26 These measures can take two forms:
- Access Management: to control the numbers of people visiting the SPA and to influence the behaviours of visitors in the interests of the protected species
 - Suitable Alternative Natural Greenspace (SANG): these are areas of open space (either existing or new) to attract new residents away from the Thames Basing Heath SPA
- 3.27 Reflecting these issues, Hart District Council has produced an Interim Avoidance Strategy for the Thames Basin Heaths Special Protection Area (SPA). The Strategy was adopted by Cabinet on 8th January 2009 following a six week consultation period. The Interim Avoidance Strategy can be viewed on the Hart website.
- 3.28 In light of this context, there are two key issues for the SHLAA to address. Firstly, within both the SPA and within 400m of the SPA (the Inner Exclusion Zone), no new residential development is permitted. This is reflected in individual sites appraisals in the appendices. Secondly, where sites are within 5km of the Thames Basin Heath SPA (Zone of Influence), SANG will have to be facilitated either on-site or elsewhere through a financial contribution. Some of the larger sites on the edges of settlements possibly have the capability to provide SANG within the proposed site. This possibility is reflected in the estimated number of dwellings that could come forward from the SHLAA site.

[Stage 7: Assessing when and whether sites are likely to be developed](#)

- 3.29 The DCLG guidance outlines that the assessment of when SHLAA sites might be developed is informed by three factors:
- suitability
 - availability
 - achievability
- 3.30 Assessing all SHLAA sites against these main criteria will provide the information that will allow a judgement to be made as to whether a site can be considered deliverable or developable in accordance with the following definitions:
- **Deliverable:** a site is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan
 - **Developable:** a site should be in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time

- 3.31 Only deliverable and developable sites should be included in the assessment of supply against plan targets.
- 3.32 To inform the assessment as to when a site could be developed, consultees were asked when, in their view, the site could come forward for development. This would be in five-year periods, i.e. 0 to 5 years, 6 to 10 years, or 11+ years. For those sites that would need to be allocated for residential development through the LDF, the 0 to 5 year period would start subsequent to the adoption of the relevant Development Plan Document (DPD). The guidance goes on to state that in practice, the considerations to be taken into account when deciding whether a site deliverable, developable or not currently developable, will be the same. It is the degree of availability and achievability, and, in particular, when any known constraints – its suitability – can realistically be overcome.
- 3.33 To determine whether a site is a suitable location for housing development, emphasis should be placed on whether it would contribute to the creation of sustainable, mixed communities. To assess suitability, reflecting the national guidance, sites will be considered against the following criteria:
- planning policy restrictions
 - physical problems or limitations
 - potential impacts on landscape, townscape and conservation
- 3.34 Reflecting this approach, as stated, for each site a site assessment pro-forma has been completed which informs the conclusion as to whether the site is suitable or not through evaluating its context and identifying possible site constraints and opportunities. Where needed, the suitability of sites will be revisited in light of the proposed consultation.
- 3.35 For reference, sites that fall within either a local or strategic gap, as defined in the local plan, could potentially fall into the category of LDF candidate sites, or potential rural exceptions sites. This reflects the CLG guidance (paragraph 21) which states that the scope of the SHLAA should not be narrowed down by existing policies designed to constrain development. With regard to the historic environment, the assessment of suitability of those sites that are either within or adjacent to a designated Conservation Area Appraisal in the final SHLAA report, will be informed by the views of Hart's Conservation team.
- 3.36 The DCLG guidance outlines that availability of a site relates to ownership, legal issues and establishing if there are any problems which would restrict development. The status of sites will be established and clarified through the consultation exercise. Where problems are identified an assessment will be made as to how and when they can be realistically overcome. As part of this assessment, all sites submitted by developers and landowners are considered to be available.
- 3.37 The achievability of a site is a judgement about the economic viability and capability of a developer to complete a scheme over given timeframe.

Reflecting the national guidance, three factors have been identified which influence achievability:

- Market factors: such as adjacent uses, economic viability of existing, proposed and alternative uses in terms of land values, attractiveness of the locality, level of potential market demand and projected rate of sales, which are particularly important for larger sites
- Cost factors: this includes site preparation costs relating to any physical constraints, any exceptional works necessary, relevant planning standards or obligations, prospect of funding or investment to address constraints or assist development
- Delivery factors: this includes the developer's own phasing, a realistic build-out rate on larger sites (including the likely earliest and latest start and completion dates), whether there is a single developer or several developers offering different housing products and the capability of the developer

3.38 Reflecting the advice in the PAS guidance (page 5), it is at this stage that the views of stakeholders will be utilised to address the economic viability of individual sites.

3.39 As stated, where constraints have been identified, it will be necessary to consider what actions will be necessary to overcome them. Again, the input of stakeholders will be crucial to identifying these constraints and determining any actions required. The national guidance suggests the following actions could be included:

- investment in infrastructure
- dealing with fragmented land ownership
- environmental improvement
- amending planning policy

[Stage 8: Review of the assessment](#)

3.40 At this stage the overall housing potential of all deliverable and developable sites, plus the number of completions to date, is compared against Hart's South East Plan target of 4,400 dwellings between 2006 and 2026 to establish whether or not there is a shortfall. If there is a shortfall it will be necessary to investigate how best this should be planned for. The options available are broad locations within settlements, greenfield extensions to settlements, and/or a windfall allowance.

Stage 9: Identification of broad locations within settlements

- 3.41 The CLG guidance describes broad locations as areas where housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified. In the guidance, examples of broad locations include:
- Within and adjoining settlements: for example, areas where further housing development such as infilling or redevelopment is or could be encouraged, and small extensions to settlements
 - Outside settlements: for example, major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns. The need to explore these will usually be signalled by the Regional Spatial Strategy
- 3.42 Only the first example is of relevance to Hart. Furthermore, a distinction is drawn in this SHLAA between broad locations *within* settlements (see section 5) and locations *outside* settlements which are dealt with separately (see section 8 – Candidate LDF sites).
- 3.43 Where broad locations have been identified, estimates of the housing potential will be included within the SHLAA.

Stage 10: Determining the housing potential of windfall

- 3.44 National planning guidance PPS3 (Housing) sets a clear expectation that the supply of land for housing should be based upon specific sites, and where necessary broad locations. PPS3 also recognises that there may be genuine local circumstances where a windfall allowance is justified. The disadvantage of a windfall allowance is that because it is not clear exactly where development is likely to occur, there is little certainty for communities or developers.
- 3.45 PPS3 is explicit in that allowances for windfalls should not be included in the first 10 years of land supply from the date of the adoption of the relevant Development Plan Document (DPD) unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified.

Stage 11: Identification of potential candidate LDF housing allocations outside settlements

- 3.46 These are sites that are realistic candidates for plan-making purposes if extensions to settlements are needed to meet South East Plan housing targets. The PAS guidance states “*all greenfield sites which are reasonable candidates for housing should be identified and assessed from the outset, even where there may be opposition to some of them. The better the process of selection*”

at the outset of the SHLAA, the less chance that “new” sites will come forward later in the plan-making process which the authority will then realise should have been included and assessed”. See paragraphs 3.13-3.15 for the criteria by which a site is deemed to be a reasonable candidate for allocation in the LDF.

- 3.47 The SHLAA has only considered the broad principles on these greenfield sites, rather than the relative merits or otherwise of allocating any of them. It will be for the Council to make a judgement, through the emerging LDF, on which greenfield sites, if any, should be allocated for future development. This judgement will be informed by the emerging LDF evidence base, including the SHLAA, and other relevant studies.

4 Supply from deliverable and developable sites

- 4.1 This section sets out the anticipated supply of housing from deliverable and developable sites.

Deliverable sites

- 4.2 A deliverable site is defined as a site that is available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of adoption of the plan (i.e. by March 2017). Deliverable sites fall into the following categories:

- Sites under construction
- Sites with extant Planning Permission (full and outline)
- Unimplemented Local Plan sites without planning permission
- Other deliverable housing sites

Sites under construction

- 4.3 Those sites that have received planning permission and a material start has been made on the implementation of that planning permission. Appendix 1 outlines that 55 dwellings are currently under construction as of 1 April 2008.
- 4.4 Within this category there will be sites at various different stages in the construction process from sites that are nearing completion to sites that are just commencing ground works. As with all the different categories, these findings are based on the position as of 1st April 2008. Some of these sites may have been completed since then or additional sites may have commenced. Accordingly, the final SHLAA due to be published later in 2009, will include the latest monitoring information Hampshire County Council (April 2009).

Sites with extant Planning Permission (full and outline)

- 4.5 Those sites that have an extant planning permission for residential development. This includes sites with various types of permissions, including those with full and outline permission as 1st April 2008. Appendix 2 outlines that there are 602 dwellings with planning permission as of 1 April 2008.

Unimplemented Local Plan sites without planning permission

- 4.6 Those sites that have been specifically allocated for residential and/or mixed-use development purposes within the Hart District Local Plan (Replacement) 1996-2006. Most of the sites allocated in the current Local Plan have either been built or have planning permission. Those that remain are:

- SHL48: Queen Elizabeth 2 Barracks, Church Crookham (1055 dwellings)
- SHL49: Part of Redfields Garden Centre, Church Crookham (40 dwellings)

4.7 There is a potential 1095 units that could be accommodated on the remaining 2 housing allocations in the Local Plan. These are expected to come forward in the short to medium term and be completed by 2017. If subsequent planning permissions are granted for a different number of residential dwellings, this will be reflected in future iterations of the SHLAA. Site assessments of the two sites are included with the deliverable sites.

[Other deliverable sites](#)

4.8 These are sites that have been identified through the SHLAA process as reflecting the definition of a deliverable site as defined in paragraph 3.40.

Figure 4.1 – Other identified deliverable sites

	Settlement - Site	Within or outside Settlement Boundary	Greenfield or Brownfield	Estimated Dwelling Capacity
2	SHL29 40-42 Kings Road, Fleet	within	brownfield	13
3	SHL30 134a Reading Road South, Fleet	within	brownfield	6
4	SHL33 Campbell Close, Fleet	within	brownfield	39
5	SHL47 Rose Cottages, Church Crookham	within	brownfield	6
Total: Hart District				64

4.9 The total supply from identified deliverable sites is 1,821 as shown in Figure 4.2 below:

Figure 4.2 Total supply from deliverable sites

Source of supply	Number of dwellings
Sites under construction	55
Sites with extant Planning Permission (full and outline)	602
Unimplemented Local Plan sites without planning permission	1095
Other deliverable housing sites	64
Total	1,816

Developable Sites

- 4.10 A developable site is defined as a site in a suitable location for housing development, and there should be a reasonable prospect that it will be available for and could be developed at a specific point in time. The sites in Figure 4.3 are those considered to fall within this definition. The principle of development is established on all of these sites through their location within the settlement boundary. There just remain some outstanding issues related to its suitability, availability or achievability, or a combination of all three, as a site for residential development which prevent them being categorised as deliverable within 5 years of the core strategy being adopted.

Figure 4.3: Identified developable SHLAA sites

Settlement - Site	greenfield or brownfield	Estimated Dwelling Capacity
SHL15 Yateley Primary School site, Yateley	brownfield	75
SHL34 Civic Offices, Fleet	brownfield	45
SHL38 Victoria Road car park	brownfield	40
SHL39 Church Road car park	brownfield	45
SHL63 Land at 56 High Street, Odiham	brownfield	20
Total: Hart District		225

5 Review of the assessment

- 5.1 Figure 5.1 below sets out the anticipated supply of deliverable and developable sites along with information on completions to date, and compares this with Hart's housing allocation in the South East Plan.

Figure 5.1: Housing Land Supply from deliverable and developable sites for plan period (2006-2026)

	Dwellings
South East Plan minimum requirement (2006-2026)	4400
Completions (2006/07-2007/08)	625
Remaining requirement for 18 year period	3775
Estimated supply from <u>deliverable</u> sites	1816
Estimated supply from identified <u>developable</u> SHLAA sites	225
Total estimated supply from deliverable and developable sites	2041
Shortfall against South East Plan requirement	1734

- 5.2 The conclusion at this stage of the SHLAA is that there are insufficient identified deliverable and developable sites for Hart District to meet the minimum South East Plan housing target.
- 5.3 The CLG guidance states that where it is not possible to identify sufficient sites the SHLAA should provide the evidence base to support judgements around whether broad locations should be identified and/or whether there are genuine local circumstances that mean a windfall allowance may be justified in the first 10 years of the plan. This is addressed in the subsequent sections.

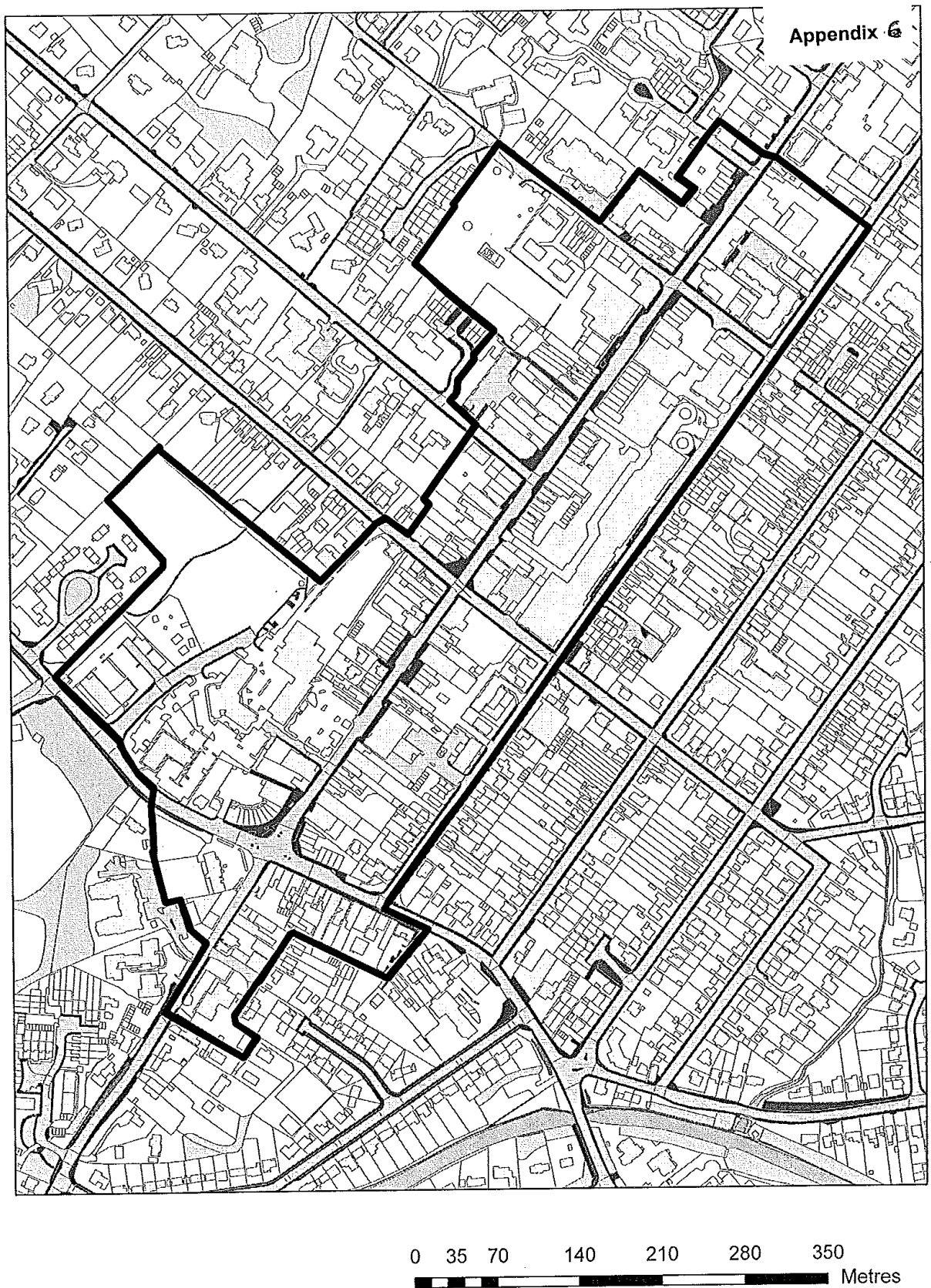
6 Broad locations

- 6.1 The CLG guidance outlines that if there is an existing shortfall of deliverable sites, then in addition to considering deliverable and developable sites, ‘broad locations’ can be identified and included within the SHLAA. The guidance defines broad locations as areas where housing development is considered feasible, such as a particular town centre, and will be encouraged, but where specific sites cannot as yet be identified. Additionally, guidance on SHLAAs published by the Planning Advisory Service⁹ states that broad locations could include residential areas where existing or proposed planning policy actively encourages additional housing through infilling and redevelopment.
- 6.2 Within the guidance, broad locations can also include areas outside existing settlements. Inclusion of broad locations outside settlements helps inform the plan-making process if greenfield extensions to settlements are needed to meet housing targets. In Hart a large number of sites have come forward which are located beyond the existing settlement boundaries. These are considered in section 9: Candidate sites outside the main settlements.
- 6.3 With regards broad locations *within* settlements, it is considered appropriate to include the Fleet town centre area (Figure 6.1). The Council is taking steps to develop a vision for the town centre, to enable its regeneration and to secure its long term vitality and viability. This is outlined in a report taken to Hart’s Cabinet on 8 January 2009¹⁰. A map of the area defined within the Cabinet report is provided below. *Please note that the final version of the SHLAA may show a slightly different boundary that excludes The Views public open space on which the Council does not envisage development taking place.*
- 6.4 Three specific developable sites within this broad location were identified in the SHLAA. These include:
- SHL34 Civic Offices (45 dwellings)
 - SHL38 Victoria Road car park (40 dwellings)
 - SHL39 Church Road car park (45 dwellings)
- 6.5 Details of these sites can be found in Appendix 4. The capacity of these sites is not included within the figure for the broad location to avoid double-counting. The Council estimates a further 100 homes from the town centre area in addition to the three sites listed above.
- 6.6 This figure could be subject to future revision as specific deliverable sites in Fleet town centre come forward. Likewise, additional broad locations within settlements could be identified, where the intention for the area is to see additional residential growth and/or intensification of use, outlined through the emerging LDF and/or other relevant Council plans.

⁹ Strategic Housing Land Availability Assessment and Development Plan Document Preparation, PAS July 2008

¹⁰ http://www.hart.gov.uk/index/your_council/council_meetings/council_meetings-meeting_agendas_and_minutes.htm

Figure 6.1 Fleet town centre broad location



7 Windfall allowance

- 7.1 Windfall sites are defined in PPS3 Housing as “those which have not been specifically identified as available in the local plan process. They comprise previously-developed sites that have unexpectedly become available. These could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop.”
- 7.2 PPS3 also states “Allowances for windfalls should not be included in the first ten years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent specific sites being identified. In these circumstances, an allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends.”
- 7.3 This SHLAA does not include a windfall allowance for sites of 5 or more dwellings because this is the threshold above which specific sites have been sought. However, since the SHLAA does not consider specific sites of 4 or fewer dwellings (because it is unrealistic to try and identify and appraise those sites) it is considered appropriate to include an allowance for windfalls on small sites of up to 4 dwellings.
- 7.4 Historical monitoring data from Hampshire County Council (HCC), demonstrates that on average, 43 dwellings per annum came forward on sites of 4 or less dwellings between 1996 and 2008. Since the PPS3 guidance suggests that a windfall allowance for the first 10 years of the plan period should be avoided, an allowance is made only for the four year period 2022-26, of 172 dwellings. The year 2022 is selected as the start of this period as it is 10 years after the anticipated adoption date of the core strategy.
- 7.5 In reality the number of windfall sites could be much higher than this over the period to 2026 and we would welcome views on the approach taken in this SHLAA toward windfalls and whether a higher allowance for windfalls from small sites would be justified. For example, should the allowance be made for a longer period than the final 4 years of the plan? Is it appropriate to extrapolate the historic average figure forward or should a lower or higher figure be used?

8 Overall supply compared to South East Plan targets

- 8.1 Figure 8.1 provides a comprehensive list of the different sources of supply compared to South East Plan housing targets comprising deliverable and developable sites, Fleet town centre broad location, and a windfall allowance for the final 5 years of the plan period. These figures will be revisited in light of new data on housing completions and permissions for 2008/9 when it is available. This will include additional permissions granted as a result of the Council adopting an interim avoidance strategy enabling developers to overcome the SPA issue by paying a sum towards off site mitigation.

Figure 8.1: Total Housing Land Supply 2006-2026

Parameter	Dwellings
South East Plan minimum requirement (2006-2026)	4400
Completions (2006/07-2007/08)	625
Minimum remaining requirement for 18 year period	3775
Sites under Construction (as of 01/04/08) ¹¹	55
Sites with planning permission sites	602
Local Plan allocations without planning permission	1095
Other identified <u>deliverable</u> sites	64
Identified <u>developable</u> sites	225
Total estimated supply from deliverable and developable sites	2041
Estimated additional supply from Fleet town centre broad location	100
Small sites windfall allowance (2022-2026)	172
Overall estimated housing supply (2006-2026)	2313
Shortfall against minimum South East Plan requirement (3775 – 2364)	1,462

- 8.2 It can be seen that there remains a shortfall of 1,462 dwellings compared with South East Plan targets. This shortfall will need to be addressed in the Core Strategy to ensure that sufficient land is made available to meet development requirements. In light of this situation, the SHLAA includes in the next section, for plan-making purposes only, an assessment of sites outside current settlement boundaries.

¹¹ Hampshire County Council (HCC) Monitoring

9 Candidate LDF sites outside the main settlements

- 9.1 As well as identifying deliverable and developable sites, a small-site windfall allowance, and the Fleet town centre broad location, the SHLAA also includes an assessment of sites that are potentially developable. This is because the findings of the SHLAA show that there is a shortfall of supply over the plan period to 2026.
- 9.2 The PAS guidance outlines that the purpose of including greenfield sites within the assessment is to provide comparable information about the deliverability or developability of all sites which are reasonable candidates for consideration in plan-making. The information included within a SHLAA can contribute to decisions about which greenfield sites to allocate, where necessary, in a DPD and will help demonstrate that a DPD meets the Planning Inspectorate's requirements at a public examination.
- 9.3 The PAS guidance goes on to state *“The important thing is that all reasonable candidates for housing should be identified and assessed from the outset even if there may be opposition to some of them. The better the process of selection at the outset of the SHLAA, the less chance that ‘new’ sites will come forward later in the plan-making process which the Council will then need to assess.”*
- 9.4 Reflecting this context, the SHLAA identifies at Figure 9.1 a number of greenfield sites considered to be reasonable candidates for plan-making purposes in the event that greenfield releases are needed. These sites are from around the six main settlements of Fleet, Yateley, Blackwater, Hook, Hartley Witney and Odiham (as outlined in paragraphs 3.13-3.15). These are the settlements which could conceivably be designated as urban areas or local service centres in the core strategy and therefore could be locations for greenfield development. This is not to say that all these settlements will necessarily be designated an urban area or local service centre, and even if it is, it will not necessarily receive a greenfield allocation. The cumulative number of dwellings which could be facilitated on these sites is approximately 4,000 - far in excess of that needed to meet housing targets.
- 9.5 The SHLAA has only considered the broad principles on these greenfield sites, rather than the relative merits or otherwise of allocating any of them. It will be for the Council to make a judgement, through the LDF, on which greenfield sites or areas, if any, should be allocated for future development. This judgement will be informed by the emerging LDF evidence base, including the SHLAA, and other relevant studies. Individual site assessments for LDF candidate sites are made in Appendices 5a to 5c.

Figure 9.1: Candidate LDF sites outside the main settlements

Settlement - Site	Estimated Dwelling Capacity
HOOK	
SHL1 Land north-east of Hook, Hook	450
SHL2 Griffin Way North, Hook	200
SHL5 Land north-west of Hook	1000
SHL6 Land at Holt Lane, Hook	30
SHL7 Land at Reading Road, Hook	76
SHL8 Land at Sheldons Lane, Hook	120
SHL9 Land at Owens Farm, Hook	68
YATELEY	
SHL11 Land at Moulsham Lane, Yateley	200
SHL13 Land at Moulsham Lane (2), Yateley	52
FLEET and CHURCH CROOKHAM	
SHL36 Dachs Lodge, Church Crookham	48
SHL40 Grove Farm, Fleet	300
SHL43 Hitches Lane transitional land, Fleet	75
SHL46 Watery Lane, Fleet	325
SHL52 Land adjacent to Pale Lane Farm, Elvetham Heath, Fleet	400
ODIHAM	
SHL57 Land adjacent to Queens Road, North Warnborough/Odiham	75
SHL65 Land at Dunley's, Odiham	50
SHL66 Rear garden of 4 Western Lane, Odiham	15
SHL68 Land adjacent to Archery Fields, Odiham	80
HARTLEY WINTNEY	
SHL89 Land adjacent to Causeway Green, Hartley Wintney	170
SHL94 Land adjacent to Causeway Farm, Hartley Wintney	30
SHL96 Rifle Range Farm, Hartley Wintney	175
Total	3939

10 Excluded sites

- 10.1 Figure 10.1 lists those sites that were submitted to the Council but are, for whatever reason, considered to be unsuitable as potential market or mixed housing sites. It is unlikely that the status of most of the sites will change during the plan period in light of their location or proximity to designated sites for nature conservation or Environment Agency flood zones, inter alia. However, as outlined, some sites which are in alternative uses currently, such as recreational open space or allocated for employment use, may be subject to change in light of other LDF evidence base work. Appendices 6a – 6e contain the full site appraisals for all the excluded sites.

Figure 10.1: Excluded Sites

Site	Summary of reason(s) for being discounted
SHL3 Land at Searl's Farm, Hook	EA flood zone; poorly related to existing settlements
SHL4 Land at Totters Farm, Hook	EA flood zone; poorly related to existing settlements
SHL10 Landata House, Hook	Site is within an employment area and protected for employment use under Policy URB7 of the Local Plan inter alia
SHL12 Hill Farm and Leafy Oak Farm, Yateley	Within 400m of the Thames Basin Heath Special Protection Area
SHL14 Land east of Sandhurst Road, Yateley	EA flood zone
SHL16 Land at Clarks Farm, Derby Green	Site in employment use/allocated for employment use in Local Plan
SHL17 Land at Darby Green, Yateley	EA flood zone; Blackwater Valley SSSI
SHL18 Land at Winton Crescent, Yateley	Site is protected as recreational and open space under Policy URB21 of the Local Plan inter alia
SHL19 BT Site, Blackwater	Site in employment use
SHL20 Minley Manor Barracks, Blackwater	Poorly related to existing settlements; in open countryside
SHL21 Linklater Cottages, Blackwater	Poorly related to existing settlements; in open countryside
SHL22 Green Lane, Blackwater	Within 400m of the Thames Basin Heath Special Protection Area
SHL23 Land at Eversley, Eversley	Potentially out of scale with existing settlement; not on list of main settlements as set out in paragraph 3.9
SHL24 Site south of the A327, Eversley	Potentially out of scale with existing settlement; not on list of main settlements as set out in paragraph 3.9
SHL25 Site to rear of Primary School, Eversley	Site too small for consideration within SHLAA process
SHL26 Land north of Reading Road, Eversley	Not on list of main settlements as set out in paragraph 3.9

Site	Summary of reason(s) for being discounted
SHL27 Blackwater House, Eversley	Site too small for consideration within SHLAA process
SHL28 26-32 Bowenhurst Road, Fleet	Blanket TPO and concerns over impact on local character
SHL31 BT Site, Fleet	Site is protected for employment use under Policy URB7 of the Local Plan, inter alia
SHL32 Brickyard Plantation, Fleet	Site has planning permission for employment use, which the Council would wish to retain.
SHL35 Cody Park South, Pyestock	Site has no relationship with an existing settlement or residential area in either Hart or Rushmoor
SHL37 Elmwood & Middlewood, Fleet	Was submitted for residential institution use only which is outside the scope of the SHLAA
SHL41 Imac Systems, Fleet	Site is in employment use
SHL42 Camden Walk, Fleet	Unknown availability
SHL44 Larmer Close, Fleet	Loss of informal open space, contrary to Policy URB22
SHL50 Site at Waterfront Business Park, Fleet	Site is within employment area and protected for employment use under Policy URB7 of the Local Plan, inter alia
SHL51 Fitzroy Road, Fleet	Unknown availability, inter alia
SHL53 Land at Stroud Lane, Crookham Village	Poorly related to existing settlements; not on list of main settlements as set out in paragraph 3.9
SHL54 Land adjacent to Dogmersfield Primary School, Dogmersfield	Not on list of main settlements as set out in paragraph 3.9
SHL55 Land at Church Lane, Dogmersfield	Not on list of main settlements as set out in paragraph 3.9
SHL56 Land opposite Briar Cottage, Dogmersfield	Not on list of main settlements as set out in paragraph 3.9
SHL58 Land at Hook Road/Bridge Road, North Warnborough	Basingstoke Canal SSSI; not on list of main settlements as set out in paragraph 3.9
SHL59 Land at Mill Corner, North Warnborough	EA flood zone; poorly related to existing settlements; potentially out of scale with existing settlement; not on list of main settlements as set out in paragraph 3.9
SHL60 Land at Rough Cottage, North Warnborough	Not on list of main settlements as set out in paragraph 3.9
SHL61 Land to the rear of the Jolly Miller Public House, North Warnborough	Basingstoke Canal SSSI; Not on list of main settlements as set out in paragraph 3.9
SHL62 Chapel Cottage, Potbridge	Poorly related to existing settlements; in open countryside; not on list of main settlements as set out in paragraph 3.9
SHL64 Hatchwood Farm, Odiham	Potential for a scale of development that would unsuitable for a village the size of Odiham; potentially contrary to South East Plan
SHL67 Close Meadow, Odiham	Effect on character of Conservation Area

Site	Summary of reason(s) for being discounted
SHL69 Mildmay Court, Odiham	Unknown availability, inter alia
SHL70 Stables at Lees Cottage, South Warnborough	Not on list of main settlements as set out in paragraph 3.9
SHL71 Land adjacent to Nash Meadows and Ridley's Piece, South Warnborough	Potential for a scale of development that would be unsuitable for a village the size of South Warnborough; not on list of main settlements as set out in paragraph 3.9
SHL72 Land adjacent to Four Acre Field, Crondall	EA flood zone; potentially out of scale with existing settlement; not on list of main settlements as set out in paragraph 3.9
SHL73 Land west of Crondall	Potential for a scale of development that would be unsuitable for a village the size of Crondall; potentially contrary to South East Plan; not on list of main settlements as set out in paragraph 3.9
SHL74 Land north-west of Crondall	Potential for a scale of development that would be unsuitable for a village the size of Crondall; potentially contrary to South East Plan; not on list of main settlements as set out in paragraph 3.9
SHL75 'Paddocks', Itchel Lane, Crondall	Site too small for consideration within SHLAA process
SHL76 Parsonage Meadow, Croft Lane, Crondall	Effect on character of Conservation Area
SHL77 Land adjacent to Ewshot Hall, Ewshot	Within 400m of the Thames Basin Heath Special Protection Area; not on list of main settlements as set out in paragraph 3.9
SHL79 Stillers Farm, Ewshot	Poorly related to existing settlements; not on list of main settlements as set out in paragraph 3.9
SHL80 'Tanglewood', Ewshot	Outside settlement boundary; not on list of main settlements as set out in paragraph 3.9
SHL81 Land adjacent to Beauclerk Green, Winchfield	Poorly related to existing settlements; in open countryside
SHL82 'Ringwood', Winchfield	Poorly related to existing settlements; in open countryside
SHL83 Shapley Heath, Winchfield	Poorly related to existing settlements; Site of Importance to Nature Conservation (SINC)
SHL84 Winchfield Lodge, Winchfield	Poorly related to existing settlements; in open countryside
SHL85 Land east of Keeper's Cottage, Rotherwick	Not on list of main settlements as set out in paragraph 3.9
SHL86 Site of Old Brick Works, Rotherwick	Poorly related to existing settlements; in open countryside; not on list of main settlements as set out in paragraph 3.9
SHL87 Sites adjacent to Rotherwick village, Rotherwick	Not on list of main settlements as set out in paragraph 3.9
SHL88 Land adjacent to 13 Rotten Green	Poorly related to existing settlements; in open countryside
SHL91 Land adjacent to 10 Rotten Green	Poorly related to existing settlements; in open countryside
SHL92 Land adjacent to 8 Rotten Green	Poorly related to existing settlements; in open countryside

Site	Summary of reason(s) for being discounted
SHL93 Land at Springfield Avenue, Hartley Wintney	Within 400m of the Thames Basin Heath Special Protection Area
SHL95 Nero Brewery, Hartley Wintney	Site in employment use
SHL97 Land adjacent to Calthorpe House, Hartfordbridge	Poorly related to existing settlements; in open countryside
SHL98 Land adjacent to the Orchard, Hartfordbridge	Within 400m of the Thames Basin Heath Special Protection Area; not on list of main settlements as set out in paragraph 3.9
SHL99 Land adjacent to 23 Elvetham Lane, Hartfordbridge	Not on list of main settlements as set out in paragraph 3.9
SHL100 Land adjacent to 24 Elvetham Lane, Hartfordbridge	Site too small for consideration within SHLAA process; not on list of main settlements as set out in paragraph 3.9
SHL101 Land adjacent to 11 Hulfords Lane, Hartfordbridge	Within 400m of the Thames Basin Heath Special Protection Area; not on list of main settlements as set out in paragraph 3.9
SHL102 Land adjacent to Swan Inn Bridge, North Warnborough	Basingstoke Canal SSSI; Not on list of main settlements as set out in paragraph 3.9

11 Potential Rural Exceptions Affordable Housing sites

- 11.1 Rural exception sites are those sites where planning policies would normally prevent development, but where an exception is made to deliver affordable housing for local people. Figure 11.1 below is a list of sites which were either submitted in the SHLAA consultation process specifically for rural affordable housing or were excluded for consideration as market housing sites, but are considered potentially suitable for a rural exception affordable housing scheme.
- 11.2 The potential dwelling capacity from these sites is not included in the housing land supply due to the multitude of uncertainties that surround their deliverability. However, developments of this type will be included in future iterations of the SHLAA once a planning application has been submitted and, as with all residential developments, will count towards the RSS housing target when completed. The Council will continue to work with local communities and landowners, including those who have submitted sites within the SHLAA, to bring forward suitable rural exception affordable housing schemes.
- 11.3 Additionally, sites that have come forward around the six main settlements identified in Paragraph 3.13, could also be considered in the future for potential rural exception affordable housing schemes, if it is subsequently determined that will not be included as a market/mixed housing allocation in the LDF plan period.

Figure 11.1: Sites potentially suitable for Rural Exceptions Housing only

- SHL23 Land at Eversley, Eversley
- SHL24 Site south of the A327, Eversley
- SHL26 Land north of Reading Road, Eversley
- SHL54 Land adjacent to Dogmersfield Primary School, Dogmersfield
- SHL55 Land at Church Lane, Dogmersfield
- SHL56 Land opposite Briar Cottage, Dogmersfield
- SHL60 Land at Rough Cottage, North Warnborough
- SHL64 Hatchwood Farm, Odiham
- SHL70 Stables at Lees Cottage, South Warnborough
- SHL71 Land adjacent to Nash Meadows and Ridley's Piece, South Warnborough
- SHL73 Land west of Crondall, Crondall
- SHL74 Land north-west of Crondall
- SHL85 Land east of Keeper's Cottage, Rotherwick
- SHL87 Sites adjacent to Rotherwick village, Rotherwick
- SHL99 Land adjacent to 23 Elvetham Lane, Hartfordbridge

12 Conclusions

- 12.1 As of April 2009 insufficient 'deliverable' and 'developable' sites have been identified for Hart District Council to meet the South East Plan housing target of 4,400 dwellings between 2006 and 2026. Taking into account Fleet town centre as a broad location and a small site windfall allowance for the final 4 years of the plan period, the shortfall stands at 1,462 dwellings. This figure will be updated for the revised version of the SHLAA taking into account latest information on completions in 2008/9 and outstanding permissions. Note that permissions are expected to increase as a result of the Council's SPA interim avoidance strategy unlocking development that could not previously take place without overcoming the SPA issue.
- 12.2 The SHLAA has identified a large number of 'potentially developable' sites adjacent to the main settlements to meet the identified shortfall. The majority are greenfield sites adjacent to the main settlements. In light of this report, and other emerging LDF evidence studies, the Council will need to consider what options are available to meet the identified shortfall and how this should be addressed through the emerging LDF.