



Hart District Council
Harlington Way
Fleet, Hampshire
GU51 4AE

Telephone: 01252 622122
16th December 2025

(by email)

Dear Jo Street,

Thank you for your letter of 27th October 2025 in which you request an indicative housing figure for the purpose of preparing your neighbourhood plan.

The indicative figure is 13 homes per annum.

The methodology is attached. In summary, the indicative figure is Eversley's share of Hart's district-wide 'Local Housing Need' (LHN), based on its percentage share of the district's dwelling stock.

The 13 homes figure needs to be multiplied by the number of years in your plan period. Based on current information you could assume a plan period to 2045, consistent with the current [Project Initiation Document \(July 2025\)](#) for the new Hart Local Plan (see page 51). Please note the 2045 end date for the new local plan is not set in stone at this time.

I emphasise that 13 homes per annum is an *indicative* figure ahead of the new Hart Local Plan being prepared. It is possible that the new Local Plan will set a housing requirement for Eversley which is different to the indicative figure, and which could prompt an update to your neighbourhood plan. Further information on the new Local Plan is available at [New Hart Local Plan | Hart District Council](#).

If you have any queries or wish to discuss this figure, please email christine.tetlow@hart.gov.uk

Yours sincerely

Daniel Hawes

Planning Policy and Economic Development Manager, on behalf of Graham Cockarill, Portfolio Holder for Planning Policy.

Methodology for the Eversley Neighbourhood Plan

indicative figure

Context

1. This is the first time that the Council has been asked for an indicative figure.
2. There is no set methodology for determining an indicative figure. However, the [NPPF](#) paragraph 70 states:

“... This figure should consider factors such as the latest evidence of local housing need, the population of the neighbourhood area, and the most recently available planning strategy of the local planning authority.”

3. [Planning Practice Guidance](#) states:
“Where an indicative housing requirement figure is requested by a neighbourhood planning body, the local planning authority can follow a similar process to that for providing a housing requirement figure. They can use the authority’s local housing need as a starting point, taking into consideration relevant policies such as an existing or emerging spatial strategy, alongside the characteristics of the neighbourhood plan area.” Paragraph: 102 Reference ID: 41-102-20190509, Revision date: 09 05 2019

Methodology

4. The approach taken is to calculate Eversley Parish’s ‘share’ of Hart District’s current Local Housing Need (LHN). This share is based on the forecast number of homes in the parish in 2025 as a percentage of the forecast number of homes in the district in 2025 (source: [Hampshire County Council Small Area Population forecasts](#)).
 - Local Housing Need (LHN) for Hart District is 771 homes per annum derived using the standard method (see Annex attached).
 - Total homes forecast in Hart District in 2025 = 43,197
 - Total homes forecast in Eversley Parish in 2025 = 680 = 1.6% of the district dwelling stock
 - 1.6% of 771 homes per annum = 13 homes per annum (rounded up).
5. Rather than consider population (referred to at NPPF para 70) this methodology uses the number of homes, which is consistent with the standard method from which the district-wide 771 homes LHN is derived (see Annex attached).

6. NPPF paragraph 70 also refers to the most recently available planning strategy. However, the strategic policies for housing in the [Hart Local Plan \(Strategy and Sites\) 2032](#) are out of date, and the new Hart Local Plan is at too early a stage to assist in providing an indicative figure.
7. Planning Practice Guidance refers to the characteristics of the neighbourhood area. The Parish is rural, but with 'main villages' within Tier 4 of Hart's Settlement Hierarchy (see page 15 of the [Hart Local Plan \(Strategy and Sites\) 2032](#)). In the absence of a more advanced spatial strategy for the district there is no obvious reason why an indicative figure should not follow the 'proportionate' approach set out above. This does not prejudice the outcome of the new Local Plan which could set a 'housing requirement' for Eversley that is different to the indicative figure.

Annex – Calculating the District’s Local Housing Need

National planning practice guidance sets out that LHN is calculated using the standard method.

The standard method relies on inputs from two key datasets which are updated annually: dwelling stock figures and affordability ratios.

For the purpose of this calculation the most recently published datasets are:

- Dwelling stock figures (published 22 May 2025) which record 42,938 dwellings in Hart district.
- Median workplace-based affordability ratios (published 24 March 2025) which set the 5-year average affordability ratio at 11.55.

Hart’s LHN calculation using the standard method is set out below.

Step 1 – setting the baseline

The baseline is 0.8% of the total number of homes in the area. Hart has 42,938 homes which gives a baseline of 343.504.

$$\text{Baseline} = 42,938 \times 0.008 = 343.504$$

Step 2 – determining an adjustment to take account of affordability

The baseline is adjusted based on how affordable homes are in the area. For every 1% the ratio is above 5, the baseline goes up by 0.95%. In Hart’s case, the affordability ratio is 11.55, resulting in an adjustment factor of 2.2445.

$$\text{Affordability adjustment factor} = ((11.55 - 5) \div 5) \times 0.95 + 1 = 2.2445$$

Step 3 – apply the adjustment factor to the baseline

The baseline is multiplied by the adjustment factor to give the final LHN figure.

$$\text{LHN} = 343.504 \times 2.2445 = 770.99$$

Hart’s current LHN is therefore 771 homes per annum.