



Five Year Housing Land Supply at 1 April 2021

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1. Introduction

- 1.1 This paper sets out Hart District's five-year supply of housing land at 1 April 2021. It establishes Hart's five-year housing requirement (i.e. the number of homes required to be built over the next five years) and compares that to the housing supply, from specific, deliverable sites, and from a windfall allowance.
- 1.2 The paper concludes that Hart has a surplus supply of 1,203 homes over the next five years, or 10.4 years supply. A housing trajectory for the full local plan period from 2014 to 2032 is also provided (see Appendix 9).

2. The Five-Year Housing Requirement

- 2.1 The Hart Local Plan (Strategy and Sites) 2032, 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 calculated by multiplying the 423 homes per annum by five years, subtracting past over-provision since 2014 (the start of the plan period - see **Appendix 1**) and then adding a 5% buffer as required by the [National Planning Policy Framework](#) (see **Appendix 2**).

$$\begin{aligned}\text{Five-year housing requirement} &= [(423 \times 5) - 1,052] \times 1.05 \\ &= 1,116 \text{ homes (223 per annum)}\end{aligned}$$

- 2.3 The next sections set out the anticipated supply of housing over the next five years and compares that to the five-year requirement.

3. Housing Supply

- 3.1 Hart's five-year housing supply comprises specific 'deliverable' sites and a windfall allowance.
- 3.2 Deliverable sites and windfall sites are defined in the NPPF 2021 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.

Deliverable sites of 1 to 9 homes

- 3.3 At the 1 April 2021 there are **131** homes on deliverable sites of 1 to 9 homes. These sites are listed at **Appendix 3**.
- 3.4 All of these sites benefit from detailed planning permission or have a prior approval with SPA mitigation secured where needed¹. All the homes on these sites are expected to be completed within 5 years. Those that have started are expected to be built out in 2021/22. Those not started are expected to be built out in 2022/23 and 2023/24.

Deliverable sites of 10 to 99 homes

- 3.5 Sites of 10 to 99 homes with planning permission, or prior approval with SPA mitigation where needed, are listed in detail at **Appendix 4**.
- 3.6 At the 1 April 2021 a total of 171 homes had an outstanding planning permission on these sites.
- 3.7 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 five years.

¹ SPA mitigation refers to Suitable Alternative Natural Greenspace (SANG) and contributions to Strategic Access Management and Monitoring (SAMM) to avoid or mitigate recreational impacts on the Thames Basin Heaths Special Protection Area.

Deliverable sites of 100 or more homes

- 3.8 Sites of 100 or more homes with planning permission, or prior approval with SPA mitigation where needed, are listed in detail at **Appendix 6**.
- 3.9 At the 1 April 2021 a total of 1,817 homes had an outstanding planning permission on these sites.
- 3.10 All but two of these sites benefit from detailed planning permission, or prior approval with SPA mitigation where needed. The two exceptions are Hartland Village and Land North of Netherhouse Copse. Both these sites have early phases with detailed planning permission, and subsequent phases that currently only have outline permission. Development has started at both these sites and will extend beyond five years.
- 3.11 The delivery rates for sites of 100 or more homes are set out at **Appendix 7**.
- 3.12 In the case of Hartland Village, 46 homes were completed in 2020/21 which have been accounted for in the completion figures. Build-out will extend beyond 2032 (the end of the plan period).

Windfall allowance

- 3.13 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).
- 3.14 Planning applications on such sites are regularly submitted and approved in Hart, 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).
- 3.15 **Appendix 8** sets out the approach to windfall sites in full and concludes that a windfall rate of 100 homes per annum (50 per annum on sites of 1 to 9 units, and 50 per annum on sites of 10 to 99 units) is considered reasonable whilst also being cautious to avoid over-reliance on unidentified sites.
- 3.16 The approach to a windfall allowance is based on past trends which have been adjusted to avoid the inclusion of sites that would unlikely be permitted under current policies. A further precautionary discount was then applied to the 'adjusted' trend data, recognising the uncertainties that exist when extrapolating an annual average figure forward.

- 3.17 No windfall allowance is made for sites of 100 or more homes as these are unusual and unlikely to come forward on a reliable or regular basis under adopted local plan policies, though they are not ruled out.
- 3.18 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 five-year period

3.19 Table 1 summarises the supply of homes over the next five years.

Table 1: Supply of homes over the five-year period

	2021/22	2022/23	2023/24	2024/25	2025/26	Total
Deliverable sites of 1 to 9 homes	49	50	32	0	0	131
Windfall allowance for sites of 1 to 9 homes	0	0	0	50	50	100
Deliverable sites of 10 to 99 homes	64	107	0	0	0	171
Windfall allowance for sites of 10 to 99 homes	0	0	0	50	50	100
Deliverable sites of 100 or more homes	528	432	361	282	214	1,817
Total	641	589	393	382	314	2,319

4. The Five-Year Housing Land Supply Calculation

4.1 Table 2 sets out the five-year land supply calculation using the information set out within this position statement.

Table 2: Hart District Council Five-Year Housing Land Supply at 1 April 2021

		Total	Annual
Housing Requirement			
A	Total local plan housing requirement 2014-2032	7,614	
B	Five-year residual housing requirement including a 5% buffer	1,116	223
Housing Supply			
C	Deliverable sites of 1 to 9 homes	131	
D	Deliverable sites of 10 or more homes	1,988	
E	Windfall allowance	200	
F	Total Supply (C + D + E)	2,319	
G	Surplus provision (F - B)	1,203	
H	Number of Years Supply (F / 223)	10.4	

5. Housing Trajectory

5.1 Hart's Housing Trajectory for the whole plan period of 2014 to 2032 is shown at **Appendix 9**. Those homes shown for years 2021/22 to 2025/26 form the five-year housing land supply.

Appendix 1: Housing completions 2014 to 2021

1. Housing completions in Hart since 1st 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 A1.1 Net housing completions 1 April 2014 – 31 March 2021

Year	Annual average number of homes required	Net number of completions	Deficit or surplus
2014/15	423	338	-85
2015/16	423	705	282
2016/17	423	623	200
2017/18	423	551	128
2018/19	423	608	185
2019/20	423	607	184
2020/21	423	581	158
Total	2,961	4,013	+1,052

2. The annual information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of and working with Hart. Evidence about completions is based on a combination of desk-based assessment primarily building control records, supplemented by 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'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 2021 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%. Hart's Housing Delivery Test result for 2020 is 201% and so a 20% buffer is not required.

Appendix 3: Deliverable sites of 1-9 homes at 1 April 2021

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2021 on sites of 1-9 homes					
Application Reference	Address	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Gain
16/02293/FUL	WELL MANOR FARM COTTAGE 2	Under Construction	1	0	1
17/01913/FUL	VICTORIA HILL HOUSE LAND TO THE REAR OF VICTORIA HILL ROAD	Under Construction	1	0	1
13/02190/FUL	WYCHWOOD CARP FARM FARNHAM ROAD	Under Construction	1	0	1
20/00969/FUL	DARWINS FARM THE STABLES HILLSIDE	Not Started	1	1	0
17/00340/FUL	THE ACORNS RYE COMMON	Under Construction	2	0	2
15/00424/FUL	LAND AT WINGATE LANE	Under Construction	5	0	5
17/03018/FUL	RYTON FARM COPSE LANE	Not Started	1	0	1
16/01064/FUL	STAPELEY DOWN FARM LONG LANE	Under Construction	2	0	2
17/01367/FUL	47 TWESELDOWN ROAD	Under Construction	1	0	1
20/02528/FUL	THE YARD BEACON HILL ROAD	Not Started	1	1	0
19/01157/FUL	WELL MANOR FARM WELL	Not Started	2	0	2
19/01308/FUL	MANOR COURT WOODHILL LANE	Not Started	2	1	1
17/00948/FUL	2 READING ROAD	Under Construction	4	0	4
16/00968/FUL	33 BASINGBOURNE ROAD	Under Construction	1	0	1
20/01382/FUL	33 BASINGBOURNE ROAD	Not Started	1	0	1
20/01412/FUL	SWAINES HILL MANOR SWAINES HILL	Not Started	2	0	2
17/01354/FUL	WESTFIELD FARM HILLSIDE	Under Construction	1	0	1
17/01992/FUL	ROUGHES COTTAGE BARTLEY HEATH	Not Started	2	0	2
17/00842/FUL	BEECHWOOD FARM DARES LANE	Under Construction	2	0	2
18/00796/FUL	14 WEIR ROAD	Under Construction	1	0	1
19/00545/FUL	SCHOOLFIELD CORNER CHURCH LANE	Under Construction	2	0	2
17/00112/FUL	6 ALTON ROAD	under Construction	1	0	1

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2021 on sites of 1-9 homes

Application Reference	Address	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Gain
17/02877/FUL	THE PHEASANTRY BRAMSHILL PARK	Under Construction	2	1	1
19/01789/FUL	THE BARN OLD POTBRIDGE ROAD	Under Construction	1	1	0
17/02708/FUL	RUSHGROVE AND LITTLE MEAD READING ROAD	Not Started	1	0	1
19/01376/FUL	QUEENS ARMS FARNHAM ROAD	Under Construction	9	0	9
17/03023/FUL	2 WESTERN LANE	Not Started	2	0	2
19/02255/FUL	APRIL WOOD LAND ADJACENT TO ODIHAM ROAD	Not Started	1	0	1
18/01659/FUL	THE OLD COTTAGE MUD LANE	Not Started	1	0	1
18/00803/FUL	18 LONDON ROAD	Not Started	1	0	1
18/00817/FUL	WILLOW MEADOW HEATH LANE	Not Started	1	1	0
18/01798/FUL	THE BARN WATERY LANE	Not Started	1	1	0
18/02185/FUL	3 DINORBEN AVENUE	Under Construction	1	0	1
17/02815/FUL	OAKWOOD DIPPENHALL	Not Started	1	1	0
18/02440/FUL	35 DINORBEN CLOSE	Not Started	1	1	0
17/02727/FUL	WOODSIDE LODGE WOODSIDE	Not Started	1	1	0
19/02049/FUL	220 TO 232 LAND AT FLEET ROAD	Not Started	3	0	3
18/01371/FUL	ALL SAINTS COTTAGE FERNHILL LANE	Not Started	2	2	0
18/00893/FUL	30 WICKHAM CLOSE	Under Construction	3	0	3
20/00913/FUL	IMAC SYSTEMS LTD UPPER STREET	Not Started	8	0	8
19/00037/FUL	160 FLEET ROAD	Not Started	2	1	1
18/02701/FUL	COVERT COTTAGE THE AVENUE	Under Construction	1	0	1
18/00674/FUL	CORNER HOUSE THE STREET	Not Started	1	0	1
18/02302/FUL	POPLAR COTTAGE MORRIS STREET	Not Started	1	0	1
19/00416/FUL	1 HOLT LANE	Not Started	2	1	1

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2021 on sites of 1-9 homes

Application Reference	Address	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Gain
19/01287/FUL	60 BASINGBOURNE ROAD	Not Started	1	1	0
17/02430/FUL	POOL & SONS HIGH STREET	Under Construction	8	0	8
19/01372/FUL	81 CLARENCE ROAD	Not Started	2	1	1
19/01449/FUL	BROOM COTTAGE NEW MILL LANE	Not Started	1	1	0
19/01627/FUL	4 CONNAUGHT ROAD	Not Started	1	1	0
19/01427/FUL	OCTOBER HOUSE WEDMANS LANE	Not Started	1	0	1
19/01418/FUL	BUNKERS HILL FARM READING ROAD	Not Started	1	0	1
20/01534/FUL	THE COTTAGE BRANKSOMEWOOD ROAD	Not Started	1	1	0
19/01374/FUL	HAWLEY GREEN FARM HAWLEY ROAD	Under Construction	1	0	1
19/01896/FUL	BROOKSIDE TURNERS GREEN LANE	Not Started	1	1	0
18/00917/FUL	DORNEYS CHEQUERS LANE	Not Started	3	0	3
19/02783/FUL	NUTLEY EVERSLEY ROAD	Not Started	1	1	0
19/01185/FUL	LITTLE HURST CHURCH LANE	Not Started	1	0	1
19/02244/FUL	THE BUNGALOW PANKRIDGE STREET	Not Started	1	1	0
19/02407/FUL	26 COURTMOOR AVENUE	Not Started	1	0	1
19/02248/FUL	39 PONDTAIL ROAD	Not Started	1	2	-1
20/00007/FUL	164 FLEET ROAD	Not Started	7	0	7
19/02703/FUL	SHIMODA MOUNT PLEASANT	Not Started	1	1	0
19/02869/FUL	YARRELLS BIRCH AVENUE	Not Started	1	0	1
19/02214/HOU	CEDAR COURT READING ROAD ROTHERWICK	Not Started	1	0	1
20/00401/FUL	121 CLARENCE ROAD	Not Started	1	0	1
20/00603/FUL	THACKHAMS BARN THACKHAMS LANE	Not Started	2	1	1
19/02835/FUL	82 LAND AT REAR HIGH STREET	Not Started	1	0	1
20/00851/FUL	WHISPER WOOD STOCKTON AVENUE	Not Started	1	1	0
20/01493/FUL	OAKLANDS 21 ALBANY ROAD	Not Started	1	1	0

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2021 on sites of 1-9 homes

Application Reference	Address	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Gain
20/02623/FUL	DANETREE HOUSE 57 HIGH STREET	Not Started	1	0	1
20/01738/FUL	FOX GLADE HAZELEY BOTTOM	Not Started	1	1	0
19/02423/FUL	WILLOW COTTAGE STROUD LANE	Not Started	1	0	1
20/00253/FUL	LORICA HOUSE FLEET MILL MINLEY ROAD	Not Started	4	0	4
20/02598/FUL	RYCROFT STABLES NEW MILL LANE	Not Started	1	0	1
20/00757/FUL	INFINEON HOUSE FLEET MILL MINLEY ROAD	Not Started	6	0	6
20/01793/FUL	24 CRANFORD AVENUE	Not Started	1	1	0
20/02356/FUL	THE COTTAGE MORRIS STREET	Not Started	1	0	1
20/02408/FUL	VICTORIA HOUSE 18-22 ALBERT STREET	Not Started	9	0	9
20/01642/FUL	THE HUTCHES MONTEAGLE LANE	Not Started	1	1	0
20/02618/FUL	18 ST CROSS ROAD	Not Started	1	0	1
20/02273/FUL	COURTLANDS ELMS ROAD	Not Started	1	0	1
20/02530/FUL	102-104 FLEET ROAD	Not Started	1	0	1
20/02908/FUL	ROSE COTTAGE, THE HURST	Not Started	1	0	1
20/02784/FUL	WAYTES 37 HIGH STREET	Not Started	1	0	1
20/02668/FUL	60 COURTMOOR AVENUE	Not Started	1	1	0
20/02841/FUL	THE WHITE COTTAGE, LONDON ROAD	Not Started	1	0	1
19/00164/PRIOR	WOODSIDE COTTAGE, SOUTH WARNBOROUGH	Not Started	1	0	1
18/02801/PRIOR	BRYSLAN HOUSE, UPPER STREET, FLEET	Not Started	1	0	1
20/00424/PRIOR	DOWN FARM, ALTON ROAD ODIHAM	Not Started	1	0	1
20/00691/PRIOR	HORSEDOWN FARM LONG SUTTON	Not Started	1	0	1
Total			163	32	131

Appendix 4: Deliverable sites of 10 to 99 homes

Homes with outstanding permission (including deliverable prior approvals) on sites of 10 or more homes at 1 April 2021					
Application Reference	Address	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Gain
20/01645/FUL	LAMB HOTEL, HIGH STREET	9 dwellings completed, 6 remaining not started	6	0	6
16/03332/FUL	3 FLEET HOUSE FLEETWOOD PARK BARLEY WAY	Not Started	7	0	7
19/00407/PRIOR	SILVERGATE, REDFIELDS INDUSTRIAL PARK, CHURCH CROOKHAM,	Not Started	44	0	44
18/00242/REM	LAND AT ODIHAM ROAD	Under Construction	33	0	33
16/02377/FUL	BRODEN STABLES, REDLANDS LANE	Under Construction	30	0	30
17/02569/PRIOR 18/01754/PRIOR 18/01755/PRIOR	LEES BUILDINGS, ALTON ROAD, SOUTH WARNBOROUGH	Not Started	13	0	13
19/00842/PRIOR	PRIORS CORNER, DUNLEYS HILL, NORTH WARNBOROUGH	Under construction	13	0	13
19/00757/FUL	PRIORS CORNER GROUND FLOOR DUNLEYS HILL	Under Construction	3	0	3
18/00086/FUL	67 FLEET ROAD	Under Construction	10	0	10
19/01749/FUL	LAND ADJACENT TO ROUGHS COTTAGE BARTLEY HEATH	Not Started	12	0	12
		Total	171	0	171

Note: The prior approvals listed within the table (with the PRIOR suffix) are those with SPA mitigation where it is needed, and can be lawfully implemented, as opposed to prior approvals that do *not* have SPA mitigation where it is needed and cannot be lawfully implemented. The latter are not classed as deliverable, are not listed above, and do not form part of the five-year land supply.

Appendix 5: Delivery rates for sites of 10 to 99 homes

Delivery rates for sites of 10 to 99 homes at 1 April 2021																
Application Reference	Address	Stage of Construction	Net Outstanding	21/22	22/23	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
20/01645/FUL	LAMB HOTEL, HIGH STREET	9 dwellings completed. 6 remaining not started	6		6										6	6
16/03332/FUL	3 FLEET HOUSE FLEETWOOD PARK BARLEY WAY	Under construction	7	7											7	7
19/00407/PRIOR	Silvergate, Redfields Industrial Park, Church Crookham, Fleet	Not Started	44		44										44	44
18/00242/REM	LAND AT ODIHAM ROAD	Under Construction	33	21	12										33	33
16/02377/FUL	BRODEN STABLES, REDLANDS LANE	Under Construction	30	20	10										30	30
17/02569/PRIOR 18/01754/PRIOR 18/01755/PRIOR	Lees Buildings, Alton Road, South Warnborough	Not Started	13		13										13	13
19/00757/FUL 19/00842/PRIOR	Priors Corner, Dunleys Hill, North Warnborough	Under Construction	16	16											16	16
18/00086/FUL	67 FLEET ROAD	Under Construction	10		10										10	10

Delivery rates for sites of 10 to 99 homes at 1 April 2021

Application Reference	Address	Stage of Construction	Net Outstanding	21/22	22/23	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
19/01749/FUL	ROUGHES COTTAGE BARTLEY HEATH	Not Started	12		12										12	12
TOTALS			171	64	107										171	171

Appendix 6: Deliverable sites of 100 or more homes

Homes with outstanding permission (including deliverable prior approvals) on sites of 10 or more homes at 1 April 2021					
Application Reference	Address	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Gain
15/00154/MAJOR	EDENBROOK, HITCHES LANE	Under Construction	1	0	1
17/00372/FUL	EDENBROOK, HITCHES LANE	Under Construction	25	0	25
18/02150/FUL	EDENBROOK, HITCHES LANE	Under Construction	41	0	41
18/00334/FUL	HAWLEY PARK FARM, HAWLEY ROAD	Under Construction	158	0	158
17/02465/FUL	PROVIDENCE HOUSE, BARTLEY WAY	Under Construction	2	0	2
17/00264/REM	LAND AT WATERY LANE	Under Construction	300	0	300
16/03378/FUL	BARTLEY HOUSE, STATION ROAD	Under Construction	62	0	62
17/02793/REM	LAND AT MOULSHAM LANE	Under Construction	52	0	52
17/01123/REM	LAND TO THE NORTH OF LONDON ROAD	Under Construction	87	0	87
18/00509/REM	LAND TO THE NORTH OF LONDON ROAD	Under Construction	185	0	185
16/01651/OUT	LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE	Not started	245	0	245
18/01795/REM	LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE	Under Construction	71	0	71
19/01472/REM	LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE	Under Construction	77	0	77
19/02251/REM	LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE	Not Started	7	0	7
19/02471/REM	LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE	Not Started	23	0	23
17/00771/FUL	GUILLEMONT PARK, MINLEY ROAD	Under Construction	39	0	39
17/00471/OUT	HARTLAND PARK, BRAMSHOT LANE - HYBRID PLANNING APPLICATION: 1. OUTLINE FOR UP TO 1500 DWELLINGS & 2655M ² LOCAL CENTRE. 2. FULL APP FOR 181 DWELLINGS.	Under Construction	1,322	0	1,322

Homes with outstanding permission (including deliverable prior approvals) on sites of 10 or more homes at 1 April 2021

Application Reference	Address	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Gain
20/01885/REM	HARTLAND PARK, BRAMSHOT LANE (Phase 2)	Not Started	132	0	132
18/00110/FUL	RAWLINGS BUILDING, STATION ROAD	Not Started	124	0	124
		Total	2,953		2,953

Note: The prior approvals listed within the table (with the PRIOR suffix) are those with SPA mitigation and can be lawfully implemented, as opposed to prior approvals that do *not* have SPA mitigation and cannot be lawfully implemented. The latter are not classed as deliverable, are not listed above, and do not form part of the five-year land supply.

Appendix 7: Delivery rates for sites of 100 or more homes

Delivery rates for sites of 100 or more homes at 1 April 2021																
Application Reference	Address	Stage of Construction	Net Outstanding	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Five-year supply total	Total to 2032
15/00154/MAJOR 17/00372/FUL 18/02150/FUL	EDENBROOK, HITCHES LANE	Under Construction	67	67											67	67
18/00334/FUL	HAWLEY PARK FARM, HAWLEY ROAD	Under Construction	158	45	50	50	13								158	158
17/02465/FUL	PROVIDENCE HOUSE, BARTLEY WAY	Under Construction	2	2											2	2
17/00264/REM	LAND AT WATERY LANE, CHURCH CROOKHAM	Under Construction	300		40	50	50	50	50	50	10				190	300
16/03378/FUL	BARTLEY HOUSE, STATION ROAD	Under Construction	62	62											62	62
17/02793/REM	LAND AT MOULSHAM LANE	Under Construction	52	52											52	52
17/01123/REM 18/00509/REM	LAND TO THE NORTH OF LONDON ROAD	Under Construction	272	110	100	62									272	272
16/01651/OUT 18/01795/REM 19/01472/REM 19/02251/REM 19/02471/REM	LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE	Under Construction	423	60	75	60	60	60	60	48					315	423

Delivery rates for sites of 100 or more homes at 1 April 2021

Application Reference	Address	Stage of Construction	Net Outstanding	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	Five-year supply total	Total to 2032
17/00771/FUL	GUILLEMONT PARK, MINLEY ROAD	Under Construction	39	39											39	39
17/00471/OUT (HYBRID) 20/01885/REM	HARTLAND PARK, BRAMSHOT LANE	Under Construction	1,454	76	122	89	145	104	141	96	120	112	124	123	536	1,252
18/00110/FUL	RAWLINGS BUILDING, STATION ROAD	Site clearing	124	15	45	50	14								124	124
TOTALS			2,953	528	432	361	282	214	251	194	130	112	124	123	1,817	2,751

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, 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 2016² which is now considered to be out of date.

² Available at <https://www.hart.gov.uk/Evidence-base> the SHLAA did seek to identify deliverable and developable sites over 5 units and include a windfall allowance for sites of 1 to 4 units. That work is now out of date.

5. Past trends for housing completions have been considered for the period 2001-2021. 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 being established³.
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's main employment sites. These areas are now protected for employment uses in the local plan⁴ and are covered by an Article 4 Direction which came into effect on 6th May 2019 to control office to residential conversions through permitted development rights.

³ The mitigation strategy being Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) – see HLP32 Policy NBE3.

⁴ 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 A6 lists all the sites that were removed from the completions data, discussed at paragraphs 6 and 7 above.

Table A6 Sites removed from the historic completions data		
Site	Reference	Reason for exclusion
Elvetham Heath, Fleet	Pre- HLP(R) ⁵	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

⁵ HLP(R) = Hart Local Plan (Replacement) 1996-2006

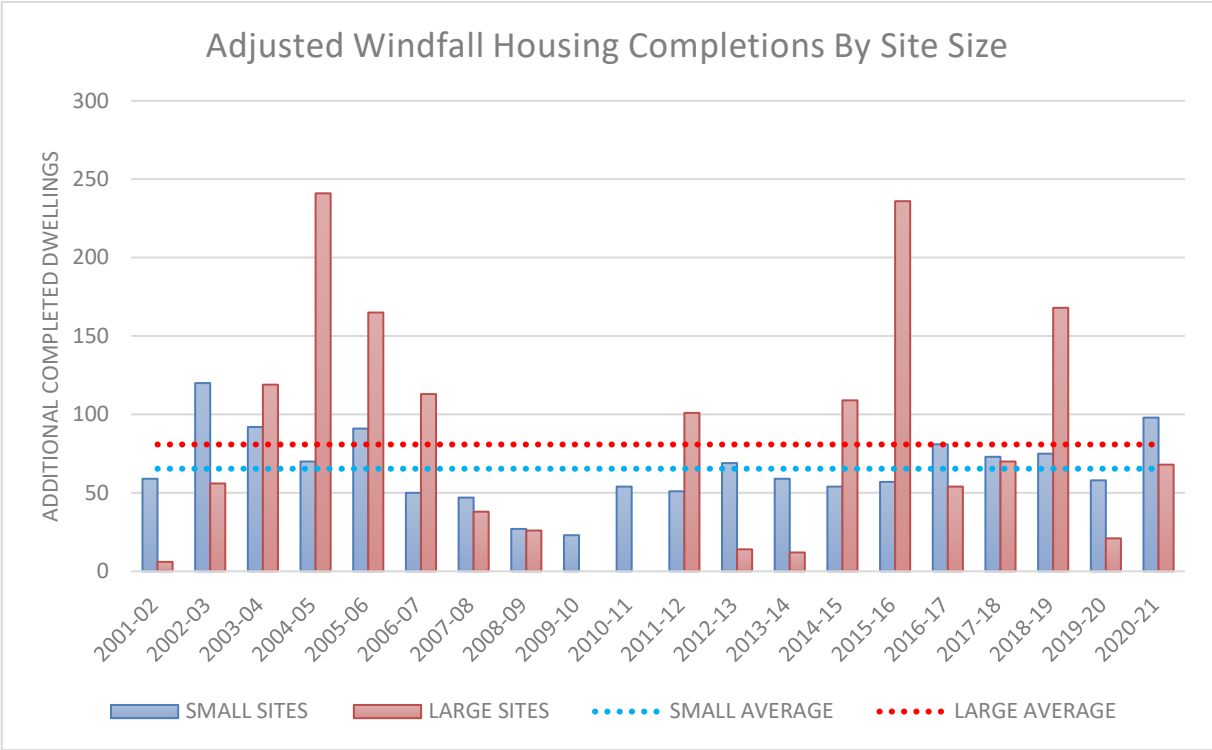
Table A6 Sites removed from the historic completions data		
Land South-East of Queens Road, North Warnborough	DEV 8 in HLP(R)	Allocated site
Dilly Lane, Hartley Wintney	DEV 9 in HLP(R) and ALT DEV 9 in the HLP(R) First Alterations	Allocated site
Guillemont Barracks, Hawley (Sun Park)	DEV 10 in HLP(R) <ul style="list-style-type: none"> - 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) <ul style="list-style-type: none"> - allocated for business use but ultimately developed for housing 	Allocated site
Land off Sandhurst Road, Yateley	DEV21 and DEV22 <ul style="list-style-type: none"> - 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
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	Countryside site - extension to settlement
Land at Watery Lane, Fleet	17/00264/REM	Countryside site - extension to settlement

Table A6 Sites removed from the historic completions data		
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
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
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

Table A6 Sites removed from the historic completions data		
Bartley House, Hook	16/03378/FUL	Main employment site
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	17/00526/PRIOR	Main employment site
Finn's Business Park, Crondall	16/00471/PRIOR	Main employment site

12. With the sites listed above removed, the adjusted completions data from 2001 to 2021 is shown at Figure A6.

Figure A6: 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

- 13. The average annual delivery from small sites, using the adjusted completions data over the 20-year period is 65 homes.
- 14. 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 98 homes each year - an average of 68 per year.

15. 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) a windfall rate of 50 homes per year would be 18 homes per year fewer than the average since 2011 - a 26% discount rate. This level of discounting provides a reasonable buffer against the delivery in any given year dipping below the average.

16. To avoid double counting with planning permission, 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 A6.2 below shows anticipated delivery from specific, deliverable small sites and the windfall allowance from small sites.

Table A6.2 Projected completions on small sites of 1 to 9 homes

	2021/22	2022/23	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	49											49
Homes not started on deliverable sites of 1-9 units		50	32									82
Windfall allowance for sites of 1-9 homes	0	0	0	50	50	50	50	50	50	50	50	400

Windfall allowance for large sites of 10 to 99 homes

17. The average annual delivery from large windfall sites of 10 to 99 homes over the 20-year period, using the adjusted set of completions data, is 81 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.
18. As Figure A6 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 extrapolating past trends.
19. A round figure of 50 homes per year is considered a reasonable estimate of future windfall from sites of this size. This amounts to a 38% 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.
20. 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 A6.3 below shows the large site windfall allowance going forward alongside projected completions from deliverable sites of 10 to 99 homes.

Table A6.5 Projected completions on large sites of 10 to 99 homes

	2021/22	2022/23	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	64	107										171
Windfall allowance from sites of 10 to 100 homes	0	0	0	50	50	50	50	50	50	50	50	400

Appendix 9: Housing Trajectory 2014 to 2032 at 1 April 2021

	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	
Annual requirement	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	423	7,614
Cumulative requirement	423	846	1269	1692	2115	2538	2961	3384	3807	4230	4653	5076	5499	5922	6345	6768	7191	7614	7614	n/a
Completions	338	705	623	551	608	607	581													4,013
Deliverable sites of 1-9 homes under construction								49												49
Deliverable sites of 1-9 homes not started								0	50	32										82
Windfall allowance sites of 1-9 homes								0	0	0	50	50	50	50	50	50	50	50	50	400
Deliverable sites of 10 - 100 or more homes								64	107	0	0	0	0	0	0	0	0	0	0	171
Windfall allowance sites of 10 to 99 homes								0	0	0	50	50	50	50	50	50	50	50	50	400
Deliverable sites of 100 or homes								528	432	361	282	214	251	194	130	112	124	123		2,751
Odiham & North Warnborough Neighbourhood Plan*								0	0	0	0	0	46	15	12	15	15	9		112
Total homes	338	705	623	551	608	607	581	641	589	393	382	314	397	309	242	227	239	232		7,978
Cumulative projected completions	338	1043	1666	2217	2825	3432	4013	4654	5243	5636	6018	6332	6729	7038	7280	7507	7746	7978		

*Odiham & North Warnborough Neighbourhood Plan sites are site allocations for new homes in the neighbourhood plan that did not yet benefit from planning permission at 1 April 2021. These sites form part of the housing trajectory but are not deemed to be deliverable at 1 April 2021 and so do not form part of the five year land supply. For clarity, the table below excludes the site allocation 'Land at Crumplins Yard' because that site was granted permission for 8 homes (16/00635/FUL) and is counted in the figure for deliverable sites of 1 to 9 homes.

Site Name	Number of homes	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Land at Hook Road North Warnborough	15		15				
Land at Albion Yard North Warnborough	12			12			
Land at Dunley's Hill, Odiham	30				15	15	
Land at 4 Western Lane, Odiham	16 ⁶	16					
Land at Longwood, Odiham	9						9
Land next to Crownfields, Odiham	30	30					
Total	112	46	15	12	15	15	9

⁶ Notional capacity in the O&NW NP is 15 homes, but 16 homes were granted planning permission 10 June 2021 - 19/02541/FUL. In practice this site is likely to be built out before the date indicated and form part of the five-year supply but this document is based on information at 1st April 2021 when it did not yet have permission.

Hart Housing Trajectory as of 1 April 2021

