



Five Year Housing Land Supply from 1 April 2020

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Contents

1. Introduction	3
2. Five-Year Housing Requirement	4
Overall Housing Requirement	4
Completions	4
Applying an Appropriate Buffer	5
3. Housing Supply	5
Deliverable Sites	5
The Impact of Covid-19	6
Sites of 1 to 9 Homes with Detailed Planning Permission	8
Sites of 10 or more Homes with Detailed Planning Permission	8
Sites with Outline Planning Permission	8
Sites with Prior Approval Consent	9
Windfall Allowance for Small Sites of 1 to 4 Homes	10
Housing Trajectory	11
Appendix 1: Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)	12
Appendix 2: Anticipated delivery of sites of 10 or more homes with detailed planning permission	18
Appendix 3: Prior approvals within the five-year supply	22
Appendix 4: Housing Trajectory 2014 – 2032 as at 1 April 2020	23

1. Introduction

1.1 This paper sets out Hart District's five-year supply of housing land at 1 April 2020. It is based on an annual requirement of 423 homes in the Hart Local Plan: Strategy and Sites 2032, adopted on 30 April 2020. The calculation is set out below at Table 1. Hart has a five-year supply of 2,590 homes, or 10.1 years supply.

Table 1: Hart District Council Five-Year Housing Land Supply at 1 April 2020

		Total	Annual
Housing Requirement			
A	Requirement 2014-2032	7,614	423
B	Completions for first 6 years (1 April 2014 - 31 March 2020)	3,432	
C	Requirement for first 6 years (1 April 2014 - 31 March 2020)	2,538	
D	Oversupply	894	
E	Requirement for next 5 years (1 April 2020 - 31 March 2025)	2,115	423
F	Requirement for 5 years minus oversupply	1,221	244
G	Residual housing requirement plus 5% buffer	1,282	256
Housing Supply			
H	Housing with detailed planning permission on sites of 1 to 9 homes	198	
J	Housing with detailed planning permission on sites of 10 or more homes	1,688	
K	Housing with outline planning permission	385	
L	Housing with prior approval consent and with SANG	199	
M	Small site windfall allowance (1-4 homes)	129	
N	Total Supply (H + J + K + L + M)	2,599	
Shortfall / Over Provision			
P	Against requirement + 5% (N - G)	+ 1,317	
Number of Years Supply			
Q	Against requirement + 5% (2,599 / 256) (rounded to 1 decimal place)	10.2 years	

2. Five-Year Housing Requirement

Overall Housing Requirement

- 2.1 The Hart Local Plan (Strategy and Sites) 2032, adopted on 30 April 2020, sets out a housing requirement of 423 homes per annum over the plan period 2014 to 2032 (Policy SS1). To establish a housing requirement over the next five years it is necessary to consider completions since 2014 (the start of the Plan period).

Completions

- 2.2 Housing completions since 2014 are set out in Table 2. These figures are all net, in other words they take account of losses through demolition, conversion or change of use. The annual information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of Hart using a base date of 1 April. Evidence about completions is based on a combination of desk-based assessment such as building control records, supplemented by site visits.

Table 2: Net home completions 1 April 2014 – 31 March 2020

Year	Net number of completions
1 April 2014 – 31 March 2015	338
1 April 2015 – 31 March 2016	705
1 April 2016 – 31 March 2017	623
1 April 2017 – 31 March 2018	551
1 April 2018 – 31 March 2019	608
1 April 2019 – 31 March 2020	607
Total	3,432

- 2.3 Between 1 April 2014 and 31 March 2020 there were 3,432 (net) housing completions. This compares with a requirement for those six years of 2,538 homes (6 * 423) giving a surplus of 894 homes since the start of the plan period. This means that for the next five-year period (2020-2025) the requirement is:

$$(5 * 423 \text{ homes}) \text{ minus the } 894 \text{ surplus} = 1,221 \text{ homes}$$

Applying an Appropriate Buffer

- 2.4 Paragraph 73 of the NPPF¹ requires that a buffer of 5% should be added to the five-year requirement to ensure choice and competition in the market for land.
- 2.5 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 appropriate in this case.
- 2.6 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. Delivery is measured by the Housing Delivery Test. Hart's Housing Delivery Test 2019 measurement is a surplus of 1,046 homes or 241%. As this figure is above 85%, Hart is not required to use a 20% buffer.
- 2.7 Given the Housing Delivery Test result, and the fact that this document is not an annual position statement to be submitted to PINS for examination, a 5% buffer is appropriate. Numbers below may not sum owing to rounding.

Residual annual requirement without 5% buffer: $1,221 / 5 = 244$ dpa

Residual annual requirement with 5% buffer: $244 * 1.05 = 256$ dpa

Five-year requirement with 5% buffer: $256 * 5 = \mathbf{1,282}$ homes

3. Housing Supply

Deliverable Sites

- 3.1 The supply of housing in Hart over the next five years is calculated at 2,590 homes. Supply comprises 'deliverable' sites (which in this statement is limited to sites with planning permission and some prior approvals) and a windfall allowance for small sites of 1 to 4 units (net).

1

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

3.2 What constitutes a deliverable site is defined in the NPPF 2019 Glossary:

“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.”

The Impact of Covid-19

- 3.3 When assessing sites against the deliverability tests in the NPPF, account has been taken of the impacts of the Covid-19 virus. The impact of this virus caused work on many construction sites to slow or pause from mid-March 2020. While government advice was that construction sites could remain open where the safety of workers could be ensured through social distancing measures, many major housebuilders adopted a precautionary approach and decided to shut down their sites anyway. These restrictions were eased from mid-May 2020 and work restarted on many sites accordingly.
- 3.4 The shutdown of construction sites will have introduced an element of delay to the completion of housing on many sites. In addition, the impact of the virus on consumer confidence and therefore on the demand for new housing has caused some housebuilders to revise their projections for housing delivery, pushing back delivery to a point at which they predict demand will have picked up.
- 3.5 The government has taken measures to kick-start the property market and boost consumer demand, for instance through the introduction of a stamp duty “holiday” in operation between July 2020 and March 2021. This means that house buyers will not pay stamp duty on house purchases up to £500,000 during that period. These measures are expected to increase consumer demand for

housing in the short term and give developers more confidence that they can sell the houses that they build.

- 3.6 The actual impact of Covid-19 on housing delivery across development sites in the district has varied. Discussions with the developers of large sites indicates that a range of impacts have been experienced. These range from minimal impacts on delivery to, in one case, final completion of a long-term development being pushed back by over a year.
- 3.7 For the vast majority of the homes in the five-year land supply, information on rates of delivery has been obtained from developers. No adjustments to this information are deemed necessary.
- 3.8 Where it has not proved possible to obtain information, the estimates used in the previous five-year land supply have been used as a starting point, together with information about the number of dwellings under construction at 1 April 2020, with adjustments made as follows:
- For sites that were already under construction in 2019/20, it has been assumed that work will restart promptly and that there will be minimal impact on delivery. This approach is considered reasonable as it accords with estimates provided by the developers of other similar sites for which information is available, and because there will be a financial incentive for a developer to complete a scheme that has already been started in order to generate a return on committed expenditure.
 - For sites that were not under construction in 2019/20, it has been assumed that no homes will be completed until 2021/22. This is a more cautious approach and is considered reasonable because developers are likely to wait to assess the market impacts of Covid-19 over a longer basis before commencing work on a new site.
- 3.9 Hart's five-year housing land supply consists of the following elements:
- Sites with detailed planning permission;
 - Sites with outline planning permission;
 - Sites with prior approvals; and
 - A windfall allowance for small windfall sites (1 to 4 homes).

Sites of 1 to 9 Homes with Detailed Planning Permission

3.10 There are **198** homes with detailed planning permission on sites of 1 to 9 homes at 1 April 2020 (including permissions granted through reserved matters applications). These sites are listed in full at Appendix 1. Whilst there could be a delayed start on site due to Covid-19, all sites of this size are expected to be completed within 5 years.

Sites of 10 or more Homes with Detailed Planning Permission

3.11 On sites of 10 or more homes with detailed planning permission, **1,688** homes are expected to be completed between April 2020 and March 2025.

3.12 Developer information was obtained for the majority of these sites and anticipated delivery rates are set out at Appendix 2. For sites where no developer information could be obtained (amounting to 60 homes) judgements were made using past delivery rates and estimates, and data about the number of homes under construction at 1 April 2020, adjusted to take account of Covid-19 discussed above at paragraph 3.8. At Appendix 2 the sites where no developer information could be obtained are identified in italics.

3.13 For the larger sites of over 100 homes, expected delivery rates were obtained from developers for all sites. These larger sites are identified separately within Appendix 2. Two of these sites (Netherhouse Copse and Hartland Village) also have subsequent phases with outline planning permission, discussed below.

Sites with Outline Planning Permission

3.14 Using the NPPF's definition of deliverable, sites with outline planning permission should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

3.15 At April 2020 there were 1,570 homes in the district with outline planning permission at Netherhouse Copse and Hartland Village, as shown in Table 3. The figures in Table 3 have been provided by the developers of these sites, which amount to **385** of these homes being built within five years.

Table 3: Outline Planning Permissions – Anticipated Delivery within 5 Years

Planning Application	Site	Developer	Outstanding Homes at 1 April 2020	2020/21	2021/22	2022/23	2023/24	2024/25	Total in 5 years
16/01651/OUT	North of Netherhouse Copse, Fleet	Berkeley Homes	251	-	-	-	38	70	108
17/00471/OUT	Hartland Village, Fleet (Phase 2)	St Edward Homes	1,319	-	-	42	129	106	277
Total			1,570	-	-	42	167	176	385

3.16 The development at Netherhouse Copse consists of a total of 423 homes granted outline planning permission under application 16/01651/OUT. 172 of these homes now have detailed planning permission under application 18/01795/REM and form part of the five-year land supply (see Appendix 2 and paragraph 3.14 above). Of the 251 homes with outline permission, 108 form part of the five-year land supply. The balance of 143 homes is expected to be delivered from 2025/26 onwards.

3.17 The development at Hartland Village consists of a total of 1,500 homes. Under the hybrid planning application 17/00471/OUT, outline permission was granted for 1,500 homes with 181 of those having detailed planning permission. The 181 homes form part of the five-year land supply (see Appendix 2 and paragraph 3.14 above). Of the 1,319 homes with outline planning permission, 277 form part of the five-year land supply. The balance of 1,042 homes is expected to be delivered from 2025/26 onwards.

Sites with Prior Approval Consent

3.18 A total of 1,057 homes had prior approval consent at 1 April 2020. 858 of these have been excluded from the five-year land supply due to a lack of SPA mitigation² which means they cannot be lawfully implemented. The remaining **199** homes with prior approval consent are included in the five-year land supply (see Appendix 3). These developments have either secured SPA mitigation or do not require it.

² 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.

3.19 This is a cautious approach as over the five-year period new SANG could come forward (either publicly owned or privately owned) and be used to mitigate some or all of the developments currently excluded from the supply. Should they secure SPA mitigation in future, they will be included in the five-year land supply.

Windfall Allowance for Small Sites of 1 to 4 Homes

3.20 Paragraph 70 of the NPPF states that an allowance can be made for windfall sites as part of anticipated supply. The NPPF Glossary defines windfall sites as sites not specifically identified in the development plan.

3.21 Planning applications on such sites are regularly submitted and approved in Hart, and this is expected to continue. Policy SS1 allows for windfall development within settlement boundaries and in certain circumstances in the countryside. The Local Plan Inspector in his report of 10 February 2020 (paragraph 88) said that there was clear evidence of historic windfall delivery in the district and considered it reasonable to apply a future windfall allowance.

3.22 The windfall allowance in this statement only applies to sites of 1 to 4 dwellings (net). This is consistent with the approach taken in Policy SS1 of the Hart Local Plan (Strategy and Sites) 2032 where sites larger than this were considered through the Hart District Strategic Housing Land Availability Assessment (SHLAA). However, the SHLAA, dated February 2018, is now over two years old, and in any event fails to capture all deliverable and developable sites for over 5 homes. Furthermore, recent changes to permitted development rights are expected to result in a greater number of windfalls i.e. demolishing commercial buildings and replacing with new build housing.

3.23 In limiting the windfall allowance to small sites of 1- 4 homes the Council is therefore under-estimating supply from this source. This is likely to be addressed in the next version of the five-year supply position statement.

3.24 Table 4 shows windfall completions on small sites since 2014 (the start of the Plan period) and demonstrates that such sites are consistently delivered and contribute to the housing supply.

Table 4: Small sites of 1 to 4 homes windfall calculations

Year	Net windfall completions on small sites
2014-15	40
2015-16	36
2016-17	41

2017-18	45
2018-19	58
2019-20	36
Total	256
Mean per annum (6 years)	43

- 3.25 For the purposes of the five-year calculation, the windfall allowance is not included in the first two years of the housing supply. It is assumed that all windfall sites likely to be completed in the first two years will have already been permitted or approved and to include them would result in double counting.
- 3.26 The average small site windfall is 43 homes per annum. As the allowance does not include the first two years, 43 homes per year for years three to five results in a small site windfall allowance of **129** homes (43 x 3).
- 3.27 Recent but, as no evidence yet exists to quantify this, it is considered reasonable to take a cautious approach and continue to apply historic windfall rates. Similarly, windfalls from larger sites are not included in the calculations here as their supply is difficult to accurately predict. The exclusion of both these sources of supply makes the windfall calculation used here more robust.

Housing Trajectory

- 3.28 Hart's Housing Trajectory is shown in Appendix 4. This covers the whole plan period of 2014-2032 and so includes past development as well as future. Only those homes shown for the years 2020/21 – 2024/25 form part of the five-year housing land supply.
- 3.29 It can be seen from the explanatory notes in the trajectory that other sources of housing supply are expected to come forward later in the plan period. When these sites obtain the appropriate permission or supporting evidence to justify inclusion, they will be counted as part of the five-year housing land supply at the appropriate time.

Appendix 1: Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)

Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)						
Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
17/02727/FUL	Woodside Lodge, Woodside	Blackwater	Not started	1	1	0
18/00803/FUL	18 London Road	Blackwater	Not started	1	0	1
18/01371/FUL	All Saints Cottage, Fernhill Lane	Blackwater	Not started	2	2	0
19/01374/FUL	Hawley Green Farm, Hawley Road	Blackwater	Not started	1	0	1
19/02140/FUL	65 Frogmore Road	Blackwater	Not started	1	0	1
19/02727/FUL	266 Beaulieu Gardens	Blackwater	Not started	2	1	1
17/02877/FUL	The Pheasantry, Bramshill Park	Bramshill	Not started	2	1	1
17/01230/FUL	1 Wickham Close	Church Crookham	Under construction	3	0	3
17/01367/FUL	47 Tweseldown Road	Church Crookham	Under construction	1	0	1
18/00893/FUL	30 Wickham Close	Church Crookham	Not started	3	0	3
18/01798/FUL	The Barn, Watery Lane	Church Crookham	Not started	1	1	0
19/00961/FUL	10 Attlee Gardens	Church Crookham	Not started	1	0	1
17/00851/FUL	The Bourne, Redands Lane	Crandall	Under construction	1	0	1
18/02687/FUL	1 Pankridge Street	Crandall	Not started	1	0	1
19/02244/FUL	The Bungalow, Pankridge Street	Crandall	Not started	1	1	0
14/01780/FUL	The Barn, Dippenhall Farm	Dippenhall	Not started	1	0	1
17/02815/FUL	Oakwood	Dippenhall	Not started	1	1	0
17/01034/FUL	Schoolfield Corner, Church Lane	Dogmersfield	Not started	1	0	1
19/00545/FUL	Schoolfield Corner, Church Lane	Dogmersfield	Not started	2	0	2
19/01896/FUL	Brookside, Turners Green Lane	Elvetham	Not started	1	1	0

Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
18/00108/FUL	44 Kingsley Road	Eversley	Under construction	1	0	1
18/00845/FUL	Wheelwrights Cottages, Eversley Centre	Eversley	Under construction	3	0	3
18/00917/FUL	Dorneys, Chequers Lane	Eversley	Not started	3	0	3
18/01659/FUL	The Old Cottage, Mud Lane	Eversley	Not started	1	0	1
19/00049/LDC	Busta House, Brickhouse Hill	Eversley	Not started	1	0	1
19/01449/FUL	Broom Cottage, New Mill Lane	Eversley	Not started	1	1	0
16/00583/FUL	The Yard, Beacon Hill Road	Ewshot	Not started	1	1	0
17/00842/FUL	Beechwood Farm, Dares Lane	Ewshot	Under construction	2	0	2
17/02501/FUL	Queens Arms, Farnham Road	Ewshot	Under construction	9	0	9
18/00468/HOU	Warren Cottage, Warren Corner	Ewshot	Not started	1	0	1
18/00817/FUL	Willow Meadow, Heath Lane	Ewshot	Not started	1	1	0
19/01185/FUL	Little Hurst, Church Lane	Ewshot	Not started	1	0	1
15/02977/FUL	Clare Park private retirement residences ltd, Clare Park	Farnham	Not started	5	0	5
05/01080/FUL	Larch Hill Land adj Gough Road	Fleet	Not started	1	0	1
09/02141/FUL	16 land adj Wood Lane	Fleet	Under construction	1	0	1
15/00602/HOU	Badgers Wood, Reading Road North	Fleet	Under construction	1	0	1
16/00968/FUL	33 Basingbourne Road	Fleet	Not started	2	0	2
17/00748/FUL	Land adjacent to 2 Carthona Drive	Fleet	Not started	1	0	1
17/00750/FUL	1 Carthona Drive	Fleet	Not started	1	0	1
17/01913/FUL	Victoria Hill House land to the rear of Victoria Hill Road	Fleet	Under construction	1	0	1

Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
17/02527/FUL	42 Cove Road	Fleet	Not started	1	0	1
17/02554/FUL	Hollydene, Upper Street	Fleet	Under construction	7	0	7
18/00093/HOU	Inglewood, Branksomewood Road	Fleet	Not started	1	0	1
18/01695/HOU	Windmill Cottage, Hagley Road	Fleet	Not started	1	0	1
18/01714/FUL	The Annexe, 33 Church Road	Fleet	Under construction	1	0	1
18/02185/FUL	3 Dinorben Avenue	Fleet	Not started	1	0	1
18/02440/FUL	35 Dinorben Close	Fleet	Not started	1	1	0
18/02701/FUL	Covert Cottage, The Avenue	Fleet	Under construction	1	0	1
19/00037/FUL	160 Fleet Road	Fleet	Not started	2	1	1
19/00401/FUL	Millets, 158 Fleet Road	Fleet	Not started	2	0	2
19/00471/FUL	18 Regent Street	Fleet	Under construction	1	0	1
19/00893/FUL	160 Fleet Road	Fleet	Not started	2	0	2
19/01287/FUL	60 Basingbourne Road	Fleet	Not started	1	1	0
19/01372/FUL	81 Clarence Road	Fleet	Not started	2	1	1
19/01627/FUL	4 Connaught Road	Fleet	Not started	1	1	0
19/01730/FUL	The Cottage, Branksomewood Road	Fleet	Not started	1	1	0
19/01934/FUL	Oatsheaf Parade, 242-244 Fleet Road	Fleet	Under construction	6	0	6
19/02049/FUL	Land at 220 to 232 Fleet Road	Fleet	Not started	3	0	3
19/02198/FUL	Land east of the Fosse Pheasant Copse	Fleet	Not started	1	0	1
19/02248/FUL	39 Pondtail Road	Fleet	Not started	1	2	-1
19/02407/FUL	26 Courtmoor Avenue	Fleet	Not started	1	0	1
19/02736/HOU	91 Reading Road South	Fleet	Not started	1	0	1

Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
19/02869/FUL	Yarrells, Birch Avenue	Fleet	Not started	1	0	1
20/00007/FUL	164 Fleet Road	Fleet	Not started	7	0	7
17/02868/HOU	The Old Forge, Hook Road	Greywell	Not started	1	0	1
13/01646/FUL	Land at Thackhams Lane	Hartley Wintney	Not started	1	0	1
15/00542/LDC	Land at White Ladies	Hartley Wintney	Not started	1	0	1
17/00203/FUL	Foxleigh, Diple Common	Hartley Wintney	Under construction	1	0	1
17/01793/FUL	Shapley Ranch, London Road	Hartley Wintney	Under construction	7	0	7
17/02430/FUL	Pool & Sons, High Street	Hartley Wintney	Not started	8	0	8
18/00796/FUL	14 Weir Road	Hartley Wintney	Under construction	1	0	1
19/02703/FUL	Shimoda, Mount Pleasant	Hartley Wintney	Not started	1	1	0
06/01340/FUL	Oak Tree Farm, Reading Road	Heckfield	Not started	0	1	-1
11/01878/FUL	Garston Lodge, Reading Road	Heckfield	Not started	1	1	0
19/01081/HOU	Beeches, Bramshill Road	Heckfield	Not started	1	0	1
16/02387/FUL	Chestnut Cottage, Sheldons Lane	Hook	Not started	1	1	0
17/01111/FUL	Land to the rear of Acorn House Elms Road	Hook	Under construction	5	0	5
18/02302/FUL	Poplar Cottage, Morris Street	Hook	Not started	1	0	1
19/00101/FUL	The Acorn, London Road	Hook	Under construction	7	0	7
19/00416/FUL	1 Holt Lane	Hook	Not started	2	1	1
19/01157/FUL	Well Manor Farm, Well	Hook	Not started	2	0	2
19/02553/FUL	Land adj. 4 Sheldon Cottages, London Road	Hook	Not started	1	0	1
18/01748/FUL	Glencoe, Vicarage Lane	Hound Green	Under construction	2	0	2
15/00424/FUL	Land at Wingate Lane	Long Sutton	Under construction	5	0	5

Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
17/03018/FUL	Ryton Farm, Copse Lane	Long Sutton	Not started	1	0	1
18/00674/FUL	Corner House, The Street	Long Sutton	Not started	1	0	1
18/01150/FUL	Lord Wandsworth College, The Street	Long Sutton	Not started	0	2	-2
19/01308/FUL	Manor Court, Woodhill Lane	Long Sutton	Not started	2	1	1
17/02708/FUL	Rushgrove and Little Mead, Reading Road	North Fleet	Not started	1	0	1
14/02463/FUL	The Chilli Pad, Hook Road	North Warnborough	Under construction	3	0	3
17/01992/FUL	Roughs Cottage, Bartley Heath	North Warnborough	Not started	2	0	2
18/01107/FUL	Castle Bridge Cottages, Hook Road	North Warnborough	Under construction	4	0	4
03/00147/FUL	5 Vicary's, High Street	Odiham	Not started	1	0	1
03/00822/FUL	1 High Street	Odiham	Under construction	1	0	1
04/02613/COU	Bullocks Farm, Farm Hillside	Odiham	Under construction	1	0	1
13/02190/FUL	Wychwood Carp Farm, Farnham Road	Odiham	Under construction	1	0	1
16/00635/FUL	Crumplins Business Court land adjacent Dunleys Hill	Odiham	Under construction	8	0	8
16/01064/FUL	Stapeley Down Farm, Long Lane	Odiham	Under construction	2	0	2
16/01875/FUL	Vallis House, Colt Hill	Odiham	Under construction	1	0	1
17/00340/FUL	The Acorns, Rye Common	Odiham	Not started	2	0	2
17/01144/FUL	The Crown PH, Alton Road	Odiham	Not started	4	0	4
17/01354/FUL	Westfield Farm, Hillside	Odiham	Not started	1	0	1
17/03023/FUL	2 Western Lane	Odiham	Not started	2	0	2
19/02771/FUL	The Stables, Darwins Farm, Hillside	Odiham	Not started	1	1	0
19/01418/FUL	Bunkers Hill Farm, Reading Road	Rotherwick	Not started	1	0	1

Outstanding detailed permissions at 1 April 2020 (sites of 1-9 homes)

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
19/01427/FUL	October House, Wedmans Lane	Rotherwick	Not started	1	0	1
19/02214/HOU	Cedar Court, Reading Road	Rotherwick	Not started	1	0	1
19/02401/FUL	9 Lyde Green	Rotherwick	Not started	1	0	1
17/00948/FUL	2 Reading Road	South Fleet	Not started	4	0	4
16/01555/FUL	High Beeches, Swaines Hill	South Warnborough	Under construction	1	0	1
17/00112/FUL	6 Alton Road	South Warnborough	Not started	1	0	1
16/02293/FUL	Well Manor Farm, Cottage 2	Well	Under construction	1	0	1
17/02778/FUL	The Barn, Old Potbridge Road	Winchfield	Not started	1	1	0
18/01190/HOU	Glebe House, Bagwell Lane	Winchfield	Not started	1	0	1
19/02255/FUL	Land adjacent to April Wood, Odiham Road	Winchfield	Not started	1	0	1
16/00608/FUL	Twaingate Cottage, Old Welmore	Yateley	Under construction	2	0	2
16/01176/FUL	Montevideo, Cricket Hill Lane	Yateley	Under construction	1	0	1
16/02302/HOU	Woodhayes, Firgrove Road	Yateley	Under construction	1	0	1
16/03061/FUL	Philamar, Dungal Lane	Yateley	Under construction	1	0	1
17/00638/FUL	Barnfield, Handford Lane	Yateley	Not started	1	0	1
18/00846/FUL	5 Elm Bank	Yateley	Under construction	1	0	1
18/01462/FUL	8 River Road	Yateley	Under construction	4	0	4
19/00007/FUL	Westcroft, Firgrove Road	Yateley	Under construction	1	0	1
19/02639/FUL	45 Somerville Crescent	Yateley	Not started	1	0	1
19/02783/FUL	Nutley, Eversley Road	Yateley	Not started	1	1	0
Total				229	31	198

Appendix 2: Anticipated delivery of sites of 10 or more homes with detailed planning permission

In the following table, delivery rates are based on information from developers except where indicated in italics. For those sites where information could not be obtained from developers, judgements have been made about likely delivery as set out in the main report.

Application Reference (no. of homes)	Site	Net Homes outstanding at 1 April 2020	0-5 years					6-10 years					5 year supply 2020-2025	Total	
			20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30			30-31
Sites of 10-100 homes															
16/02377/FUL (30)	Broden Stables, Redlands Lane, Crondall, Farnham	30	5	20	5									30	30
16/03332/FUL (14)	<i>Fleet House, 3 Fleetwood Park, Barley Way, Fleet</i>	14		14										14	14
17/00330/FUL (13)	<i>The Bailey, Branksomewood Road, Fleet</i>	13		13										13	13
17/01977/FUL (8)	<i>Lorica House, Fleet Mill, Minley Road, Fleet (Included here because it forms part of a 25 home scheme - 17 of them under permitted development)</i>	8	8											8	8
17/01978/FUL (10)	<i>Infineon House, Fleet Mill, Minley Road, Fleet</i>	10	10											10	10

Application Reference (no. of homes)	Site	Net Homes outstanding at 1 April 2020	0-5 years					6-10 years					5 year supply 2020-2025	Total	
			20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30			30-31
17/02492/FUL (14)	The Oakmede and The Millmede, Minley Road, Fleet	14	14											14	14
18/00086/FUL (10)	67 Fleet Road, Fleet	10		10										10	10
18/01637/FUL (10)	Poundworld Plus, 187-191 Fleet Road, Fleet	10	10											10	10
13/01215/MAJOR (11)	Lamb Hotel, High Street, Hartley Wintney, Hook	2		2										2	2
19/00757/FUL (3)	Priors Corner, Ground Floor, Dunleys Hill, North Warnborough, Hook (Included here because it forms part of a 16 home scheme - 13 of them under permitted development)	3		3										3	3
16/02989/OUT 18/00242/REM (83)	Land at Odiham Road, Riseley	62	20	20	20	2								62	62
17/01017/FUL (16)	Winchfield Lodge, Old Potbridge Road, Winchfield	11	11											11	11
	Sub Total	187	78	82	25	2								187	187
Sites of over 100 homes															
17/00771/FUL (313)	Guillemont Park / Sun Park II, Minley Road, Blackwater	119	90	29										119	119
18/00334/FUL (158)	Hawley Park Farm, Hawley Road, Blackwater (Fernhurst)	158	20	45	50	34	9							158	158

Application Reference (no. of homes)	Site	Net Homes outstanding at 1 April 2020	0-5 years					6-10 years					5 year supply 2020-2025	Total		
			20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30			30-31	31-32
14/00504/MAJOR 17/00264/REM (300)	Land at Watery Lane, Fleet	300	9	40	51	44	51	54	51						195	300
16/01651/OUT 18/01795/REM (172)	Land north of Netherhouse Copse, Fleet ³	172		70	70	32									172	172
13/02513/MAJOR 15/00154/MAJOR 17/00372/FUL (141) 18/02150/FUL (41)	Edenbrook, Hitches Lane, Fleet	82	41	41											82	82
17/00471/OUT (181 detailed)	Hartland Village, Bramshot Lane (Phase 1) ³	181	41	85	55										181	181
16/03378/FUL (102)	Bartley House, Station Road, Hook	102	42	60											102	102
17/02465/FUL (2)	Providence House, 2 Bartley Wood Business Park, Hook (Included here because it forms part of a 109 home scheme - 107 of them under permitted development)	2	2												2	2
18/00110/FUL (56)	Rawlings Building, Station Road, Hook	56	19		37										56	56

³ These figures relate solely to the homes with detailed planning permission. There are other homes on these sites with outline permission that are expected to contribute to the five-year supply as set out in Table 4.

Application Reference (no. of homes)	Site	Net Homes outstanding at 1 April 2020	0-5 years					6-10 years					5 year supply 2020- 2025	Total		
			20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30			30-31	31-32
14/00733/MAJOR 17/01123/REM (300) 17/01743/REM (56) 18/00509/REM (194)	Land to the north of London Road, Hook	343	178	112	53										343	343
14/02281/MAJOR 17/02793/REM (150)	Land between Moulsham Lane and Broome Close, Yateley	91	45	46											91	91
	Sub Total	1,606	487	528	316	110	60	54	51						1,501	1,606
Total From All Sites		1,793	565	610	341	112	60	54	51						1,688	1,793

Appendix 3: Prior approvals within the five-year supply

Application Reference (no. of homes)	Address	Settlement	Stage of Construction	Net Outstanding
16/00471/PRIOR (4)	Finns Industrial Park, Bowenhurst Lane	Crandall	Under construction	1
16/01267/PRIOR (46)	Fleet House, 3 Fleetwood Park, Barley Way	Fleet	Under construction	46
16/02083/PRIOR (43)	Technology House, 1 Fleetwood Park, Barley Way	Fleet	Under construction	43
17/01064/PRIOR (2)	156 Fleet Road	Fleet	Under construction	2
17/00477/PRIOR 18/00649/PRIOR (17)	Lorica House, Fleet Mill, Minley Road	Fleet	Under construction	17
17/00475/PRIOR 18/00650/PRIOR (19)	Infineon House, Fleet Mill, Minley Road	Fleet	Under construction	19
18/02783/PRIOR (33)	125 - 147 Fleet Road	Fleet	Under construction	33
18/02801/PRIOR (1)	Bryslan House, Upper Street	Fleet	Not started	1
19/00780/PRIOR (6)	Dudley House, 5 Kings Road	Fleet	Not started	6
19/01269/PRIOR (7)	Pioneer House, Unit 2, Fleetwood Park, Barley Way	Fleet	Not started	7
16/02705/PRIOR (1)	Unit 3, Elles View Barns, Alton Road	Hook	Under construction	1
17/02150/PRIOR (1)	Wills Chandler Beach, 2 Station Road	Hook	Not started	1
17/00525/PRIOR (15) 17/02652/PRIOR (2)	Vantage House, Meridian Office Park, Osborn Way	Hook	Under construction	7
18/00979/PRIOR (1)	Lynchmere Cottage, Reading Road	Hook	Not started	1
19/00164/PRIOR (1)	Woodside Cottage, Pickaxe Lane	Hook	Not started	1
19/00842/PRIOR (13)	Priors Corner, Dunleys Hill	North Warnborough	Not started	13
			Total	199

Appendix 4: Housing Trajectory 2014 – 2032 as at 1 April 2020

	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	7,614
Cumulative requirement	423	846	1269	1692	2115	2538	2961	3384	3807	4230	4653	5076	5499	5922	6345	6768	7191	7614	n/a
Completions	338	705	623	551	608	607													3,432
Projected completions from outstanding planning permissions (1)							704	670	310	174	154	124	121	3					2,260
Sites within settlement boundaries (2)												13	10	18	18	19	8	8	94
Small site windfall allowance (3)									43	43	43	43	43	43	43	43	43	43	430
Hartland Village (4)							41	85	97	129	106	101	112	119	105	123	124	121	1,263
Odiham & North Warnborough NP (5)												9	14	22	22	22	14	8	111
Total annual completions and projections	338	705	623	551	608	607	745	755	450	346	303	290	300	205	188	207	189	180	7,590
Cumulative projected completions	338	1043	1666	2217	2825	3432	4177	4932	5382	5728	6031	6321	6621	6826	7014	7221	7410	7590	n/a

Further information about the breakdown of these figures is shown in the tables below, following which is shown a graphic representation of the elements that make up the trajectory. Note that not all homes here form part of the five-year housing land supply.

(1) Projected completions from outstanding planning permissions

The table below shows the breakdown of projected completions from different sources. The following detailed notes provide more information about each entry. This table excludes Hartland Village which has its own line in the main table.

Notes	Category	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
(i)	Sites of 1-9 homes with detailed permission: under construction	67	34											101
(i)	Sites of 1-9 homes with detailed permission: not started		25	24	24	24								97
(ii)	Sites of 10-100 homes with detailed planning permission	78	82	25	2									187
(iii)	Sites of over 100 homes with detailed planning permission (excluding Hartland Village)	446	443	261	110	60	54	51						1,425
(iv)	Sites with prior approval and SANG: under construction	113	56											169
(iv)	Sites with prior approval and SANG: not started		30											30
(v)	Sites with outline planning permission (excluding Hartland Village)				38	70	70	70	3					251
	Total	704	670	310	174	154	124	121	3					2,260

(1) (i) Sites of 1-9 homes with detailed permission

There are 198 homes with detailed planning permission on sites of 1 to 9 homes at 1 April 2020, including permissions granted through reserved matters applications. These sites are listed in full at Appendix 1. Whilst there could be a delayed start to works on

site due to Covid-19, all sites of this size are expected to be completed within five years. Of the homes that were under construction at 1 April 2020, it has been assumed that two thirds will be delivered in 2020/21 and the remainder in 2021/22. Of those not under construction at that date, delivery has been assumed to occur at an even rate between 2021/22 and 2024/25.

(1) (ii) Sites of 10-100 homes with detailed planning permission

There are 187 homes with detailed planning permission on sites of 10 to 100 homes at 1 April 2020, including permissions granted through reserved matters applications. These sites are listed in full at Appendix 2. Phasing has been informed for these sites with input from developers and, where this was not available, whether the sites were under construction at 1 April 2020. For sites that were already under construction at that date, it has been assumed that Covid-19 will have minimal impact on delivery. For sites that were not under construction at that date, a more cautious approach has been taken and it has been assumed that no homes will be completed until 2021/22.

(1) (iii) Sites of over 100 homes with detailed planning permission

Excluding Hartland Village, there are 1,425 homes with detailed planning permission on sites of over 100 homes at 1 April 2020, including permissions granted through reserved matters applications. A further 181 homes at Hartland Village with detailed planning permission are listed in a separate line of the table at the start of Appendix 4. In total this combines to 1,606 homes, of which 1,501 are included in the five-year land supply and are listed in full at Appendix 2. Phasing has been informed for all these sites with input from developers. More information about Hartland Village is shown in note (4) below.

(1) (iv) Sites with prior approval and SANG

A total of 1,057 homes had prior approval consent at 1 April 2020. 858 of these do not have SPA mitigation, which comprises 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. This means they cannot be lawfully implemented. The remaining 199 homes with prior approval consent are listed in Appendix 3 and counted as part of the five-year housing land supply. These have either secured SPA mitigation or are sited outside the area within which such mitigation is required.

Whilst there could be a delayed start to works on site due to Covid-19, all of these sites are expected to be completed within 2 years (note that prior approvals usually have to be commenced within a shorter time than planning permissions). Of the homes that were under construction at 1 April 2020, it has been assumed that two thirds will be delivered in 2020/21. The remainder, plus those not under construction at that time, are expected to be delivered in 2021/22.

(1) (v) Sites with outline planning permission (excluding Hartland Village)

Two sites in Hart have outline planning permission at 1 April 2020. These are Hartland Village (listed separately) and land at Netherhouse Copse, Hitches Lane, Fleet.

The site at Netherhouse Copse consists of a total of 423 homes granted outline planning permission under application 16/01651/OUT. 172 of these homes now have detailed planning permission under application 18/01795/REM and are included in the “Sites of over 100 homes with detailed planning permission” line of the table at the start of Appendix 4. The remaining 251 homes with outline permission are shown here. In total 280 homes are counted as part of the five-year housing land supply.

(2) Sites within settlement boundaries

Site Name	SHLAA Ref.	Notional capacity	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
Imac Systems, Fleet	SHL041	6						2	1	1	1	1			6
Land at Elvetham Heath, Fleet	SHL104	40								8	8	8	8	8	40
Thurlston House, Fleet	SHL113	16						4	3	3	3	3			16
140-150 Fleet Road, Fleet	SHL192	12						3	2	2	2	3			12
Admiral House, Fleet	SHL208	20						4	4	4	4	4			20
Total		94						13	10	18	18	19	8	8	94

Some 94 dwellings are derived from sites within settlements identified in the Strategic Housing Land Availability Assessment (SHLAA). These are sites of 5 or more dwellings and are considered developable within the plan period. The sites have not been allocated in the Local Plan as they are available and suitable for residential development and could gain planning permission through the planning application process. They are not counted in the five-year housing land supply.

(3) Small site windfall allowance

The small site windfall allowance is 43 homes per annum (see paragraphs 3.20 to 3.27)

(4) Hartland Village

Site Name	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
Hartland Village Phase 1	41	85	55										181
Hartland Village Phase 2			42	129	106	101	112	119	105	123	124	121	1,082
Total	41	85	97	129	106	101	112	119	105	123	124	121	1,263

Hartland Village is a site allocation in the Hart Local Plan 2032 for 1,500 homes on a large previously-developed site between Fleet and Farnborough. Under the hybrid planning application 17/00471/OUT, granted in July 2018, permission exists for all 1,500 homes comprising 181 with detailed permission and the remaining 1,319 with outline permission.

The 181 homes with detailed permission form Phase 1 of the development. The remaining 1,319 homes with outline permission will form Phase 2.

Some 1,263 homes are anticipated to be delivered in the plan period to 2032 with annual delivery rates shown in the table above. The residual 237 homes are anticipated to be delivered after March 2032. In total 458 homes are counted as part of the five-year housing land supply.

(5) Odiham & North Warnborough Neighbourhood Plan

Site Name	Notional capacity	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
Land at Longwood	9								2	2	1	2	2	9
Land at 4 Western Lane	15						3	3	3	3	3			15
Land at Albion Yard	12						3	2	2	2	3			12
Land at Dunleys Hill	30								6	6	6	6	6	30
Land at Hook Road	15						3	3	3	3	3			15
Land next to Crownfields	30							6	6	6	6	6		30
Total	111						9	14	22	22	22	14	8	111

The Odiham and North Warnborough Neighbourhood Plan was made (adopted) in June 2017. Seven sites are allocated in the Plan for new housing and one site has since been granted planning permission for 8 dwellings (Land at Crumplins Yard, reference 16/00635/FUL). This site is included in the “Projected completions from outstanding planning permissions” line of the table at the start of Appendix 4 and falls within the note to that table “(1) (i) Sites of 1-9 homes with detailed permission”. The other six sites do not yet have planning permission so are not included within the five-year housing land supply. These allocations are shown in the table above with anticipated annual delivery rates.

