



# **Five Year Housing Land Supply**

**Position Statement at 1 April 2018  
based on the standard method for calculating  
local housing need**

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# 1. Introduction

- 1.1. This paper sets out Hart’s five year supply of housing land at 1 April 2018 based on the standard method for assessing local housing need. This responds to paragraph 73 of the NPPF 2018 which states: “... Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old....”.
- 1.2. The standard method is used in the absence of an adopted local plan housing requirement. The Council’s new Plan (the Draft Hart Local Plan Strategy and Sites 2016-2032) is at examination with hearings scheduled for November-December 2018.
- 1.3. This position statement is not to be confused with the Five Year Housing Land Supply Position Statement at 1 April 2018, published June 2018 (HOU4) which is based on the housing requirement in the Submission Draft Plan of 388 homes per annum, and which comprises part of the evidence base for the submitted Plan.
- 1.4. The five year housing land supply position at 1 April 2018 is set out below at Table 1. Hart has a surplus supply of 1,536 dwellings, or 9.92 years in total. Each element of the calculation is explained in this paper. Hart’s housing trajectory is presented in Appendix H.

		<i>Total</i>	<i>Annual</i>
<b>Housing requirement</b>			
A	Requirement for 5 years (1 April 2018 - 31 March 2023)	1,485	297
B	Requirement for 5 years plus 5% buffer	1,560	312
<b>Housing supply</b>			
C	Large site planning permissions at 1 April 2018	2,430	
D	Small site planning permissions at 1 April 2018	228	
E	Hartland Village	360	
F	C2 older persons accommodation	9	
G	Small site windfall allowance	69	
H	Total supply	3,096	
<b>Shortfall/Over Provision</b>			
I	Against requirement + 5%	+ 1,536	
<b>Number of years supply</b>			
J	Against requirement + 5%	9.92	

**Table 1:** Hart District Council – Five Year Housing Land Supply at 1 April 2018

## The standard method for calculating local housing need

### Step 1 – Setting the baseline

- 1.5. The baseline is the average annual household growth over the 10 year period from the current year (2018) to 2028. The latest household growth projections are the 2016-based household growth projections<sup>1</sup> published by the Office for National Statistics in September 2018. Hart's household projections for the 10 year period are set out in Table 2.

Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
No. of households	37,573	37,768	37,972	38,164	38,423	38,655	38,871	39,086	39,297	39,502	39,689

**Table 2:** 2016-based household projections for Hart District (2018-2028)

The projected household growth over this 10 year period (2018-2028) is 2,116

The average annual household growth over the 10 year period is **212**

### Step 2 – An adjustment to take account of affordability

- 1.6. The average annual projected household growth figure should then be adjusted based on the affordability of the area using the most recent median workplace-based affordability ratios<sup>2</sup>. The most recent data available is for 2017.

The affordability ratio for this year is **11.99**

- 1.7. For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. The formula used is below:

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25$$

- 1.8. Hart's calculation is as follows:

$$\left( \frac{11.99 - 4}{4} \right) \times 0.25 = 0.499375$$

The adjustment factor for Hart is 0.499375

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<sup>1</sup> Available at <https://www.ons.gov.uk/releases/2016basedhouseholdprojectionsinengland>

<sup>2</sup> Published by the Office for National Statistics, <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

1.9. The local housing need figure can be calculated as follows:

$$(1 + \text{adjustment factor}) \times \text{projected household growth} = \text{local housing need}$$

1.10. Hart's calculation:

$$(1 + 0.499375) \times 212 = 318$$

The local housing need for Hart (uncapped) is **318** dwellings per annum (dpa)

### Step 3 – Capping the level of any increase

1.11. Following Planning Practice Guidance (Paragraph: 004 Reference ID: 2a-004-20180913) a cap has then been applied. In Hart's case where strategic policies for housing were adopted more than five years ago, the local housing need figure is capped at 40% above the projected household growth for the area over the 10 year period identified in Step 1. For Hart, the calculation for applying the cap is as follows:

$$212 \times 1.4 = 297$$

Therefore the capped local housing need figure for Hart is **297** dpa

### Applying an appropriate buffer

1.12. Paragraph 73 of the NPPF (2018) states that local planning authorities should identify five years' worth of housing against their housing requirement. An additional buffer of 5% should be included to ensure choice and competition in the market for land.

1.13. Where there has been significant under delivery of housing over the previous three years, LPAs should use a 20% buffer to improve the prospect of achieving the planned supply. From November 2018, this will be measured against the Housing Delivery Test. Table 3 sets out Hart's housing delivery and housing requirement over the previous three years showing a surplus of 733 dwellings.

Year	Housing Requirement <sup>3</sup>	Completions	Surplus
2015/16	382	705	323
2016/17	382	623	241
2017/18	382	551	169
<b>TOTAL</b>	<b>1,146</b>	<b>1,879</b>	<b>733</b>

**Table 3:** Previous 3 years housing delivery

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<sup>3</sup> 382dpa was the annual OAHN for Hart (2014-2032) in the 2016 SHMA.

1.14 Given this surplus a 5% buffer is appropriate:

Requirement without 5% buffer	297 dpa
Requirement with 5% buffer	$297 * 1.05 = 312$ dpa
Five year requirement with 5% buffer	$312 * 5 = 1,560$ dwellings

1.15 Note that if an uncapped figure is used, the figures are as follows:

Requirement without 5% buffer	318 dpa
Requirement with 5% buffer	$318 * 1.05 = 334$ dpa
Five year requirement with 5% buffer	$334 * 5 = 1,670$ dwellings

## 2. Housing Supply

2.1. Table I shows the five year housing supply as being 3,096 dwellings. The sources of this supply are discussed below. The five year supply exceeds the five year requirement discussed above by 1,536 dwellings (based on a capped standard method figure), giving a land supply of 9.9 years. If an uncapped figure is used when calculating the five year requirement then the surplus supply reduces to 1,426 homes and the land supply reduces to 9.3 years (supply of 3,096 divided by an annual requirement of 334 homes).

2.2. Hart's five year housing land supply consists of the following elements:

- Sites with planning permission (outline and full) and prior approvals;
- sites for older person C2 accommodation;
- the proposed site allocation at Hartland Village in the Submission Local Plan Strategy and Sites 2016-2032 which has a resolution to grant planning permission subject to the provision of a legal agreement and is expected to start delivering homes within five years; and
- a windfall allowance for small windfall sites (1 to 4 dwellings)

### **Sites with planning permission and prior approvals**

2.3. There are a total of 3,652 dwellings with outstanding planning permission or prior approval at 1 April 2018.

- 3,412 of these are large sites of 10 dwellings or more (see Appendix A)
- 240 of these are from small sites of 9 dwellings or less (see Appendix B)

2.4. It should be noted five of the permissions listed had lapsed by the time this five year supply statement was prepared. These five applications are listed in Appendix C and are not included in the five year housing land supply calculations.

- 2.5. It should also be noted that some schemes with a prior approval at 1 April 2018 do not have any mitigation (i.e. SANG<sup>4</sup>) in place to mitigate against the Thames Basin Heaths Special Protection Area, and as such cannot be legally implemented until they do have mitigation. Those schemes are listed at Appendix D. If a scheme does not have an agreed SANG solution then it has not been deemed deliverable and is not included in the five year supply. Only those prior approvals that have been allocated SANG capacity are counted in the five year supply. 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 those developments.
- 2.6. Of the sites that do have planning permission, not all of the homes are necessarily expected to come forward within five years. Estimated delivery rates for sites of more than 100 dwellings are set out at Appendix E. These estimates are informed by correspondence with developers and planning agents<sup>5</sup>. Only the expected completions between 2018 and 2023 have been included in the five year land supply.
- 2.7. Table 4 sets out how the supply from planning permissions and prior approvals has been calculated, taking all permissions and prior approvals as the start point and subtracting lapsed permissions, prior approvals with no SANG, and completions that are not anticipated to come forward within five years.

	<b>Total dwellings</b>
Total number of homes with planning permission or prior approval at 1 April 2018 (Appendices C and D)	3,652
Sites where the permission has lapsed since 1 April 2018 (Appendix C)	5
Prior approvals with no SANG (Appendix D)	385
Homes expected to be completed after the five year period (Appendix E)	604
<b>Sites with planning permission expected to be delivered within 5 years</b>	<b>2,658</b>

**Table 4:** Calculating the supply from sites with planning permission and prior approvals

- 2.8. Table 4 shows that within the next five years 2,658 dwellings are anticipated to come forward from sites with planning permission or prior approval.

### **Hartland Village**

- 2.9. Hartland Village is allocated in the Local Plan Strategy and Sites 2016-2032 that has been submitted for examination (see Policy SS2). A hybrid planning application<sup>6</sup> gained planning permission on 13 July 2018. The site has outline permission for 1,500 dwellings and full permission for Phase I (181 dwellings).

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<sup>4</sup> SANG is Suitable Alternative Natural Greenspace required as part of a mitigation package to protect the Thames Basin Heaths Special Protection Area. Whilst a development can technically be granted a prior approval without SANG, it cannot be legally implemented until the necessary SANG mitigation has been agreed.

<sup>5</sup> The Council contacted agents and developers for sites of 10 or more dwellings to check the anticipated delivery rates. Sites of 10-100 dwellings (not included in Appendix E) are all expected to be delivered within 5 years.

<sup>6</sup> Planning application reference 17/00471/OUT

- 2.10. The most recent phasing for Hartland Village has been provided by the developer (September 2018) and it was confirmed that work had commenced on site and phase I of the development was underway. Appendix F shows the phasing for Hartland Village from 2018 to 2033 and estimates housing delivery commencing in 2019-20. Within the next five years it is expected that 360 dwellings will be delivered from this proposed allocation.

### **Neighbourhood Plan Allocations**

- 2.11. Seven sites have been allocated in the 'made' Odiham and North Warnborough Neighbourhood Plan. One of these allocations has received planning permission and has been counted in Hart's housing supply. Whilst it is possible that the remaining six sites may come forward within the next five years, there is no guarantee and therefore they have not been counted in the five year housing land supply.

### **C2 older persons accommodation**

- 2.12. In this five year land supply statement, dwellings are defined as Use Class C3<sup>7</sup> residential development. C3 dwellings must be self-contained and include a kitchen, bathroom and toilet facilities which allow for independent living. This can include assisted living units in which residents have a self-contained flat but with the benefit of on-site services such as social, domestic, catering and medical facilities.
- 2.13. PPG states 'Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'<sup>8</sup>. This statement of housing land supply therefore includes non-independent care home and nursing home accommodation C2 uses, where these sites have planning permission and are expected to be completed within five years.
- 2.14. When considering the contribution non-independent care home and nursing home C2 uses will make to housing land supply, it is recognised that an individual bed-space may not necessarily replace an individual unit of C3 accommodation and a discount is therefore appropriate. PPG states that for residential institutions, authorities should base calculations on the average number of adults living in households. The ratio of 1.8<sup>9</sup> is used in the Housing Delivery Test Measurement Rule Book<sup>10</sup> and has been applied to planning permissions for C2 use care home and nursing home development in Hart. Dividing the number of bed spaces of C2 development by the national average number of adults in all households (1.8) will provide a discounted contribution equivalent to the number of dwellings. There are 16 bed spaces which are expected to come forward from C2 accommodation over the next five years (Appendix G). After applying the discount, the units are expected to contribute the equivalent of 9 dwellings.

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<sup>7</sup> Town and Country Planning (Use Classes) Order 1987 (as amended)

<sup>8</sup> Paragraph: 043 Reference ID: 3-043-20180913

<sup>9</sup> This ratio of 1.8 has been calculated by dividing the total number of adults living in all households by the total number of households in England, using Census data (2011), published by the Office for National Statistics. <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct0774201|censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel>

<sup>10</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728523/HDT\\_Measurement\\_Rule\\_Book.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728523/HDT_Measurement_Rule_Book.pdf)



### Windfall allowance for small sites (1 to 4 dwellings)

- 2.15. The NPPF (paragraph 48, 2012) states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The NPPF Glossary (Annex 2) defines windfall sites as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
- 2.16. The Hart District Strategic Housing Land Availability Assessment (SHLAA) has identified as many sites as possible to contribute towards meeting the District’s housing needs. The SHLAA identifies sites which have a potential capacity for five dwellings or more. As planning applications below the five dwelling threshold are regularly submitted and approved, these should be included in the land supply calculation. It is anticipated that small sites of less than five dwellings (excluding garden sites) will continue to come forward and make a contribution to the housing supply.
- 2.17. Table 5 shows windfall completions on small sites since 2012 and demonstrates that such sites are consistently being delivered and contributing to the housing supply.

Year	Net windfall completions on small sites	Net windfall completions on small sites excluding garden sites
2012-13	38	21
2013-14	29	21
2014-15	40	29
2015-16	36	17
2016-17	41	24
2017-18	45	26
<b>Total</b>	<b>229</b>	<b>138</b>
<b>Mean per annum</b>	<b>38</b>	<b>23</b>

**Table 5:** Small site (1 to 4 dwellings) windfall calculations

- 2.18. For the purposes of the five year calculation, the windfall allowance will not be 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 through the planning application process and would therefore result in double counting.
- 2.19. The average windfall is 23 per annum and therefore 69 dwellings are likely to come forward as windfalls over the next five years (years 3 to 5).

## Appendix A – Outstanding Permissions at 1 April 2018 (Large Sites – 10 or more dwellings)

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
16/03072/PRIOR	White Hart House, London Road	Blackwater	Under construction	18	0	18
12/00236/MAJOR	Queen Elizabeth Barracks, Sandy Lane	Fleet	Under construction	42	0	42
13/00795/MAJOR	Queen Elizabeth Barracks, Sandy Lane	Fleet	Under construction	62	0	62
13/02513/MAJOR	Edenbrook (extension), Hitches Lane <sup>11</sup>	Fleet	Not started	50	0	50
15/00154/MAJOR	Edenbrook (extension), Hitches Lane	Fleet	Under construction	5	0	5
17/00372/FUL	Edenbrook (extension), Hitches Lane	Fleet	Under construction	141	0	141
14/00504/MAJOR	Land at Watery Lane	Fleet	Not started	300	0	300
15/00276/REM	Land to the rear of 102 - 108 Fleet Road	Fleet	Under construction	12	0	12
15/00601/FUL	Brickyard Plantation, Pale Lane	Fleet	Under construction	37	0	37
16/01331/FUL	Brickyard Plantation, Pale Lane	Fleet	Under construction	4	0	4
15/01540/FUL	Pioneer House, Unit 2 Fleetwood Park, Barley Way	Fleet	Under construction	33	0	33
16/01267/PRIOR	Microgen Management Services Ltd, Fleet House, 3 Fleetwood Park, Barley Way	Fleet	Under construction	46	0	46
16/01441/FUL	Oak House, Harvest Crescent	Fleet	Under construction	14	0	14
16/01445/PRIOR	Oak House, Harvest Crescent	Fleet	Under construction	31	0	31

<sup>11</sup> The 50 units referred to are 50 extra care flats which were part of an outline application (13/02513/MAJOR) for 193 dwellings (including the 50 extra care flats) granted on 12.09.14. A Reserved Matters application (15/00154/MAJOR) for 143 dwellings (excluding the 50 extra care flats) was granted on 01.07.15. A separate reserved matters applications for the 50 extra care flats (17/02081/REM) was granted on 09.08.18. A full application (17/00372/FUL) for 141 dwellings was granted on 11.01.18 which superseded 82 of the dwellings permitted under application 15/00154/MAJOR.

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
16/01651/OUT	Land north of Netherhouse Copse, Hitches Lane	Fleet	Not started	423	0	423
16/02083/PRIOR	Technology House, 1 Fleetwood Park, Barley Way	Fleet	Under construction	43	0	43
16/02784/PRIOR	110 Fleet Road	Fleet	Not started	15	0	15
16/03332/FUL	3 Fleet House, Fleetwood Park, Barley Way	Fleet	Not started	14	0	14
17/00244/PRIOR	Silvergate, Redfields Industrial Park, Church Crookham	Fleet	Not started	44	0	44
17/00475/PRIOR	Infineon House, Fleet Mill, Minley Road	Fleet	Not started	20	0	20
17/01978/FUL	Infineon House, Fleet Mill, Minley Road	Fleet	Not started	10	0	10
17/00477/PRIOR	Lorica House, Fleet Mill, Minley Road	Fleet	Not started	18	0	18
17/02118/PRIOR	Zenith House, 3 Rye Close	Fleet	Not started	23	0	23
17/02484/PRIOR	Flagship House, Reading Road North	Fleet	Not started	31	0	31
17/02738/PRIOR	125-147 Fleet Road	Fleet	Not started	30	0	30
17/00771/FUL	Guillemont Park, Minley Road, Blackwater	Guillemont Barracks	Not started	313	0	313
13/01215/MAJOR	Lamb Hotel, High Street	Hartley Wintney	Under construction	2	0	2
14/00733/MAJOR	Land to the north of London Road	Hook	Not started	250	2	248
17/01123/REM	Land to the north of London Road	Hook	Under construction	300	0	300
15/00281/MAJOR	Land at High Ridge Farm, Newnham Road	Hook	Not started	60	0	60
15/00697/REM	Land adjacent to Reading Road	Hook	Under construction	68	0	68
15/01603/FUL	Landata House, Station Road	Hook	Under construction	78	0	78
16/00883/PRIOR	Providence House, 2 Bartley Wood Business Park	Hook	Under construction	29	0	29
16/03378/FUL	Bartley House, Station Road	Hook	Not started	102	0	102
17/00219/PRIOR	Europa House, 5 Bartley Wood Business Park, Bartley Way	Hook	Under construction	116	0	116

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
17/00525/PRIOR	Vantage House, Meridian Office Park, Osborn Way	Hook	Not started	15	0	15
17/00814/PRIOR	Building 260 and 270, Bartley Wood Business Park, Bartley Way	Hook	Not started	116	0	116
17/02644/PRIOR	Wimpey Homes Holdings Ltd, Stratfield House, Station Road	Hook	Not started	22	0	22
13/02085/MAJOR	Land adjacent to Hatchwood Place, Farnham Road	Odiham	Under construction	3	0	3
16/00606/REM	Hatchwood Cottage, Farnham Road	Odiham	Under construction	29	0	29
13/00720/MAJOR	Winchfield Lodge, Old Potbridge Road	Rural	Under construction	16	0	16
15/01083/FUL	Rose Court, Rye Common Lane	Rural	Under construction	14	0	14
16/01552/REM	Hawley Park Farm, Hawley Road	Rural	Not started	126	0	126
16/02989/OUT	Land at Odiham Road, Riseley	Rural (Riseley)	Not started	83	0	83
14/01903/MAJOR	Land south of Blackwater River and east of Sandhurst Road	Yateley	Under construction	45	0	45
14/02281/MAJOR	Land between Moulsham Lane and Broome Close	Yateley	Not started	150	0	150
16/01704/PRIOR	Rosebank Parade, Plough Road	Yateley	Not started	11	0	11
<b>Total</b>				<b>3,414</b>	<b>2</b>	<b>3,412</b>

## Appendix B – Outstanding Permissions at 1 April 2018 (Small Sites – 9 dwellings or less)

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
16/01177/FUL	4 The Lakeside	Blackwater	Not started	1	1	0
17/00530/FUL	White Hart House, London Road	Blackwater	Under construction	5	0	5
17/01553/FUL	46 Christchurch Drive	Blackwater	Not started	1	0	1
16/00838/HOU	Broadoak House	Broad Oak	Not started	1	0	1
17/00851/FUL	The Bourne, Redlands Lane	Crondall	Not started	1	0	1
17/01310/FUL	Field Cottage, Pankridge Street	Crondall	Under construction	1	0	1
17/01034/FUL	Schoolfield Corner, Church Lane	Dogmersfield	Not started	2	0	2
14/02942/FUL	Land to rear of Chantryland, New Road	Eversley	Under construction	6	1	5
17/01242/FUL	Land at Hollybush Lane	Eversley	Under construction	1	0	1
17/02124/FUL	1 and 2 Wheelwrights Cottages	Eversley	Not started	3	2	1
18/00108/FUL	44 Kingsley Road	Eversley	Not started	1	0	1
17/01675/FUL	St Mary's House, Church Lane	Ewshot	Under construction	2	1	1
17/02850/FUL	Woodpeckers, Church Lane	Ewshot	Not started	1	0	1
09/02141/FUL	Land adjacent 16 Wood Lane	Fleet	Under construction	1	0	1
14/02454/PNDW	Branksome Chambers, Branksomewood Road	Fleet	Under construction	5	0	5
14/03011/FUL	West Hill House, Reading Road North	Fleet	Under construction	1	0	1
15/00230/FUL	Fleet Autos, St James Road	Fleet	Not started	5	0	5
15/00602/HOU	Badgers Wood, Reading Road North	Fleet	Not started	1	0	1
15/00944/FUL	Millets, 158 Fleet Road	Fleet	Not started	2	0	2
15/02090/FUL	Help The Aged, 240 Fleet Road	Fleet	Not started	4	0	4
15/02139/FUL	Hollydene, Upper Street	Fleet	Under construction	1	0	1
15/02236/FUL	59 Elvetham Road	Fleet	Under construction	1	0	1
15/02692/FUL	27 Basingbourne Road	Fleet	Not started	1	1	0
15/03053/FUL	111 Kings Road	Fleet	Under construction	5	0	5
16/00108/PRIOR	10 Kings Road	Fleet	Not started	3	0	3
16/00968/FUL	33 Basingbourne Road	Fleet	Not started	2	0	2
16/01014/FUL	47 Tweseldown Road	Fleet	Under construction	1	0	1
17/01367/FUL	47 Tweseldown Road	Fleet	Under construction	1	1	0

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
16/01278/FUL	Land to the rear of Heather Hill, Reading Road North	Fleet	Not started	2	0	2
16/02759/FUL	Campbell Place, Reading Road North	Fleet	Not started	1	0	1
16/03181/FUL	Dudley Court, Award Road, Church Crookham	Fleet	Not started	16	16	0
17/00609/FUL	Greenacre House, 107 Elvetham Road	Fleet	Not started	1	1	0
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
17/00843/FUL	Land at 61-65 Albert Street	Fleet	Not started	3	0	3
17/00871/FUL	Grasmere, 35 Chestnut Grove	Fleet	Not started	2	0	2
17/00948/FUL	2 Reading Road South	Fleet	Not started	4	0	4
17/00950/FUL	Land on the west side of 56 Albany Road	Fleet	Not started	1	0	1
17/00953/FUL	Vinehurst, St James Road	Fleet	Not started	5	1	4
17/01019/FUL	Elvetham Bridge House, Reading Road North	Fleet	Not started	1	0	1
17/01026/FUL	70 Kings Road	Fleet	Not started	1	0	1
17/01064/PRIOR	156 Fleet Road	Fleet	Under construction	2	0	2
17/01230/FUL	1 Wickham Close, Church Crookham	Fleet	Not started	3	0	3
17/01913/FUL	Land to the rear of Victoria Hill House, Victoria Hill Road	Fleet	Under construction	1	0	1
17/01977/FUL	Lorica House, Fleet Mill, Minley Road	Fleet	Not started	8	0	8
17/02008/PRIOR	Victoria House, 18-22 Albert Street	Fleet	Under construction	5	0	5
17/02010/PRIOR	Victoria House, 18-22 Albert Street	Fleet	Under construction	5	0	5
17/02011/PRIOR	Victoria House, 18-22 Albert Street	Fleet	Under construction	2	0	2
17/02274/HOU	239 Aldershot Road, Church Crookham	Fleet	Not started	1	0	1
17/02400/FUL	Chase House, Waverley Avenue	Fleet	Not started	1	0	1
17/02708/FUL	Rushgrove and Littlemead, Reading Road North	Fleet	Not started	1	0	1
17/02762/FUL	144 Clarence Road	Fleet	Not started	5	0	5
18/00093/HOU	Inglewood, Brankosomewood Road	Fleet	Not started	1	0	1
16/00399/FUL	4 Dorchester Way	Greywell	Under construction	1	0	1

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
17/02868/HOU	The Old Forge, Hook Road	Greywell	Not started	1	0	1
13/01646/FUL	Land at Thackhams Lane	Hartley Wintney	Under construction	1	0	1
14/01642/FUL	Thackhams House, Thackhams Lane	Hartley Wintney	Under construction	1	0	1
15/02445/FUL	Millbank House, High Street	Hartley Wintney	Not started	1	0	1
17/00716/FUL	Range Cottage, Fleet Road	Hartley Wintney	Under construction	5	0	5
17/01103/FUL	14 Weir Road	Hartley Wintney	Not started	1	0	1
17/02946/FUL	Oakleigh House, High Street	Hartley Wintney	Not started	1	0	1
15/00542/LDC	Land at White Ladies	Hazeley Bottom	Under construction	1	0	1
15/00949/FUL	Holly Cottage, Morris Street	Hook	Not started	1	0	1
15/01938/FUL	Mayhill, Wagon Lane	Hook	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	Not started	5	0	5
17/01912/FUL	The Acorn, London Road	Hook	Not started	5	0	5
17/02150/PRIOR	Wills Chandler Beach, 2 Station Road	Hook	Not started	1	0	1
17/02465/FUL	Providence House, Bartley Way	Hook	Not started	2	0	2
17/02652/PRIOR	Vantage House, Meridian Office Park, Osborn Way	Hook	Not started	2	0	2
17/02680/FUL	The Laurels, Dorchester Road	Hook	Not started	1	0	1
15/00424/FUL	Land at Wingate Lane	Long Sutton	Not started	5	0	5
16/01295/PRIOR	Broomfield, Copse Lane	Long Sutton	Not started	1	0	1
17/00684/FUL	Manor Court, Woodhill Lane	Long Sutton	Not started	2	1	1
14/02463/FUL	The Chilli Pad, Hook Road	North Warnborough	Not started	3	0	3
17/01992/FUL	Roughs Cottage, Bartley Heath	North Warnborough	Not started	2	0	2
03/00147/FUL	Vicary's, 5 High Street	Odiham	Under construction	1	0	1
03/00822/FUL	1 High Street	Odiham	Under construction	1	0	1
05/01505/COU	45 High Street	Odiham	Under construction	1	0	1
16/00635/FUL	Land adjacent to Crumplins Business Court, Dunleys Hill	Odiham	Not started	8	0	8

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
16/01008/FUL	Land rear of Tamar and Common View, Linden Avenue	Odiham	Under construction	3	0	3
16/01875/FUL	Vallis House, Colt Hill	Odiham	Not started	1	0	1
16/02991/FUL	18 Crownfields	Odiham	Not started	2	0	2
16/03173/FUL	80 High Street	Odiham	Not started	1	0	1
17/01144/FUL	The Crown PH, Alton Road	Odiham	Not started	4	0	4
17/02320/PRIOR	Peter Goddard & Co, 125 High Street	Odiham	Not started	2	0	2
16/03376/FUL	West House, Lyde Green	Rotherwick	Not started	1	1	0
04/02613/COU	Bullocks Farm, Hillside	Rural	Under construction	1	0	1
06/01340/FUL	Oak Tree Farm, Reading Road	Rural	Under construction	0	1	-1
11/01878/FUL	Garston Lodge, Reading Road	Rural	Under construction	1	1	0
11/02399/MAJOR	Heckfield Place, Bramshill Road	Rural	Under construction	1	0	1
13/02190/FUL	Wychwood Carp Farm, Farnham Road	Rural	Under construction	1	0	1
14/01622/PNDW	Poultry Farm, Lord Wandsworth College	Rural	Under construction	1	0	1
14/01780/FUL	The Barn, Dippenhall Farm	Rural	Under construction	1	0	1
14/02417/FUL	Cold Piece Farm	Rural	Not started	1	0	1
14/02752/MAJOR	St Neots Preparatory School Ltd, St Neots Road	Rural	Under construction	1	0	1
15/00495/FUL	The Stables, Darwins Farm, Hillside	Rural	Not started	1	1	0
15/01249/FUL	Darwin's Holdings, Hillside	Rural	Under construction	2	1	1
15/01641/PRIOR	Oakfield Farm, Taplins Farm Lane	Rural	Not started	1	0	1
15/02576/FUL	Bumpers Farm, Long Sutton	Rural	Not started	1	0	1
15/02782/FUL	Little Rye Farm, Rye Common, Odiham	Rural	Under construction	3	0	3
15/02902/FUL	The Horns Pub, Bowling Alley	Rural	Not started	1	1	0
15/02977/FUL	Clare Park Private Retirement Residences Ltd, Clare Park, Farnham	Rural	Under construction	5	0	5
15/02982/PRIOR	Bartletts Farm, Reading Road	Rural	Not started	1	0	1
16/00179/FUL	Penarth Stud, Farnham Road, Odiham	Rural	Not started	1	1	0
16/00352/FUL	Longlees, Redlands Lane	Rural	Not started	1	0	1
16/00471/PRIOR	Finns Industrial Park, Bowenhurst Lane, Crondall	Rural	Under construction	4	0	4



Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
16/00583/FUL	The Yard, Beacon Hill Road, Ewshot	Rural	Not started	1	1	0
16/00970/FUL	Upper Farm, Dippenhall Road	Rural	Not started	1	1	0
16/01064/FUL	Stapeley Down Farm, Long Lane, Odiham	Rural	Not started	2	0	2
16/01356/FUL	Darwins House, Hillside	Rural	Under construction	1	1	0
16/01555/FUL	High Beeches, Swaines Hill	Rural	Not started	1	1	0
16/01662/FUL	Stapeley Farm, Long Lane, Odiham, Hook	Rural	Under construction	1	0	1
16/01785/FUL	Willowbrook House, Rye Common, Odiham	Rural	Not started	0	1	-1
16/02293/FUL	2 Well Manor Farm Cottage	Rural	Under construction	1	0	1
16/02705/PRIOR	Unit 3, 3 Elles View Barns, Alton Road, South Warnborough	Rural	Not started	1	0	1
16/02758/PRIOR	Clifton Barn, Croft Lane, Crondall	Rural	Not started	1	0	1
16/02929/PRIOR	Owens Farm, Newnham Road, Hook	Rural	Not started	1	0	1
16/03352/FUL	Horsedown Farm, Well Road, Well	Rural	Not started	1	0	1
16/03371/PRIOR	Well Manor Farm, Well	Rural	Not started	2	0	2
16/03393/PRIOR	Arcadia Farm, Reading Road, Mattingley	Rural	Not started	1	0	1
17/00112/FUL	6 Alton Road	Rural	Not started	1	0	1
17/00136/PRIOR	Church Farm, Church Road	Rural	Not started	1	0	1
17/00203/FUL	Foxleigh, Diple Common, Hartley Wintney	Rural	Not started	1	1	0
17/00340/FUL	The Acorns, Rye Common	Rural	Not started	2	0	2
17/00409/PRIOR	Elles View Barns, Alton Road, South Warnborough	Rural	Not started	2	0	2
17/00596/FUL	Wintney Court, Thackhams Lane	Rural	Not started	0	1	-1
17/00842/FUL	Beechwood Farm, Dares Lane, Ewshot	Rural	Not started	2	0	2
17/01315/OUT	Lord Wandsworth College, The Street, Long Sutton	Rural	Not started	1	2	-1
17/01354/FUL	Westfield Farm, Hillside, Odiham	Rural	Not started	1	0	1
17/01378/PRIOR	Stapeley Down Farm, Long Lane	Rural	Under construction	1	0	1

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
17/01520/PRIOR	Swaines Hill Manor, Swaines Hill, South Warnborough	Rural	Not started	1	0	1
17/01682/FUL	Mill Cottage, Mill Lane, Yateley	Rural	Not started	1	1	0
17/01740/FUL	Floods Farm Cottage, Chalky Lane, Dogmersfield	Rural	Not started	1	1	0
17/01793/FUL	Shapley Ranch, London Road, Hartley Wintney	Rural	Not started	7	0	7
17/02676/PRIOR	Park Lodge, Borough Court Road, Hartley Wintney	Rural	Not started	3	0	3
17/02778/FUL	The Barn, Old Potbridge Road, Winchfield	Rural	Not started	1	1	0
17/02877/FUL	The Pheasantry, Bramshill Park, Bramshill	Rural	Not started	2	1	1
10/01050/FUL	Land rear of Hilltop Cottages, Lees Hill	South Warnborough	Under construction	1	0	1
14/00189/FUL	4 The Hurst	Winchfield	Under construction	1	0	1
15/01004/FUL	Land adjacent to Tudor House, Quarry Lane	Yateley	Not started	1	0	1
16/00608/FUL	Twaingate Cottage, Old Welmore	Yateley	Under construction	2	1	1
16/00908/FUL	Quarry House, Quarry Lane	Yateley	Under construction	1	0	1
16/01001/HOU	Mill House, Quarry Lane	Yateley	Not started	1	0	1
16/01176/FUL	Montevideo, Cricket Hill Lane	Yateley	Not started	1	1	0
16/02302/HOU	Woodhayes, Firgrove Road	Yateley	Under construction	1	0	1
16/03061/FUL	Philamar, Dungells Lane	Yateley	Not started	1	1	0
17/00638/FUL	Barnfield, Handford Lane	Yateley	Not started	1	0	1
17/00865/FUL	11 Lawford Crescent	Yateley	Under construction	2	1	1
17/00958/FUL	27-31 Plough Lane	Yateley	Not started	1	0	1
17/02312/FUL	5 Henley Gardens	Yateley	Under construction	2	1	1
<b>Total</b>				<b>292</b>	<b>52</b>	<b>240</b>

## Appendix C – Lapsed Planning Applications

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
15/00602/HOU	Badgers Wood, Reading Road North	Fleet	Not started	1	0	1
15/00944/FUL	Millets, 158 Fleet Road	Fleet	Not started	2	0	2
15/00949/FUL	Holly Cottage, Morris Street	Hook	Not started	1	0	1
15/00495/FUL	The Stables, Darwins Farm, Hillside	Rural	Not started	1	1	0
17/00958/FUL <sup>12</sup>	27-31 Plough Road	Yateley	Not started	1	0	1
			<b>Total</b>	<b>6</b>	<b>1</b>	<b>5</b>

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<sup>12</sup> This application does not expire until 6 July 2018 however the applicant has informed the Council they will not be developing their site. The application is therefore expected to lapse.

## Appendix D – Prior Approval Applications with no Suitable Alternative Natural Greenspace (SANG) secured

Application Reference	Address	Settlement	Outstanding Gain	Outstanding Loss	Net Outstanding
17/00244/PRIOR	Silvergate, Redfields Industrial Park, Church Crookham	Fleet	44	0	44
17/02118/PRIOR	Zenith House, 3 Rye Close	Fleet	23	0	23
17/02484/PRIOR	Flagship House, Reading Road North	Fleet	31	0	31
17/00219/PRIOR	Europa House, 5 Bartley Wood Business Park, Bartley Way	Hook	116	0	116
17/00525/PRIOR	Vantage House, Meridian Office Park, Osborn Way	Hook	15	0	15
17/02652/PRIOR	Vantage House, Meridian Office Park, Osborn Way	Hook	2	0	2
17/00814/PRIOR	Building 260 and 270, Bartley Wood Business Park, Bartley way	Hook	116	0	116
17/02644/PRIOR	Wimpey Homes Holdings Ltd, Stratfield House, Station Road	Hook	22	0	22
16/01704/PRIOR	Rosebank Parade, Plough Road	Yateley	11	0	11
16/02758/PRIOR	Clifton Barn, Croft Lane, Crondall	Rural	1	0	1
17/00136/PRIOR	Church Farm, Church Road	Rural	1	0	1
17/02676/PRIOR	Park Lodge, Borough Court Road, Hartley Wintney	Rural	3	0	3
		<b>Total</b>	<b>385</b>	<b>0</b>	<b>385</b>

## Appendix E – Anticipated delivery rates for sites of over 100 dwellings with planning permission

Planning Application	Site	Net Dwellings outstanding at 1 April 2018	0-5 years					6-10 years					5 year supply 2018-2023	Total
			18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28		
I2/00236/MAJOR I3/00795/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Fleet	104	80	24									104	104
I3/02513/MAJOR I5/00154/MAJOR I7/00372/FUL	Edenbrook Extension, Hitches Lane, Fleet	196	40	40	50	50	16						196	196
I4/00504/MAJOR <sup>13</sup>	Land at Watery Lane, Fleet	300		50	60	60	60	50	20				230	300
I6/01651/OUT	Land north of Netherhouse Copse, Fleet	423		10	50	80	80	80	80	43			220	423
I7/00771/FUL	Guillemont Park, Minley Road, Blackwater	313		10	50	50	50	55	55	43			160	313
I4/00733/MAJOR <sup>14</sup> I7/01123/REM	North East Hook, London Road, Hook	548	10	60	100	100	100	100	78				370	548
I6/00883/PRIOR	Providence House, 2 Bartley Wood Business Park, Hook	29	29										29	29
I6/03378/FUL	Bartley House, Station Road, Hook	102	10	30	30	32							102	102
I6/01552/REM	Hawley Park Farm, Hawley Road, Blackwater	126		26	50	50							126	126
I4/02281/MAJOR <sup>15</sup>	Land between Moulsham Lane and Broome Close	150		50	50	50							150	150
<b>Total from all sites</b>		<b>2,291</b>	<b>169</b>	<b>300</b>	<b>440</b>	<b>472</b>	<b>306</b>	<b>285</b>	<b>233</b>	<b>86</b>			<b>1,687</b>	<b>2,291</b>

<sup>13</sup> Reserved matters application I7/00264/REM granted planning permission on 8 June 2018

<sup>14</sup> Reserved matters application I7/01743/REM granted planning permission on 18 April for 56 dwellings. Reserved matters application I8/00509/REM granted planning permission on 25 June for the remaining dwellings under outline application I4/00733/MAJOR.

<sup>15</sup> Reserved matters application I7/02793/REM granted planning permission on 5 April 2018

**Appendix F – Anticipated delivery rates for Hartland Village Allocation**

Planning application	Site	Net number of dwellings	0-5 years					2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	5 year supply 2018-23	Total
			2018-19	2019-20	2020-21	2021-22	2022-23												
17/00471/OUT	Hartland Village, Bramshot Lane	1,500		41	83	104	132	89	121	132	124	124	89	99	128	102	132	360	1,500

**Appendix G – Older persons C2 accommodation (outstanding planning permissions)**

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Net outstanding bed-spaces</b>	<b>Equivalent number of dwellings</b>
17/00370/FUL	Fleetwood Lodge, Reading Road North, Fleet	Fleet	Not started	16	9
<b>Total</b>				<b>16</b>	<b>9</b>

## Appendix H – Hart’s Housing Trajectory 2018-2023 (at 1 April 2018)

	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Local housing requirement	297	297	297	297	297	1,485
Cumulative requirement	297	594	891	1,188	1,485	
Projected completions from outstanding planning permissions	567	547	580	568	396	2,658
Windfall allowance			23	23	23	69
Allocated sites (Hartland Park)		41	83	104	132	360
C2 older persons accommodation					9	9
Total annual completions and projections	567	588	686	695	560	3,096
Cumulative projected completions	567	1,155	1,841	2,536	3,096	



