



# **Five Year Housing Land Supply**

**1 April 2018**

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# I Introduction

- I.1 This paper sets out Hart’s five year supply of housing land at 1 April 2018. It is based on the housing target within the Submission Hart Local Plan Strategy and Sites 2016-2032.
- I.2 The five year housing land supply position at 1 April 2018 is set out below at Table I. Hart has a surplus supply of 1,538 dwellings, or 9.74 years in total when judged against its housing requirement. Each element of the calculation is explained in this paper. Hart’s housing trajectory is presented in Appendix I.

		<b>Total</b>	<b>Annual</b>
<b>Housing requirement</b>			
A	Requirement 2016-2032		388
B	Completions for first 2 years (1 April 2016 - 31 March 2018)	1,174	
C	Requirement for first 2 years (1 April 2016 - 31 March 2018)	776	
D	Oversupply	398	
E	Requirement for 5 years (1 April 2018 - 31 March 2023)	1,940	388
F	Requirement for 5 years minus oversupply	1,542	308
G	Residual housing requirement plus 5% buffer	1,619	324
<b>Housing supply</b>			
H	Large site planning permissions at 1 April 2018	2,430	
I	Small site planning permissions at 1 April 2018	228	
J	Hartland Village	430	
K	Small site windfall allowance	69	
L	Total supply	3,157	
<b>Shortfall/Over Provision</b>			
M	Against requirement + 5%	+ 1,538	
<b>Number of years supply</b>			
N	Against requirement + 5%	9.74	

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

## 2 The Five Year Housing Requirement

### The overall housing requirement

- 2.1 The housing requirement, i.e. 388 dwellings per annum, is set out in the Draft Local Plan Strategy and Sites that was submitted for examination on 18 June 2018.

### Completions

- 2.2 The number of dwelling completions since the start of the plan period is set out in Table 2. Completions for the period 1 April 2017 – 31 March 2018 are listed by application in Appendix A for large sites of 10 or more dwellings, and in Appendix B for small sites of 9 dwellings or less.

Year	Net number of completions
1 April 2016 – 31 March 2017	623
1 April 2017 – 31 March 2018	551
<b>Total</b>	<b>1,174</b>

**Table 2:** Dwelling completions 1 April 2016 – 31 March 2018

- 2.3 The annual information on housing completions and outstanding commitments is compiled by Hampshire County Council (HCC) on behalf of Hart using a base date of 1 April. All data gathered by HCC is verified by site visits every year.

### Addressing previous surpluses

- 2.4 Between 1 April 2016 and 31 March 2018 there were 1,174 (net) housing completions. This compares with a requirement for those two years of 776 dwellings (i.e. 2\*388) giving a surplus of 398 homes. This means that for the next five year period (2018-2023) the requirement is:

$$(5 * 388 \text{ dwellings}) \text{ minus the } 398 \text{ surplus} = 1,542 \text{ dwellings}$$

### Applying an appropriate buffer

- 2.5 Paragraph 47 of the NPPF states that local planning authorities should provide five years' worth of housing against their housing requirements with an additional buffer of 5%. Where there has been a record of persistent under-delivery of housing, LPAs should increase their buffer to 20%.
- 2.6 The Council does not consider there has been a history of persistent under-delivery and as such considers itself to be a '5% authority'.
- 2.7 Table 3 shows Hart's annual completions data against the housing requirement at the time going back to 1996 - the start of the adopted local plan period. It shows that over that period a surplus of 677 homes have been delivered.
- 2.8 This longer term view is appropriate to reflect what happened following the designation of the Thames Basin Heaths Special Protection Area (SPA) in 2005. Housing completions in the District between 2008 and 2011 reduced considerably as a direct result of the temporary 'moratorium' on granting planning permissions for residential development that occurred

while a suitable SPA mitigation strategy was put in place. This accords with the NPPG<sup>1</sup> which states that “The factors behind persistent under delivery may vary from place to place and, therefore, there can be no universally applicable test or definition of the term. It is legitimate to consider a range of issues, such as the effect of imposed housing moratoriums and the delivery rate before and after any such moratoriums.” (Paragraph: 035 Reference ID: 3-035-20140306)

Year	Housing Requirement	Source	Completions	Difference
1996/97	317	Structure Plan <sup>2</sup>	308	-9
1997/98	317	Structure Plan	364	47
1998/99	317	Structure Plan	163	-154
1999/00	317	Structure Plan	211	-106
2000/01	317	Structure Plan	294	-23
2001/02	317	Structure Plan	341	24
2002/03	317	Structure Plan	443	126
2003/04	317	Structure Plan	567	250
2004/05	317	Structure Plan	642	325
2005/06	317	Structure Plan	527	210
2006/07	317	Structure Plan	396	79
2007/08	317	Structure Plan	229	-88
2008/09	317	Structure Plan	52	-265
2009/10	220	South East Plan <sup>3</sup>	-17	-237
2010/11	220	South East Plan	70	-150
2011/12	220	South East Plan	326	106
2012/13	220	South East Plan	197	-23
2013/14	382	SHMA <sup>4</sup>	264	-118
2014/15	382	SHMA	338	-44
2015/16	382	SHMA	705	323
2016/17	382	SHMA	623	241
2017/18	388	Government Standard methodology <sup>5</sup>	551	163
<b>TOTAL</b>	<b>6,917</b>		<b>7,594</b>	<b>+ 677</b>

**Table 3:** Historic performance on housing delivery

2.9 The issue of the buffer was debated at two previous appeals<sup>6</sup>, with both inspectors concluding that Hart was a 5% authority.

<sup>1</sup> NPPG Paragraph: 035 Reference ID: 3-035-20140306

<sup>2</sup> Hampshire County Structure Plan Review (1996-2011) set a target for Hart of 4,750 dwellings over that period, i.e. 317 per annum.

<sup>3</sup> Although the South East Plan period was from 2006, the final version was not published until the 6 May 2009.

<sup>4</sup> The Government formally revoked the South East Plan on the 25 March 2013. Since that time OAHN is the benchmark against which to assess historic performance. Note that the OAHN in 2013/14 is derived from the December 2014 SHMA, which gave an OAHN of 370 dwellings per annum for Hart, uplifted to 382 dwellings per annum in light of the debate at the Owens Farm, Hop Garden Road Public Inquiry (Appeal Ref: [APP/N1730/A/14/2226609](#)). 382 is also the annual OAHN for Hart (2014-2032) in the 2016 SHMA.

<sup>5</sup> Set out in the Draft revised National Planning Policy Framework <https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

<sup>6</sup> Owens Farm, Hop Garden Road Public Inquiry (Appeal Ref: [APP/N1730/W/14/2226609](#)) and Land at Stapeley Manor Farm, Long Lane, Odiham (Appeal Ref: [APP/N1730/W/16/3154888](#))

### 3 Housing Supply

- 3.1 Paragraph 47 of the NPPF states that to be considered deliverable, sites 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 and in particular that the development of the site is viable.
- 3.2 Hart's five year housing land supply consists of the following elements:
- Sites with planning permission (outline and full) and prior approvals;
  - 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**

- 3.3 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 C)
  - 240 of these are from small sites of 9 dwellings or less (see Appendix D)
- 3.4 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 E and are not included in the five year housing land supply calculations.
- 3.5 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>7</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 F. 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.
- 3.6 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 G. These estimates are informed by correspondence with developers and planning agents<sup>8</sup>. Only the expected completions between 2018 and 2023 have been included in the five year land supply.

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<sup>7</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>8</sup> The Council contacted agents and developers for sites of 10 or more dwellings to check the anticipated delivery rates. In most instances a response was received. Sites of 10-100 dwellings (not included in Appendix G) are all expected to be delivered within 5 years.

3.7 The table overleaf 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 E)	5
Prior approvals with no SANG (Appendix F)	385
Homes expected to be completed after the five year period (Appendix G)	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

3.8 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**

3.9 This site 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>9</sup> seeking outline permission for 1,500 dwellings and full permission for Phase 1 (181 dwellings) has a resolution to grant planning permission subject to the provision of a legal agreement.

3.10 The planning application for Hartland Village provides a phasing schedule for the development. This has been updated slightly through the developer's representation to the Regulation 19 Proposed Submission Local Plan. Appendix H shows the phasing for Hartland Village from 2018 to 2033 and estimates housing delivery commencing in 2019-20. This is based on information from the developer submitted with the planning application, subsequently updated through representation made on the Draft Local Plan at the Regulation 19 'Publication' stage. Within the next five years it is expected that 430 dwellings will be delivered from this proposed allocation.

### **Neighbourhood Plan Allocations**

3.11 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. There is no trajectory available for the other Neighbourhood Plan allocations. 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.

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<sup>9</sup> Planning application reference 17/00471/OUT

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

- 3.12 The NPPF (paragraph 48) 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.
- 3.13 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.
- 3.14 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

- 3.15 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.
- 3.16 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 – Completions from 1 April 2017 to 31 March 2018 (Large Sites – 10 or more dwellings)

Application Reference	Address	Settlement	Completion Gains	Completion Losses	Net Completions
14/01152/MAJOR	Land at Knight Close	Crookham Village	14	0	14
07/02949/MAJOR	Edenbrook, Hitches Lane	Fleet	1	0	1
11/01040/MAJOR	Edenbrook, Hitches Lane	Fleet	6	0	6
13/01083/MAJOR	Edenbrook, Hitches Lane	Fleet	4	0	4
13/01221/MAJOR	Edenbrook, Hitches Lane	Fleet	3	0	3
15/00154/MAJOR	Edenbrook, Hitches Lane	Fleet	56	0	56
12/00236/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Church Crookham	Fleet	72	0	72
13/00795/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Church Crookham	Fleet	38	0	38
15/00275/FUL	18 Church Road	Fleet	10	0	10
15/00601/FUL	Brickyard Plantation, Pale Lane	Fleet	7	0	7
15/00828/FUL	Former Auxiliary Stores Unit, Former Queen Elizabeth Barracks, Naishes Lane	Fleet	2	0	2
15/02257/REM	Blue Prior, Redfields Lane	Fleet	13	0	13
16/00032/PRIOR	46-48 Albert Street	Fleet	6	0	6
16/00796/PRIOR	Consort House, 46-48 Albert Street	Fleet	7	0	7
16/03411/PRIOR	111-113 Fleet Road	Fleet	12	0	12
16/03413/PRIOR	115-123 Fleet Road	Fleet	12	0	12
13/02633/MAJOR	Guillemont Park, Minley Road	Guillemont Barracks	55	0	55
14/00593/MAJOR	Rifle Range Farm, Fleet Road	Hartley Wintney	51	0	51
15/00697/REM	Land adjacent to Reading Road	Hook	2	0	2
16/00883/PRIOR	Providence House, 2 Bartley Way	Hook	78	0	78
13/02085/MAJOR	Land adjacent to Hatchwood Place, Farnham Road	Odiham	25	0	25
16/00606/REM	Hatchwood Cottage, Farnham Road	Odiham	6	0	6
<b>Total</b>			<b>480</b>	<b>0</b>	<b>480</b>

## Appendix B – Completions from 1 April 2017 to 31 March 2018 (Small Sites – 9 dwellings or less)

Application Reference	Address	Settlement	Completion Gains	Completion Losses	Net Completions
17/01310/FUL	Field Cottage, Pankridge Street	Cron dall	0	1	-1
17/00772/FUL	Land at Church Lane	Dogmersfield	3	0	3
14/03001/FUL	Rose Cottage	Eversley	1	0	1
13/01597/FUL	16-18 Kings Road	Fleet	4	0	4
14/01958/FUL	106-108 Fleet Road	Fleet	2	0	2
15/02225/FUL	32 Reading Road	Fleet	6	0	6
15/02236/FUL	59 Elvetham Road	Fleet	1	0	1
15/02538/HOU	3 Emery Down Drive	Fleet	1	0	1
15/02843/FUL	42 Gally Hill Road	Fleet	1	0	1
15/02878/FUL	83a Aldershot Road	Fleet	1	0	1
15/03053/FUL	111 Kings Road	Fleet	0	1	-1
16/03410/PRIOR	111-113 Fleet Road	Fleet	4	0	4
17/00828/PRIOR	115-123 Fleet Road	Fleet	6	0	6
17/02006/FUL	Seco House, 32 Reading Road	Fleet	1	0	1
17/02027/FUL	18 Church Road	Fleet	4	0	4
17/01367/FUL	47 Tweseldown Road	Fleet	1	0	1
17/00716/FUL	Range Cottage, Fleet Road	Hartley Wintney	0	1	-1
13/02547/FUL	Thistledown, Hazeley Heath	Hazeley	1	0	1
15/00296/FUL	High Ridge House, Owens Farm, Newnham Road	Hook	1	1	0
15/01542/FUL	Hook House Hotel, London Road	Hook	4	0	4
16/00751/FUL	Hook House Hotel, London Road	Hook	1	0	1
13/00134/FUL	Highfield, Copse Lane	Long Sutton	2	0	2
14/00186/FUL	Manor Farm, Woodhill Lane	Long Sutton	4	0	4
14/03057/REM	Glen Haven, Dunleys Hill	North Warnborough	3	1	2
13/01417/FUL	113 High Street	Odiham	1	0	1
13/02630/FUL	Exmoor Gate, Linden Avenue	Odiham	3	1	2
14/01257/FUL	Andover House, 78 High Street	Odiham	1	0	1
13/01938/FUL	Ormersfield Lodge, Church Lane, Dogmersfield	Rural	1	1	0

Application Reference	Address	Settlement	Completion Gains	Completion Losses	Net Completions
14/01780/FUL	The Barn, Dippenhall Farm	Rural	0	1	-1
14/02157/FUL	Little Rye Farm House, Rye Common	Rural	1	0	1
14/02752/MAJOR	St Neots Preparatory School, St Neots Road, Eversley	Rural	1	2	-1
15/02766/FUL	St Neots Preparatory School Ltd, St Neots Road, Eversley	Rural	3	0	3
15/01378/FUL	The Hollies, Stroud Lane	Rural	1	1	0
15/01608/PRIOR	Moneymusk Farm, Holt Lane	Rural	1	0	1
15/01926/PRIOR	Land at Itchel Pumping Station, Mill Lane	Rural	0	1	-1
15/02201/REM	Winkworth Business Park, London Road	Rural	5	0	5
16/02141/REM	Winkworth Business Park, London Road	Rural	3	0	3
15/02977/FUL	Clare Park, Private Retirement Residences Ltd, Clare Park, Farnham	Rural	2	1	1
15/03088/PRIOR	Land at Bottle Lane, Mattingley	Rural	1	0	1
16/01688/FUL	Blue Bell Lodge, Rye Common Lane, Crondall	Rural	1	1	0
16/02293/FUL	2 Well Manor Farm Cottage	Rural	0	1	-1
17/01295/FUL	The Homestead, Green Lane	Rural	1	0	1
14/01186/FUL	Manor Court, Lees Hill	South Warnborough	1	0	1
15/02867/FUL	Land adjacent to Ivy Cottage, Lees Hill	South Warnborough	1	0	1
15/00174/FUL	Greenslopes, Cricket Hill Lane	Yateley	1	1	0
15/00741/FUL	Land adjacent to Silcroft, Mill Lane	Yateley	1	0	1
15/01544/FUL	8 Oaklands	Yateley	1	0	1
15/01598/FUL	Robins Grove Cottage, The Green	Yateley	3	0	3
17/00536/HOU	65 Cranford Park Drive	Yateley	1	0	1
<b>Total</b>			<b>87</b>	<b>16</b>	<b>71</b>

## Appendix C – 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>10</sup>	Fleet	Not started	50	0	50
15/00154/MAJOR	Edenbrook, Hitches Lane	Fleet	Under construction	5	0	5
17/00372/FUL	Edenbrook, 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
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

<sup>10</sup> Outline application for 193 dwellings including 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

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
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
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

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
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 D – 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 E – 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>11</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>11</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 F – 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 G – 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>12</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 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>13</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>12</sup> Reserved matters application I7/00264/REM granted planning permission 8 June 2018

<sup>13</sup> Reserved matters application I7/02793/REM granted planning permission 5 April 2018

## Appendix H – 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 2018-22	Total
			2018-19	2019-20	2020-21	2021-22	2022-23												
17/00471/OUT	Hartland Village, Bramshot Lane	1,500		90	120	100	120	130	110	120	115	100	100	120	130	73	72	430	1,500



## Appendix I – Hart’s Housing Trajectory 2016-2023 (at 1 April 2018)

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Total
Annual requirement	388	388	388	388	388	388	388	2,716
Cumulative requirement	388	776	1,164	1,552	1,940	2,328	2,716	
Completions	623	551						1,174
Projected completions from outstanding planning permissions			567	547	580	568	396	2,658
Windfall allowance					23	23	23	69
Allocated sites (Hartland Park)				90	120	100	120	430
Total annual completions and projections	623	551	567	637	723	691	539	4,331
Cumulative projected completions	623	1,174	1,741	2,378	3,101	3,792	4,331	

