

## **Matter 3 Written Statement – Mr David Turner for WeHeartHart (108)**

### Summary

I believe that the overall impact of the new figures is to further undermine Hart Council's argument that a new town is required. Essentially, the housing requirement up to 2041, including the 40% affordability uplift required by the new Government method, results in 6,461 houses being required. This compares to the housing supply identified by Hart Council of 6,401 up to 2032, plus an additional 72 forecast to be delivered in 2033 at Hartland Village. If there is already supply beyond 2041, I cannot see how an unnecessary new town can be found sound if it is not justified by housing need a decade beyond the plan period. The remedy ought to be to remove policy SS3 from the Local Plan.

### New household projections impact on housing need

The Office for National Statistics has [published household projections based upon a 2016 baseline](#). These new figures update earlier projections based on a 2014 baseline. The projections for Hart are lower than prior estimates and should reduce the number of houses we have to build.

We are concerned the current Lib Dem/CCH coalition won't take advantage of this opportunity to ditch their ridiculous Winchfield New Town Plan.

The new projections show the number of households in Hart rising from 37,129 in 2016 to 40,347 in 2032. The total rises to 41,744 in 2041. This works out at a rate of 201 dwellings per annum (dpa) from 2016 to 2032 and 185 dpa from 2016 to 2041.

Below is an excerpt from the Government spreadsheet, with my calculations of the changes from 2016.

<b>Table 406: Household projections, mid-2001 to mid-2041</b>				
<b>England, regions, counties, local authorities</b>				
<b>Thousands</b>				
<b>Area code</b>	<b>Area name</b>	<b>2016</b>	<b>2032</b>	<b>2041</b>
<b>E92000001</b>	<b>England</b>	<b>22,885</b>	<b>25,515</b>	<b>26,855</b>
	Change from 2016		2,630.233	3,970.439
	Change per annum from 2016 (dpa)		164,390	158,818
<b>E07000089</b>	<b>Hart</b>	<b>37.129</b>	<b>40.347</b>	<b>41.744</b>
	Change from 2016		3.218	4.615
	Change per annum from 2016 (dpa)		201	185
	Change from 2016 (40% uplift)		4.505	6.461
	Change p.a. from 2016 (40% uplift)(dpa)		282	258
<b>E07000092</b>	<b>Rushmoor</b>	<b>37.646</b>	<b>39.449</b>	<b>40.715</b>
	Change from 2016		1.803	3.069
	Change per annum from 2016 (dpa)		113	123
<b>E07000214</b>	<b>Surrey Heath</b>	<b>34.492</b>	<b>37.149</b>	<b>38.632</b>
	Change from 2016		2.657	4.140
	Change per annum from 2016 (dpa)		166	166

The new Government methodology for calculating housing need adds an 'affordability uplift' to these baseline figures. In Hart's case, this is the maximum of 40%. Adding this uplift takes our total housing need to 4,505 up to 2032 and 6,461 up to 2041. The required build rate to 282 dpa in the period 2016-2032 and to 258 dpa from 2016-2041.

## Comparison to the Hart Local Plan

The Government baseline used in the Local Plan was 292 dpa using the 2014-based figures. Hart has uplifted this requirement up to 388 dpa in their Local Plan, giving a total planned build of 6,208 houses.

# Housing numbers 2016-2032

Proposed standard methodology (capped)	292 dpa
Remove the cap	310 dpa
25% uplift <i>- Contingency against increase</i> <i>- Affordable housing delivery</i> <i>- Previously developed land</i> <i>- Buffer against non-delivery</i>	388 dpa
Total	6,208

Their justification of contingency against uplift doesn't hold water as we only need to build a total of 6,461 up to 2041.

At the time the Local Plan was prepared, they had already conservatively estimated 6,346 of available supply.

**Table 1 Sources of Housing Supply**

Source	Homes
a Homes completed between 1 <sup>st</sup> April 2016 to 6 <sup>th</sup> October 2017	798
b Sites with outstanding planning permission at 6 <sup>th</sup> October 2017	3,046
c Other deliverable sites <sup>10</sup>	504
d Sites within settlement boundaries <sup>11</sup>	184
e Hartland Village (site allocation – see Policy SSI)	1,428 <sup>12</sup>
f Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 6 <sup>th</sup> October 2017	111 <sup>13</sup>
g Small site windfall allowance <sup>14</sup>	275
<b>Total</b>	<b>6,346</b>

<sup>8</sup> [Planning for the right homes in the right places, CLG, 2017](#). This provides a figure of 292 dwellings per annum for Hart from 2016.

<sup>9</sup> i.e. sites that have planning permission, or have a resolution to grant planning permission subject to the completion of a legal agreement

<sup>10</sup> This includes sites where there is a Committee resolution to grant permission subject to completion of a S106 Agreement as at 6<sup>th</sup> October 2017 and are listed in Appendix 2.

<sup>11</sup> This is likely to be an underestimate as it is based only on **known** developable SHLAA sites within settlement boundaries (see Appendix 2). There is no double counting with other sources of supply.

<sup>12</sup> The site is allocated for 1,500 dwellings (see Policy SS2) with 1,428 expected to be constructed within the Plan period (source: planning application Ref. 17/00471/OUT).

<sup>13</sup> This is an adjusted figure to ensure no double counting with sites with planning permission.

<sup>14</sup> See Appendix 2 for how the small sites windfall allowance is calculated.

Since then, they have produced a [topic paper](#) as part of the Local Plan examination process that shows housing supply of 6,401. This is just 60 short of what is actually required up to 2041. The outstanding 60 will be more than met by the 72 dwellings expected to be built at Hartland Village in 2033 ([see housing trajectory here, p24](#)).

*Table 8 Sources of Housing Supply to meet the 388 homes per annum target*

Source	Homes	Percentage of total supply
Homes completed between 1 <sup>st</sup> April 2016 to 31 <sup>st</sup> March 2018	1,174	18.3%
Sites with outstanding planning permission at 1 April 2018	3,262	51.0%
Sites within settlement boundaries	150	2.3%
Hartland Village site allocation - Policy SS2	1,428	22.3%
Odiham and North Warnborough Neighbourhood Plan	111	1.7%
Small site windfall allowance	276	4.3%
<b>Total</b>	<b>6,401</b>	
Surplus over the housing target of 6,208 homes	193	

## Impact on Rushmoor and Surrey Heath

The housing requirements for both Rushmoor and Surrey Heath have come down considerably. There is definitely no need to plan for any overspill from either borough.

## Impact on Winchfield New Town proposals

To sum up, the Local Plan already proposes to build more houses than we need in the period to 2032. Hart Council chose to add a Winchfield new town on top of that inflated requirement. They intend to deliver even more unnecessary new houses from the mid-2020's. These new Government figures show we already have more than enough housing supply to meet our actual needs up to and beyond 2041, without a new town. Therefore the proposed new town is unjustified and policy SS3 is unsound. The remedy should be to remove policy SS3 from the Local Plan.

Thank you for your help.

Regards,

David Turver