



Hart Local Plan: Strategy and Sites 2016 – 2032

**Council Response to
Inspector's Matters and Issues for
Examination**

Matter 5

**Housing: trajectory,
deliverability and housing
land supply**

25 October 2018

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Introduction to responses to Matter 5

New information was recently received regarding the delivery rates for Hartland Village (Policy SS2). The updated trajectory is attached at Appendix I. The corresponding update to Table I in the Plan on page 31 would look as shown below:

Table I: Sources of Housing Supply (updated October 2018 to reflect new Hartland Village delivery rates)

Source	Homes
A Homes completed between 1 st April 2016 to 31 st March 2018	1,174
B Sites with outstanding planning permission at 1 st April 2018	3,262
C Sites within settlement boundaries	150
D Hartland Village (site allocation – see Policy SS2)	1,428 <u>1,368</u>
E Sites in the Odiham and North Warnborough Neighbourhood Plan without planning permission at 1 st April 2018	111
F Small site windfall allowance	276
Total	6,401 <u>6,341</u>

5.1 Are the projected commitments in the Housing Trajectory based on a realistic and robust assessment of the likely timing of delivery?

Please note: the Council has suggested changes to Appendix 2 (Housing Numbers and trajectory) of the Plan within Core Document CD11 (Version 2), dated 10 August 2018.

5.1.1 Each year the Council contacts developers of sites for 10 or more dwellings requesting information on the timing of delivery, or asking them to check estimated build out rates. It tends to get a better response from the larger site developers (sites of over 100 homes). In generating anticipated built out rates the Council considers the following:

- Information from developers
- The planning status of the site e.g. whether it has full or outline permission, whether it is under construction;
- Historic delivery rates (on earlier phases of a large site)
- The size of the site and potential lead in times.
- If a developer's figures appear optimistic a more cautious approach may be taken.

5.1.2 For sites of less than 100 units, site-specific information is used where it is available, but where it is not it is reasonable to assume that it will be built out within 5 years of being granted planning permission. This is supported by the fact that all completions in Hart that took place between 2011 and 2018 on sites of 10-99 dwellings were built out within 5 years of obtaining full planning permission.

5.2 Is the anticipated delivery from Hartland Village for each year in the Plan period realistic?

- 5.2.1 Hartland Village has outline planning permission for the whole site (1,500 homes and infrastructure), and full planning permission for Phase I (181 dwellings). Reference 17/00471/OUT, granted 13 July 2018.
- 5.2.2 The developers of Hartland Village (St Edward Homes) gave a well-attended presentation to Councillors, officers and local stakeholders on 26 September 2018. During that presentation St Edward Homes confirmed that work had commenced on site, and that completion is expected in spring 2033.
- 5.2.3 Following the presentation St Edwards provided the Council with the latest built out rates shown below. These differ slightly from those set out in Proposed Modifications CD11 so that the total number within the Plan period is now 1,368 rather than 1,428, a reduction of 60 units (See Table 2 below).

Table 2: Delivery Rates for Hartland Village

	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	Total (within Plan period)
Hartland Village	41	83	104	132	89	121	132	124	124	89	99	128	102	1,368

- 5.2.4 These rates are considered to be realistic. In fact they are relatively low compared to the urban extension of Elvetham Heath which delivered an average of over 200 dwellings per annum, and the Queen Elizabeth Barracks development in Church Crookham which delivered an annual average of over 130 dwellings (several years being around 200 dwellings). The development is currently on schedule to start delivering dwellings in 2019/20.

5.3 Is the projected delivery from the Odiham and North Warnborough Neighbourhood Plan site allocations realistic?

- 5.3.1 There are seven housing allocations in the Odiham and North Warnborough Neighbourhood Plan. One of these (Land at Crumplins Yard) has gained planning permission and is expected to be delivered within five years. The other six sites appear in the trajectory *after* the first five years.
- 5.3.2 Of the six sites without planning permission there is evidence for five of them that they are being brought forward for development. The table below shows recent correspondence with the landowners/agents.

Table 3: Update on Odiham and North Warnborough Neighbourhood Plan's Site Allocations

Site	Dwellings allocated	Commentary
4 Western Lane	15	Email correspondence from the landowner (dated 30.07.18) stated part of the land would be sold to a developer and "development will commence early next year, subject to planning consent which should be applied for within the next three months".
Land at Crumplins Yard	8	Site granted planning permission (reference 16/00635/FUL) in August 2017. This is counted in the planning permissions component of the housing supply.
Land at Albion Yard	12	Application has been recently submitted (reference 18/02172/FUL). Email correspondence from the landowner (dated 21.09.18) estimated homes being completed by 2022.
Dunleys Hill	30	A pre-application (reference 17/02920/PREAPP) was submitted in December 2017 for 42 units. Email correspondence from the agent (dated 24.09.18) stated they will be refining the proposals and reducing the number of homes to address points raised in pre-application discussions. They are aiming to submit a full planning application early next year and state "on the assumption that planning permission is forthcoming at this point, it is our client's intention to start work on site as soon as possible within 2019". The agent estimates new houses available late 2020, early/mid 2021.
Land at Hook Road	15	A pre-application (reference 17/02769/PREAPP) was submitted in November 2017. Email correspondence from the agent (dated 29.09.18) confirms an application is scheduled for submission shortly.
Land next to Crownfields	30	Email correspondence from the landowner (dated 21.09.18) states they are negotiating with potential developers and a planning application should be submitted shortly. The landowner anticipates the site will be delivered within 5 years.
Land at Longwood	9	No clear indication of timescales.

5.3.3 The above correspondence indicates that some sites are likely to come forward sooner than anticipated in the trajectory. It is only land at Longwood for 9 dwellings where we have no information.

5.4 Are the projected completions in the Housing Trajectory based on a sound assessment of infrastructure requirements?

5.4.1 The Council is satisfied that the projected completions in the housing trajectory are based on a sound assessment of infrastructure requirements, explained as follows.

5.4.2 The first point is that the majority of the projected completions in the housing trajectory have now received planning permission and are therefore capable of being built. Hartland Village – Policy SS2 – received planning permission on 13 July 2018. Referring to the updated Table 1 in the Introduction to Matter 5 above, this means that of the total projected completions of 6,341 homes to 2032, 1,174 have already been built and at least 4,630 have now received planning permission (a combined total of 5,804 homes).

Table 4 and 5: Local Plan Housing Supply

	Number of homes
Completions 2016-2018	1,174
Permissions at April 2018	3,262
Hartland Village permission	1,368
Total	5,804

The remaining supply comprises:

	Number of homes
Sites within settlement boundaries	150
Sites in the Odiham & North Warnborough Neighbourhood Plan	111
Windfall allowance	276
Total	537

5.4.3 For sites with planning permission the majority are subject to a S106 agreement which provides or contributes towards various infrastructure (either through on site provision or by means of a financial contribution). Details of the major developments that fall within this category and a summary of their S106 agreements are set out in the IDP (c.f. INF1 Infrastructure Delivery Plan). At the time the relevant planning permission was granted the corresponding S106 agreement was considered to have met the legal tests for their use as set out in regulations 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended. In this context any provision of infrastructure as a result of the S106 would have been assessed as being:

- Necessary to make the development acceptable in planning terms.
- Directly related to the development.
- Fairly and reasonably related in scale and kind to the development.

5.4.4 Given that the need for a S106 agreement was in accordance with these tests it can be concluded that any requirement for infrastructure was based on an identified assessment of need related to the development in question.

- 5.4.5 The remaining residual figure of 537 dwellings will come forward as a number of smaller to medium sized sites over the plan period. These will be assessed on a case by case basis in terms of infrastructure requirements; this in turn will be informed by the IDP and consultation responses from relevant infrastructure providers. In making this statement it is highlighted that the IDP is a live document that will be updated and it is also the Council's intention to implement a CIL charge following adoption of the draft Local Plan. Once in place the existence of CIL will inform whether specific infrastructure requirements are provided by an individual development via a S106 agreement or through funding via CIL.
- 5.4.6 Attention is also drawn to the comprehensive evidence base which has informed the draft Local Plan and referenced in the IDP; this evidence base identifies that there are no outstanding infrastructure issues which would prevent delivery of the housing identified in the Local Plan and is summarised in the following table:

Table 6: Summary of Evidence and Key Findings

Issue	Key Evidence	Summary of Findings
Transport	<ul style="list-style-type: none"> • Hart Local Plan Transport Assessment. • Hampshire Local Transport Plan (2011-2031) reviewed April 2013. • Hart District Transport Statement 2013. 	<ul style="list-style-type: none"> • Need for improvements to M3 junctions 4a and 5. • Need to mitigate impact of growth. • Need to implement sustainable measures to manage down demand and reduce the need to travel.
Waste and recycling	<ul style="list-style-type: none"> • Hampshire County Council Strategic Infrastructure Statement (April 2017). • Hampshire Waste and Minerals Plan (2013). 	<ul style="list-style-type: none"> • No identified requirement for new facilities.
Water supply	<ul style="list-style-type: none"> • Hart, Rushmoor and Surrey Heath Water Cycle Study (2017). 	<ul style="list-style-type: none"> • South East Water have identified, in their Water Resource Management Plan, a range of measures that seek to ensure that the needs of a growing population and increased demands are met up to 2040.
Wastewater treatment/sewerage	<ul style="list-style-type: none"> • Hart, Rushmoor and Surrey Heath Water Cycle Study (2017). 	<ul style="list-style-type: none"> • The evidence shows that existing infrastructure can accept the increased wastewater generated by growth, using economically feasible, conventional treatment technologies to the standards required to prevent significant deterioration to the water environment.
Utilities	<ul style="list-style-type: none"> • Information from Scotia Gas Network/Southern Gas • Long Term Development Statement for Southern 	<ul style="list-style-type: none"> • No additional requirements for gas/electricity supply have been identified.

	Electric Power Distribution plc's Electricity Distribution System (November 2016)	
Telecommunications	<ul style="list-style-type: none"> • Hampshire County Council Corporate Strategic Plan. • Hart Economic Development Strategy. 	<ul style="list-style-type: none"> • Need for the delivery of telecommunications infrastructure to meet existing demand in addition to the demand from new developments.
Education	<ul style="list-style-type: none"> • Hampshire Strategic Infrastructure Statement (April 2017). • Hampshire School Places Plan 2017 – 2021. 	<ul style="list-style-type: none"> • A number of school developments to provide additional places are planned which will meet demand from development identified in the Local Plan.
Healthcare	<ul style="list-style-type: none"> • North Hampshire CCG Local Estates Strategy 2017 – 2021. • North East Hampshire and Farnham CCG Estates Strategy. • Hampshire Strategic Infrastructure Statement (April 2017). 	<ul style="list-style-type: none"> • GPs are universally facing operational and financial pressures and many are in buildings which require investment to maintain their suitability and sufficiency (capacity) for modern health care needs / services.
Sports and leisure facilities	<ul style="list-style-type: none"> • Open Space, Sport and Recreation Study and Playing Pitch Strategy (2016-2032). 	<ul style="list-style-type: none"> • Protection of existing facilities and need to improve and maintain the quality of existing provision.
Libraries	<ul style="list-style-type: none"> • Hampshire County Council Library Service Transformation Strategy to 2020 (April 2016). • Hampshire County Council Strategic Infrastructure Statement (April 2017). 	<ul style="list-style-type: none"> • No issues raised.
Community facilities	<ul style="list-style-type: none"> • Hart District Council – Built Facilities Strategy 2016. 	<ul style="list-style-type: none"> • Need to ensure that a policy framework is in place that enables the delivery of community facilities if needed.

5.4.7 Attention is also drawn to the representations to the Regulation 19 consultation from key stakeholders; none of which raised concerns relating to the delivery of infrastructure.

5.5 Is there sufficient Suitable Alternative Natural Greenspace (SANG) capacity to support the level of housing proposed, including windfall sites?

5.5.1 The majority of the Local Plan's housing supply has already secured SANG mitigation. The Habitats Regulations Assessment (HRA) (ENV13) sets out the quantum of housing to be delivered by the plan and the SANG availability. This can be updated slightly due to the latest completions and permissions data (at 1 April 2018) becoming available after the HRA was published. The table below shows that there is sufficient SANG to mitigate the Local Plan housing supply.

Table 7: SANG Mitigation for Local Plan Housing Supply

Housing Supply Source	Dwellings	SANG provision
Completions 1 April 2016 to 31 March 2018	1,174	n/a
Outstanding permissions at 1 April 2018	3,262	All sites (including prior approval applications) within 5km of the SPA have been allocated SANG from one of the following: Site specific SANG (e.g. Crookham Park) Bramshot Farm SANG Hitches Lane SANG Hawley Meadows and Blackwater Park SANG Bassets Mead SANG
Sites within Fleet settlement boundary	94	Bramshot Farm or Watery Lane SANG
Sites within Hook settlement boundary	56	Bassets Mead SANG (Hook Parish Council)
Odiham and North Warnborough Neighbourhood Plan sites (excluding sites with permission)	111	Located outside the 5km SPA radius, however as collectively the sites exceed 50 dwellings and are also located within 7km of the SPA, land at Dunleys Hill is identified as mitigation (SANG) in agreement with Natural England.
Small site windfall allowance	276	All under 10 units and therefore do not have to fall within a specified catchment. Therefore there are a range of SANGs across the district which would provide mitigation options including: Bramshot Farm SANG Hawley Park Farm SANG Albany Park South SANG Grove Farm SANG
Hartland Village site allocation	1,368 ¹	Providing bespoke site specific SANG ² .
Total supply	6,341	

5.5.2 The table overleaf shows SANG capacity under the Council's control (at 1 April 2018). Even after the windfall allowance and the sites in Fleet and Hook settlement have been taken into account, there is over 900 dwellings of SANG capacity available. Whilst some SANGs are not

¹ This corresponds to the Hartland Village phasing set out in the Council's response to question 5.2

² Planning application reference 17/01506/FUL

yet under Council ownership, there are mechanisms in place for SANG land to be transferred to the Council.

Table 8: Capacity at Council Controlled/Owned SANG

SANG	Total capacity (homes³)	Homes required by developer	Homes allocated to Rushmoor BC⁴	Total homes remaining for HDC use	Local Plan sites capacity required	Remainder (at 1 April 2018)
Bramshot Farm	1,745	0	900	845 total 203 as at 1 April 2018 taking account of sites now allocated capacity	100 (windfall)	103
Albany Park South (Watery Lane)	565	0		565	94 (Fleet sites)	471
North East Hook	672	550		122		122
Hawley Park Farm	904	125	600	179	176 (windfall)	3
Grove Farm / Netherhouse Copse	695	423		272		272
Totals	4,581	1,098	1,500	1,341	370	971

5.6 Is the anticipated contribution to housing delivery from windfall development justified?

5.6.1 The windfall allowance is only for small sites of less than 5 net dwellings (excluding residential gardens). This is because larger sites (5 or more dwellings) are specifically identified in the SHLAA – see Q 5.7.

5.6.2 The Council's approach is to calculate the average number of small site windfalls from past delivery rates. This calculation for the windfall allowance can be viewed in the Five Year

³ SANG capacity is typically calculated on the average number of persons occupying a dwelling (depending on the number of bedrooms) as set out in the Interim Avoidance Strategy for the Thames Basin Heaths Special Protection Area (ENVI). The average household occupancy is 2.4 persons per dwelling.

⁴ Memorandum of Understanding with Rushmoor indicates provision of SANG for 1,500 homes to be provided from Bramshot SANG and Hawley Park Farm SANG. Other SANG may be used as an alternative if it lies in a location appropriate to mitigate the impact of developments in Rushmoor.

Housing Land Supply Statement at 1 April 2018 (HOU4). Hart has seen an average of 23 dwellings a year from windfall sites over the past six years, excluding sites on garden land. This average has been projected forward for the Plan period (276 dwellings) with the exception of the first two years to avoid double counting with planning permissions (it is assumed that all windfall sites likely to be completed in the first two years will already have planning permission).

5.6.3 Small site windfalls are expected to continue to come forward because:

- a) Policy SSI deliberately allows for windfall sites of all sizes to continue to come forward within settlements, helping to make best use of land within settlements. The Council's Urban Characterisation and Density Study (2010) (OTH20) shows that within Hart's main settlements there are areas of high, medium and low sensitivity to change. This illustrates that there is scope for renewal, infill, redevelopments etc. within those settlements.
- b) Due to the character of Hart's settlements (broadly speaking low-density suburban) there is likely to be an ongoing supply of housing from garden land which the windfall estimate is not allowed to take into account (NPPF paragraph 48). An analysis of outstanding permissions helps to illustrate this point. At April 2018 there were 131 homes with outstanding planning permission on sites of less than 5 dwellings. 62 of these (47%) are on garden land.
- c) Permitted developments rights have been expanded in recent years to make it easier to convert non-residential properties⁵ into residential dwellings. This was specifically to increase housing supply by unlocking under-used land and brownfield sites for residential development. Whilst the Council has implemented Article 4 directions on the Strategic and Locally Important Employment Sites identified in the Plan, the permitted development rights will apply in all other areas of the district.

5.7 Are the delivery assumptions for sites within settlement boundaries robust?

5.7.1 The figure in the housing supply of 150 units from sites within settlements is a conservative estimate of future supply from sites of 5 or more dwellings within settlements. It is based on known SHLAA sites that are policy compliant in principle and which will, according to the promoters, be built during the plan period, subject to gaining planning permission. In practice it is possible that some of these sites may not come forward. However, others which have not been identified are likely to come forward over the plan period in line with the policies in the Plan.

5.7.2 The estimate of 150 dwellings derives from six sites within settlement boundaries identified from the SHLAA. These sites do not have planning permission. However, they have been put forward by promoters and on that basis are treated as developable (i.e. to be built out from year 6 onwards) rather than deliverable within 5 years.

⁵ including A1, A2, B1a,c, B8, C4 uses, and a range of sui generis uses including agricultural buildings

5.7.3 Recent correspondence with the landowners/agents indicate that most of these sites are likely to be built out sooner than anticipated in the phasing assumptions stated in the Local Plan, but that one site (Thurlston House) is no longer available.

Table 9: Update on SHLAA Sites within Settlement Boundaries

SHLAA site	Estimated capacity (homes)	Comment
Imac Systems, Fleet	6	A pre-application (reference 17/02891/PREAPP) was submitted at the end of last year. Email correspondence (dated 26.09.18) from the landowner states the developers will soon be submitting a planning application and would proceed to build once permission was obtained.
Land at Elvetham Heath	40	Email dated 08.06.18 from the agent states the site is available.
Thurlston House	16	Email dated 20.06.18 from the landowner states the site is not currently available.
140-150 Fleet Road, Fleet	12	Email dated 26.09.18 from the agent states the timescale for the site is 1-5 years.
Admiral House	20	Email dated 25.08.17 from previous agent states the site is available. Corresponding with new agent.
Rawlings, Hook	56	Planning application (reference 18/00110/FUL) is pending decision.

5.7.4 Whilst Thurlston House (16 units) is no longer available, since 1st April 2018 20 homes have already been granted planning permission within settlement boundaries on sites of 5 or more. This illustrates the conservative nature of the estimate of supply from this source.

5.7.5 There are a number of identified SHLAA sites within settlements that are expected to come forward and these, together with any sites yet to be identified, are estimated to deliver in excess of 150 units.

5.8 Should an allowance from rural exception sites be included in the Trajectory?

5.8.1 The Plan provides a policy framework to encourage these sites but the Council is not reliant on them to meet housing numbers. There is not enough certainty about where or when exception sites will come forward, or how many dwellings may be delivered. An allowance for them in the trajectory is not considered necessary nor readily justified.

5.9 Should any lapse rates be included in the Housing Trajectory?

5.9.1 The 2012 NPPF and associated PPG do not refer to lapse rates. However the new PPG that accompanies the 2018 NPPF does refer to lapse rates:

“Local planning authorities may need to develop a range of assumptions and benchmarks to help to inform and test assessments. Assumptions can include lapse/non-implementation rates in permissions, lead-in times and build rates, and these assumptions and yardsticks can be used to test delivery information or can be used where there is no information available from site owners/developers to inform the assessment.”

(Paragraph: 047 Reference ID: 3-047-20180913, Revision date: 13 09 2018)

5.9.2 Monitoring information indicates that the non-delivery of sites is not a significant issue in Hart. Since 2012, each year just 8 homes (on average) see their permission lapse out of an average of 2,210 homes with planning permission at the start of the monitoring year. This is a lapse rate of 0.38%. Some of these sites subsequently receive a new permission.

5.9.3 Over the last seven years, the sites which have lapsed have been smaller sites. The largest site to have lapsed was for only 10 dwellings. Historically, sites of 11 dwellings or more have been built out. If it is deemed necessary to apply a lapse rate to outstanding planning permissions within the housing supply, this could be applied to permissions for sites of 10 dwellings or less. The table below establishes a lapse rate for sites of 10 dwellings or less.

Table 10: Lapse Rate for Sites of 10 Dwellings or Less

Apr-Mar	Number of homes with outstanding planning permission at start of monitoring year, on sites of less than 10 units	Number of homes where permission lapsed during the monitoring year (on sites of less than 10 units)	Lapse rate (%)
2011-12	143	5	3.5
2012-13	153	-1	0
2013-14	170	5	2.94
2014-15	181	15	8.29
2015-16	224	4	1.79
2016-17	198	12	6.06
2017-18	211	19	9
Average	183	8	4.51

5.9.4 The average lapse rate in the table is 4.51%. If the lapse rate is drawn from the last four years the average for sites of 10 dwellings or less calculates at 6.3%. If this is then applied to outstanding planning permission for sites of up to 10 dwellings in the local plan supply it would reduce the supply by just 13 dwellings⁶ (see table below).

⁶ The supply from outstanding planning permissions originally removed applications which were believed to have lapsed, a total of 5 dwellings. If a lapse rate is applied, then these 5 dwellings should be added back onto the supply to avoid double counting. The supply from outstanding planning permissions increases to 3,267 before the lapse rate is applied.

Table 11: Applying the Lapse Rate on Outstanding Permissions Sites of 10 Dwellings or Less

	2018-19	2019-20	2020-21	2021-22	2022-23	Total
Projected completions from outstanding permissions on sites of 10 dwellings or less	114	39	24	17	12	206
Lapse rate discount (6.3%)	7	2	2	1	1	13
Projected completions from outstanding permissions on sites of 10 dwellings or less with lapse rate discount applied	107	37	22	16	11	193

5.9.5 If a lapse rate of 6.3% is applied to the trajectory it would look as shown at Appendix 2, which produces a marginally lower housing supply figure of 6,333 dwellings.

5.9.6 The five year supply would reduce to 9.5 years.

5.10 Is there sufficient flexibility in the identified housing supply to adapt to rapid change, as set out in Paragraph 14 of the NPPF, 2012?

5.10.1 Flexibility is provided in a number of ways:

1. The housing supply (7,384 units between 2014 and 2032) exceeds housing need (SHMA OAHN 2014-2032) by 508 homes.
2. The housing supply⁷ (6,341 units between 2016 and 2032) exceeds the housing target of 388 homes per annum (2016-2032) by 133 homes.
3. Since 1 April 2018 additional sites have been granted planning permission which has increased the supply further by 76 dwellings.
4. The housing trajectory is frontloaded hence there is considerable oversupply against housing targets in the first part of the plan period. This provides a large degree of flexibility for sites being delayed. Up to the middle of the plan period (2024), Hart delivers a surplus of 1,578 dwellings.
5. The new settlement (Policy SS3) will further boost supply and adds flexibility in the second half of the plan period.
6. There is a good spread of housing supply around the district given the scale and distribution of committed sites as well as the Hartland Village development Policy SS2 (permitted and where work has now started on site) and the new settlement at Winchfield/Murrell Green.

⁷ Reduced from 6,401 due to a suggested modification (see Appendix 1)

Housing land supply

5.11 Is the use of a 5% buffer justified? Has there been a record of persistent under delivery?

- 5.11.1 The Five Year Housing Land Supply at 1 April 2018 (HOU4) sets out the Council's justification for applying a 5% buffer.
- 5.11.2 There has not been a record of persistent under-delivery of housing in Hart. This position has been successfully defended at appeal⁸.
- 5.11.3 NPPG (2014)⁹ states the assessment of a local delivery record is likely to be more robust if a longer term view is taken. This will take account of the peaks and troughs in the housing market cycle. The years of undersupply are balanced by those of oversupply.
- 5.11.4 HOU4 sets out Hart's historic annual completions data against the housing requirement at the time. Over the 22 year period a surplus of 677 homes has been built. Since 2012 and the introduction of the NPPF a surplus of 542 dwellings has been built.
- 5.11.5 Between 2008 and 2011 housing completions reduced considerably, due to the designation of the Thames Basin Heaths Special Protection Area (SPA) in 2005. As a direct result there was a temporary moratorium on granting planning permissions for residential development that occurred while a suitable SPA mitigation strategy was put in place. This does not mean that a higher buffer is needed. NPPG (2014) states that Councils can consider a range of issues when looking at factors behind under delivery, such as the effect of imposed housing moratoria and the delivery rate before and after any such moratoriums.

5.12 Will there be a 5 year housing land supply on adoption of the Plan?

- 5.12.1 Yes. At 1 April 2018, the Council can demonstrate a housing land supply of 9.53 years, equivalent to a surplus supply of 1,468 dwellings. This figure differs slightly from that in the published Five Year Housing Land Supply Position Statement HOU4 as it uses the latest information for Hartland Village.
- 5.12.2 It is possible that the Plan is adopted after April 2019. The five year housing land supply at 1 April 2019 is set out below, assuming the completions in 2018/19 take place in accordance with the trajectory.

⁸ Owens Farm, Hope 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](#))

⁹ NPPG (2014) Paragraph: 035 Reference ID: 3-035-20140306

Table 12: Five Year Housing Land Supply at 1 April 2019

	<i>Total</i>	<i>Annual</i>
Housing requirement		
Requirement 2016-2032		388
Completions for first 3 years (1 April 2016 - 31 March 2019)	1,741	
Requirement for first 3 years (1 April 2016 - 31 March 2019)	1,164	
Oversupply	577	
Requirement for 5 years (1 April 2019 - 31 March 2024)	1,940	388
Requirement for 5 years minus oversupply	1,363	273
Residual housing requirement plus 5% buffer	1,431	286
Housing supply		
Outstanding planning permissions at 1 April 2019	2,376	
Hartland Village	449 ¹⁰	
Sites within settlement boundaries	24	
Small site windfall allowance	92	
Total supply	2,941	
Shortfall/Over Provision		
Against requirement + 5%	+ 1,510	
Number of years supply		
Against requirement + 5%	10.28	

5.13 On a related matter and having regard to the housing trajectory, what are the implications of the new Housing Delivery Test, particularly towards the end of the Plan period?

5.13.1 Predicted Housing Delivery Test results have been calculated and shown in the table below.

¹⁰ This corresponds with the updated Hartland Village phasing set out in Appendix I

Table 13: Predicted Housing Delivery Test Results

	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
Completions	705	623	551														
Projected completions ¹¹				567	588	686	695	551	421	411	275	185	187	144	144	173	140
Housing Delivery Test (%)			161	150	147	158	169	166	143	119	95	75	56	44	41	40	39

5.13.2 The Housing Delivery Test may start to dip below 95% from 2025/26. However, the new settlement at Winchfield/Murrell Green (not shown in the trajectory) will address this. More fundamentally the Plan will be reviewed within 5 years of adoption and upon a review the Council would be required to bring forward a mixed portfolio of smaller and medium sized sites which could be developed quickly in addition to placing reliance on the new settlement.

¹¹ This corresponds to the suggested modification on the housing trajectory and Hartland Village phasing set out in Appendix I

Appendix I Housing trajectory updated in light of latest delivery rates for Hartland Village

The table below and the graph overleaf sets out Hart's housing trajectory for the plan period. It shows updates over that originally published in Appendix 2 of the submitted plan.

	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	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	6,208
Cumulative Requirement	388	776	1,164	1,552	1,940	2,328	2,716	3,104	3,492	3,880	4,268	4,656	5,044	5,432	5,820	6,208	
Completions	623	175 <u>551</u>															798 <u>1,174</u>
Projected Completions from outstanding planning permissions		418	494 <u>567</u>	580 <u>547</u>	520 <u>580</u>	481 <u>568</u>	230 <u>396</u>	220 <u>285</u>	103 <u>233</u>	86 <u>86</u>							3,046 <u>3,262</u>
Sites within settlement boundaries				23	23	22	22	10 <u>24</u>	11 <u>25</u>	11 <u>25</u>	10 <u>24</u>	18	10	8	8	8	184 <u>150</u>
Deliverable sites				39	88	89	88	87	60	53							504
Windfall allowance				11	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	22 <u>23</u>	275 <u>276</u>
Allocated sites (including Neighbourhood Plan allocations)			40	100 <u>41</u>	120 <u>83</u>	133 <u>104</u>	106 <u>132</u>	106 <u>89</u>	99 <u>130</u>	109 <u>141</u>	111 <u>138</u>	116 <u>146</u>	116 <u>111</u>	124 <u>113</u>	134 <u>142</u>	125 <u>109</u>	1,539 <u>1,479</u>
Total annual completions and projections	623	593 <u>551</u>	534 <u>567</u>	753 <u>588</u>	773 <u>686</u>	747 <u>695</u>	468 <u>551</u>	445 <u>421</u>	295 <u>411</u>	195 <u>275</u>	143 <u>185</u>	156 <u>187</u>	148 <u>144</u>	154 <u>144</u>	164 <u>173</u>	155 <u>140</u>	6,346 <u>6,341</u>
Cumulative Projected Completions	623	1,216 <u>1,174</u>	1,750 <u>1,741</u>	2,503 <u>2,329</u>	3,276 <u>3,015</u>	4,023 <u>3,710</u>	4,491 <u>4,261</u>	4,936 <u>4,682</u>	5,231 <u>5,093</u>	5,426 <u>5,368</u>	5,569 <u>5,553</u>	5,725 <u>5,740</u>	5,873 <u>5,884</u>	6,027 <u>6,028</u>	6,191 <u>6,201</u>	6,346 <u>6,341</u>	

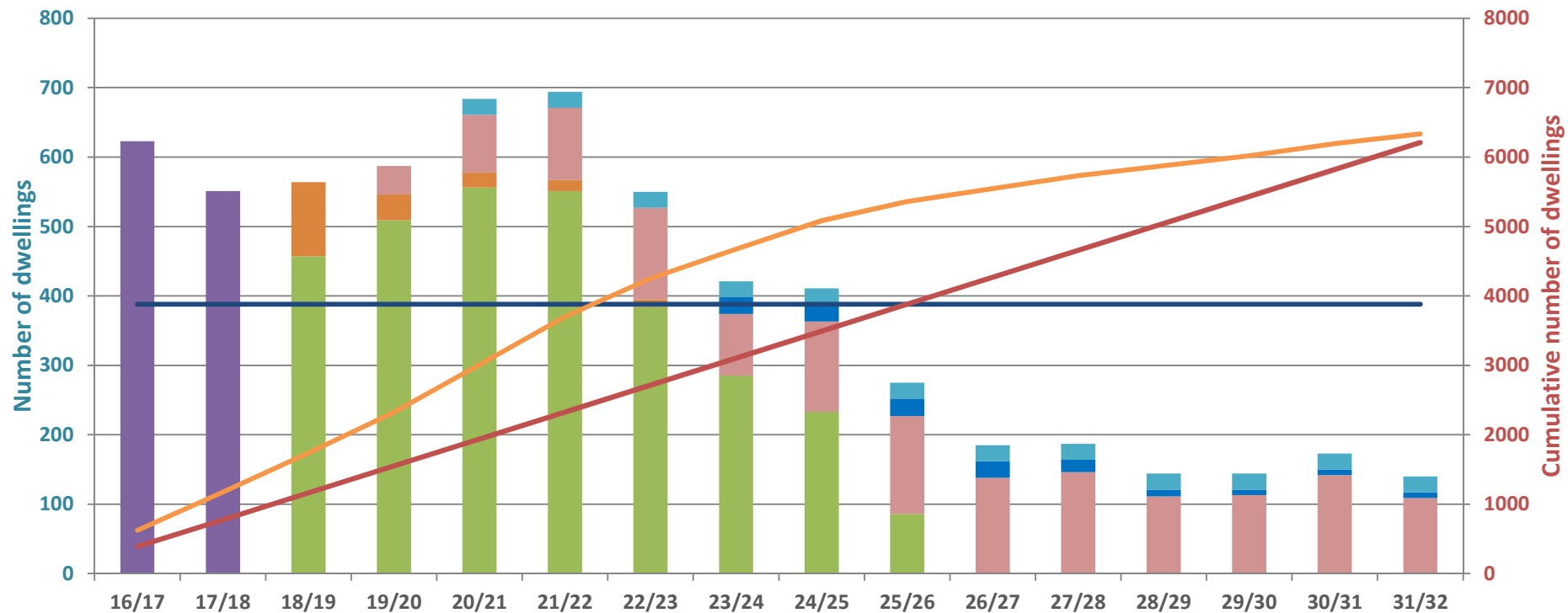
Updated Housing Trajectory graph



Appendix 2 Housing trajectory with lapse rate discount

The table below and the graph overleaf sets out Hart's housing trajectory for the plan period if a lapse rate discount was applied for sites with planning permission for 10 dwellings or less.

	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	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	388	6,208
Cumulative requirement	388	776	1,164	1,552	1,940	2,328	2,716	3,104	3,492	3,880	4,268	4,656	5,044	5,432	5,820	6,208	
Completions	623	551															1,174
Projected completions from outstanding permissions (11 dwellings or more)			457	509	556	551	384	285	233	86							3,061
Projected completions from outstanding permissions (10 dwellings or less) with lapse rate discount			107	37	22	16	11										193
Sites within settlement boundaries								24	25	25	24	18	10	8	8	8	150
Windfall allowance					23	23	23	23	23	23	23	23	23	23	23	23	276
Allocated sites (including Neighbourhood Plan allocations)				41	83	104	132	89	130	141	138	146	111	113	142	109	1,479
Total annual completions and projections	623	551	564	587	684	694	550	421	411	275	185	187	144	144	173	140	6,333
Cumulative Projected Completions	623	1,174	1,738	2,325	3,009	3,703	4,253	4,674	5,085	5,360	5,545	5,732	5,876	6,020	6,193	6,333	



- Windfall Allowance
- Sites within settlement boundaries
- Allocated sites (including Neighbourhood Plan sites)
- Projected completions from outstanding permissions (10 dwellings or less) with lapse rate discount
- Projected completions from outstanding permissions (11 dwellings or more)
- Completions
- Annual housing requirement
- Cumulative completions / projections
- Cumulative housing requirement