

East Hampshire District Council Authority Monitoring Report 2014



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Appendix 1: Local Plan Policies and NPPF

Appendix 2: East Hampshire Five Year Housing Land Supply

1 Introduction

- 1.1 This is the eighth Authority Monitoring Report (AMR) produced by East Hampshire District Council (EHDC) and covers the period from **1 April 2013 to 31 March 2014**. The purpose of the report is to monitor the progress made during the period on the Local Plan: Joint Core Strategy (JCS) in relation to the timetable set out in the Council's Local Development Scheme, and to monitor the effectiveness of existing policies in the East Hampshire District Local Plan: Second Review (adopted March 2006). The policies of this plan are 'saved' until they are replaced by the East Hampshire District Local Plan: Joint Core Strategy, the subsequent East Hampshire District Local Plan: Housing and Employment Allocations, East Hampshire Local Plan: Site Allocations and Development Management and the Local Plan being prepared by the South Downs National Park Authority or by Neighbourhood Plans.
- 1.2 The Joint Core Strategy was adopted by East Hampshire District Council on 8 May 2014 and by the South Downs National Park (SDNP) on 26 June 2014. The list of 'saved' Local Plan policies replaced by the Joint Core Strategy are set out in Appendix 1 to that document.

2 Structure of the Report

- 2.1 The Localism Act 2011 requires each local authority to decide what should be included in their AMRs, whilst ensuring that they are prepared in accordance with relevant UK¹ and EU Legislation. The timing of when and how often reports are prepared is also decided by each local authority, although a report must be produced at least on an annual basis.
- 2.2 EHDC will produce one annual report, focusing on the key policy matters considered to be the most relevant to the district. The Spatial Vision for the district, as set out in the emerging Joint Core Strategy, highlights the need to balance the provision of sustainable economic development and new housing with the protection of the natural and built environment. The content of section 4 of the report is therefore separated into the following three sections:
- Economy
 - Housing
 - Natural and Built Environment
- 2.3 Much of the data contained in this report identifies separately the changes in the areas within and outside of the SDNP.

3 National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF)² was published on 27 March 2012. The NPPF replaced previous Planning Policy Statements and Planning Policy Guidance and places an emphasis on the presumption in favour of sustainable development.

¹ Town and Country Planning Regulations 2012

² National Planning Policy Framework, CLG, March 2012

- 3.2 Annex 1 of the NPPF outlines the procedures for implementing the document and explains that, from the day of publication, the policies within it are material considerations which local authorities should take into account in decision making and in the preparation of Plans.
- 3.3 Paragraph 215 states that in cases where an existing Local Plan was adopted prior to the 2004 Planning and Compulsory Purchase Act, due weight should be given to the relevant policies within it according to their degree of consistency with the NPPF. Although the East Hampshire District Local Plan: Second Review was adopted in 2006, it was prepared in accordance with the Town and Country Planning Act 1990 (i.e. prior to the 2004 act), therefore paragraph 215 is applicable.
- 3.4 Having regard to paragraph 215 of the NPPF, the Council has carried out a review of the policies within the Local Plan: Second Review to determine whether there are any significant conflicts with the objectives of the NPPF. A summary of the conclusions are set out in a table in Appendix 1.

4 Progress on the Local Plan: Joint Core Strategy and other associated policy documents in accordance with the Local Development Scheme (LDS)

Local Development Scheme

- 4.1 The Council's LDS was updated in July 2014 and now covers the period up to 2016, setting out the details of the remaining Development Plan Documents still to be produced. Since the adoption of the Joint Core Strategy in May 2014, the commencement of evidence gathering and consultation process for the East Hampshire District Local Plan Part 2: Housing and Employment Allocations of the Local Plan has taken place.

East Hampshire District Local Plan: Joint Core Strategy

- 4.2 The Local Plan: Joint Core Strategy went to examination in October 2013 and was adopted on 8 May 2014 by East Hampshire District Council and then by the South Downs National Park on 26 June 2014.

Local Plan Part 2: Housing and Employment Allocations

- 4.3 Work has started on the Local Plan: Part 2 (will continue through 2015). Consultation on the draft Plan is anticipated from 19 December 2014 to 6 February 2015.

Local Plan Part 3: Site Allocations and Development Management

- 4.4 Initial work on the Local Plan: Part 3 has commenced and will be progressed during 2015 as progress on Part 2 allows.

Interim Housing Policy Statement

- 4.5 It should be noted that the Council has agreed an Interim Housing Policy Statement which took effect from 1 August 2013 in the part of the District outside of the South

Downs National Park. Whilst the Statement is not a statutory document, it is a material consideration and is being used to manage which sites should be granted planning permission and make a positive contribution to the required five-year housing land supply. The intention is to manage development so that it is not allowed in the wrong locations and of an inappropriate scale. Once the five-year supply is achieved or the Council's Allocations Plan is in place to provide more certainty then the Interim Housing Policy Statement will be superseded.

Local Interim Planning Statements

- 4.6 During the early consultation work for the Part 2 Local Plan: Housing and Employment Allocations, public exhibitions were held in the main settlements across the district to seek views on sustainability issues affecting that settlement and on which potential housing development sites might be best suited to meet local needs. The results of these consultations have been collated and combined with an overview of the sustainability profiles of each of the settlements in Local Interim Planning Statements (LIPS).
- 4.7 The LIPS provide a local supplement to the Interim Housing Policy Statement. The LIPS will supplement Planning Officers' reports to Planning Committee in their consideration of whether proposals constitute locally sustainable development. Additionally, the LIPS are part of an initial options consultation under Regulation 18 of the Planning Regulations, the results of which will feed into the Local Plan Part 2: Housing and Employment Allocations or a Neighbourhood Plan.

Whitehill & Bordon Strategic Allocation

- 4.8 The adopted Local Plan: Joint Core Strategy contains policies that set out a framework for the development of the Whitehill & Bordon Strategic Allocation. The revised Whitehill & Bordon Framework Masterplan (May 2012) provides more detailed policies to guide the development of the area. Planning permissions have been granted for development at Quebec Barracks and Louisburg Barracks. A planning application for the redevelopment of Bordon Garrison is anticipated in early 2015.

Associated Documents

Community Infrastructure Levy (CIL)

- 4.9 Work on the development of a draft charging schedule continued during 2013 and considerable work was undertaken to ensure that the necessary infrastructure evidence was kept up to date. This information will be key to supporting the drafting and submission of the Draft Charging Schedule. It is the Council's intention to adopt CIL during the early part of 2015 and consultation work is being carried out in 2014.

Gypsy and Traveller Accommodation

- 4.10 The Travellers Accommodation Assessment for Hampshire 2013 was published in April 2013 and was used to inform JCS Policy CP13 that sets out pitch requirements for Gypsies, Travellers and Travelling Showpeople.

East Hampshire District Council along with Winchester City Council and the South Downs National Park are now undertaking work on a joint study relating to an accommodation assessment for Gypsy and Travellers. A call for sites was undertaken as part of the joint study from 3rd July to 1st August 2014. This work is ongoing through 2014.

Neighbourhood Plans

- 4.11 A Neighbourhood Plan is being prepared for Alton led by Alton Town Council. Considerable consultation work and evidence gathering has been undertaken (2013/2014) with a view to progressing the Neighbourhood Plan swiftly.
- 4.12 A joint Neighbourhood Plan is being developed for Medstead and Four Marks Parish Councils and Bentley Parish Council is also in the early stages of work for its own Neighbourhood Plan.

5. Duty to Co-operate

The Localism Act 2011 introduced a new 'duty to co-operate' requirement under Section 33A of the Planning and Compulsory Purchase Act 2004. The duty requires local authorities to '*engage constructively, actively and on an ongoing basis*' to develop strategic policies and consider joint approaches to plan making. East Hampshire District Council has carried out joint work for the Local Plan: Joint Core Strategy, in accordance with this requirement. This process continues to form part of the Councils ongoing Local Plan work.

6 Policy Implementation

6.1 Economy

Key Policy Objectives

- Maintain a sustainable, buoyant, local economy;
- Plan for town and local centres to meet the needs of local communities;
- Maximise the value of sustainable tourism.

Relevant policies from the Local Plan: Second Review:
IB1 – IB4, S2 – S4, TM1 – TM5

Local Plan: Joint Core Strategy policies:
CP2 – CP7

Employment floor space (B1, B2 and B8 Uses)

Table 1 – Amount of completed and available employment floor space:
1 April 2013 – 31 March 2014

Area	Amount of employment floor space completed (m ²)	Amount of employment floor space lost (m ²)	Amount of employment floor space available (m ²)
Outside South Downs National Park	750	759	18081
South Downs National Park	1490	0	9507
District Total	2240	759	27588
Net completions	1481		

6.1.1 The amount of completions has decreased since last year (1481m² compared to 5040m² 2012/2013). The available floor space has decreased from 39,911m² to 27,588m². This suggests that not only have completions decreased but planning permissions for new employment development have decreased too.

Retail/town centres (A1 – A5 Uses)

Table 2 – Amount of completed and available retail floor space:
1 April 2013 – 31 March 2014

Area	Amount of retail floor space completed (m ²)	Amount of retail floor space available (m ²)
Outside South Downs National Park	0	47143
South Downs National Park	0	2383
District Total	0	49526

6.1.2. Available retail floor space includes Country Market, Bordon (24601/035) which is nearing completion.

Leisure (D2 Use)

Table 3 – Amount of completed and available leisure floor space:
1 April 2013 – 31 March 2014

Area	Amount of leisure floor space completed (m ²)	Amount of available leisure floor space (m ²)
Outside South Downs National Park	1800	11417
South Downs National Park	1147	300
District Total	2947	11717

6.1.3 New leisure facilities include the permission for partial redevelopment of Bird World, Farnham. The remainder of completed floor space were smaller leisure facilities.

Tourism/Hotel Development (C1 Use)

Table 4 – Amount of completed and available tourism development:
1 April 2013 – 31 March 2014

Area	Tourist accommodation completions (number of rooms)	Amount of permitted tourist accommodation (number of rooms)
Outside South Downs National Park	0	179
South Downs National Park	0	111
District Total	0	290

- 6.1.4 New tourist accommodation included the permission of 51 hotel apartments at Old Thorns Golf and Country Club, Liphook in August 2013. The amount of available permitted accommodation has marginally increased since last year (290 rooms compared to 275 rooms during 2012 - 2013).

6.2 Housing

Key Policy Objectives

- To plan for sufficient land to meet the requirement for a minimum of 10,060 homes in the District in the period 2011-2028 including an additional 2,725 homes at Whitehill & Bordon;
- To make the most efficient use of land;
- To provide an appropriate housing mix to meet local need, including affordable housing.

Local Plan: Joint Core Strategy policies:
CP1, CP10 – CP15

6.2.1 Detailed information on housing land supply in the district is set out in the East Hampshire Strategic Housing Land Availability Assessment (SHLAA). The 2014 version of this document is available on the Council website.

Table 5 - net dwelling completions:
1 April 2013 – 31 March 2014

North of SDNP	141
South of SDNP	184
SDNP	38
Total	363

6.2.2 Significant completions include new housing developments at Green Lane, Clanfield (28889/025), Land at Oaklands House, Redhill Road (30016/014) and Chandos Lodge, Alton (50167/001).

6.2.3 The total number of completions has increased from the previous year (341 for 2012/2013).

6.2.4 There is a shortfall of housing to meet the five year housing land supply for the District. As of 1st October 2014 there was a shortfall of 81 dwellings which is equivalent of having 4.86 years of housing land supply. An updated Strategic Housing Market Assessment (SHMA) was carried out in partnership with the South Downs National Park Authority (SDNPA) in 2013 to support the Joint Core Strategy (JCS), adopted in May 2014. The SHMA analysed the housing markets that affect the District to determine the need for housing that should be met in East Hampshire, including the SDNPA. The objectively assessed housing requirement for the District is 10,060 dwellings. This breaks down into 8,366 dwellings in the East Hampshire local planning authority area and 1,694 dwellings within the SDNPA. The Council has taken steps to address this issue and has published an Interim Housing Policy Statement (February 2014) which aims to provide guidance until the Council is able to demonstrate a five year housing land supply or until the emerging Local Plan: Housing and Employment Allocations is in place. For more details on the current housing position please see Appendix 2.

Gross affordable housing completions

6.2.5 From 1 April 2013 to 31 March 2014, 108 affordable houses were provided in the District (CLG figures).

6.3 Natural and Built Environment

Key Policy Objectives

- To conserve and enhance the quality of the landscape and the character of the built, natural and historic environment;
- To conserve and enhance designated sites and natural habitats;
- To minimise pollution and protect and enhance water quality;
- To reduce flood risk;
- To minimise the impacts of climate change.

Relevant policies from the Local Plan: Second Review:
HE2 – HE14

Local Plan: Joint Core Strategy policies:
CP19 – CP30

Historic Conservation

- 6.3.1 The Council is proactively working to reduce the number of historic buildings at risk within the District, which has decreased from 36 in 2012/13 to 35 in 2013/14. The Council aims to encourage appropriate new uses for vacant buildings. An example is Buckmore Farm, Petersfield (Grade II listed and potential removal from Buildings at Risk list early 2015), was granted planning permission in 2011 for the change of use from agricultural to offices in order to bring it back into a viable new use and preserve its historic character.
- 6.3.2 An extension to the Petersfield conservation area was approved in August 2013. There has been no other significant change to conservation areas throughout the District.

Changes to protected areas (biodiversity)

- 6.3.3 Data from the Hampshire Biodiversity Information Centre (Hbic)³, indicates that no Sites of Importance for Nature Conservation (SINCs) were deleted in the period 2012/13 and 4 new SINCs were designated. Overall, taking account of amendments to existing SINCS, there has been an additional 12.06ha SINC land in the District.
- 6.3.4 Approximately 99.7% of Sites of Special Scientific Interest (SSSIs) are in favourable or recovering condition (an increase of 2.9% from the previous year).

³ Monitoring Change in Priority Habitats, Priority Species and Designated Areas, Hbic, October 2012

Flood Risk

- 6.3.5 The NPPF is accompanied by National Planning Practice Guidance (NPPG) providing more detail on the use of the Sequential and Exception Tests and the requirements for how flood risk should be considered throughout the planning process. The NPPG replaces PPS25: Development and Flood Risk Practice Guide.

Minimising the impacts of climate change

- 6.3.6 Since last year there have been 3 planning applications for Solar Farms in the District, all 3 of which were given permission.

7 Future monitoring requirements

East Hampshire District Council Local Plan: Joint Core Strategy

- 7.1 The Local Plan: Joint Core Strategy includes a monitoring table, which sets out the indicators to be used for monitoring the effectiveness of the new policies. This table will form the basis of future AMRs. The monitoring requirements of some of the proposed new policies are outlined below.

Whitehill & Bordon policies

- 7.2 The Local Plan: JCS, Chapter 9, sets out the policies specific to the Whitehill & Bordon Strategic Allocation. Progress on the development of the Whitehill & Bordon project and the implementation of the specific policies will need to be reported in future AMRs.

Development within 400m of a Special Protection Area (SPA)

- 7.3 In accordance with Policy CP22 of the Local Plan: JCS, any new housing development within 400m of the Wealden Heaths (Phase II) Special Protection Area (SPA) will be required to carry out a project-specific Habitats Regulations Assessment (HRA), to demonstrate that there would be no adverse impact on the SPA or that adequate avoidance and/or mitigation measures would be put in place. This is an important requirement that will need to be carefully monitored throughout the Plan period to ensure the protection of the internationally designated site.

Water Quality

- 7.4 The Council has a duty to take account of the objectives of the Water Framework Directive, by ensuring that any known water body is continually protected from pollution.

Appendix 1:

Local Plan Policies and National Planning Policy Framework

Policies in the East Hampshire District Local Plan: Second Review – compliance with the National Planning Policy Framework

Theme	Policy	Title	Conflict with NPPF	Notes
General Strategy	GS1	Sustainable development	No	Key sustainability policy, generally accords with NPPF main objective.
	GS2	Location of development	Minor conflict	Making most efficient use of land not a key theme in NPPF.
	GS3	Protecting the countryside	No	Protecting the intrinsic character and beauty of the countryside recognised in NPPF.
	GS4	Making the most of existing infrastructure, services and facilities	No	
Countryside and Heritage	C1	AONB	N/A	No longer relevant.
	C3 – C4	Nature conservation	No	
	C5	Local landscape features	No	
	C6	Tree protection	No	
	C7 – C9	Water Resources, flood protection, rivers	No	
	C11	Gaps	No	
	C12	Equestrian uses	Minor conflict	NPPF is generally more supportive towards allowing new buildings as well as conversions (para.28).
	C13	Rural diversification	Minor conflict	As above.
	C14	Conversion of buildings	Minor conflict	As above.
	HE1	Design	No	
	HE2	Extensions to buildings	No	
	HE3 – HE19	Heritage policies	No	
	Transport, energy and pollution	T1 – T10	Transport policies	No
T11		Road user facilities	No	
T12 – T14		Parking and servicing policies	No	
E1 – E2		Conservation of	No	

		Energy/renewable energy		
	P5	Light pollution	No	
	P6	Privacy and daylight	No	
	P7	Contaminated land	No	
Housing	H1	Baseline allocations	No	
	H2	Reserve allocations	No	
	H3	Residential development in SPB	No	
	H4	Mix of house types	No	
	H5	Housing density	Yes	Minimum densities were removed in amendment to PPS3, no specific density requirements in NPPF.
	H6	Loss of residential accommodation	No	
	H7	Sub-division of dwellings outside SPB	No	
	H8	Multiple occupation	No	
	H9 – H10	Special housing character areas	No	
	H11	Affordable housing in settlements	No	
	H12	Affordable housing outside SPB	Yes	Does not allow for circumstances when market housing might help to bring forward the affordable provision (NPPF, para. 54).
	H13	Elderly accommodation	No	
	H14	Agricultural dwellings	No	
	H15	Occupancy conditions	No	
	H16	Maintaining a range of dwelling sizes in the countryside	No	
	H17	Mobile homes	No	
	H18	Accommodation for gypsies	No	Pitch targets for gypsies and travellers to be set out in Joint Core Strategy.
Economy	IB1	Industrial allocations	Minor conflict	Some of the allocated sites have now been deemed unlikely to be developed for employment. Refer to NPPF para. 22.
	IB2	Industrial/business development in SPB	No	

	IB3	Industrial/business development in the countryside	No	
	IB4	Retention of industrial/business uses	No	
	IB5	Lasham Airfield	No	
	IB6	Special industrial estates	No	
	TC1	Development in town and village centres	No	
	TC2	Retail, leisure etc. outside of town centre	No	
	TC3	Development in town/village centres and retail development	No	
	S1	Retail allocations	No	
	S2 – S4	Shopping frontages	No	
	S5	Local and village shops	No	
	S6	Shops on farms	No	
	S7	Garden centres	No	
	TM1 – TM3	Tourism policies	Minor conflict	Refer to notes on policies C13/C14, NPPF offers more flexibility with regard to provision of new buildings for rural enterprises (para.28).
	TM4 – TM6	Hotels and campsites	No	
	TM7	Conference facilities	No	
	MOD1 – MOD2	Reuse of surplus MOD land	No	
Health and Community	HC1	Protecting of community facilities	No	
	HC2	Provision of facilities with new development	No	
	HC3	New community facilities	No	
	CF1 – PS1	Community and public service allocation sites	No	
	PS2	Surplus public service land	No	
	LC1	Leisure and cultural facility	No	

		allocation		
	R11	Residential establishments	No	
	CR1	Crematoriums	No	
	U11 – U13	Utility infrastructure	No	
	U14	Telecommunications	No	
	R1 – R4	Open space policies	No	
	R5	Large recreation facilities	No	

Appendix 2:

Five Year Housing Land Supply: October 2014

East Hampshire Five Year Housing Land Supply

(As of 1st October 2014)

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1.0 Introduction

- 1.1 The National Planning Policy Framework (NPPF) states (paragraph 47) that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. It further requires an additional buffer of 5% to ensure choice and competition or a 20% buffer where there is a record of persistent under delivery.
- 1.2 This report updates the Council's five year land supply position in the light of more recent housing commitment and completion data. We normally undertake formal assessment from a year start date of April 1st to March 31st. This update, however, runs to a six month mid year reporting position to the end of September 2014. Therefore, this paper sets out the housing supply position in East Hampshire District (not including the area within the South Downs National Park) at 1st October 2014. It will inform the Council's Annual Monitoring Report (AMR) and will help guide the determination of planning applications where housing supply is an issue.
- 1.3 Due to the evolving nature of 'five year housing land supply', it is necessary to regularly update the figures to illustrate the most current position. The information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of the Hampshire local planning authorities (LPAs). It must be noted that this interim update is not validated by site visits like the formal annual data collection. The completions data has been solely derived from Building Control and NHBC reports received by Hampshire County Council since April 1st 2014.

2.0 Housing Requirement

- 2.1 The NPPF (paragraph 159) highlights that LPAs should have a clear understanding of housing needs in their area. To achieve this they should prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs. A SHMA was carried out in partnership with the South Downs National Park Authority (SDNPA) in 2013 to support the Joint Core Strategy (JCS), adopted in May 2014. The SHMA analysed the housing markets that affect the District to determine the need for housing that should be met within East Hampshire, including the SDNPA. The objectively assessed housing requirement for the District over the plan period (2011 to 2028) is 10,060 dwellings. This breaks down into 8,366 dwellings (492 dwellings per annum (d.p.a)) in the East Hampshire local planning authority area and 1,694 dwellings (100 d.p.a) within the SDNPA.
- 2.2 For the period 1st April 2011 to 30th September 2014, outside the SDNPA, there have been 1,056 (net) housing completions in East Hampshire LPA, leaving a residual requirement of 7,310 dwellings up to 31st March 2028 (541.5 dwellings per annum).

3.0 Housing Supply

3.1 The NPPF states that to be considered 'deliverable' sites should be available now, offer a suitable location now, and be achievable with a realistic prospect that housing will be delivered within five years and in particular that the site is viable. Sites that have planning permission should be considered deliverable unless there is clear evidence that the schemes will not be implemented within five years.

3.2 Following the publication of the National Planning Practice Guidance (NPPG) there is now greater clarity over the types of accommodation that can contribute towards the housing supply requirements. All student accommodation and accommodation for the elderly (C2) can be included within calculations. The components that have been included towards the five year land supply within East Hampshire are:

- Sites that have planning permission (outline and full)
- Large Urban Potential Sites within the Settlement Policy Boundaries
- Baseline Sites allocated for housing in the Second Review Local Plan
- Reserve Sites allocated for housing in the Second Review Local Plan in the south part of the District which have been released by the Council for development
- Strategic Allocation at Whitehill & Bordon
- An allowance for windfall sites

3.3 Large site planning permissions (10 dwellings or more) have been assessed as to whether they are likely to come forward. Those assessed as unlikely to come forward have been excluded from the land supply figures. To ensure a robust case with respect to small site planning permissions a 10% discount has been applied to reflect the possibility that some sites may not come forward.

3.4 Assessment work that formed part of the evidence base for the JCS and subsequent revisions has attempted to identify potential large sites within Settlement Policy Boundaries (SPB). The sites have been assessed for their suitability, availability and achievability. In principle the redevelopment of such sites would be appropriate and the assessment has shown that many of these sites will come forward in the period up to 2019.

3.5 The previous Local Plan included a number of 'reserve' housing sites under Policy H2. These sites were originally identified to be released if annual monitoring by the County Council demonstrated a County-wide shortfall of housing provision. Previous monitoring by the Council against the housing provisions of the former South East Plan showed that there was a shortfall in housing supply in the Southern Parishes of East Hampshire. In line with the government's guidance, additional housing sites needed to be identified and brought forward for development within that area. The Council resolved, therefore, to bring forward as a matter of some urgency the reserve housing sites in the

Southern parishes identified in the East Hampshire District Local Plan: Second Review (2006). Although these sites do not currently have planning permission, they are likely to come forward within the next five years.

- 3.6 The NPPF (paragraph 48) states that LPA's 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 SHLAA (as well as Appendix F) provides the necessary evidence, which equates to 72.4 per annum. For the purposes of the five year calculation, the windfall allowance will not be included in the first two years of the housing supply. This is because 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.
- 3.7 A detailed breakdown of all the sites that form the basis of the five year housing can be found within the Appendices.

4.0 Five Year Housing Land Supply Assessment 2014-2019

- 4.1 Using the net housing figures, the assessment demonstrates that at October 1st 2014 the Council does not have a five year land supply. At this point in time there is a shortfall of 81 dwellings once an additional 5% buffer has been taken into account. The five year housing land supply figures across East Hampshire (not including the SDNPA) are summarised in Table 1 below:

Table 1: East Hampshire District Council - Five Year Housing Land Supply (As of 1st October 2014)

		<i>Total</i>	<i>Annual</i>
Requirement (minimum)			
A	East Hants Housing Requirement 2011-2028	8366	492
B	Completions 2011-2014	868	289.3
C	Completions April-October 2014	188	
D	Total completions to date	1056	301.7
E	Residual Requirement (A-D) 2014 to 2028	7310	541.5
F	Requirement for 5 years (2014-2019)	2707.4	541.5
G	Plus 5% buffer	2842.8	568.6
Supply			
H	Large site planning permissions*	1201	
I	Small site planning permissions**	327	
M	Large Urban Potential	95	
N	Reserve Sites without permission***	125	
O	Windfalls****	217	
P	Whitehill & Bordon Strategic Allocation	797	
Q	Total Supply	2762	
Shortfall/Over Provision			
R	Against requirement + 5%	81	
No. of years' supply			

S	Against requirement + 5%	4.86	
<p>Large sites = 10 or more dwellings (figures adjusted for those * unlikely to come forward) ** Small site permissions discounted by 10% Part of the Keydell Nursery site has been assessed as *** undeliverable (120 dwellings) **** Windfalls discounted by 25%</p>			

4.2 In relation to the above figures, the Council has applied a 5% buffer to the five year requirement. The Council do not consider there is a history of persistent under-delivery when assessing housing delivery performance. EHDC continually exceeded the targets set in relation to the revoked South East Plan (SEP), even during a time of economic recession. Also judged against the housing requirements of the East Hampshire District Local Plan: Second Review (1996-2011) the Council achieved the baseline housing requirement figure (practically) with 5,427 completions out of a requirement of 5,500 dwellings, without the need to release reserve sites. It is acknowledged that the JCS establishes higher targets for the District (592 dwellings per annum across the whole District), however, this document was only approved in May 2014. Therefore, although there has been under-provision over the first three years of the Plan in relation to these requirements, the Council do not consider this is consistent under-delivery.

4.3 The Council has taken steps to address the shortfall and has published an Interim Housing Policy Statement (IHPS): <http://www.easthants.gov.uk/ehdc/planningpolicy.nsf/webpages/Interim+Housing+Policy+Statement>. The IHPS aims to provide guidance until the Council is able to demonstrate a five year housing land supply or until the Local Plan Part 2: Allocations is in place. The intention is to manage development so that it is not allowed in the wrong locations or of an inappropriate scale.

5.0 Summary

5.1 Table 1 indicates, as of 1st October 2014, East Hampshire District Council has 4.86 years of housing land supply, which is an equivalent shortfall of 81 dwellings. This assessment will inform decisions on planning applications for housing determined in accordance with paragraphs 47 and 49 of the NPPF. Whilst shortfall in the five year supply is important in the NPPF, it does not mean that permission should be granted for development that is not considered sustainable.

5.2 It must be noted that the 'five year housing land supply' position will evolve over time as planning permissions are granted and progression is made on the forthcoming Local Plan Part 2: Allocations, as well as Neighbourhood Plans (currently proposed in Alton, Four Marks and Medstead, and Bentley).

5.3 In line with the LDS (July 2014) a draft Site Allocations Plan is timetabled for consultation in January 2015, with publication of the Pre-Submission Plan expected in March 2015, before submission of the plan to the Secretary of State in June 2015.

Appendix A – Completions from April 1st 2014 to 30th September 2014

Large Sites (10 or more dwellings)					
App No.	Address	Parish	Gross Completions	Completed loss	Net Completions
50167/001/RENU	CHANDOS LODGE LAND AT REAR OF LONDON ROAD	Alton	32	0	32
24917/028	17 THE GRANGE HOTEL LONDON ROAD	Alton	11	0	11
22826/011	CAFFYNS FORD BUTTS ROAD	Alton	27	0	27
32658/003/FUL	QUAVERS REST LAND AT THE SHRAVE	Chawton	1	0	1
28889/024	LAND AT GREEN LANE GREEN LANE	Clanfield	10	0	10
28889/025	LAND AT GREEN LANE GREEN LANE	Clanfield	17	0	17
24076/011/FUL	8 GEORGE GALE & CO LTD HAMPSHIRE BREWERY LONDON ROAD	Horndean	31	0	31
53198/001	34 LAND TO THE SOUTH OF HAVANT ROAD	Horndean	7	0	7
30016/014	103 LAND AT OAKLANDS HOUSE REDHILL ROAD	Rowlands Castle	11	0	11
20831/011/FUL	BORDON WORKING MENS CLUB ALMA ROAD	Whitehill	6	0	6
Total			153	0	153
Small Sites (9 or less)					
App No.	Address	Parish	Gross Completions	Completed loss	Net Completions
31765/009	4A LENTEN STREET	Alton	1	1	0
49288/002/RENU	20 GREBE CLOSE	Alton	1	0	1
50992/006	21C MAJESTIC WINE HIGH STREET	Alton	5	0	5
37851/013	61 LAND SOUTH WEST OF BEECH BARNES GUEST HOUSE WELLHOUSE ROAD	Beech	1	0	1
51523/004	OAST HOUSE QUINCES TUNBRIDGE LANE	Bramshott and Liphook	1	0	1
27470/014	54 & 56 LAND REAR OF HEADLEY ROAD	Bramshott and Liphook	1	0	1
53825/001	THE LOG CABIN BIRCHOLT ROAD	Bramshott and Liphook	1	1	0
24409/013	14 LONDON ROAD	Bramshott and Liphook	9	0	9

26349/012	397 LONDON ROAD	Clanfield	1	0	1
33596/001	114 SOUTH LANE	Clanfield	4	0	4
26306/008	20 GLENTHORNE LYMINGTON BOTTOM	Four Marks	1	0	1
54493/001	15 BLACKBERRY LANE	Four Marks	0	1	-1
20171/015	30 LAND ADJACENT TO THE WINDMILL INN WINCHESTER ROAD	Four Marks	1	0	1
53822/001	3 LAND EAST OF CRANFORD TELEGRAPH LANE	Four Marks	1	0	1
31677/003	WYMOND DENE ALTON LANE	Four Marks	0	1	-1
37012/001	GREENWAYS FARM BRISLANDS LANE	Four Marks	0	1	-1
20107/056/FUL	FROYLE HOUSE RYEBRIDGE LANE	Froyle	1	0	1
51069/002	1 & 2 NEW COTTAGES DIPPENHALL ROAD	Froyle	0	1	-1
53125/001	CROSSWAYS EAST PORTSMOUTH ROAD	Grayshott	1	0	1
38043/003	CROSSWAYS WEST PORTSMOUTH ROAD	Grayshott	1	0	1
38043/004	CROSSWAYS WEST PORTSMOUTH ROAD	Grayshott	1	0	1
32058/010	THE GALLERIES CROSSWAYS ROAD	Grayshott	2	0	2
29483/003	BURFORD COTTAGE PICKETTS HILL	Headley	0	1	-1
33857/002	197 LONDON ROAD	Horndean	0	1	-1
35809/003	78 LAND REAR OF FIVE HEADS ROAD	Horndean	1	0	1
54994/001	37 VICTORY AVENUE	Horndean	0	0	0
35394/003	2 GRAYSHOTT LAURELS	Lindford	1	0	1
25099/015	BOYNESWOOD YARD BOYNESWOOD LANE	Medstead	0	0	0
22983/008	CEDAR STABLES CASTLE STREET	Medstead	0	1	-1
54291/001	OVERDALE UPPER SOLDRIDGE ROAD	Medstead	0	1	-1
28845/005	33 LINKS LANE	Rowlands Castle	0	1	-1
34543/003/FUL	CHAPEL COTTAGE OAKHANGER ROAD	Selborne	1	0	1
54954/001	EVELEY CORNER COTTAGE FIRGROVE ROAD	Selborne	1	0	1
52558/006	ECO STATION CAMP ROAD	Whitehill	1	0	1
29206/006	1&2 HEATHCOTE ROAD	Whitehill	9	2	7
Total			48	13	35
Overall Total			201	13	188

Appendix B – Outstanding Permissions (as of 1st October 2014)

Large Sites (10 or more dwellings)			
App No.	Address	Parish	Net outstanding
24900/016/RES	32A BUTTS ROAD	Alton	14
22826/011	CAFFYNS FORD BUTTS ROAD	Alton	4
20934/035	1-3 BUTTS ROAD	Alton	12
36003/004	28 GREENACRE BOROVERE LANE	Alton	11
21392/016*	89 SITE OF OCEANIC HOUSE HIGH STREET	Alton	14
27970/007	22-28 WEY RIVER HOUSE HIGH STREET	Alton	14
25050/054	THE MALT HOUSE LAND AT TURK STREET LOWER TURK STREET	Alton	36
25050/053	THE MALT HOUSE LAND AT TURK STREET LOWER TURK STREET	Alton	16
28984/005	31 GENTLEMAN JIM RAVEN SQUARE	Alton	10
20753/003	TRAVIS PERKINS TRADING CO LTD LITTLEFIELD ROAD	Alton	10
30714/005	74-76 ANSTEY ROAD	Alton	8
50167/001/RENU	CHANDOS LODGE LAND AT REAR OF LONDON ROAD	Alton	41
50167/001/RENU	CHANDOS LODGE LAND AT REAR OF LONDON ROAD	Alton	5
20837/045	PAXHILL RESIDENTIAL HOME PAX HILL	Bentley	12
34310/016	LOWSLEY FARM LAND AT LARK RISE	Bramshott and Liphook	150
37866/007	SITE OF 94 & LAND REAR OF 98-102 LONGMOOR ROAD	Bramshott and Liphook	8
37866/007	SITE OF 94 & LAND REAR OF 98-102 LONGMOOR ROAD	Bramshott and Liphook	2
26295/007/FUL	26 SILENT GARDEN PORTSMOUTH ROAD	Bramshott and Liphook	127
33993/072	FORMER OSU SITE AREA B MIDHURST ROAD	Bramshott and Liphook	62
22115/028	BEAVER INDUSTRIAL ESTATE MIDHURST ROAD	Bramshott and Liphook	20
26077/004	NORTHBOURNE LAND REAR OF THE SHRAVE	Chawton	1
22458/003	127-135 LAND REAR OF DRIFT ROAD	Clanfield	11
54308/001	LAND NORTH OF TRAFALGAR RISE	Clanfield	18
55164	MEADOW CROFT FARM GREEN LANE	Clanfield	12
28889/024	LAND AT GREEN LANE GREEN LANE	Clanfield	42
28889/025	LAND AT GREEN LANE GREEN LANE	Clanfield	40

52501/002	RESERVE HOUSING ALLOCATION BRISLANDS LANE	Four Marks	110
20107/071	TRELOAR COLLEGE RYEBRIDGE LANE	Froyle	5
20107/061	TRELOAR COLLEGE RYEBRIDGE LANE	Froyle	69
54596/001	185-189A LAND REAR OF LOVEDEAN LANE	Horndean	40
53198/001	34 LAND TO THE SOUTH OF HAVANT ROAD	Horndean	53
24076/011/FUL	8 GEORGE GALE & CO LTD HAMPSHIRE BREWERY LONDON ROAD	Horndean	23
55588	1 NASH HALL LONDON ROAD	Horndean	1
24076/015	FORMER GALES BREWERY LONDON ROAD	Horndean	32
22823/021/FUL	CADLINGTON HOUSE BLENDWORTH LANE	Horndean	2
53932/002	BARN HOUSE CADLINGTON HOUSE ESTATE BLENDWORTH LANE	Horndean	1
53305/003	LYMINGTON FARM INDUSTRIAL ESTATE LAND TO THE WEST OF LYMINGTON BOTTOM ROAD	Medstead	69
53305/001	LYMINGTON FARM INDUSTRIAL ESTATE LAND TO THE WEST OF LYMINGTON BOTTOM ROAD	Medstead	38
55307/001	DEAN COTTAGE LAND SOUTH WEST OF BIGHTON HILL	Ropley	15
30016/014	103 LAND AT OAKLANDS HOUSE REDHILL ROAD	Rowlands Castle	9
23856/009	KEYLINE BUILDERS MERCHANTS THE DEPOT REDHILL ROAD	Rowlands Castle	43
21915/011*	MOORLANDS HOGMOOR ROAD	Whitehill	53
36216/FUL	WHITEHILL CHASE HIGH STREET	Whitehill	4
20831/011/FUL	BORDON WORKING MENS CLUB ALMA ROAD	Whitehill	1
		Total	1268
Small Sites (9 or less)			
App No.	Address	Parish	Net outstanding
53594/001	59 KINGS ROAD	Alton	1
54809/002	55 WHITEDOWN	Alton	1
29254/011	HIGHMEAD HOUSE OLD ODIHAM ROAD	Alton	1
50068/005	AMERY HOUSE SPACE TECHNOLOGY SYSTEMS LTD STEEPLE DRIVE	Alton	1
31765/009	4A LENTEN STREET	Alton	4
25610/006	9 CROSS AND PILLORY LANE	Alton	2
21818/042	76 WESTBROOKE HOUSE HIGH STREET	Alton	7

49288/002/RENU	20 GREBE CLOSE	Alton	1
34799/006	EASTBROOK EDUCATION TRUST VICARAGE HILL	Alton	2
55344	9 FIRST FLOOR OFFICES TURK STREET	Alton	2
22977/008	15, 15A & 15B TURK STREET	Alton	6
23278/034 F	THE MALTINGS, MALTINGS CLOSE	Alton	6
24482/005	8 NORMANDY STREET	Alton	3
26852/015	111 VICTORIA ROAD	Alton	1
55160/001	18 SHOVELTREE ARCADE NORMANDY STREET	Alton	1
53816	40 NORMANDY STREET	Alton	1
54936	70 BON BON NORMANDY STREET	Alton	1
24229/010	72 BARLEY MOW NORMANDY STREET	Alton	5
29949/003	30 EDWARD ROAD	Alton	2
31468/003	100 NORMANDY STREET	Alton	1
22766/034	ALTON HOUSE HOTEL NORMANDY STREET	Alton	2
33367/001	ALTON BOYS CLUB NURSERY ROAD	Alton	3
54070	28 ANSTEY LANE	Alton	1
55116	13-14 THE GARTH LAND NORTH OF NURSERY ROAD	Alton	2
20284/020	PROSPECT PLACE LAND NORTH OF MILL LANE	Alton	9
55349	2 QUARRY HEIGHTS WILSON ROAD	Alton	1
23341/005/FUL	22 PEACEHAVEN WILSON ROAD	Alton	1
55608	1 QUARRY HEIGHTS WILSON ROAD	Alton	1
40113/004	13 & 17 (THE GRANGE) LAND BETWEEN LONDON ROAD	Alton	4
33146/011	MANOR HOUSE CHURCH LANE	Alton	1
30797/018	10 KINGS HILL	Beech	2
54047/005	59 BEECHANGER WELLHOUSE ROAD	Beech	1
54047/003	59 BEECHANGER WELLHOUSE ROAD	Beech	1
32221/019	108 LANSDALES MEDSTEAD ROAD	Beech	1
32005/002	CROCKS FARM BUILDINGS MAIN ROAD	Bentley	3
32005/001 FUL	CROCKS FARM BUILDINGS MAIN ROAD	Bentley	6
54781/003	4 OAKWAY	Bentley	1
27992/002	BENTLEY VILLAGE SURGERY HOLE LANE	Bentley	1

50483/003	HONEYWOOD SCHOOL LANE	Bentley	2
20041/025	NORTHBROOK HOUSE FARNHAM ROAD	Bentley	2
51402/004	MEDSTEAD GRANGE TRINITY HILL	Bentworth	3
29485/024	POWELLS FARM BURKHAM LANE	Bentworth	1
27431/018	BENTWORTH HOUSE VILLAGE STREET	Bentworth	1
13/04023/FUL SDNP	WEST COURT BINSTED ROAD	Binsted	1
20533/055	BIRDWORLD AND FOREST LODGE FARNHAM ROAD	Binsted	3
20486/003/FUL	EARLSFIELD FARNHAM ROAD	Binsted	1
52153/005	VERNON COTTAGE HAZELDENE ROAD	Bramshott and Liphook	1
50621/002	73 THE AVENUE	Bramshott and Liphook	1
38470/001	THE HOLLIES OAKLEA PARK TUNBRIDGE LANE	Bramshott and Liphook	1
55001/001	7 TOWER ROAD	Bramshott and Liphook	1
27470/013	54-58 LAND REAR OF HEADLEY ROAD	Bramshott and Liphook	1
31912/003	18 TOWER CLOSE	Bramshott and Liphook	2
53543	6B, THE SQUARE MAP HOUSE, THE SQUARE HASLEMERE ROAD	Bramshott and Liphook	1
27106/009	41 MAYFIELD HOUSE CARE HOME LONDON ROAD	Bramshott and Liphook	1
36757/004	7 HASLEMERE ROAD	Bramshott and Liphook	-1
55224	44 HIGH PINES MIDHURST ROAD	Bramshott and Liphook	3
22871/006	32 STATION ROAD	Bramshott and Liphook	1
26082/005	32 LONDON ROAD	Bramshott and Liphook	1
28362/006/FUL	56 MIDHURST ROAD	Bramshott and Liphook	1
37139/001	26A BOURNE END LONDON ROAD	Bramshott and Liphook	1
21420/008	81 LONDON ROAD	Bramshott and Liphook	1
53881/002	GLEBE HOUSE RECTORY LANE	Bramshott and Liphook	1
39060/012	46 CHILTLEY LANE	Bramshott and Liphook	1
39060/013	46 CHILTLEY LANE	Bramshott and Liphook	1
34693/010/FUL	BOLAND SPRINGS HEWSHOTT LANE	Bramshott and Liphook	1
23288/016	GORSELANDS PORTSMOUTH ROAD	Bramshott and Liphook	2
49866/003	MARCHWOOD, THE WREKIN & WOODVIEW LAND TO THE REAR OF THE SHRAVE	Chawton	8
55155/001	LAND TO THE NORTH OF HERRIES TO LITTLE OAKS THE SHRAVE	Chawton	8

34149/012/FUL	OAKLANDS THE SHRAVE	Chawton	2
36917/005/FUL	76 DRIFT ROAD	Clanfield	2
22291/007	43 CHALTON LANE	Clanfield	1
54500/003	1 DRIFT ROAD	Clanfield	1
54500/001	1 DRIFT ROAD	Clanfield	1
13/00251 SDNP	OLD BARN HOUSE CROWS LANE	Farringdon	1
55422	1A OAK GREEN PARADE WINCHESTER ROAD	Four Marks	-1
22112/016	148-154 WINCHESTER ROAD	Four Marks	6
22112/021	148 THE BUNGALOW WINCHESTER ROAD	Four Marks	1
49399/001	137 WINCHESTER ROAD	Four Marks	1
32407/003	17 MULLIONS LYMINGTON BOTTOM ROAD	Four Marks	1
37012/001	GREENWAYS FARM BRISLANDS LANE	Four Marks	1
27747/008	15 PINE RIDGE LYMINGTON BOTTOM ROAD	Four Marks	2
34574/004	1 LYMINGTON CLOSE	Four Marks	1
23112/002	68 LYMINGTON BOTTOM	Four Marks	1
38654/002	91 EREHWON WINCHESTER ROAD	Four Marks	2
55202/001	33 WINDMILL FIELDS	Four Marks	1
20171/021	30 THE WINDMILL INN WINCHESTER ROAD	Four Marks	4
20171/015	30 LAND ADJACENT TO THE WINDMILL INN WINCHESTER ROAD	Four Marks	7
31677/003	WYMOND DENE ALTON LANE	Four Marks	1
54493	15 BLACKBERRY LANE	Four Marks	1
53264/001	LAND TO THE NORTH OF WHYTE GATE TWO OAKS AND WOODLANDS THE SHRAVE	Four Marks	9
20107/056/FUL	FROYLE HOUSE RYEBRIDGE LANE	Froyle	5
51309/004	MYRTLE COTTAGE RYEBRIDGE LANE	Froyle	1
28408/008	WARREN COTTAGE FROYLE ROAD	Froyle	-1
51069/002	1 & 2 NEW COTTAGES DIPPENHALL ROAD	Froyle	1
31272/003	BRACKEN HILL HAMMER LANE	Grayshott	1
23803/010	DONEC LADYGATE DRIVE	Grayshott	1
30289/005	SUNNYHILL STONEY BOTTOM	Grayshott	1
26194/004	THE DINING ROOMS FORMERLY WING'S WOODS CHINESE RESTAURANT HEADLEY ROAD	Grayshott	1

28447/012	18-20 REAR OF HEADLEY ROAD	Grayshott	2
38043/010	CROSSWAYS WEST PORTSMOUTH ROAD	Grayshott	1
53125/002	CROSSWAYS EAST PORTSMOUTH ROAD	Grayshott	2
38043/011	CROSSWAYS WEST PORTSMOUTH ROAD	Grayshott	1
55473/001	KENSTEAD CROSSWAYS ROAD	Grayshott	1
20347/021	BORDON FARMS PICKETTS HILL	Headley	3
53263/001	HOLLYWATER COTTAGE HOLLYWATER ROAD	Headley	1
32976/002	FOREST LODGE FOREST LANE	Headley	1
38462/006	60 CHURCH FIELDS	Headley	1
54763	21 FARTHING FIELDS	Headley	3
25552/003	HOLKHAM HEADLEY FIELDS	Headley	1
29483/003	BURFORD COTTAGE PICKETTS HILL	Headley	1
27467/005	SPIRE HOUSE PICKETTS HILL	Headley	1
25030/003	HEADLEY FIELD LAND SOUTH OF	Headley	7
20445/008	TAMARIND ARFORD ROAD	Headley	1
55393	HEADLEY GRANGE FARM LIPHOOK ROAD	Headley	1
51015/006	THE BIRCHES ARFORD COMMON	Headley	1
27844/004	HARAMBEE GENTLES LANE	Headley	1
24049/002/FUL	1 & 2 CHATTERTON LODGE FULLERS VALE	Headley	1
53718/001	OPENLANDS FURZE VALE ROAD	Headley	1
22107/019	2 WHITE CHIMNEYS FURZE HILL ROAD	Headley	1
40027/005/FUL	SHROVER HALL ANMORE LANE	Horndean	1
27316/003	28 NEW ROAD	Horndean	1
38294	211 LOVEDEAN LANE	Horndean	3
52995	135 FROGMORE LANE	Horndean	1
54994	37 VICTORY AVENUE	Horndean	1
54778/002	35 THE SPINNEY	Horndean	1
54694	288 CATHERINGTON LANE	Horndean	1
20984/049/RES	132-136 LAND REAR OF CATHERINGTON LANE	Horndean	1
36929/002	42 GLAMORGAN ROAD	Horndean	1
28479/005	CASTLEMEAD KENNELS BRIDLE PATH	Horndean	1

36384/015/FUL	120 LAND ADJ WHITE DIRT LANE	Horndean	1
54821	6 DEEP DELL	Horndean	1
54907	2 NEW DWELLING SITE BRIDLE PATH	Horndean	1
21190/008/FUL	NEYOR GADING DOWN ROAD	Horndean	1
27208/001/FUL	95 PORTSMOUTH ROAD	Horndean	3
35809/003	78 LAND REAR OF FIVE HEADS ROAD	Horndean	1
50647/012	28-32 LAND REAR OF QUEENS CRESCENT	Horndean	2
53565/002	MILKWOOD CARAVAN DOWN ROAD	Horndean	1
53638	2 COMFREY CLOSE	Horndean	1
21554/012	1 ONE STOP FIVE HEADS ROAD	Horndean	2
33857/002	197 LONDON ROAD	Horndean	3
21240/002	22 HAVANT ROAD	Horndean	5
28375/026	21 ROWLANDS CASTLE ROAD	Horndean	1
28870/004	1 LAND NORTH OF WHITEHAVEN	Horndean	1
26242/051	DEAN FARM GOLF COURSE MAIN ROAD	Kingsley	1
52258/002	THE OLD PIGGERY MAIN ROAD	Kingsley	2
29190/003	SLEAFORD RISE FARNHAM ROAD	Kingsley	1
26311/004	CORDWAINERS CHASE ROAD	Lindford	3
55276	SION WINDSOR ROAD	Lindford	1
23986/005 F	GROVE FARM BIGHTON ROAD	Medstead	1
54291/001	OVERDALE UPPER SOLDRIDGE ROAD	Medstead	1
35954/001	THE FOLLY WIELD ROAD	Medstead	1
22983/008	CEDAR STABLES CASTLE STREET	Medstead	3
27121/001/FUL	MEDSTEAD HARDWARE STORES REAR OF HIGH STREET	Medstead	2
23228/003/FUL	OLD FORGE HIGH STREET	Medstead	2
37904/FUL	JUBILEE COTTAGE HIGH STREET	Medstead	1
21263/005	THE RECTORY TRINITY HILL	Medstead	1
22638/002	74 WISTARIA LYMINGTON BOTTOM ROAD	Medstead	4
33765/002	34 MIMOSA LYMINGTON BOTTOM ROAD	Medstead	1
55118	THE BOYNES STATION APPROACH	Medstead	1
54970/001	WOODFIELD WINDSOR ROAD	Medstead	5

25099/015	BOYNESWOOD YARD BOYNESWOOD LANE	Medstead	3
21957/009	HIGH MEAD PLOT EAST OF BOYNESWOOD LANE	Medstead	1
51633/003	BLUEBELL BARN THE DENE	Ropley	1
24404/006/FUL	HOBSONS CHOICE PETERSFIELD ROAD	Ropley	1
21594/021	SEARLE & TAYLOR HOUSE THE DENE	Ropley	2
27637/003	ELM GROVE CHURCH STREET	Ropley	1
31260/001 F	HIGHCLIFFE LAND ADJ DUNSELLS LANE	Ropley	1
20300/009	MAPLE FARM GILBERT STREET	Ropley	1
20209/007	ROPLEY LIME QUARRY SOAMES LANE	Ropley	6
21082/007	THE RETREAT SMUGGLERS LANE	Ropley	-1
53064/HSE	46 DURRANTS ROAD	Rowlands Castle	1
21328/019	37A THE OLD FORGE POTTERY DURRANTS ROAD	Rowlands Castle	1
28845/005	33 LINKS LANE	Rowlands Castle	1
49574/002	43 FINCHDEAN ROAD	Rowlands Castle	1
21876/048	OAKHANGER FARM OAKHANGAR ROAD	Selborne	1
21876/037	OAKHANGER FARM OAKHANGER ROAD	Selborne	1
38992/004	DUNROAMIN GIBBS LANE	Selborne	1
28652/016/FUL	SUNACRES COTTAGE SHALDEN LANE	Shalden	1
34343/010	23 GLENDALE MORNINGTON ROAD	Whitehill	5
23914/008	SEAFORD HOUSE HOGMOOR ROAD	Whitehill	5
55094	61 ZEZORERO HOGMOOR ROAD	Whitehill	4
26058/016/RES	JEHA HOUSE PETERSFIELD ROAD	Whitehill	6
53063/001	31 THE BIRCHES LIPHOOK ROAD	Whitehill	1
22005/005	BAKER ENGINEERING DEVON ROAD	Whitehill	2
24808/011	20A CHALET HILL	Whitehill	1
53780/002	BROOM COTTAGE HENDON ROAD	Whitehill	2
52558/006	ECO STATION CAMP ROAD	Whitehill	2
52990/003	SYDNEY HOUSE SYDNEY ROAD	Whitehill	1
23619/095	24-28 OFFICES AT FOREST CENTRE PINEHILL ROAD	Whitehill	8
30573/006/FUL	2A BRANSON ROAD	Whitehill	1
24314/008	2 SOMERSET VILLAS LAND ADJOINING MILL CHASE ROAD	Whitehill	2

25672/008	PARK HOUSE PRESTON CANDOVER ROAD	Wield	1
		Total	363
		Overall Total	1631

* Some of the sites included have been assessed as unlikely to come forward, although they have planning permission. The Hogmoor Road, Whitehill site for 53 dwellings is included in the strategic allocation of 2725 dwellings for Whitehill & Bordon. The Oceanic House site for 14 dwellings has subsequently been replaced by an approved application for a public house. These sites are therefore excluded from the totals that make up the five year housing land supply.

Appendix C – Sites within Settlement Policy Boundary (Large Urban Potential)

Site Reference	Site	2014/15 to 2019/20	2020/21 to 2023/24	2024/25 to 2027/28	Total
North of SDNP					
AL009	Bass Sports Ground, Anstey Lane, Alton	85	0	0	85
AL010	Convent School, Anstey Lane, Alton	0	12	0	12
MED012	Rear of Junipers, South Town Road, Medstead	0	2	0	2
MED006	Land at Wood Field, Windsor Road, Medstead (part)	0	4	0	4
ROP001	Builders Yard, The Dene, Ropley Deane	10	0	0	10
WHI002	Land South of Pinehill Road, Whitehill	0	18	0	18
WHI007	Land at Lynton Road, Bordon	0	10	20	30
Sub-Total		95	46	20	161
Southern Hampshire					
HD030	155 Lovedean Lane, Lovedean	0	8	0	8
Sub-total		0	8	0	8
Total		95	54	20	169

Appendix D – Baseline / Reserve Sites

Site	2014/15 to 2019/20	2020/21 to 2023/24	2024/25 to 2027/28	Total
Baseline				
Lord Mayor Treloar Hospital, Alton	0	150	0	150
Reserve (South Hampshire)				
Havant Road & Keydell Nursery, Horndean*	40	0	0	40
North of James Copse Close, Horndean	85	0	0	85
Total	125	150	0	275

* The Havant Road reserve site has planning permission. The total dwelling number for Keydell Nursery is 160, however part of site has been assessed as undeliverable (120 dwellings) and the number reduced to 40 dwellings.

Appendix E – Whitehill & Bordon Development Trajectory

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	SUB TOTAL
MOD SITES	0	43	56	90	135	141	178	200	201	210	190	169	180	195	1988
LOUISBURG			80	83	83	83	83	88							500
QUEBEC		70	30												100
MILL CHASE FORMER SCHOOL						30	50	50							130
TOTALS	0	113	166	173	218	254	311	338	201	210	190	169	180	195	2718

Appendix F – Windfall Calculation

Settlement	Total 2000 to 2011	Annual Average	25% Discount	12 Year Total	5 Year Land Supply Total
North of SDNP					
Alton	266	24.2	18.1	218	54.4
Liphook	78	7.1	5.3	64	16.0
Four Marks / S. Medstead	86	7.8	5.9	70	17.6
Grayshott	40	3.6	2.7	33	8.2
Rest of North of SDNP	235	21.4	16.0	192	48.1
Whitehill & Bordon	137	12.5	9.3	112	28.0
Sub-total	842	76.5	57.4	689	172.2
South Hampshire					
Horndean	150	13.6	10.2	123	30.7
Clanfield	27	2.5	1.8	22	5.5
Rowlands Castle	43	3.9	2.9	35	8.8
Sub-total	220	20.0	15.0	180	45.0
EHDC Total					
	1062	96.5	72.4	869	217.2