

October 2023

East Hampshire Five-Year Housing Land Supply Position Statement

(For the period 2023/22 to 2027/28)

Contents

1. Introduction.....	1
2. Background	2
3. Housing Supply	8
4. Five Year Housing Land Supply Assessment.....	15
5. Conclusion.....	16
Appendices	17
Appendix A: Large Site Completions from 1 st April 2022 to 31 st March 2023.....	18
Appendix B: Small Site Completions from 1 st April 2022 to 31 st March 2023.....	19
Appendix C: Large Sites in the 5YHLS with detailed planning permission as of 1 st April 2023.....	22
Appendix D: Large sites in the 5YHLS with outline planning permission as of 1 st April 2023	23
Appendix E – Large sites with detailed planning permission phased.....	24
Appendix F: Large Sites with Outline Planning Permission Phased	25
Appendix G: Sites allocated in Local Plan in the 5YHLS without planning Permission.....	26
Appendix H – Small sites in the 5YHLS with planning permission	27
Appendix I – C2 uses expected within next five years.....	33
Appendix J – East Hampshire Lapsed Rates April 2011 to March 2023.....	34
Appendix K: Overall Trajectory for 5YHLS.....	35

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF)¹ states that local planning authorities (LPAs) should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies. It further requires an additional buffer of 5% to ensure choice and competition in the market for land or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply. Where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, a 10% buffer should be applied to account for any fluctuations in the market during that year.
- 1.2 A formal assessment is conducted on five-year housing land supply (5YHLS) annually, with a year start date of April 1st to March 31st. This report sets out the housing supply position in East Hampshire District (not including the area within the South Downs National Park) at 1st April 2023. It will inform East Hampshire's Authority Monitoring Report (AMR) and will help guide the determination of planning applications where housing supply is identified as an issue.
- 1.3 The information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of all Hampshire local planning authorities. All data is derived from Building Control and NHBC reports, and then verified by site visits. The calculations within this report reflect the five-year housing land supply period from 1st April 2023 to 31st March 2028.

¹ NPPF - Paragraph 74

2. Background

National Policy

- 2.1 In July 2021 a revised NPPF was published, replacing the February 2019 version. The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 2.2 The glossary of the NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites with outline planning permission for major development, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 2.3 The Planning Practice Guidance (PPG)² provides more detailed advice for preparing an annual review of the five-year land supply positions. It expects assessments to include:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
 - for small sites, details of their current planning status and record of completions and homes under construction by site;
 - for sites with outline consent, allocated in adopted plans, have a grant of permission or identified on a brownfield land register (where included in the five-year housing land supply), information and clear evidence that there will be housing completions on site within five years, including current planning status, timescales and progress towards detailed permission;
 - permissions granted for windfall development by year and how this compares with the windfall allowance;
 - details of demolitions and planned demolitions which will have an impact on net completions;
 - total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and
 - the five-year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.
- 2.4 The NPPF³ sets out the Housing Delivery Test (HDT). Local planning authorities should monitor progress in building out sites which have permission. It states that where the HDT indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.

² PPG Paragraph: 014 Reference ID: 68-014-20190722

³ NPPF - Paragraph 76

- 2.5 Performance in line with the HDT also indicates the buffer that should be applied to the housing supply:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
 - c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

East Hampshire Requirements

- 2.6 The NPPF⁴ notes that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method introduced in national Planning Practice Guidance (PPG). Through the Local Plan making process the authority should consider further the local housing need figure, considering any needs that cannot be met within neighbouring areas.

Joint Core Strategy

- 2.7 Within East Hampshire the current housing requirements are identified in the Joint Core Strategy (JCS), adopted in May 2014 by East Hampshire District Council (EHDC) and in June 2014 by the South Downs National Park Authority (SDNPA). The housing requirements were supported by a Strategic Housing Market Assessment (SHMA) to assess the full housing needs of the district. 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 National Park.
- 2.8 The SHMA identified that the Objectively Assessed Housing Need (OAHN) for the district lies within the range of 520-610 dwellings per annum. The JCS Inspector's report (paragraph 25) stated that the Inspector considered the OAHN to be around 610 dwellings per annum (dpa), that being 10,370 new dwellings up to 2028. The Inspector noted that the Plan proposed 592 dpa (10,064 dwellings) which is less but not significantly so (about a 4% difference) and that he considered the difference to be well within a reasonable margin for error. The Inspector concluded that the evidence submitted to the examination supports the figure of 10,060 as the minimum number of new homes that should be provided to 2028.
- 2.9 In 2015, a Memorandum of Understanding (MoU) was signed by both EHDC and the SDNPA, which committed to meeting the housing need for East Hampshire noted above. It was recognised and agreed at the time that based on environmental and landscape constraints within the National Park an appropriate apportionment for doing so would equate to a minimum of 8,366 dwellings outside the National Park and a minimum of 1,694 dwellings within the National Park. Therefore, East Hampshire LPA should monitor its housing land supply against a minimum of 492 dpa (8,366 dwellings over the plan period equates to 492dpa). This approach was supported by the Examiner of the East Hampshire Housing and Employment Allocations Plan which was adopted by the Council in April 2016.

⁴ NPPF - Paragraph 61

- 2.10 Subsequently (March 2018 & December 2018), Statements of Common Ground (SoCG) were agreed between the two local planning authorities to support both emerging Local Plans at the time, further endorsing the position that the SDNPA will meet the requirement of 100 dwellings per annum (dpa) until 2028.

The Standard Method

- 2.11 Since the adoption of the JCS, the NPPF has been revised on numerous occasions. The most recent version (September 2023) sets out⁵ that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in PPG. The NPPF⁶ states that where strategic policies are more than five years old, the local housing need figure should be used. As the JCS was adopted in June 2014, it is more than five years old. Therefore, for East Hampshire, the local housing need assessment figures derived by the standard method should be used, unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals.
- 2.12 Using the most recent data, the local housing need derived from the standard method for East Hampshire would equate to 578 dwellings per annum. However, this figure is district-wide and would include the South Downs National Park – a separate local planning authority. This is derived based on household growth of 464 per annum, taking from the 2014-based Household Projections and applying an affordability uplift of 65% applied to this based on the 2022 affordability ratio.
- 2.13 East Hampshire’s Housing and Economic Needs Assessment (HEDNA – May, 2022) and supporting ‘Technical Note: Testing the Standard Method Housing Need for East Hampshire’ (Update 2023), considers whether the standard method is suitable for use in East Hampshire and whether there are exceptional circumstances to justify an alternative approach.
- 2.14 The HEDNA (2022) concludes that there are no circumstances in East Hampshire District relating to economic growth, growth funding, strategic infrastructure improvements, affordable housing need or unmet housing need which indicate that ‘actual’ housing need is higher than the standard method indicates.
- 2.15 Beyond the core considerations around local housing need across the district as a whole, it is acknowledged that a proportion of the Standard Method derived figure will be delivered in the area of the District falling within the South Downs National Park (“SDNP”), which accounts for 57% of the district’s area.
- 2.16 The HEDNA (2022) and accompanying Technical Note (2023) do not support diverging from the standard method housing need figure for East Hampshire from a demographic perspective. However, it is clear that the data supporting the standard method is for the whole of the district area, including both areas inside and outside the SDNP. These extraordinary circumstances are recognised within the PPG which says in paragraph 2a-014:

"Where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks and the Broads Authority, where local

⁵ NPPF – Paragraph 61

⁶ NPPF – Paragraph 74

authority boundaries have changed due to reorganisation within the last 5 years or local authority areas where the samples are too small, an alternative approach will have to be used. Such authorities may continue to identify a housing need figure using a method determined locally, but in doing so will need to consider the best available information on anticipated changes in households as well as local affordability levels".

- 2.17 Based on the extract from the PPG, authorities such as East Hampshire that are complicated by the presence of a National Park will have to use a locally determined method to calculate local housing need between the two areas. However, it is clear that the housing need figure is based on the best available information on anticipated changes in households as well as local affordability ratios.
- 2.18 The HEDNA (2022) considered household growth and affordability in each area to arrive at an appropriate split, which has been updated in the Technical Note (2023) in light of more recent data. This analysis has concluded that delivering 114 dwellings per annum in the National Park area and the remaining 464 dwellings per annum in the LPA area is an appropriate modelling assumption to form the basis of establish a housing requirement within the emerging Local Plan.
- 2.19 For the purposes of this report and calculating land supply in East Hampshire (outside the SDNP), the Local Housing Need figure used will be the same as that outlined in the HEDNA (2022) of **464 dwellings per annum**.
- 2.20 It should be noted that where Local Housing Need figures are used as part of five-year housing land supply calculations, no amendments should be made in terms of past shortfalls or over-supply. This is because the standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply.

East Hampshire Past Performance

- 2.21 Although the JCS is now more than five years old and the figures derived from the standard method should be used for calculating five-year housing land supply, it is still important to consider past delivery.
- 2.22 For the period 1st April 2011 to 31st March 2023, outside the National Park, there have been 5,846 (net) housing completions in East Hampshire LPA, leaving a residual requirement of 2,518 dwellings up to 31st March 2028 (504 dwellings per annum).
- 2.23 Appendix A and B illustrates the schedule of sites with completions from 1st April 2022 to 31st March 2023. During this time there were a total of **445 net units** completed within East Hampshire (outside the SDNP). Table 1 below illustrates the delivery of housing since the start of the JCS plan period.

Table 1: Housing Delivery Performance against JCS requirement⁷

Year	JCS Target	Completions (net)	Shortfall/over-supply
2011/12	492	264	228
2012/13	492	279	213
2013/14	492	325	167

⁷ The JCS target for East Hampshire (including the National Park) is 592 dwellings per annum, however, based on the 2013 land supply position and subsequently agreed MoU and SoCG with the SDNPA, 100 dwellings per annum were expected in the National Park (2017-2028).

Year	JCS Target	Completions (net)	Shortfall/over-supply
2014/15	492	485	7
2015/16	492	404	88
2016/17	492	424	68
2017/18	492	791	299
2018/19	492	948	456
2019/20	492	626	134
2020/21	492	360*	132
2021/22	492	495**	3
2022/23	492	445***	47
Total	5,904	5,846	-58

*Includes the demolition of 12 C2 units, equivalent to 6.3 dwellings (C3)

** Includes the net loss of 2 C2 units, equivalent to 1.1 dwelling (C3)

*** Includes the demolition of 15 C2 units, equivalent to 7.8 dwellings (C3)

2.24 Housing delivery has improved considerably from the beginning of the plan period. As identified in the housing trajectory identified in the JCS, the planned delivery of housing was set to increase in the middle and latter parts of the plan period. Despite shortfalls in meeting the target established in the JCS for the first six years of the plan period, three of the last five years have seen significant increases in housing delivery. Due to the pandemic, the 2020/21 monitoring year involved a period (approximately 3 months) where housebuilding ceased operation and social-distancing measures needed on building sites have also affected delivery. Since 2011, there has been a modest undersupply of only 58 dwellings.

Housing Delivery Test

2.25 The NPPF⁸ requires an appropriate buffer to be applied to the housing requirement to ensure choice and competition in the market for land. The results of the Housing Delivery Test (HDT) will provide clarity on which buffer is appropriate. The 'HDT: 2021 Measurement Technical Note'⁹ identifies that the calculation is based on the total net homes delivered when measured against the number of homes required over the preceding three-year period. For the local planning authorities whose boundaries overlap with a National Park, and where the local housing need derived from the standard method is used, net additional dwellings are used for both authorities.

2.26 In East Hampshire, the housing delivery test 2021 measurement is 138%. Therefore, East Hampshire is required to apply a 5% buffer to the housing requirement. The housing delivery test 2022 measurement has not yet been published, but it is not expected to affect the required buffer.

Lapse Rates

2.27 Both the NPPF and PPG do not refer to lapse/non-implementation rates, however, it is still important that assumptions, based on local evidence, are used to test delivery information.

⁸ NPPF - Paragraph 74

⁹ See:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/953304/2020_HDT_technical_note.pdf

- 2.28 Monitoring information indicates that the non-delivery of sites is not a significant issue in East Hampshire. The Council has examined two methods to examine the lapse rate of sites within the district.
- 2.29 As detailed in Method 1 (Appendix J), the lapse rate on both large and small sites from 2011 to date is extremely low. However, there was an anomaly to the trends five years ago (2018/19), when one application (55562/001) expired for 813 dwellings. Including this anomaly results in a total of 88 homes on average (2011-2023) each year seeing their permission lapse out of an average of 3,879 homes with planning permission at the start of the monitoring year. This is a lapse rate of 2.22% and some of these sites subsequently receive a new permission. The site that was subject to the large application (55562/001) lapsed in 2018/19 is currently made up of three separate applications, two have permission and the other is a pending application. The lapse rate from 2011 to 2023 can be further broken down by 2.14% on large sites and 3.14% on small sites.
- 2.30 Omitting the 2018/19 lapse rates due to the one site anomaly would result in each year, 22 homes on average (2011-2023) seeing their permission lapse out of an average of 3,841 homes with planning permission at the start of the monitoring year. This is an exceptionally low lapse rate of 0.57%. This can be further broken down by 0.31% on large sites and 3.43% on small sites.
- 2.31 When using Method 2 the lapse rate on both large and small sites from 2011 to date is as with Method 1 still very low. When using Method 2 the average lapse rate for small sites increases from 3.14% to 8.3% with the lapse rate for large sites also increasing to 6.8%. When the anomalous year 2018/19 is omitted the final average lapse for small and large sites is 8.9% and 1.0%.
- 2.31 Based on these historic trends, it is considered a discount is not needed on larger sites, whereby the Council have sought greater accuracy and reliability by working closely with developers, with the majority assisting by providing careful and detailed estimates of what will be delivered. On smaller sites, this is further endorsed by the definition of 'deliverable' in the NPPF which presumes all 'non-major' sites will be delivered unless there is clear evidence to the contrary. However, as a precautionary measure a lapse rate of 5% will be applied to small sites
- 2.32 The application of a lapse rate within East Hampshire whilst could be deemed an overly conservative approach to supply, as in reality most sites with planning permission will deliver the homes in line with the planning permission the Council will apply a 5% lapse rate to small sites.

Demolitions/Losses

- 2.33 The PPG¹⁰ is clear that details of demolitions and planned demolitions should be analysed whereby they are likely to have an impact on net completions. All figures used throughout this report are net figures for both historic completions and any outstanding supply. Therefore, all losses/demolitions have been accounted for. To apply additional discounts would result in removing valid net supply.

¹⁰ PPG - Paragraph 014 Reference ID: 68-014-20190722

3. Housing Supply

- 3.1 The NPPF states that to be considered 'deliverable' sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years. In particular:
- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 3.2 The accompanying PPG¹¹ offers further advice in terms of the evidence needed to demonstrate deliverability. This may include:
- current planning status;
 - any progress being made towards the submission of an application
 - any progress with site assessment work; and
 - any relevant information about site viability, ownership constraints or infrastructure provision.
- 3.3 The Authority has spent considerable time contacting landowners, agents and developers on a wide selection of sites to establish delivery timescales and anticipated start and build-out rates. This have been agreed through a 'site delivery pro-forma' for each site. The Authority has also utilised analysis of key trends on sites of 100-139 dwellings with HCC's 'Housing delivery trends in Hampshire 2000-2020' (November 2021)¹², alongside the information suggested by the PPG above, in consultations with case officers, to for an assessment of the likely build-out rates for each component of deliverable supply.
- 3.4 The components that have been included towards the five-year land supply within East Hampshire are:
- Large sites that have Detailed planning permission
 - Large sites that have Outline planning permission
 - Small sites with planning permission
 - Sites allocated in the Local Plan
 - Sites allocated in 'made' Neighbourhood Plans
 - Other identified deliverable sites
 - Sites that have planning permission for C2 use
 - An allowance for windfall sites

¹¹ PPG Paragraph: 007 Reference ID: 68-007-20190722

¹² See: <https://documents.hants.gov.uk/facts-figures/HousingDeliveryTrends-sites-100-399.pdf>

Large Sites with Detailed Planning Permission

- 3.5 Large sites with detailed (Full or Reserved Matters) planning permissions (10 dwellings or more) have been assessed as to whether they are likely to come forward. On all sites a realistic phasing schedule (Appendix E) has been maintained to ensure accuracy in delivery. Within the next five years, a total of **1,096 dwellings** are anticipated from large sites with Detailed planning permission. A schedule of all large sites with outstanding planning permissions is outlined within Appendix C.
- 3.6 In relation to this source of supply, it must be noted that 596 dwellings are currently under construction. There is considerable confidence that these 596 outstanding units on sites where development has commenced will be completed within the next five years. In line with the NPPF definition of ‘deliverable’ sites, all sites with detailed planning permission are expected to come forwarded within five years, unless the quantum of development exceeds five years (see Appendix E for details).
- 3.7 There has been regular contact with the representatives of large sites with detailed planning permission as well as dialogue with development management colleagues. There is **clear evidence** for all sites counted.
- 3.8 A phasing schedule for all large sites with Detailed planning permission can be found within Appendix E.

Large Sites with Outline Planning Permission

- 3.9 There are currently two sites with outline planning permission that are expected to contribute to East Hampshire’s five-year housing land supply:

Table 2: Large sites with planning permission expected over the next five years

Site	Details
Land East of Horndean, Rowlands Castle Road, Horndean	<p>The site is allocated in the Housing and Employment Allocations Plan (2016).</p> <p>Two similar outline applications (55562/007 & 55562/008) on behalf of Highwood Group, with varying quantum of development, were granted permission in February 2021.</p> <p>Outline planning permission for a care village comprising a 60-bed care home, a village care centre (VCC) incorporating up to 60 no. care-assisted living apartments and up to 60 no. C2 (age restricted) units comprising bungalows was granted permission in February 2021 (55562/007).</p> <p>A Reserved Matters application (55562/009) was granted permission in April 2021 for Phase 1 regarding a 60-bed care home. These are considered under the category ‘C2 Uses’.</p> <p>A further Reserved Matters application (55562/010) was granted in September 2022 for Phase 2 for 120 dwellings. 120 dwellings are expected on this part of the site over the next five years, as well as the C2 Use accommodation. These dwellings are considered under the ‘Large sites with detailed permission’ category.</p> <p>Another Reserved Matters application (55562/013) for 82 dwellings was validated in January 2023 and is currently under consideration.</p>

Site	Details																											
	<p>However, these dwellings are not currently included within the 5-year land supply calculations.</p> <p>An outline application (55562/005) was granted for the central and southern parcels of land for up to 800 dwellings as well as other mixed uses was granted permission in December 2021. A Reserved Matters application (55562/012) for 318 dwellings was validated in January 2023 and 68 dwellings (55562/014) validated in June 2023, both pending a decision. A total of 200 dwellings are expected to be delivered over the next five years.</p> <p>A total of 200 dwellings are expected over the five-year period in relation to outline permissions associated with Land East of Horndean.</p>																											
<p>Land at and adjoining Bordon Garrison, Whitehill & Bordon</p>	<p>The site forms part of a wider strategic allocation at Whitehill & Bordon identified in the JCS. Unlike other sites, it forms part of the national new communities housing programme and has received strong financial support from the government to accelerate housing delivery. It also forms part of the government's Housing Zone programme which is wholly focused on accelerated housing delivery.</p> <p>A hybrid outline application (55587/001) was approved in November 2015 for up to 2,400 dwellings, along with a new town centre. As 1st April 2023, Reserved Matters applications have been approved for the following:</p> <table border="1" data-bbox="564 1081 1378 1415"> <tbody> <tr> <td>55587/028</td> <td>172 dwellings</td> <td>May 2017</td> </tr> <tr> <td>55587/072</td> <td>138 dwellings</td> <td>May 2018</td> </tr> <tr> <td>55587/065</td> <td>170 dwellings</td> <td>November 2019</td> </tr> <tr> <td>55587/096</td> <td>60 dwellings</td> <td>December 2020</td> </tr> <tr> <td>55587/152</td> <td>175 dwellings</td> <td>May 2022</td> </tr> <tr> <td>55587/157</td> <td>104 dwellings</td> <td>December 2022</td> </tr> <tr> <td>55587/158</td> <td>52 dwellings</td> <td>December 2022</td> </tr> <tr> <td>55587/160</td> <td>77 dwellings</td> <td>December 2022</td> </tr> <tr> <td>55587/162</td> <td>315 dwellings</td> <td>May 2023</td> </tr> </tbody> </table> <p>In May 2023 a further 315 dwellings were approved (55587/162) and there is currently a pending application (55587/191) for 56 dwellings. Further reserved matters are expected in the near future on numerous parcels throughout Whitehill & Bordon, including 80 dwellings associated with the 'Health Hub'. However, only 216 dwellings associated with applications 55587/162 and 55587/191 are counted within the next five years.</p> <p>Numerous housebuilders are currently building out the site, including Taylor Wimpey, Dorchester Group and Zero C.</p> <p>There are a further 216 dwellings expected to come forward in relation to the wider outline planning permission over the five-year period.</p>	55587/028	172 dwellings	May 2017	55587/072	138 dwellings	May 2018	55587/065	170 dwellings	November 2019	55587/096	60 dwellings	December 2020	55587/152	175 dwellings	May 2022	55587/157	104 dwellings	December 2022	55587/158	52 dwellings	December 2022	55587/160	77 dwellings	December 2022	55587/162	315 dwellings	May 2023
55587/028	172 dwellings	May 2017																										
55587/072	138 dwellings	May 2018																										
55587/065	170 dwellings	November 2019																										
55587/096	60 dwellings	December 2020																										
55587/152	175 dwellings	May 2022																										
55587/157	104 dwellings	December 2022																										
55587/158	52 dwellings	December 2022																										
55587/160	77 dwellings	December 2022																										
55587/162	315 dwellings	May 2023																										

3.10 As detailed in table 2, a total of **416 dwellings** are expected on large sites with outline planning permission over the next five years. Further phasing details are outlined in Appendix F. Based on the delivery timescales identified from agents/developers

representing these sites, considerably more dwellings are expected to come forward over the next five years on some of the sites.

- 3.11 In regard to ‘Land at and adjoining Bordon Garrison’ there are a number of parcels of land that make up the Strategic Allocation subject to outline permission, all at varying stages of the planning system.
- 3.12 Due to the accelerated development and housing delivery associated with Whitehill & Bordon being part of a government supported Housing Zone, high completions already associated with neighbouring sites, as well as recent discussions with landowner representatives and a dedicated Development Management team to deal solely with applications within the strategic allocation, the Authority are confident that the timelines associated with Whitehill and Bordon contained in Appendix F and Appendix K are realistic, if not overly conservative.

Small sites with planning Permission

- 3.14 The definition of deliverable used in the NPPF refers to sites that are not major development. Major developments for housing are those of 10 or more homes or where the site areas are 0.5ha or greater. It allows for these smaller sites to be regarded as deliverable whether they have outline or detailed permission. Earlier in this report, evidence is presented to suggest that discounts should not be applied to planning permissions in East Hampshire due to historically low lapse rates.
- 3.15 As of 1st April 2023, a total of 243 dwellings from small sites with planning permission are expected to come forward over the next five years. When the 5% lapse rate is applied this figure is reduced to **231 dwellings**. A schedule of all small sites with outstanding planning permissions is outlined within Appendix H.

Site Allocations in the Local Plan

- 3.16 The 2023 5YHLS includes one site that is allocated in the Joint Core Strategy that is expected to contribute to the Authority’s five-year housing land supply.

Table 3: Local Plan Allocations expected over the next five years

Site	Details
Land at Mill Chase Academy, Mill Chase Road	<p>The site forms part of a wider strategic allocation at Whitehill & Bordon identified in the JCS.</p> <p>Pre-Application took place throughout 2019 with Miller Homes, who were selected as the preferred purchaser by Hampshire County Council who are the free hold owners of the site. The school and associated buildings were demolished in Spring 2021.</p> <p>There has been public consultation regarding the site throughout 2021, with a full planning application (22024/012) submitted by Miller Homes in July 2022 for 147 dwellings. There is also an associated application (59833) for associated Suitable Alternative Natural Greenspace (SANG).</p> <p>Application 22024/012 was considered at Planning Committee on the 7th June 2023 and was given resolution to grant planning permission subject to the necessary legal agreements. The decision was subsequently issued on 31st August 2023.</p>

It is expected that **147 dwellings** will be delivered in the later part of the five-year period.

- 3.17 As detailed in table 3, a total of **147 dwellings** are expected on sites that are allocated in Local Plans. Further phasing details are outlined in Appendix G. Based on the delivery timescales identified from developer representing this site, an expected 147 dwellings are anticipated over the next five-years on sites with outline planning permission.

Site Allocations in Neighbourhood Plans

- 3.18 One site (HO3(e)) identified in the Alton Neighbourhood Plan (2021) was permitted at appeal in June 2023. The application was for 20 dwellings however for the purpose of this statement only 15 dwellings will be counted in this section with the remaining 5 dwellings being counted in the Other Identified Deliverable Sites due to that part of the site being identified in the Council’s Brownfield Register.
- 3.19 Therefore, **15 dwellings** are expected to come forward on sites allocated in Neighbourhood Plans within the next five years.

Other Identified Deliverable Sites

- 3.20 Other deliverable sites are sites outside the above categories, where the Council considers that there is a realistic prospect that completions will take place within the five-year period. This includes sites with pending planning applications, sites on the Brownfield Register and other sites that were considered deliverable at the base date of 1st April 2023.
- 3.21 The most recent Brownfield Register for East Hampshire (excluding the South Downs National Park) was published in September 2022. Sites were identified from the Land Availability Assessment that was also published in September 2022. A total of twelve sites have been identified on Part 1 of the Brownfield Register, with four of these sites expected to contribute to housing delivery over the next five years, as they already have planning permission.
- 3.22 An evidence-based assessment, in line with best practice, based on available information, was undertaken. This included reviewing pre-application consultation, planning history and information gathered from developers and landowners. Details of above and further interrogation of the Council’s individual site assessments within the Land Availability Assessment (LAA – September, 2023) highlights there is one site expected to contribute to housing delivery over the next five years, as identified in Table 4.

Table 4: Other Sites expected over the next five years

Site	Details
Whitehill Chase, Whitehill & Bordon (WHI-028)	The site had been identified prior to the base as an ‘included’ site within the Council’s LAA (2023). The site is partially brownfield and lies within the settlement policy boundary of Whitehill & Bordon and is considered available, achievable and deliverable within the next five years. In December 2021 a full application (36216/008) for 50 dwellings was received and was given

Site	Details
	<p>resolution to grant planning permission in August 2022. Permission was granted in April 2023.</p> <p>There is clear evidence that positive progress is being made to develop the site and a total of 50 dwellings are expected over the next five years.</p>
Ajax & Plowden House, Haslemere Road, Liphook (BFR/009)	The site is currently identified on the Councils Brownfield Register. An application for the demolition of existing office buildings and erection of 39 retirement apartments, with associated parking and landscaping (23460/010) has been validated by the Council in June 2022 and is currently awaiting decision. It is expected that the site will be developed within the 5-year period.
Alton Convent Car Park (BFL/004)	This site has been identified on the Councils Brownfield Register. An application for the erection of 20 dwellings (21560/023) was allowed at appeal in June 2023. It is expected that the site will deliver 5 dwellings within the period.

3.21 As detailed in table 4, a total of **94 dwellings** are expected to come forward on other identified deliverable sites over the next five years.

C2 Uses

- 3.22 In its guidance on how to calculate a five-year housing land supply, the PPG¹³ states that local planning authorities should *'count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply'*. The Council has therefore reviewed recent permissions and completions of accommodation in C2 use.
- 3.23 In determining the level of housing contribution that C2 uses make to housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation. For residential institutions, the PPG¹⁴ notes that *'to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data'*.
- 3.24 At the time of its completion, the 2021 Census estimated that there were 103,826 adults (aged 16 or over) within 52,718 households in East Hampshire. This provides a ratio of 2.0 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 2.0.
- 3.25 As 1st April 2023, there were outstanding permissions for a total of 175 net bed spaces, equivalent **87 dwellings**, which are all expected to be delivered over the next five years. These are outlined in Appendix I.

Windfall Allowance

¹³ PPG Paragraph: 035 Reference ID: 68-035-20190722

¹⁴ PPG Paragraph: 016a Reference ID: 63-016a-20190626

- 3.26 Windfall sites are those sites that are not specifically identified in the development plan. The NPPF¹⁵ states that LPA's may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites will provide a reliable source of supply. Any allowance should be realistic having regard to the Land Availability Assessment (LAA), historic windfall delivery rates and expected future trends.
- 3.27 EHDC published an updated Windfall Allowance: Methodology Paper¹⁶ in September 2023 to update the position in terms of expected windfall over the emerging Local Plan period. The evidence shown in that paper demonstrates that based on historic windfall rates, windfall sites have consistently come available within East Hampshire (outside the National Park) even during a time of economic recession. Failure to include an allowance for this consistent stream of supply within the housing land supply for the Authority would result in an under-estimate in the capacity of East Hampshire (outside the National Park).
- 3.28 It is also considered that in the light of both national and local planning policy, windfall sites will continue to be permitted and delivered in the future. Figures show that on average, windfalls have an annual average completion rate of 143 dwellings per annum from 2000 to 2023, with a slightly lower average of 123 dpa in the latter part of this period (2011-2023). However, in order to remain robust for five-year land supply purposes, no allowance has been made for windfalls of more than five or more dwellings until year 11 onwards, yet the past trends indicate such windfalls are a regular feature in East Hampshire (outside the National Park), with changes in a fast-moving market meaning that sites in existing use that had not been anticipated to have particular development potential come forward for development quite quickly. Nevertheless, it is considered that the process of identifying sites within the LAA is more thorough than was often the case in the past, and it is not therefore proposed to rely on larger windfalls for housing over the initial ten-year period.
- 3.29 Figures show that on average, small site windfalls have an annual average completion rate of 63 dwellings per annum from 2000 to 2023, with a slightly lower average of 58 dpa in the latter part of this period (2011-2023). Therefore, a conservative windfall allowance of 58 dwellings per annum (only based on more recent small site windfalls) is considered both realistic and achievable. In order to reflect the restrictive nature of windfall development being allowed within the Wealden Heaths Phase II SPA, the windfall allowance has been further reduced by 2 dwellings per annum. This results in a windfall allowance of **56 dwellings** per annum in East Hampshire (outside the SDNP).
- 3.30 The Authority has also chosen not to include a windfall allowance for development within the first three years of the five-year land supply period since many of the sites that come forward within this period would have been captured within the Authority's trajectory as commitments. However, a full windfall allowance of 56 dwellings per annum will be made from year four onwards. As of 1st April 2023, this amounts to a total of **112 dwellings** during the five-year period.

¹⁵ NPPF – Paragraph 71

¹⁶ See <http://www.easthants.gov.uk/windfall-allowance>

4. Five Year Housing Land Supply Assessment

- 4.1 Using the net housing figures, the assessment demonstrates that at 1st April 2023 East Hampshire does not have a five-year land supply. At this point in time there is **4.5 years supply** and an equivalent shortfall of **238 dwellings** once an additional 5% buffer has been taken into account to ensure choice and competition in the market for land. The five-year housing land supply figures across East Hampshire (not including the SDNP) are summarised in Table 5 below:

Table 5: EHDC - Five Year Housing Land Supply

Requirement		Total	Annual
A	East Hants Housing Requirement 2023-28 (Standard Methodology)	2,320	464
B	Plus 5% buffer	2,436	487
Supply			
C	Large site detailed planning permissions	1,096	
D	Large site outline planning permissions	416	
E	Small site planning permissions	231	
F	Local Plan Allocations	97	
G	Neighbourhood Plan Allocations	15	
H	Other Identified Deliverable Sites	94	
I	C2 Uses	87	
J	Windfalls	112	
K	Total Supply	2,198	440
Shortfall/Over Provision		122	24
L	Against requirement + 5%	238	47
No. of years' supply		4.7	
M	Against requirement + 5%	4.5	

- 4.2 The NPPF¹⁷ allows local planning authorities to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan. To achieve this, a 10% buffer is applied to account for fluctuations in the market during that year. Whilst not currently relevant for East Hampshire, this scenario would result in **4.3 years supply** and a under provision of **354 dwellings**.

¹⁷ NPPF - Paragraph 74

5. Conclusion

- 5.1 The JCS is more than five years old and therefore the appropriate housing needs against which to assess supply is that indicated by the standard method. However, the standard method does not distinguish between the needs of the two separate local planning authorities within East Hampshire. The HEDNA Update (2023) has analysed demographic data and household growth between the two areas, as well differences in affordability to determine that the need for the National Park part of East Hampshire is 114 dwellings per annum. As the standard method of the District is equal to 578 dpa, this leaves a residual total of 464 dwellings per annum needed in the wider East Hampshire LPA area.
- 5.2 Therefore, for the purposes of assessing five-year housing supply, the Authority has identified a requirement of 2,320 dwellings (464 dpa) based on the standard method for calculating Local Housing Need. Any shortfalls or surplus of housing since the adoption of the Local Plan become irrelevant as part of this methodology. The application of a 5% buffer has been established as a result of considering the Authority's delivery performance when measured using the Housing Delivery Test.
- 5.3 The Five-Year Housing Land Supply Position shows that 1,512 dwellings could be provided on large and small sites that currently have planning permission (outline and full) in the next five years. In respect of allocations, 162 dwellings could be provided on sites in Local Plans. It is also considered 94 will come forward over the next five years on other identified deliverable sites. A conservative windfall allowance of 112 dwellings has also been included within the five-year housing land supply.
- 5.4 The number of dwellings that can be accommodated on deliverable sites in the next five years (the deliverable supply) is 2,198 dwellings, compared to a five-year requirement of 2,436 dwellings. As a result, as of 1st April 2023, East Hampshire District Council (outside the National Park) can demonstrate **4.5 years** of deliverable housing land supply for the period 1st April 2023 to 31st March 2028, to meet the currently identified residual Local Housing Need derived by the standard method. This is an equivalent shortfall of **238 dwellings**.

Appendices

Appendix A: Large Site Completions from 1st April 2022 to 31st March 2023

Application Reference	Site Address	Settlement	Gross Completions	Gross Losses	Net Completions
21915/015	Moorlands Sand Pit, South of Hogmoor Road	Whitehill & Bordon	7	0	7
21915/011/VOC	Moorlads Hogmoor Road	Whitehill & Bordon	2	0	2
55369/005	Louisburg Barracks site of Station Road	Whitehill & Bordon	4	0	4
55222/010	Will Hall Farm East Basingstoke Road	Alton	24	0	24
30021/066	Land at Lord Mayor Treloar Hospital Site Chawton Park Road	Alton	71	0	71
30021/065	Land at Lord Mayor Treloar Hospital Site Chawton Park Road	Alton	36	0	36
55587/121	Land at and adjoining Bordon Garrison Camp Road	Whitehill & Bordon	48	0	48
55587/096	Land at adjoining Bordon Garrison Prince Philip Park Camp Road	Whitehill & Bordon	71	0	71
34310/041	Lowsley Farm Development Site, Phase 2 Longmoor Road	Liphook	52	0	52
34310/057	Phase 2 Lowsley Farm Development Longmoor Road	Liphook	3	0	3
56420/003	Alton Magistrates Court 25 Normandy Street	Alton	43	0	43
25050/059	Molson Coors Brewing Co Manor Park, Lower Turk Street	Alton	16	0	16
		Total	377	0	377

Appendix B: Small Site Completions from 1st April 2022 to 31st March 2023

Application Reference	ADDRESS	Settlement	Gross Completions	Gross Losses	Net Completions
30024/011	CHEQUERS INN WINCHESTER ROAD	Ropley	7	0	7
27477/001	GREENHAZE 27 ANSTEY LANE	Alton	7	0	7
29919/002	HORNDEAN HEALTH CENTRE BLENDWORTH LANE	Horndean	7	0	7
56762/001	TOP BRANCH 10 HIGHVIEW HIGH STREET	Whitehill & Bordon	5	0	5
24674/003	A J RAWLING & SONS BROOK HOUSE 25 HIGH STREET	Alton	4	0	4
32407/004	MULLIONS 17 LYMINGTON BOTTOM ROAD	Four Marks	4	0	4
59121	33 QUEENS ROAD	Alton	4	0	4
21011/016	MARKS AND SPENCERS LTD 77-85 HIGH STREET	Alton	3	0	3
21011/018	MARKS AND SPENCERS LTD 77-85 HIGH STREET	Alton	3	0	3
31613/010	THREE OAKS 104 CHASE ROAD	Lindford	3	0	3
29294/006	WOODSIDE HEWSHOTT LANE	Liphook	3	0	3
27472/013	THE HOPE POLES 2 MOUNT PLEASANT ROAD	Alton	3	0	3
55275/012	LAND EAST KITWOOD PLACE LYEWAY ROAD	Ropley	2	0	2
24355/006	LUCKHURST (FORMERLY HIGH BRECK) SPATS LANE	Headley	2	0	2
51163/012	MALMS FARM BINSTED ROAD	BINSTED	2	0	2
34350/004	YEW TREE COTTAGE CANES LANE	Lindford	2	0	2
21011/017	77-85 HIGH STREET	Alton	2	0	2
56230/003	RED LION PUBLIC HOUSE OAKHANGER ROAD	Oakhanger	1	0	1
31202/010	AMBLESIDE PETERSFIELD ROAD	Monkwood	1	0	1
55567/005	LAND WEST OF OAK LEIGH PARK LANE	Ropley	1	0	1
57044/001	5 BLUEBELL ROAD	Lindford	1	0	1
33710/001	WOODBURY DOWN FARNHAM ROAD	Holt Pound	2	1	1
20405/002	1 DENE COTTAGES WINCHESTER ROAD	Ropley	1	0	1
21763/006	119 LAND ADJOINING LYMINGTON BOTTOM	Four Marks	1	0	1
20193/013	WELFITT HOUSE HEADLEY ROAD	Grayshott	1	0	1

Application Reference	ADDRESS	Settlement	Gross Completions	Gross Losses	Net Completions
56591/001	BARLEY HOUSE 115 LYMINGTON BOTTOM	Four Marks	1	0	1
57781	SIDFORD 61 ANSTEY LANE	Alton	2	1	1
57860	24 DOWNHOUSE ROAD	Catherington	1	0	1
35441/008	KIRKLANDS ARFORD ROAD	Headley	1	0	1
26304/009	TWEENWAYS STATION ROAD	Bentley	2	1	1
29843/023	WHITE DIRT FARM WHITE DIRT LANE	Horndean	1	0	1
51163/008	MALMS FARM BINSTED ROAD	Binsted	1	0	1
29605/003	57 CHALTON LANE	Clanfield	1	0	1
25689/012	LEATHERN BOTTLE 16 AMERY STREET	Alton	1	0	1
24045/005	31 DURRANTS ROAD	Rowlands Castle	1	0	1
59396	14A (OFF MARKET SQUARE) LOES ALLEY	Alton	1	0	1
20601/026	PANDA COTTAGE GENTLES LANES	Liphook	1	0	1
49498/001	COXES COTTAGE GENTLES LANE	Liphook	1	0	1
49500/001	GENTLES COTTAGE GENTLES LANE	Liphook	1	0	1
49499/001	LAMBOURNE LODGE GENTLES LANE	Liphook	1	0	1
56803/001	BRAMLEY BUNGALOW GENTLES LANE	Liphook	1	0	1
28652/025	SUNACRES COTTAGE SHALDEN LANE	Shalden	1	0	1
30797/018	10 KINGS HILL	Beech	1	1	0
36461/004/FUL	THE HAVEN DOWN ROAD	Horndean	1	1	0
24644/001	WHITECROFT FULLERS ROAD	Rowledge	1	1	0
58381/003	HILL BEYOND SOUTH TOWN ROAD	Medstead	1	1	0
21246/019	WESTWOOD PARKSTONE ROAD	Ropley	1	1	0
51162/003	THE KNAPP SOUTH TOWN ROAD	Medstead	1	1	0
53516/001	GORSEWAYS 37 LIPHOOK ROAD	Whitehill & Bordon	0	1	-1
57064	76 FROGMORE LANE	Horndean	0	1	-1
55290/004	THE QUARRY POND ROAD	Headley	0	1	-1

Application Reference	ADDRESS	Settlement	Gross Completions	Gross Losses	Net Completions
58009/002	72 DOWNHOUSE ROAD	Catherington	0	1	-1
51729/001	9 AND 10 STATION ROAD	Bentley	0	1	-1
49855/004	CEDAR COTTAGE 24 PORTSMOUTH ROAD	Liphook	0	1	-1
30433/001	JUNIPERS 53 MEDSTEAD ROAD	Beech	0	1	-1
59286	16 TOWER CLOSE	Liphook	0	1	-1
59170/001	3 CHALK HILL ROAD	Horndean	0	1	-1
59552	1ST FLOOR 39B CHURCH STREET	Alton	0	1	-1
27599/004	GLEBE COTTAGE HAMMER LANE	Grayshott	0	1	-1
		Total	97	20	77

Appendix C: Large Sites in the 5YHLS with detailed planning permission as of 1st April 2023

Application Reference	Address	Settlement	Net Units Remaining	Under Construction
25256/049	Land to the rear of Brackenbury Gardens and Boyneswood Close	Medstead	45	0
54139/003	Reserve Housing Site, Lovedean Lane	Horndean	43	0
55562/010	Development Land East of Horndean, Rowlands Castle Road	Horndean	120	0
30021/066	Land at Lord Mayor Treloar Hospital Site, Chawton Park Road	Alton	179	85
30021/065	Land at Lord Mayor Treloar Hospital Site, Chawton Park Road	Alton	184	134
25610/011	Cross and Pillory House, Cross and Pillory Lane	Alton	14	0
25050/059	Molson Coors Brewing Co, Manor Park, Lower Turk Street	Alton	267	166
33920/010	Land south of Wilsom Farmhouse, 60 Wilsom Road	Alton	2	0
21915/011/VOC	Moorlands , Hogmoor Road	Whitehill & Bordon	6	0
55587/157	Prince Philip Barracks, Budds Lane	Whitehill & Bordon	104	0
55587/160	Bordon & Oakhanger Social Club, Bolley Avenue	Whitehill & Bordon	77	0
55587/153	MOD Development Site, Oakhanger Road	Whitehill & Bordon	91	0
55587/121	Land at and adjoining Bordon Garrison, Camp Road	Whitehill & Bordon	12	12
55587/158	Development Parcel 1.9 Havannah Way	Whitehill & Bordon	52	2
36216/FUL	Whitehill Chase, High Street	Whitehill & Bordon	4	0
55587/152	Land at and adjoining Bordon Garrison, Camp Road	Whitehill & Bordon	175	0
50463/001	Land west of Linden, Fullers Road	Rowledge	10	10
34310/041	Lowsley Farm Development Site Phase 2, Longmoor Road	Liphook	99	71
34310/057	Phase 2, Lowsley Farm Development, Longmoor Road	Liphook	6	0
27202/037	Applegarth Farm, Headley Road	Grayshott	5	5
		Total	1,495	485

Appendix D: Large sites in the 5YHLS with outline planning permission as of 1st April 2023

Application Reference	Address	Settlement	NET UNITS REMAINING	UNDER CONSTRUCTION
55562/005	LAND EAST OF HORNDEAN	Horndean	799	0
55587/001	LAND AT AND ADJOINING BORDON GARRISON	Whitehill & Bordon	1425	0
		Total	2224	0

Appendix E – Large sites with detailed planning permission phased

Application Reference	Address	Outstanding gain	Under Construction	2023/2 4	2024/2 5	2025/2 6	2026/2 7	2027/2 8
25256/049	Land to the rear of Brackenbury Gardens and Boyneswood Close	45	0	0	20	25	0	0
54139/003	Reserve Housing Site, Lovedean Lane	43	0	0	20	23	0	0
30021/066	Land at Lord Mayor Treloar Hospital Site, Chawton Park Road	179	85	20	20	20	25	0
30021/065	Land at Lord Mayor Treloar Hospital Site, Chawton Park Road	184	134	26	27	27	27	27
25610/011	Cross and Pillory House, Cross and Pillory Lane	14	0	0	0	14	0	0
25050/059	Molson Coors Brewing Co, Manor Park, Lower Turk Street	267	166	33	33	33	33	34
33920/010	Land south of Wilsom Farmhouse, 60 Wilsom Road	2	0	0	2	0	0	0
21915/011/VOC	Moorlands , Hogmoor Road	6	0	0	6	0	0	0
55587/157	Prince Philip Barracks, Budds Lane	104	0	0	15	40	40	9
55587/160	Bordon & Oakhanger Social Club, Bolley Avenue	77	0	0	40	37	0	0
55587/153	MOD Development Site, Oakhanger Road	91	0	0	18	18	18	18
55587/121	Land at and adjoining Bordon Garrison, Camp Road	12	12	12	0	0	0	0
55587/158	Development Parcel 1.9 Havannah Way	52	2	2	0	0	0	0
36216/FUL	Whitehill Chase, High Street	4	0	0	8	0	0	0
55587/152	Land at and adjoining Bordon Garrison, Camp Road	175	0	0	0	0	0	0
50463/001	Land west of Linden, Fullers Road	10	10	10	0	0	0	0
34310/041	Lowsley Farm Development Site Phase 2, Longmoor Road	99	71	14	14	14	14	15
34310/057	Phase 2, Lowsley Farm Development, Longmoor Road	6	0	0	0	6	0	0
27202/037	Applegarth Farm, Headley Road	5	5	5	0	0	0	0
55562/010	Development Land East of Horndean	120	0	0	0	0	0	30

Appendix F: Large Sites with Outline Planning Permission Phased

Application Reference	Address	Settlement	Net Units Outstanding	2022/23	2023/24	2024/25	2025/26	2026/27	TOTAL 5YHLS
55562/005	LAND EAST OF HORNDEAN, ROWLANDS CASTLE ROAD	Horndean	799	0	0	40	80	80	200
55587/001	LAND AT AND ADJOINING BORDON GARRISON	Whitehill & Bordon	1,670	0	57	59	50	50	216
TOTAL			2,589	0	57	99	130	130	416

Appendix G: Sites allocated in Local Plan in the 5YHLS without planning Permission

Site Reference	Address	Settlement	Expected Units	2022/23	2023/24	2024/25	2025/26	2026/27	TOTAL 5YHLS
LAA/WHI-005	MILL CHASE ACADEMY, MILL CHASE ROAD	Whitehill & Bordon	147	0	0	47	50	50	147
TOTAL			147						

Appendix H – Small sites in the 5YHLS with planning permission

Application Reference	Address	Net Units Remaining	Under Construction
59143/001	LAND TO REAR OF WATERCRESS WAY	9	0
22766/040	LAND TO REAR OF ALTON HOUSE HOTEL NORMANDY STREET	9	0
20533/059	FOREST LODGE GARDEN CENTRE FARNHAM ROAD	8	0
56936	LYMINGTON FARM INDUSTRIAL ESTATE LYMINGTON BOTTOM ROAD	7	0
27103/010	FORMER SITE OF THE COLONIAL BAR 54 PORTSMOUTH ROAD	7	0
23167/023	THE GROVE HEADLEY ROAD	7	0
20253/026	MANSFIELD BUSINESS PARK STATION APPROACH	6	6
20729/032	33 SOUTH LANE	6	0
58535	NORMANDY HOUSE 1 NETHER STREET	6	6
26058/017	JEHA HOUSE PETERSFIELD ROAD	6	6
30168/005	MARLBOROUGH HOUSE HEADLEY ROAD	6	0
58616/001	BEECH HILL STORES EDDEYS LANE	6	6
57954/001	AGRICULTURAL BUILDING STATION ROAD	5	0
27542/004	KINGSHEAD MARKET STREET	5	0
29550/030	BELFORD HOUSE 93 LYMINGTON BOTTOM	4	4
59613	CLIFTON VETERINARY SURGERY ANSTEY LANE	4	0
30016/021	OAKLANDS FARM 103 REDHILL ROAD	4	0
51163/010	MALMS FARM BINSTED ROAD	4	0
23606/006	IVY COTTAGE 116 CHALET HILL	4	0
49855/004	CEDAR COTTAGE 24 PORTSMOUTH ROAD	4	4
27121/007	MEDSTEAD HARDWARE STORES HIGH STREET	3	3
36780/009	68-68A HIGH STREET	3	0
57981	STEEPLE LODGE 22 VICARAGE HILL	3	3

Application Reference	Address	Net Units Remaining	Under Construction
27970/008	PEACOCKS STORE LTD 28 HIGH STREET	3	0
24482/005	8 NORMANDY STREET	3	2
57704/001	31-37 LAND AT FINCHDEAN ROAD	3	3
59286	16 TOWER CLOSE	3	3
22101/007	LIPHOOK GARAGE THE SQUARE	3	3
27106/015	MAYFIELD HOUSE CARE HOME 41 LONDON ROAD	3	0
30168/007	MARLBOROUGH HOUSE HADLEY ROAD	2	0
27778/004	VALE FARM SMUGGLERS LANE	2	2
25218/006	MEADOW BARN PETERSFIELD ROAD	2	0
22236/023	LAND TO THE WEST OF PADDOCK VIEW STONEY LANE	2	0
57064	76 FROGMORE LANE	2	2
55344	9 FIRST FLOOR OFFICES TURK STREET	2	0
24245/010	TRAVELBAG PLC 3-5 HIGH STREET	2	0
19/01727/FUL	THE FORGE THE STREET	2	2
23997/003	BRACKENWOOD 10 RAILWAY COTTAGES OLD STATION WAY	2	0
57955	TAL HANDAG 105 HOGMOOR ROAD	2	2
53516/001	GORSEWAYS 37 LIPHOOK ROAD	2	2
24314/015	2 SOMERSET VILLAS MILL CHASE ROAD	2	0
31613/010	THREE OAKS 104 CHASE ROAD	2	2
59140	LAND ADJACENT TO THE OAKS 1 CANES LANE	2	0
28778/008	BLACKSMITHS LODGE CHASE ROAD	2	0
20607/003	98 LONGMOOR ROAD	2	0
58070/002	LAND EAST OF 19 AVENUE CLOSE	2	2
57041/002	WHITEHALL NURSERY RED LANE	2	2
21925/021	3 LONDON ROAD	2	2
23353/007	5 LONDON ROAD	2	2
34829/002	HEATHERLEIGH CROSSWAYS ROAD	2	0

Application Reference	Address	Net Units Remaining	Under Construction
21548/010	LLOYDS TSB BANK PLC HEADLEY ROAD	2	0
57948	WIELD WOOD BUNGALOW PRESTON CANDOVER ROAD	1	0
55567/011	LAND WEST OF OAK LEIGH PARK LANE	1	1
31260/006	HIGHCLIFF LAND ADJACENT TO DUNSELLS LANE	1	1
57725/002	THE LILACS LAND EAST OF HOMESTEAD ROAD	1	0
57928/004	HILL FARM BARNS HILL FARM LASHAM HILL LANE	1	0
25449/007	WORKSHOP HOLLY COTTAGE REDWOOD LANE	1	0
25449/006	WORKSHOP HOLLY COTTAGE REDWOOD LANE	1	0
29096/002	MERROW DOWN BOYNESWOOD LANE	1	1
57775/001	47 WINCHESTER ROAD	1	1
55712/001	THE BARN ALTON LANE	1	0
34426/005	LITTLE PARK FARM ABBEY ROAD	1	1
25536/003	DELL HOUSE FARM HAWTHORN ROAD	1	0
53908/005	LAND SOUTHWEST OF 170 LOVEDEAN LANE	1	0
54047/011	LAND ADJOINING BEECHANGER 59 WELLHOUSE ROAD	1	1
59292	LAND ADJACENT TO 122 MEDSTEAD ROAD	1	0
55816	THE WHITE COTTAGE 35 WELLHOUSE ROAD	1	0
56336/002	161 FROGMORE LANE	1	1
25503/009	MARILEA 93 MEDSTEAD ROAD	1	1
30433/001	JUNIPERS 53 MEDSTEAD ROAD	1	1
58009/002	72 DOWNHOUSE ROAD	1	1
31814/003 F	SPRING STABLES MEDSTEAD ROAD	1	0
55624/003	33 VERBENA CRESCENT	1	0
56502	68 ROSEMARY WAY	1	1
59170/001	3 CHALK HILL ROAD	1	1
59501/001	LAND AT 38 FIVE HEADS ROAD	1	0
21592/010	LAND NORTH OF BEEHCROFT LITH AVENUE	1	0

Application Reference	Address	Net Units Remaining	Under Construction
20113/001	67 LONDON ROAD	1	1
50379/006	2 WHITEHAVEN	1	1
22823/029	THE PAVILION CADLINGTON HOUSING ESTATE BLENDWORTH LANE	1	1
59328	APOLLONIA HOUSE 2 AMERY STREET	1	0
23599/015	THE CORNER HOUSE AMERY STREET	1	1
20906/003	BELLCROFT VICARAGE HILL	1	1
26325/006	10 NEW BARN LANE	1	0
59091/002	64-66 NORMANDY STREET	1	0
49294	63 BOWES HILL ROAD	1	0
34319/006	OLD STABLES 12 CHURCH LANE	1	0
51163/008	MALMS FARM BINSTED ROAD	1	1
20107/105	FROYLE HOUSE RYEBRIDGE LANE	1	1
57559	LAND AT HOP KILNS COLDREY BYRE FROYLE ROAD	1	1
50604/005	30 EGGARS FIELD	1	1
51729/001	9 AND 10 STATION ROAD	1	1
58597	85 CHASE ROAD	1	0
21006/006	13 HEATHER DRIVE	1	0
31046/009	GLEN COTTAGE FULLERS ROAD	1	0
49727/003	WEAVERS DOWN LODGE WEAVERS DOWN	1	1
52942/009	GREAT HOLT FARM HEATH HILL	1	1
31567/010	HURLANDS GENTLES LANE	1	1
59560	12 LARK RISE	1	0
49600/008	THE SPINNEY BEECH HILL	1	1
55290/004	THE QUARRY POND ROAD	1	1
57041/006	WHITEHALL NURSERY RED LANE, CHURT ROAD	1	0
52796/001	LAND EAST OF WISHANGER ESTATE SMITHFIELD LANE	1	0
27957/002	YEW HOUSE RECTORY LANE	1	0

Application Reference	Address	Net Units Remaining	Under Construction
27599/004	GLEBE COTTAGE HAMMER LANE	1	1
55866/002	LAND SOUTH WEST OF WELL COTTAGE STONEY BOTTOM	1	0
30289/012	SUNNYHILL STONEY BOTTOM	1	1
49946/002	FARTHINGS JUBILEE LANE	1	0
22434/007	PRINCE HOUSE GLEN HOUSE HEADLEY ROAD	1	0
51992/015	THE RAMBLERS BIGHTON HILL	0	0
22137/006	ROSEMOUNT PARK LANE	0	0
35624/002	PARK PLACE PARK LANE	0	0
30843/010	MEADOW FARM STUD WIELD ROAD	0	1
31260/007	HIGHCLIFF DUNSELLS LANE	0	1
22113/013	TAYVILLE STAPLEY LANE	0	0
29264/007	GREENDRIFT HOMESTEAD ROAD	0	0
54358/001	CLEAR VIEW SOAMES LANE	0	1
32375/003	FAIRFIELD GRAVEL LANE	0	1
26148/004	NURSERY LODGE SOLDRIDGE ROAD	0	0
39720/014	OLD DOWN HOUSE SWELLING HILL	0	0
35561/010	RIDGEWAY 70 LYMINGTON BOTTOM ROAD	0	0
24622/021	RUSSELL HOUSE VILLAGE STREET	0	1
56591/001	BARLEY HOUSE 115 LYMINGTON BOTTOM	0	0
57217/002	MONKWOOD MISSION CHURCH PETERSFIELD ROAD	0	1
57933/003	CHAPADA KITWOOD LANE	0	1
25843/007	33A TELEGRAPH LANE	0	1
22237/008	THE WREKIN THE SHRAVE	0	1
58985/001	HEDGEROWS COLDHILL LANE	0	0
27042/003	221 CATHERINGTON LANE	0	0
38980/007	THE SPINNEY SHALDEN LANE	0	0
20686/002	31 HIGHCROFT LANE	0	0

Application Reference	Address	Net Units Remaining	Under Construction
28822/008	HEREWARD LITH AVENUE	0	0
27465/010	GREENMOUNT NEW ODIHAM ROAD	0	1
32962/006	MILE END OLD ODIHAM ROAD	0	0
57760/002	ORCHARD COTTAGE CHURCH LANE	0	1
59944	TREVERON 120 FOREST ROAD	0	0
29032/007	PICKETTS HILL HOUSE PICKETTS HILL	0	1
27722/009	HEATHER COTTAGE ARFORD COMMON	0	0
56325/001	WISHANGER COTTAGE FRENHAM LANE	0	0
21199/006	HILL HOUSE STABLES LAND SOUTH OF HILL HOUSE HILL	0	0
51523/012	QUINCES TUNBRIDGE LANE	0	0
32218/006	LAND BETWEEN 37 & 41 FAIRVIEW ROAD	0	0
57260/003	WOOD COTTAGE RECTORY LANE	0	0
57158/006	GREY COTTAGE WHITMORE VALE	0	0
57899/005	DELL COTTAGE WHITMORE VALE	0	0
59843	MULBERRY LODGE LADYGATE DRIVE	0	0
49567/005	HERNDALE SANDY LANE	0	0
59762	66 KINGSWOOD FIRS	0	0
55262/002	OAK TREE REDWOOD LANE	-1	0
31202/010	AMBLESIDE PETERSFIELD ROAD	-1	0
59790	YARNHAMS FARMHOUSE YARNHAMS LANE	-1	0
	Total	243	110

Appendix I – C2 uses expected within next five years

Application Reference	Address	Proposal	Gain	Loss	Net gain	Equivalent number of dwellings (net)
29113/015	WISTERIA REST HOME 82 & 84 LONDON ROAD	NEW PROPERTY TO FORM NURSING HOME WITH A LINK TO NO.82 FOLLOWING DEMOLITION OF EXISTING DWELLING,	9	0	9	4
55562/009	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	RESERVED MATTERS APPLICATION PURSUANT TO OUTLINE PLANNING PERMISSION 55562/007 FOR PHASE 1 CARE HOME	60	0	60	30
25050/059	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET	HYBRID PLANNING APPLICATION FOR MIXED USE DEVELOPMENT (220 DWELLINGS, CARE HOME, D1 COMMUNITY CENTRE) ESTIMATED LOSSES	70	0	70	35
22387/067	TRELOAR COLLEGE POWELL DRIVE	HYBRID APPLICATION. NEW STAFF ACCOMMODATION BUILDINGS FOR KEYWORKERS - 40 CLUSTER FLATS, COMMUNAL LOUNGE AND KITCHEN	40	18	22	11
58872/001	KIMOLRON FARNHAM ROAD	CHANGE OF USE FROM CLASS C3 (DWELLINGHOUSE) TO CLASS C2 (RESIDENTIAL ACCOMMODATION AND CARE)	2	0	2	1
35774/008	GOLDCREST LODGE PASSFIELD COMMON ROAD	COU FROM B1 OFFICE TO C2 CARE HOME - LOSS OF 624 SQMS B1	12	0	12	6
		TOTAL	193	18	175	87

Appendix J – East Hampshire Lapsed Rates April 2011 to March 2023

Method 1: Lapse Rate versus Total Net Permissions

		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Average	Omitting 2018/19
<i>Small Sites</i>	Lapsed (net)	11	2	14	10	9	15	23	5	9	7	13	8	10	11
	Outstanding at 1st April (net)	291	299	350	352	343	348	306	288	333	307	245	234	308	310
	%	3.78%	0.67%	4.00%	2.84%	2.62%	4.31%	7.52%	1.74%	2.70%	2.28%	5.31%	3.31%	3.14%	3.43%
<i>Large Sites</i>	Lapsed	27	0	28	12	52	0	0	813	0	0	0	0	78	11
	Net Outstanding*	1195	1381	1193	2190	6282	6272	5646	4007	3493	3401	4068	3728	3571	3532
	%	2.26%	0.00%	2.35%	0.55%	0.83%	0.00%	0.00%	20.29%	0.00%	0.00%	0.00%	0.00%	2.14%	0.31%
<i>Overall</i>	Total Lapsed	38	2	42	22	61	15	23	818	9	7	13	8	88	22
	Total Outstanding*	1486	1680	1543	2542	6625	6620	5952	4295	3826	3708	4313	3965	3879	3841
	%	2.56%	0.12%	2.72%	0.87%	0.92%	0.23%	0.39%	19.05%	0.24%	0.19%	0.30%	0.20%	2.22%	0.57%

Method 2: Lapse Rate versus Net Permission Granted per annum

		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	Average	Omitting 2018/19
<i>Small Sites</i>	Lapsed (net)	11	2	14	10	9	15	23	5	9	7	13	8	10	11
	Permitted in that year	91	135	175	170	34	160	96	97	131	85	70	81	110	112
	%	10.8%	1.5%	7.4%	5.6%	20.9%	8.6%	19.3%	4.9%	6.4%	7.6%	15.7%	9.0%	8.3%	8.9%
<i>Large Sites</i>	Lapsed	27	0	28	12	52	0	0	813	0	0	0	0	78	11
	Permitted in that year	573	726	549	1291	4784	1416	538	703	529	0	1,156	544	1067	1100
	%	4.5%	0.0%	4.9%	0.9%	1.1%	0.0%	0.0%	53.6%	0.0%	0.0%	0.0%	0.0%	6.8%	1.0%
<i>Overall</i>	Total Lapsed	38	2	42	22	61	15	23	818	9	7	13	8	88	22
	Total Permitted in that year	664	861	724	1,461	4,818	1,576	634	800	660	85	1,226	625	1,177	1,212
	%	5.4%	0.2%	5.5%	1.5%	1.3%	0.9%	3.5%	50.6%	1.3%	7.6%	1.0%	1.3%	7.0%	1.8%

Appendix K: Overall Trajectory for 5YHLS

SOURCE	2022-23	2023-24	2024-25	2025-26	2026-27	TOTAL 5YHLS
LARGE DETAILED PLANNING PERMISSIONS	154	279	279	204	180	1,096
LARGE OUTLINE PLANNING PERMISSIONS	0	57	99	130	130	416
SMALL PLANNING PERMISSIONS	48	48	49	49	49	243
LOCAL PLAN ALLOCATIONS	0	0	47	50	50	147
NEIGHBOURHOOD PLAN ALLOCATIONS	0	0	15	0	0	15
OTHER IDENTIFIED DELIVERABLE SITES	0	30	64	0	0	94
C2 USES						87
WINDFALL ALLOWANCE	0	0	0	56	56	112
TOTAL	202	414	553	489	465	2,210

