

November 2025

East Hampshire Five-Year Housing Land Supply Position Statement

(For the period 2025/26 to 2029/30)

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1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPA) to actively manage their housing land supply and demonstrate that the authority can identify a supply of specific deliverable sites for the next five years.
- 1.2 More specifically, the NPPF¹ states that councils should identify and update annually the supply of specific deliverable sites 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. Planning Practice Guidance (PPG) advises that in other circumstances i.e. where the plan is older than five years or has been assessed and requires review, *‘the 5-year housing land supply will be measured against the area’s local housing need calculated using the standard method’*².
- 1.3 In addition to the above, an additional buffer of 5% is required 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 supply³.
- 1.4 East Hampshire District Council (EHDC) conduct a formal assessment of its housing land supply (HLS) 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 2025. It will inform EHDC’s Authority Monitoring Report (AMR) and will help guide the determination of planning applications where housing supply is identified as an issue.
- 1.5 The information on housing completions and outstanding commitments is compiled in collaboration with Hampshire County Council (HCC), who collect data on behalf of all Hampshire local planning authorities. All data is derived from Building Control and NHBC reports; and then verified by collaborative site visits from both HCC and EHDC. All analysis of housing trajectories associated with sites is conducted by the EHDC’s Planning Policy Team based on discussions with those representing sites and utilising supporting information that may affect delivery timescales.
- 1.6 The calculations within this report reflect the five-year housing land supply period from 1st April 2025 to 31st March 2030. This update takes into account the national policy changes that were made in December 2024, which include the introduction of a new standard method for assessing local housing need. The new standard method significantly increases the housing need within East Hampshire.

¹ NPPF – Paragraph 78

² Paragraph: 005 Reference ID: 68-005-20190722

³ NPPF – Paragraph 78

2. Background

National Policy

- 2.1 In December 2024 a revised NPPF was published, replacing all previous iterations. 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 old⁴.
- 2.2 Accompanying the NPPF, updates to the Planning Practice Guidance (PPG), include a revised standard method for calculating housing need and includes a mandatory housing number for all authorities. The new standard method uses a formula that incorporates a baseline of housing stock which is then adjusted to reflect local affordability pressures, in order to identify the minimum number of homes to be planned for⁵.
- 2.3 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. The PPG⁶ notes that such evidence could involve the status of planning applications, including progress being made towards the submission of an application, which is agreed by the local planning authority and those developing sites.
- 2.4 The PPG⁷ also provides more detailed advice for preparing an annual review of an LPA's land supply position. 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;

⁴ NPPF – Paragraph 78

⁵ PPG - Paragraph: 004 Reference ID: 2a-004-20241212

⁶ PPG - Paragraph: 007 Reference ID: 68-007-20190722

⁷ PPG - Paragraph: 014 Reference ID: 68-014-20190722

- 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.
- 2.5 The NPPF⁸ 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.
- 2.6 Performance in line with the HDT also indicates a buffer of 20% should be applied to the housing supply, where delivery falls below 85% of the requirement over the previous three years. In cases where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies.

East Hampshire Requirements

- 2.7 The NPPF⁹ 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 in the PPG. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. All authorities should use the standard method as the starting point when preparing the housing requirement in their plan, unless exceptional circumstances justify an alternative approach, as noted in the PPG¹⁰.
- 2.8 The PPG¹¹ states that *“Where strategic policy-making authorities do not align with local authority boundaries, or the data required for the model are not available such as in National Parks... an alternative approach may have to be used”*. East Hampshire consists of two local planning authorities, namely EHDC and the South Downs National Park Authority (SDNPA). Therefore, the data is unavailable for the two separate geographies, and a locally determined method may have to be used. However, the PPG is clear such alternatives *“should take into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability”*. As a result, the locally determined alternative must be as consistent with the standard method as possible. The

⁸ NPPF - Paragraph 79

⁹ NPPF - Paragraph 62

¹⁰ PPG - Paragraph: 001 Reference ID: 68-001-20241212

¹¹ PPG - Paragraph: 014 Reference ID: 2a-014-20241212

alternative approach will be scrutinised when examining the local plan and *“consideration will be given to whether it provides the basis for a plan that is positively prepared, taking into account the information available on existing levels of housing stock and housing affordability”*¹².

- 2.9 The local housing need figure should be considered through the plan-making process and the housing requirement established in Local Plans. However, for decision-making and the calculation of housing land supply, the PPG¹³ gives guidance to authorities on what figures should be used. It states that with national parks, as well as local planning authorities that overlap these areas and local plans are more than 5-years old, a locally derived housing requirement may be used. This is then linked to the relevant guidance that repeats the alternative approach should consider the best available evidence on the amount of existing housing stock within the local planning authority and housing affordability.
- 2.10 Using the most recent data, the local housing need derived from the standard method for East Hampshire would equate to 1,124 dwellings per annum. However, this figure is district-wide and would include the South Downs National Park (SDNP) – a separate local planning authority. This is derived based on housing stock and then adjusted upwards to reflect local affordability pressures.
- 2.11 The Council commissioned a piece of work along with the other 12 authorities that are also split with the SDNPA to establish a consistent approach to the disaggregation of the housing numbers that reflects housing stock and housing affordability. The Study can be found [here](#) and concluded that the standard method should be used as the starting point and proportion of housing stock within and outside the SDNP. With regards to affordability, the study concluded that attempting to disaggregate the affordability is too problematic, utilising out of date data from 2020, and therefore this element of the method should be standardised for each authority.
- 2.12 EHDC’s housing requirement will ultimately be determined by the emerging local plan. However, in the interim, for decision-making purposes and the assessment of housing land supply, a locally determined method will be adopted, supported by the AECOM study. Utilising GIS (specifically Local Land and Property Gazetteer data), EHDC has determined that approximately 26% of housing stock falls within the SDNP part of East Hampshire. However, as there is no easily accessible data to determine housing affordability separately inside and outside SDNP, the district wide affordability ratio over the last five years (same as the standard method) is used (despite the area within the SDNP being historically more unaffordable). Table 1 sets out the need when apportioning the standard method outputs between the two areas:

¹² PPG - Paragraph: 015 Reference ID: 2a-015-20241212

¹³ PPG - Paragraph: 014 Reference ID: 68-023-20190722

Table 1 - Household stock split at May 2025

Residential properties using LLPG		% split	Proportion of 1124
Total EHDC	57,713		1124
SDNP	15,233	26%	292.24
EHDC outside SDNP	42,480	74%	831.76

- 2.13 Despite the above calculations, it is important to note that the share of housing need that is provided in the emerging Local Plan would need to be agreed between the two separate local planning authorities, as is required by the Duty to Cooperate. For the purposes of this report a figure of **832 dwellings per annum** will be used when calculating whether the local planning authority has a sufficient five-year land supply. It is considered that such an approach is consistent with national policies and guidance, which emphasise appraising housing land supply against need where strategic policies are more than 5 years old. However, for completeness, this report also shows the relevant land supply position for different requirement scenarios; which includes potential unmet need associated with the SDNP.
- 2.14 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 uplift that will be required and therefore it is not a requirement to specifically address under-delivery or over-supply separately.

East Hampshire Past Performance

- 2.15 Although the Joint Core Strategy (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.
- 2.16 For the period 1st April 2011 to 31st March 2025, outside the National Park, there have been 6,740 (net) housing completions in East Hampshire LPA area, leaving a residual requirement of 1,624 dwellings up to 31st March 2028 (541 dwellings per annum).
- 2.17 Appendix A and B illustrates the schedule of sites with completions from 1st April 2024 to 31st March 2025. During this time there were a total of 642 **net units** completed within East Hampshire (outside the SDNP), the highest since 2019/20. Table 2 below illustrates the delivery of housing since the start of the JCS plan period.

Table 2 - Housing Delivery Performance against JCS requirement

Year	JCS Target	Completions (net)	Shortfall/over-supply
2011/12	492	264	228
2012/13	492	279	213
2013/14	492	325	167
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
2023/24	492	252	240
2024/25	492	642****	150
Total	6888	6740	-148

*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)

**** Includes 77 C2 units, equivalent to 38 dwellings (C3)

- 2.18 Although housing delivery has generally improved from the beginning of the plan period, it has reduced over recent years as a consequence of the Covid-19 pandemic and the wider economic climate, however, the last year saw a large increase in completions, the highest since pre-pandemic. To date, there has been a 148 dwelling shortfall in regard to the EHDC requirement established in the JCS.

Housing Delivery Test

- 2.19 The NPPF¹⁴ requires policy consequences where the Housing Delivery Test (HDT) indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, which could include a 20% buffer being applied to housing land supply calculations. The 'HDT: 2023 Measurement Technical Note'¹⁵ 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.

¹⁴ NPPF – Paragraph 79

¹⁵ See: [Housing Delivery Test: 2023 measurement technical note](#)

- 2.20 In East Hampshire, the housing delivery test 2023 measurement is 88%. Therefore, as this is below 95%, the Council has published an [Action Plan](#) to assess the causes of under-delivery and identify actions to increase delivery in future years. Where the HDT indicates that delivery is below 85% of the housing requirement, then the supply of specific deliverable sites should in addition include a buffer of 20% (moved forward from later in the plan period). Where the HDT indicates that delivery is below 75% of the housing requirement, the presumption in favour of sustainable development applies, as set out in footnote 8 of the NPPF, in addition to the requirements for an action plan and 20% buffer.

Lapse Rates

- 2.21 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. Monitoring information indicates that the non-delivery of sites is not a significant issue in East Hampshire.
- 2.22 As detailed in Appendix I the lapse rate on both large and small sites from 2011 to date is extremely low. However, there was an anomaly to the trends in 2018/19, when one application (55562/001) expired for 813 dwellings. Including this anomaly results in a total of 77 homes on average (2011-2025) each year seeing their permission lapse out of an average of 3,885 homes with planning permission at the start of the monitoring year. This is a lapse rate of 1.97% 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 numerous separate applications, all benefitting from either outline or detailed permission. The lapse rate from 2011 to 2025 can be further broken down by 1.86% on large sites and 3.3% on small sites.
- 2.23 Omitting the 2018/19 lapse rates due to the one site anomaly would result in each year, 20 homes on average (2011-2025) seeing their permission lapse out of an average of 3,854 homes with planning permission at the start of the monitoring year. This is an exceptionally low lapse rate of 0.5%. This can be further broken down by 0.26% on large sites and 3.4% on small sites.
- 2.24 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 (9 dwellings or less).

Demolitions/Losses

- 2.25 The PPG¹⁶ is clear that details of housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. 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.

¹⁶ PPG - Paragraph: 020 Reference ID: 68-029-20240205

3. Housing Supply

- 3.1 The NPPF¹⁷ 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 PPG¹⁸ 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 EHDC 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 signed 'site delivery pro-forma' for each site (Appendix K). Where less information is known, EHDC has utilised analysis of key trends on sites of 100-399 dwellings within HCC's 'Housing delivery trends in Hampshire 2000-2020' (November 2021)¹⁹; Lichfield's 'Start to Finish: How quickly do large-scale housing sites deliver? (Third Edition)'; alongside the information suggested by the PPG above to inform an assessment of the lead-in times and likely build-out rates for each component of deliverable supply. Where considered appropriate, more conservative estimates on lead-in times and/or delivery rates have been made when compared to the signed site pro-forma, to maintain a robust and defensible assessment of supply.
- 3.4 The components that have been included towards the five-year land supply within East Hampshire are:

¹⁷ NPPF Glossary

¹⁸ PPG Paragraph: 007 Reference ID: 68-007-20190722

¹⁹ See: <https://documents.hants.gov.uk/facts-figures/HousingDeliveryTrends-sites-100-399.pdf>

- Large sites that have Detailed planning permission
- Large sites that have Outline planning permission
- Small sites with planning permission
- Sites allocated in a Local Plan or 'made' Neighbourhood Plans
- Sites that have planning permission for C2 use
- An allowance for windfall sites

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 **1,692 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 934 dwellings are currently under construction. There is considerable confidence that these 934 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. As evident in Appendix E, an application (55587/152) for 175 dwellings and other uses is expected beyond the five-year period, an application for 311 dwellings (55562/013) is expected beyond five years and an application for 85 dwellings is expected beyond five years (55587/211). Another application (21915/011) for 6 remaining dwellings has not been counted due to unknowns on its likely delivery.
- 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, subject to the phasing schedule.

Large Sites with Outline Planning Permission

- 3.8 There are currently four large sites with outline planning permission that are expected to contribute to East Hampshire's five-year housing land supply:
- Land East of Horndean, Rowlands Castle Road, Horndean (55562/005)***
- 3.9 Land East of Horndean forms part of a wider allocation in the Housing and Employment Allocations Plan (2016). 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. Reserved

Matters applications for 311 dwellings (55562/012) and 66 dwellings (55562/014) in December 2024. A total of 423 dwellings remain that benefit from outline planning permission. A further Reserved Matters Application (EHDC-25-0798-RES) was validated in July 2025 and pending a decision.

- 3.10 Development has commenced on site and Bloor Homes, in control of the site anticipate approximately 400 homes will be delivered over the next five years associated with all applications. However, a conservative approach has been taken, with only 300 dwellings counted in five-year supply calculations. This includes 200 dwellings that already benefit from detailed permission and a further **100 dwellings** that benefit from outline permission.

Land at and adjoining Bordon Garrison, Whitehill & Bordon (55587/001)

- 3.11 The JCS (2014) identifies a strategic allocation of 2,725 new dwellings at Whitehill & Bordon over the plan period (2011-2028) and a further 1,275 beyond the plan period, with the regeneration project encompassing key sites like Louisburg Barracks (completed), Quebec Barracks (completed), Mill Chase Academy (under-construction), and Bordon Garrison (under-construction). The area is part of a national new communities housing programme and has received significant government support through its designation as a Housing Zone, which support accelerated delivery.
- 3.12 Regarding Bordon Garrison, a hybrid outline application (55587/001) was approved in November 2015 for up to 2,400 dwellings, along with a new town centre. On 31st March 2025, there has been over 1,000 completions and a further 885 net dwellings also benefit from Reserved Matters permission, with 350 dwellings under construction:

Table 3: Reserved Matters associated with Bordon Garrison

Application	Dwellings	Approved	Status (31 st March 2025)
55587/152	175	May 2022	175 o/s
55587/153	74	Oct 2022	14 com, 60 u/c
55587/157	104	May 2024	12 com, 31 u/c, 61 o/s
55587/160	77	June 2022	14 com, 39 u/c, 24 o/s
55587/162	304	July 2022	88 com, 154 u/c, 62 o/s
55587/191	66	May 2024	66 u/c
55587/211	85	Sept 2024	85 o/s

- 3.13 A further Reserved Matters application (EHDC-25-0479-RES) was validated in April 2025 and a delegated decision is imminent. Further Reserved Matters are expected by the end of 2025 but have not been counted in the five-year land supply calculations. Numerous housebuilders are associated with building out the site, including Taylor Wimpey, Dorchester Group, BRiCS Development and Zero C.

- 3.14 As detailed in Table 3, there are a number of parcels of land at Bordon Garrison that benefit from detailed planning permission. There remain 959 dwellings that benefit from outline permission. However, despite the site promoter expecting significantly more homes being delivered in regard to these outline permissions, only **146 dwellings** are accounted in the 5-year supply, which are associated with the pending Reserved matters Application (EHDC-25-0479-RES).

Land rear of 191-211 Lovedean Lane for 30 dwellings (55406/005)

- 3.15 An outline application (55406/005) was approved for 30 dwellings in July 2024. A Reserved Matters Application (EHDC-25-0864-RES) was validated in August 2025 for 28 dwellings and is pending a decision. Following discussions with those representing the site (Southcott Homes), it is expected that all **28 dwellings** will be delivered over the next five years.

Mount Royal, 46 Lymington Bottom for 60 dwellings (56082/004)

- 3.16 In April 2024, an outline application (56082/004) was allowed, following an appeal for non-determination for 60 dwellings. Subsequently, a reserved matters application (EHDC-25-0372-RES) was validated in March 2025 for the same quantum of homes, which received resolution to grant planning permission in October 2025. It is expected all **60 dwellings** will be delivered over the next five years.
- 3.17 In addition to the above sites, in April 2024, an outline application (55417/009) at land at Hole Lane, Bentley was allowed at appeal for 12 dwellings. However, a revised application (EHDC-25-0621-OUT) for 21 dwellings was validated in May 2025. At this stage, uncertainty remains around the planning application at Hole Lane and therefore no dwellings are counted towards the supply.
- 3.18 Based on the above, a total of **333 dwellings** are expected on large sites with outline planning permission over the next five years, as 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.

Small sites with planning Permission

- 3.19 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 lapse rates are historically low in East Hampshire. However, a 5% discount is applied to small sites (nine or less dwellings) as a precautionary measure.
- 3.20 As of 1st April 2025, a total of 278 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 **264 dwellings**. It should also be

noted that 119 dwellings within this component of supply are under construction. A table of all small sites with outstanding planning permissions is outlined within Appendix G.

Site Allocations in the Local Plan

- 3.21 The 2025 5YHLS includes **no** sites that are allocated in the Housing and Employment Allocations Plan (2016).
- 3.22 There are **no** allocations from 'made' neighbourhood plans expected over the next five years.

Other Identified Deliverable Sites

- 3.23 An evidence-based assessment, in line with best practice, based on available information, was undertaken. This included reviewing pre-application consultations, planning history and information gathered from developers and landowners. Details of the above and further interrogation of the Council's individual site assessments within the Land Availability Assessment (LAA – 2024) highlights there are two sites expected to contribute to housing delivery over the next five years totalling **160 dwellings**.
- 3.24 The two applications are:
- Land west of Longbourn Way for 95 dwellings (58788/002)
 - Land between Catherington Lane and Five Heads Road for 109 dwellings (60033)
- 3.25 Both sites were close to being granted planning permission in March 2025. The site at Longbourn Way had resolution to grant planning permission in November 2024, with permission later granted in June 2025. Associated considerations associated with the permissions require submission of a reserved matters with one year from the date of permission. Similarly, the site at Five Heads Road gained resolution to grant planning permission in May 2025 followed by permission in August 2025.
- 3.26 Through discussions with the housebuilders, it is anticipated that delivery will start on site in the latter years of five-year period and that **160** of the permitted 204 dwellings will be delivered in the five-year period.

C2 Uses

- 3.27 In its guidance on how to calculate a five-year housing land supply, the PPG²⁰ 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.
- 3.28 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 PPG²¹ 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'*.
- 3.29 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 about 2 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.
- 3.30 As 1st April 2025, there were outstanding permissions for a total of 9 net bed spaces, equivalent to **4.5 dwellings**, which are all expected to be delivered over the next five years. These are outlined in Appendix H.

Windfall Allowance

- 3.31 Windfall sites are those sites that are not specifically identified in the development plan. The NPPF²² states that LPAs 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.
- 3.32 EHDC published an updated Windfall Allowance Paper²³ in October 2025 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, small 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 underestimate in the capacity of East Hampshire (outside the National Park).

²⁰ PPG Paragraph: 026 Reference ID: 68-035-20190722

²¹ PPG Paragraph: 016a Reference ID: 63-016a-20190626

²² NPPF – Paragraph 71

²³ See <http://www.easthants.gov.uk/windfall-allowance>

- 3.33 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 140 dwellings per annum from 2000 to 2025, with a slightly lower average of 120dpa in the period related to the JCS (2011-2025). However, in order to remain robust for five-year land supply purposes, no allowance has been made for large site windfalls. 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.
- 3.34 Figures show that on average, small site windfalls (four or less dwellings) have an annual average completion rate of 61 dwellings per annum from 2000 to 2025, with a slightly lower average of 55 dpa in the latter part of this period (2011-2025). Therefore, a conservative windfall allowance of 55 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 **53 dwellings** per annum in East Hampshire (outside the SDNP).
- 3.35 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 windfall allowance of 53 dwellings per annum will be made from year four onwards. As of 1st April 2025, this amounts to a total of **106 dwellings** during the five-year period. It is important to note that the windfall allowance within the five-year supply calculations only includes the delivery of sites of four or less dwellings.

4. Five Year Housing Land Supply Assessment

- 4.1 Using the net housing figures, the assessment demonstrates that at 1st April 2025 East Hampshire does not have a five-year land supply. At this point in time there is **2.9 years supply** and an equivalent shortfall of **1,809 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 4 below:

Table 4 - EHDC - Five Year Housing Land Supply

Requirement		Total	Annual (832 figure)
A	East Hants Housing Requirement 2025-30(Standard Methodology)	4160	832
B	Plus 5% buffer	4368	874
Supply			
C	Large site detailed planning permissions	1692	
D	Large site outline planning permissions	333	
E	Small site planning permissions	264	
F	Allocations	0	
G	C2 Uses	5	
H	Windfalls	106	
I	Other	160	
J	Total Supply	2560	511.9
Shortfall/Over Provision		-1,601	
K	Against requirement + 5%	-1,809	
No. of years' supply		3.1	
M	Against requirement + 5%	2.9	

Alternative Scenarios

- 4.2 Due to East Hampshire's HDT score, only a 5% buffer should be applied to housing land supply calculations. However, if a 20% buffer was needed then there would be 2.6 years supply, equivalent to a 2,440 dwelling shortfall.

Table 5 - EHDC requirement + 20% buffer

EHDC Annual Requirement	832
EHDC Requirement +20% buffer	998
Shortfall/Over Provision	-2,433
No. of years' supply	2.6 years

- 4.3 As noted earlier in the report, EHDC's housing requirement will be determined by the emerging local plan. However, in line with the PPG and for the purposes of assessing housing land supply a locally determined method has been used to reflect the presence of the SDNP. EHDC considers 874 (832 including 5% buffer) dwellings per annum is the most appropriate housing figure for calculating housing land supply within the local planning authority area.
- 4.4 However, for comparative purposes only, Table 6 shows the housing land supply position if the SDNP were to deliver around 90 dwellings per annum and EHDC were to deliver the residual local housing need as part of its requirement. This quantum is based on the [South Downs Local Plan Review: First Public Consultation](#) (Regulation 18) in January 2025, which proposed up to 90 dwellings per annum within the national park part of East Hampshire.

Table 6 – Alternative delivery in the South Downs National Park

Emerging SDNP Proposals (1124-90dpa)	
Annual requirement	1034
Annual requirement +5% buffer	1086
Shortfall/Over Provision	-2,869
No. of years supply	2.4 years

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. As a result, based on the PPG, EHDC considers its annual requirement to be 841 dwellings per year.
- 5.2 Therefore, for the purposes of assessing five-year housing supply, the Authority has identified a requirement of 4,368 (874 dpa) based on the standard method for calculating Local Housing Need and application of a 5% buffer. Any shortfalls or surplus of housing since the adoption of the Local Plan become irrelevant as part of this methodology.
- 5.3 The Five-Year Housing Land Supply Position shows that 2,289 dwellings could be provided on large and small sites that currently have planning permission (outline and full) in the next five years. It is also considered 160 dwellings will come forward over the next five years on other identified deliverable sites. A conservative windfall allowance of 106 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 2,560 dwellings, compared to a five-

year requirement of 4,368 dwellings. As a result, as of 1st April 2025, East Hampshire District Council (outside the SDNP) can demonstrate **2.9 years** of deliverable housing land supply for the period 1st April 2025 to 31st March 2030, to meet the currently identified local housing need derived by the standard method. This is an equivalent shortfall of **1,809 dwellings**.

Appendices

Appendix A: Large Site Completions from 1st April 2024 to 31st March 2025

APPREF	ADDRESS	Net completions	Parish
30021/066	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	39	Alton
30021/065	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	113	Alton
25050/065	FORMER SITE OF MOLSON COORS BREWING CO. MANOR PARK LOWER TURK STREET	0	Alton
25050/059	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET	49	Alton
21560/023	ALTON CONVENT SCHOOL ANSTEY LANE	0	Alton
50463/001	LAND WEST OF LINDEN FULLERS ROAD	10	Binsted
34310/041	LOWSLEY FARM DEVELOPMENT SITE PHASE 2 LONGMOOR ROAD	36	Bramshott and Liphook
34310/057	PHASE 2 LOWSLEY FARM DEVELOPMENT LONGMOOR ROAD	6	Bramshott and Liphook
23460/010	AJAX HOUSE AND PLOWDEN HOUSE 27 HASLEMERE ROAD	0	Bramshott and Liphook
54139/003	RESERVE HOUSING SITE LOVEDEAN LANE	24	Horndean
55562/010	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	32	Horndean
53322/007	LAND NORTH OF BARTONS ROAD	0	Rowlands Castle
55587/157	PRINCE PHILIP BARRACKS BUDDS LANE	12	Whitehill
55587/160	BORDON & OAKHANGER SOCIAL CLUB BOLLEY AVENUE	14	Whitehill
55587/153	MOD DEVELOPMENT SITE OAKHANGER ROAD	31	Whitehill
55587/162	PRINCE PHILIP BARRACKS BUDDS LANE	99	Whitehill
55587/158	DEVELOPMENT PARCEL 1.9 HAVANNAH WAY	52	Whitehill
55587/191	PARCEL 2.10B PRINCE PHILIP PARK CHIEFTAIN STREET	0	Whitehill
36216/008	WHITEHILL CHASE HIGH STREET	-1	Whitehill
22024/012	FORMER MILL CHASE COMMUNITY SCHOOL MILL CHASE ROAD	34	Whitehill

Appendix B: Small Site Completions from 1st April 2024 to 31st March 2025

APPREF	ADDRESS	Net gain	Parish
59328	APOLLONIA HOUSE 2 AMERY STREET	1	Alton
21011/019	77-85 HIGH STREET	2	Alton
36780/009	68-68A HIGH STREET	3	Alton
52213/002	2 THE WINDMILLS ATTICUS HOLDINGS LTD, ATTICUS HOUSE	0	Alton
58535	NORMANDY HOUSE 1 NETHER STREET	6	Alton
55638/002	60-86 LAND BETWEEN WILSON ROAD	0	Alton
59749	BUENA VISTA 70 WELLHOUSE ROAD	-1	Beech
55816	THE WHITE COTTAGE 35 WELLHOUSE ROAD	0	Beech
30433/001	JUNIPERS 53 MEDSTEAD ROAD	1	Beech
57760/002	ORCHARD COTTAGE CHURCH LANE	-1	Bentley
28021/004	THE GLEBE HOUSE SCHOOL LANE	0	Bentley
23521/003	BULL INN FARNHAM ROAD	0	Bentley
51163/017	SDS PROTECTION LTD FORMER SITE OF BINSTED ROAD	0	Binsted
32598/002	THE COTTAGE FRIMSTONE LONGMOOR ROAD	1	Bramshott and Liphook
57260/003	WOOD COTTAGE RECTORY LANE	1	Bramshott and Liphook
49567/005	HERNDALE SANDY LANE	1	Bramshott and Liphook
26233/025	LITTLE KITFIELD KITWOOD ROAD	2	Four Marks
39323/010	MELROSE ALTON LANE	1	Four Marks
59790	YARNHAMS FARMHOUSE YARNHAMS LANE	0	Froyle
27599/004	GLEBE COTTAGE HAMMER LANE	1	Grayshott
57158/006	GREY COTTAGE WHITMORE VALE	0	Grayshott
49946/002	FARTHING'S JUBILEE LANE	1	Grayshott
30168/007	MARLBOROUGH HOUSE HEADLEY ROAD	8	Grayshott
21548/010	LLOYDS TSB BANK PLC HEADLEY ROAD	0	Grayshott
59762	66 KINGSWOOD FIRS	0	Grayshott
56325/004	WISHANGER COTTAGE FRENHAM LANE	-1	Headley

49600/008	THE SPINNEY BEECH HILL	1	Headley
57041/006	WHITEHALL NURSERY RED LANE, CHURT ROAD	1	Headley
32218/006	37 & 41 LAND BETWEEN FAIRVIEW ROAD	1	Headley
53908/005	170 LAND SOUTHWEST OF LOVEDEAN LANE	1	Horndean
40090/005	214 CATHERINGTON LANE	-1	Horndean
55624/003	33 VERBENA CRESCENT	0	Horndean
59170/001	3 CHALK HILL ROAD	1	Horndean
28822/008	HEREWARD LITH AVENUE	1	Horndean
59140	LAND ADJACENT TO THE OAKS 1 CANES LANE	2	Lindford
28778/008	BLACKSMITHS LODGE CHASE ROAD	2	Lindford
58074	WEST END LODGE GOATACRE ROAD	1	Medstead
26148/004	NURSERY LODGE SOLDRIDGE ROAD	1	Medstead
20253/026	MANSFIELD BUSINESS PARK STATION APPROACH	6	Medstead
59143/001	LAND TO REAR OF WATERCRESS WAY	9	Medstead
39720/014	OLD DOWN HOUSE SWELLING HILL	1	Ropley
27778/004	VALE FARM SMUGGLERS LANE	1	Ropley
30944/015	HUNTERS HILL PETERSFIELD ROAD	-2	Ropley
31202/010	AMBLESIDE PETERSFIELD ROAD	-1	Ropley
60276	73 LINKS LANE	-1	Rowlands Castle
21501/006	77 LAND ADJOINING LINKS LANE	0	Rowlands Castle
21878/024	CHAPEL FARM OAKHANGER ROAD	0	Selborne
38980/007	THE SPINNEY SHALDEN LANE	0	Shalden
22139/016	THE GOLDEN POT NEW ODIHAM ROAD	0	Shalden
53516/001	37 GORSEWAYS LIPHOOK ROAD	2	Whitehill
59768	LAND BETWEEN 26 & 27 DEVELOPMENT SITE - PARCEL B LAMERTON CLOSE	0	Whitehill
20422/037	45905 HIGHVIEW HIGH STREET	0	Whitehill
59944/001	120 TREVERON FOREST ROAD	0	Whitehill
24314/015	2 SOMERSET VILLAS MILL CHASE ROAD	2	Whitehill
26328/016	JANDA THE DROVE	0	Wield

Appendix C: Large Sites in the 5YHLS with detailed planning permission as of 1st April 2025

APPREF	ADDRESS	NET OUTSTANDING	UNDER CONSTRUCTION
59484	PROPOSED CARE HOME AND LANDSCAPED GATEWAY FOR ALTON WINCHESTER ROAD	28	28
21560/023	ALTON CONVENT SCHOOL ANSTEY LANE	20	20
21915/011/VOC	MOORLANDS HOGMOOR ROAD*	6	0
22024/012	FORMER MILL CHASE COMMUNITY SCHOOL MILL CHASE ROAD	113	86
23460/010	AJAX HOUSE AND PLOWDEN HOUSE 27 HASLEMERE ROAD	39	39
25050/059	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET	124	123
25050/065	FORMER SITE OF MOLSON COORS BREWING CO. MANOR PARK LOWER TURK STREET	95	95
25256/050	BRACKENBURY GARDENS BOYNESWOOD CLOSE	54	0
25610/011	CROSS AND PILLORY HOUSE CROSS AND PILLORY LANE	14	0
30021/065	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	44	43
30021/066	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	88	40
36216/008	WHITEHILL CHASE HIGH STREET	50	0
53322/007	LAND NORTH OF BARTONS ROAD	61	53
55562/010	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	88	57
55562/013	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	82	0
55562/014	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	66	0
55562/012	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	311	0
55587/152	LAND AT/ADJ BORDON GARRISON CAMP ROAD	175	0
55587/153	MOD DEVELOPMENT SITE OAKHANGER ROAD	60	60
55587/157	PRINCE PHILIP BARRACKS BUDDS LANE	92	31
55587/160	BORDON & OAKHANGER SOCIAL CLUB BOLLEY AVENUE	63	39
55587/162	PRINCE PHILIP BARRACKS BUDDS LANE	216	154
55587/191	PARCEL 2.10B PRINCE PHILIP PARK CHIEFTAIN STREET	66	66
55587/211	WHITEHILL AND BORDON ENTERPRISE PARK BUDDS LANE	85	0
	TOTAL	2,040	934

* not counted due to unknown delivery

Appendix D: Large sites in the 5YHLS with outline planning permission as of 1st April 2025

Application Reference	Address	Settlement	NET OUTSTANDING	UNDER CONSTRUCTION
55562/005	LAND EAST OF HORNDEAN	Horndean	423	0
55587/001	LAND AT AND ADJOINING BORDON GARRISON	Whitehill & Bordon	959	0
55406/005	LAND TO THE REAR OF 191-211 LOVEDEAN LANE	Horndean	30	0
56082/004	MOUNT ROYAL 46 LYMINGTON BOTTOM	Four Marks	59	0
55417/009	LAND AT HOLE LANE	Bentley	12	0
		Total	1,483	0

Appendix E – Large sites with detailed planning permission phased

APPREF	ADDRESS	NET OUTSTANDI NG	UNDER CONSTR UCTION	2025/26	2026/27	2027/28	2028/29	2029/30
59484	PROPOSED CARE HOME AND LANDSCAPED GATEWAY FOR ALTON WINCHESTER ROAD	28	28	28	0	0	0	0
21560/023	ALTON CONVENT SCHOOL ANSTEY LANE	20	20	10	10	0	0	0
21915/011/ VOC	MOORLANDS HOGMOOR ROAD*	6	0	0	0	0	0	0
22024/012	FORMER MILL CHASE COMMUNITY SCHOOL MILL CHASE ROAD	113	86	66	47	0	0	0
23460/010	AJAX HOUSE AND PLOWDEN HOUSE 27 HASLEMERE ROAD	39	39	0	0	39	0	0
25050/059	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET	124	123	124	0	0	0	0
25050/065	FORMER SITE OF MOLSON COORS BREWING CO. MANOR PARK LOWER TURK STREET	95	95	0	0	0	45	50
25256/050	BRACKENBURY GARDENS BOYNESWOOD CLOSE	54	0	0	0	27	27	0
25610/011	CROSS AND PILLORY HOUSE CROSS AND PILLORY LANE	14	0	0	0	14	0	0
30021/065	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	44	43	44	0	0	0	0
30021/066	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	88	40	40	48	0	0	0
36216/008	WHITEHILL CHASE HIGH STREET	50	0	0	25	25	0	0
53322/007	LAND NORTH OF BARTONS ROAD	61	53	27	34	0	0	0
55562/010	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	88	57	44	44	0	0	0
55562/013	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	82	0	0	41	41	0	0

55562/014	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	66	0	0	25	41	0	0
55562/012	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	311	0	0	0	34	50	50
55587/152	LAND AT/ADJ BORDON GARRISON CAMP ROAD	175	0	0	0	50	45	0
55587/153	MOD DEVELOPMENT SITE OAKHANGER ROAD	60	60	30	30	0	0	0
55587/157	PRINCE PHILIP BARRACKS BUDDS LANE	92	31	27	27	38	0	0
55587/160	BORDON & OAKHANGER SOCIAL CLUB BOLLEY AVENUE	63	39	20	30	13	0	0
55587/162	PRINCE PHILIP BARRACKS BUDDS LANE	216	154	80	80	56	0	0
55587/191	PARCEL 2.10B PRINCE PHILIP PARK CHIEFTAIN STREET	66	66	0	0	66	0	0
55587/211	WHITEHILL AND BORDON ENTERPRISE PARK BUDDS LANE	85	0	0	0	0	0	0
	TOTAL	2,040	934	540	441	444	167	100

*not counted due to unknown delivery

Appendix F: Large Sites with Outline Planning Permission Phased

APPREF	ADDRESS	NET OUTSTANDING	2025/26	2026/27	2027/28	2028/29	2029/30
55587/001	LAND AT AND ADJOINING BORDON GARRISON	959	0	0	0	73	73
55562/005	LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	423	0	0	0	50	50
55406/005	LAND REAR OF 191-211 LOVEDEAN LANE	30	0	0	0	15	13
56082/004	MOUNT ROYAL 46 LYMINGTON BOTTOM	59	0	0	0	30	29
55417/009	LAND AT HOLE LANE	12	0	0	0	0	0
		1,483	0	0	0	168	165

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

APPREF	ADDRESS	NETGAIN	UNDER CONSTRUCTION
55344	9 FIRST FLOOR OFFICES TURK STREET	2	0
55816	THE WHITE COTTAGE 35 WELLHOUSE ROAD	1	1
55995	108 FAIRWAYS FOREST ROAD	-1	0
56502	69 ROSEMARY WAY	1	1
56936	LYMINGTON FARM INDUSTRIAL ESTATE LYMINGTON BOTTOM ROAD	7	7
57559	LAND AT HOP KILNS COLDREY BYRE FROYLE ROAD	1	1
57948	WIELD WOOD BUNGALOW PRESTON CANDOVER ROAD	1	0
59640	LAND TO THE SOUTH OF HOOK COTTAGE PATERSONS LANE	3	0
59670	FRIMSTONE NORTH COTTAGE LONGMOOR ROAD	0	0
59749	BUENA VISTA 70 WELLHOUSE ROAD	1	1
59768	LAND BETWEEN 26 & 27 DEVELOPMENT SITE - PARCEL B LAMERTON CLOSE	7	7
59790	YARNHAMS FARMHOUSE YARNHAMS LANE	-1	1
59941	BLENDTHORPE BLENDWORTH LANE	1	0
59998	233 LAND TO THE NORTH OF CATHERINGTON LANE	6	0
60029	STREET RECORD BROADWAY LANE	2	0
60062	CONWAY & MILLFIELD LAND BETWEEN ALTON LANE	3	0
60093	15 HAZEL ROAD	1	0
60103	STRATTON HOUSE UPPER ANSTEY LANE	0	0
60146	WELCHES COTTAGE MAIN ROAD	0	0
60276	73 LINKS LANE	1	1
60369	1 PLOT ADJOINING CRABTREE GARDENS	1	0
60382	11 NEW ROAD	1	0
60385	BOUNDARY COTTAGE DAY LANE	0	0
60506	82 PEAR TREE ROAD	1	0
02236/024	PADDOCK VIEW LAND TO THE WEST STONEY LANE	1	0
20113/001	67 LONDON ROAD	1	1

20392/013	LAND SOUTH OF THE LIONS FIELD DEVELOPMENT OAKHANGER ROAD	1	0
20422/037	45905 HIGHVIEW HIGH STREET	6	6
20533/059	FOREST LODGE GARDEN CENTRE FARNHAM ROAD	8	0
20601/027	HIGH HURLANDS NURSING HOME GENTLES LANE	1	0
20601/029	HIGH HURLANDS NURSING HOME GENTLES LANE	5	0
20607/003	98 LONGMOOR ROAD	2	0
20660/076	25 WILLIAM CURTIS HOUSE LENTEN STREET	7	0
20729/032	33 SOUTH LANE	6	6
21006/007	13 HEATHER DRIVE	1	0
21199/009	LAND SOUTH OF HILL HOUSE STABLES HILL HOUSE HILL	0	0
21501/006	77 LAND ADJOINING LINKS LANE	3	3
21548/010	LLOYDS TSB BANK PLC HEADLEY ROAD	2	2
21592/010	LAND NORTH OF BEECHCROFT LITH AVENUE	1	0
21796/005	ANVIL COTTAGE ARFORD COMMON	1	0
21878/024	CHAPEL FARM OAKHANGER ROAD	5	5
21925/021	3 LONDON ROAD	2	2
21955/028	AN4 GROUP LTD 8 THE WINDMILLS ST MARYS CLOSE	2	0
22101/007	LIPHOOK GARAGE THE SQUARE	3	3
22113/015	TAYVILLE STAPLEY LANE	0	0
22139/016	THE GOLDEN POT NEW ODIHAM ROAD	4	4
22237/008	THE WREKIN THE SHRAVE	0	1
22652/006	DEERHURST THE SHRAVE	2	0
22823/029	CADLINGTON HOUSE ESTATE THE PAVILION BLENDWORTH LANE	1	1
22843/065	66 MARSHALL BENDALL HIGH STREET	1	0
22923/004	THE LINKS OLD ODIHAM ROAD	0	0
23347/011	PRIORS LUDSHOTT COMMON WOOLMER LANE	0	0
23353/007	5 LONDON ROAD	2	2
23521/003	BULL INN FARNHAM ROAD	2	2
23599/017	THE CORNER HOUSE AMERY STREET	1	0
23606/006	116 IVY COTTAGE CHALET HILL	4	0
23697/014	WOODLEA SCHOOL ROAD	1	0

23929/007	ANDROSS MANOR ANDREWS LANE	0	0
23997/003	10 RAILWAY COTTAGES BRACKENWOOD OLD STATION WAY	2	0
24245/010	TRAVELBAG PLC 45780 HIGH STREET	2	0
24449/017	15A HIGH STREET	2	0
24482/005	8 NORMANDY STREET	3	3
24528/017	CROSSWAYS TRINITY ROAD	1	0
24622/023	RUSSELL HOUSE VILLAGE STREET	1	1
25208/002	48 KINGS HILL	0	0
25218/007	MEADOW BARN PETERSFIELD ROAD	1	0
25449/006	WORKSHOP HOLLY COTTAGE REDWOOD LANE	2	0
25536/003	DELL HOUSE FARM HAWTHORN ROAD	2	0
25629/004	HALFPENNY HOUSE CROSSWAYS ROAD	1	0
25843/007	33A TELEGRAPH LANE	0	1
26058/017	JEHA HOUSE PETERSFIELD ROAD	6	6
26325/006	10 NEW BARN LANE	1	0
26328/016	JANDA THE DROVE	0	1
27042/003	221 CATHERINGTON LANE	0	0
27103/010	54 FORMER SITE OF THE COLONIAL BAR PORTSMOUTH ROAD	7	0
27106/015	41 MAYFIELD HOUSE CARE HOME LONDON ROAD	3	3
27205/025	LAND WEST OF ROYAL ANCHOR HOTEL FRONTING LONGMOOR ROAD	4	0
27465/010	GREENMOUNT NEW ODIHAM ROAD	-1	0
27542/007	KINGSHEAD MARKET STREET	6	0
27699/010	44 HIGH STREET	2	0
27726/011	DOVEBORNE 29 FINCHDEAN ROAD	2	0
27844/013	HARAMBEE GENTLES LANE	5	0
27877/028	SANDHILL FARM PICKETTS HILL	5	0
27957/002	YEW HOUSE RECTORY LANE	1	0
27970/008	PEACOCKS STORE LTD 28 HIGH STREET	3	0
27992/004	BENTLEY VILLAGE SURGERY HOLE LANE	5	0
28021/004	THE GLEBE HOUSE SCHOOL LANE	3	3
28218/007	56 & 56A ANSTEY ROAD	-2	0

29032/007	PICKETTS HILL HOUSE PICKETTS HILL	0	1
29096/002	MERROW DOWN BOYNESWOOD LANE	0	0
29113/016	82 & 84 WISTERIA REST HOME LONDON ROAD	-1	0
29264/007	GREENDRIFT HOMESTEAD ROAD	0	1
30016/021	103 OAKLANDS FARM REDHILL ROAD	4	0
30084/002	CATALPA 66 WELLHOUSE ROAD	0	0
30289/012	SUNNYHILL STONEY BOTTOM	1	1
30843/010	MEADOW FARM STUD WIELD ROAD	0	1
31046/010	GLEN COTTAGE FULLERS ROAD	1	0
31260/006	HIGHCLIFF LAND ADJACENT TO DUNSELLS LANE	1	1
31446/005	WOODLAWN 104 MEDSTEAD ROAD	1	0
31599/003	HARTINGTON HOUSE FARNHAM ROAD	0	0
31613/010	THREE OAKS 104 CHASE ROAD	2	2
31814/003 F	SPRING STABLES MEDSTEAD ROAD	0	0
32190/004	NORTH LUDMORE COTTAGES 1	-1	0
32375/003	FAIRFIELD GRAVEL LANE	0	1
32440/008	58B NORMANDY STREET	6	0
32823/005	THE ROAD MAKER INN PETERSFIELD ROAD	-1	0
32859/005	ASHFIELD HOLE LANE	1	0
32962/006	MILE END OLD ODIHAM ROAD	0	0
33223/002	BORDERFIELD BOUNDARY ROAD	1	0
33846/001	SAINTBURY HILL FARM BAMBER LANE	5	0
34426/005	LITTLE PARK FARM ABBEY ROAD	1	1
34829/002	HEATHERLEIGH CROSSWAYS ROAD	2	0
35940/003	4 HIGH STREET	5	0
38657/003	61 LINKS LANE	1	0
39646/022	NORTHFIELD STABLES SOLDRIDGE ROAD	0	0
39663/011	ROPLEY BARN GOCHEN FARM LYEWAY LANE	1	0
49657/003	CARTON HOUSE REDWOOD LANE	0	0
49727/003	WEAVERS DOWN LODGE WEAVERS DOWN	1	1
50379/006	2 WHITEHAVEN	1	1

50398/007	OLD BARN FARM BUNGALOW HEWSHOTT LANE	0	0
51163/008	MALMS FARM BINSTEAD ROAD	1	1
51163/017	SDS PROTECTION LTD FORMER SITE OF BINSTEAD ROAD	4	4
51163/018	FORMER SITE OF S D S PROTECTION LIMITED MALMS FARM BINSTED ROAD	2	0
51523/012	QUINCES TUNBRIDGE LANE	0	0
51729/003	10 STATION ROAD	1	1
51992/015	THE RAMBLERS BIGHTON HILL	0	0
52213/002	2 THE WINDMILLS ATTICUS HOLDINGS LTD, ATTICUS HOUSE ST MARY'S CLOSE	5	5
52607/001	1 CHEQUERS HOOK COTTAGES GASCOIGNE LANE	1	0
52796/001	LAND EAST OF WISHANGER ESTATE SMITHFIELD LANE	1	0
52942/009	GREAT HOLT FARM HEATH HILL	1	1
53403/006	MOWLANDS FARM FIRTH END	1	0
54047/011	LAND ADJOINING BEECHANGER 59 WELLHOUSE ROAD	1	0
54411/004	KOOKABURA HOUSE GRAVEL HILL ROAD	0	1
54841/006	BEVERLEY 165 WINCHESTER ROAD	1	0
55041/001	AUREA-NORMA THE DENE	4	0
55290/004	THE QUARRY POND ROAD	1	1
55567/011	LAND WEST OF OAK LEIGH PARK LANE	1	1
55567/012	LAND WEST OF OAK LEIGH PARK LANE	1	1
55624/003	33 VERBENA CRESCENT	1	1
55638/002	60-86 LAND BETWEEN WILSOM ROAD	9	9
55712/003	THE BARN (LAND BETWEEN CRANFORD HOUSE & ROWANDALE HOUSE) ALTON LANE	1	0
55795/002	LAND EAST OF RECTORY LANE	3	0
56325/004	WISHANGER COTTAGE FRENSHAM LANE	1	0
56743/003	WISHANGER STUD WISHANGER LANE	1	0
57158/006	GREY COTTAGE WHITMORE VALE	0	1
57470/004	NIGHTINGALE COTTAGE FORGE ROAD	1	0
57633/003	GRANGE BARN WHITEHILL ROAD	1	0
57683/002	DENE STORES THE DENE	0	0
57725/002	THE LILACS LAND EAST OF HOMESTEAD ROAD	1	1

57821/002	122 LAND REAR OF GREEN LANE	1	0
57928/004	HILL FARM BARNS HILL FARM LASHAM HILL LANE	1	0
57933/003	CHAPADA KITWOOD LANE	0	1
57954/004	AGRICULTURAL BUILDING STATION ROAD	5	0
58070/002	19 LAND EAST OF AVENUE CLOSE	2	2
59406/003	THE SQUARE 14A LONDON ROAD	1	0
59560/001	12 LARK RISE	1	0
59562/002	49 SOUTHVIEW RISE	1	0
59590/002	4 DENE CLOSE	1	0
59646/001	WELCHES MAIN ROAD	1	0
59728/001	19 CHALTON LANE	0	0
59843/001	MULBERRY LODGE LADYGATE DRIVE	0	0
59944/001	120 TREVERON FOREST ROAD	0	1
59977/001	LAND BETWEEN 33 AND 35A WELLHOUSE ROAD	1	0
60458/003	SOUTHWOOD SANDY LANE	0	0
EHDC-24-0009-PA3M	38 HIGH STREET	3	0
EHDC-24-0022-PIP	WEST END LODGE GOATACRE ROAD	0	0
EHDC-25-0010-PA3R	LUDMORE BARNS BROADWAY LANE	1	0
		278	119

Appendix H – C2 uses expected within next five years

Application Reference	Address	Proposal	Gain	Loss	Net gain	Equivalent number of dwellings (net)
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
20601/027	HIGH HURLANDS NURSING HOME GENTLES LANE	CHANGE OF USE FROM NURSING HOME (USE CLASS C2) TO DWELLINGHOUSE (USE CLASS C3)	0	22	-22	-11
29113/016	82 & 84 WISTERIA REST HOME LONDON ROAD	REMOVAL OF ROOF & UPPER FLOORS OF NO.84 & CONSTRUCTION OF A TWO STOREY LINK TO NO.82.	9	0	9	4.5
		TOTAL	49	40	9	4.5

Appendix I – East Hampshire Lapsed Rates April 2011 to March 2025

Method 1: Lapse Rate versus Total Net Permissions

Year		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	Average	Omitting 2018/19
Small Sites	Lapsed (net)	11	2	14	10	9	15	23	5	9	7	13	8	3	10	9.93	10.31
	Net Outstanding at 1st April	291	299	350	352	343	348	306	288	333	307	245	234	242	269	300.50	301.46
	%	3.78%	0.67%	4.00%	2.84%	2.62%	4.31%	7.52%	1.74%	2.70%	2.28%	5.31%	3.31%	1.24%	3.72%	3.30%	3.42%
Large Sites	Lapsed (net)	27	0	28	12	52	0	0	813	0	0	0	0	0	0	66.57	9.15
	Net Outstanding at 1 st April	1195	1381	1193	2190	6282	6272	5646	4007	3493	3401	4068	3728	3798	3531	3584.64	3552.15
	%	2.26%	0.00%	2.35%	0.55%	0.83%	0.00%	0.00%	20.29%	0.00%	0.00%	0.00%	0.00%	0.00%	0%	1.86%	0.26%
Overa ll	Total Lapsed	38	2	42	22	61	15	23	818	9	7	13	8	3	10	76.50	19.46
	Total Outstanding*	1486	1680	1543	2542	6625	6620	5952	4295	3826	3708	4313	3965	4040	3800	3885.36	3853.85
	%	2.56%	0.12%	2.72%	0.87%	0.92%	0.23%	0.39%	19.05%	0.24%	0.19%	0.30%	0.20%	0.07%	0.26%	1.97%	0.50%

Appendix J: Overall Trajectory for 5YHLS

SOURCE	2025-26	2026-27	2027-28	2028-2029	2029-2030	TOTAL 5YHLS
LARGE DETAILED PLANNING PERMISSIONS	540	441	444	167	100	1,692
LARGE OUTLINE PLANNING PERMISSIONS	0	0	0	168	165	333
SMALL PLANNING PERMISSIONS	52	53	53	53	53	264
LOCAL PLAN ALLOCATIONS	0	0	0	0	0	0
NEIGHBOURHOOD PLAN ALLOCATIONS	0	0	0	0	0	0
OTHER IDENTIFIED DELIVERABLE SITES	0	0	0	80	80	160
C2 USES	0	0	5	0	0	5
WINDFALL ALLOWANCE	0	0	0	53	53	106
TOTAL	592	494	502	521	451	2,560

Appendix K – Delivery proformas

Five Year Position Statement
(1st April 2025 to 31st March 2030)



Site Ref: HD-001

Address: Land rear of 191-211 Lovedean Lane, Horndean

Parish/Town: Horndean

Site Information: The site was granted outline planning permission in June 2024 for 30 dwellings. A Reserved Matters application was validated in August 2025 for 28 dwellings and is pending a decision.

It is expected that all 28 dwellings will be delivered over the next five years.

Year 5 – 2029/30 13

Total 5 year: 28

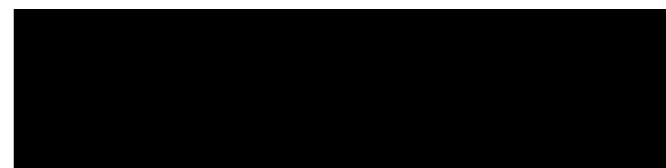
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Print Name:

Organisation:

Date:



SMITH SIMMONS + PARTNERS

4/11/2025

Completed pre 2025

Year 1 – 2025/26

Year 2 – 2026/27

Year 3 – 2027/28

Year 4 – 2028/29 15

Five Year Position Statement
(1st April 2025 to 31st March 2030)



Site Ref: AL-054

Address: Alton Convent School, Anstey Lane, GU34 2NF

Parish/Town: Alton

Site Information: The site was granted planning permission at appeal in June 2023 for 20 dwellings, amongst other development associated with the school (21560/023).

Since the planning application was approved the school has closed.

Development on site has commenced and all 20 dwellings are expected to be completed by April 2026.

Completed pre 2025 0

Year 1 – 2025/26 20

Year 2 – 2026/27

Year 3 – 2027/28

Year 4 – 2028/29

Year 5 – 2029/30

Total 5 year: 20

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Print Name:

Organisation: ET Planning

Date: 13th October 2025

Five Year Position Statement
(1st April 2025 to 31st March 2030)



Site Ref: RC-002

Address: Land north of Bartons Road

Parish/Town: Rowlands Castle

Site Information: Planning permission was granted in May 2024 following the completion of a S106 agreement.

The scheme within East Hampshire is a second phase to development in adjoining Havant Borough that is currently under construction.

Redrow is the developer and 53 units were under construction at 31st March. There is great certainty that the 61 units will be complete within the next 5 years.

Completed pre 2025 0

Year 1 – 2025/26 27

Year 2 – 2026/27 34

Year 3 – 2027/28 0

Year 4 – 2028/29 0

Year 5 – 2029/30 0

Total 5 year: 61

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Print Name:

Organisation: Barratt Redrow Southern Counties

Date: 15 Oct 2025

Five Year Position Statement
(1st April 2025 to 31st March 2030)



Site Ref: WHI-028

Address: Whitehill Chase, High Street, Bordon

Parish/Town: Whitehill & Bordon

Site Information: Planning permission was granted in April 2023 for 50 dwellings at Whitehill Chase (36126/008).

All demolitions have taken place on site and development commenced in August 2025. It is anticipated that the scheme will be complete by 2027/28.

Given that development has commenced on site, there is great certainty that the scheme will be complete within the next five years.

Completed pre 2025 0

Year 1 – 2025/26

Year 2 – 2026/27 25

Year 3 – 2027/28 25

Year 4 – 2028/29

Year 5 – 2029/30

Total 5 year: 50

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed: _____

Print Name: _____

Organisation: _____

Date: _____

WHITEHILL & BORDON DEVELOPMENT
COMPANY NEW CHASE LTD
13/10/25

**Five Year Position Statement
(1st April 2025 to 31st March 2030)**



Site Ref: WHI-020

Address: Whitehill and Bordon

Parish/Town: Whitehill

Site Information: The site forms part of JCS Strategic Allocation (2014) – Policy CSWB1 for 2,725 dwellings (2011-2028) and 4,000 dwellings beyond the plan period.

A hybrid planning application was approved in November 2015 for 2400 dwellings, and a new town centre (55587/001).

At 31st March 2025, there has been over 1,000 completions pursuant to application 55587/001 and a further 885 net dwellings also benefit from Reserved Matters permission, with 350 dwellings under construction.

There is currently one pending Reserved Matters application for 146 dwellings (EHDC-25-0479-RES).

Additional Reserved Matters applications are expected by the end of 2025.

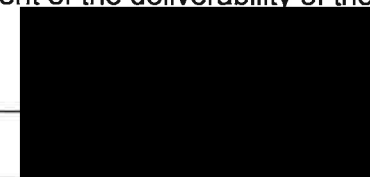
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Print Name:

Organisation:

Date:



WHITEHILL & BORDON REGENERATION
COMPANY LTD
16/10/25

Planning app ref no.	W & B reference	Planning app. description	Total No. Of dwellings	Total No. of dwellings complete at	Under construction at 31 st March 2025	Phasing
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Five Year Position Statement
(1st April 2025 to 31st March 2030)

				31 st March 2025		25-26	26-27	27-28	28-29	29-30	Beyond 5 years
55587/152	Blocks A & B	RM (PURSUANT TO 55587/001), RETAIL, OFFICES AND 175 FLATS; BLOCK A 53 UNITS, BLOCK B 42 UNITS AND BLOCK E80 UNITS.	175	0	0	0	50	45	0	0	80
	Block E										
55587/153	PfP - Parcel 3.8, Parcel 4.1 & 4.2	BORDON PARCEL 4.1 - RESERVED MATTERS APPLICATION - RESIDENTIAL DEVELOPMENT COMPRISING 91 (C3) DWELLINGS	91	31	60	30	30	0	0	0	0
55587/157	Oxney Quarter/BOSC Phase 1	RM APPLICATION PURSUANT TO APPLICATION 55587/001 FOR ERECTION OF 104 DWELLINGS	104	12	31	27	36	29	0	0	0
55587/160	BOSC Village BRICS	RESERVED MATTERS APPLICATION PURSUANT TO 55587/001 FOR ERECTION OF 77 DWELLINGS	77	14	39	20	30	13	0	0	0
55587/162	Dukes Quarter Phase 3	PHASE 3 RESERVED MATTERS PURSUANT TO 55587/001 FOR ERECTION OF UP 315 DWELLINGS AND DEMOLITION OF BUILDING T59	315	99	154	150	66	0	0	0	0
55587/191	Mustangs McCarthy and Stone	Building comprising 56 retirement living apartments. Block of 10 flats with associated car and cycle parking and landscaped grounds.	66	0	66	0	66	0	0	0	0

Five Year Position Statement
(1st April 2025 to 31st March 2030)

55587/211	Health Hub residential	Construction of a new 5 storey building on east part of site containing a health hub, retail units, café and juice bar, 85No. Residential apartments above	85	0	0	0	0	0	0	85	0
EHDC-25-0479-RES (Pending)	Parcel 3.5 (part), Parcel 3.7 and 3.9	The development of 146 dwellings with associated access, parking, landscaping, open space (including play area), supporting infrastructure and works.	146	0	0	0	73	73	0	0	0
Total			1059	156	350	227	351	160	0	85	80

Five Year Position Statement
(1st April 2025 to 31st March 2030)



Site Ref: HD-012

Address: Land East of Horndean, Rowlands Castle Road

Parish/Town: Horndean

Site Information: The site was allocated in the Local Plan: Housing and Employment Allocations (2016), Policy HN1, for approximately 700 dwellings. Outline application (55562/005) 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.

2 Reserved Matters applications have been permitted pursuant to outline planning permission 55562/005:

- 55562/012 - 311 dwellings and
- 55562/014 - 66 dwellings.

Bloor Homes are the housebuilder and have anticipated that the 66 dwellings and the 311 dwellings will both be complete within the next five years. A total of 400 dwellings are therefore expected within the next five years.

Completed pre-2025	0
Year 1 – 2025/26	25
Year 2 – 2026/27	75
Year 3 – 2027/28	100
Year 4 – 2028/29	100
Year 5 – 2029/30	100
Total 5 year:	400

I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Print Name:

Organisation:

Date:

[Redacted Signature]
[Redacted Name]
BLOOR HOMES (SOUTHERN)
11-11-25