



East Hampshire District Council Authority Monitoring Report (AMR)

2024/2025

December 2025

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1. Introduction

- 1.1. This Authority Monitoring Report (AMR) covers the period 1 April 2024 to 31 March 2025.
- 1.2. This AMR covers the area of East Hampshire District outside of the South Downs National Park (SDNP).
- 1.3. This AMR is prepared in accordance with Part 8 Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012. It primarily focusses on assessing progress against the Local Development Scheme (LDS) (the Local Plan timetable), and current planning policies that include annual numbers for new homes (including affordable homes). It also includes information about Neighbourhood Plans, the Community Infrastructure Levy (CIL) and the Duty to Co-operate.

The South Downs National Park

- 1.4. The South Downs National Park (SDNP) covers a significant part of the district (57%). The South Downs National Park Authority (SDNPA) became the planning authority for that area on 1 April 2011. This report therefore does not cover monitoring in relation to the SDNP area. The Authority Monitoring Report for the South Downs National Park can be found [here](#).

Map of East Hampshire District

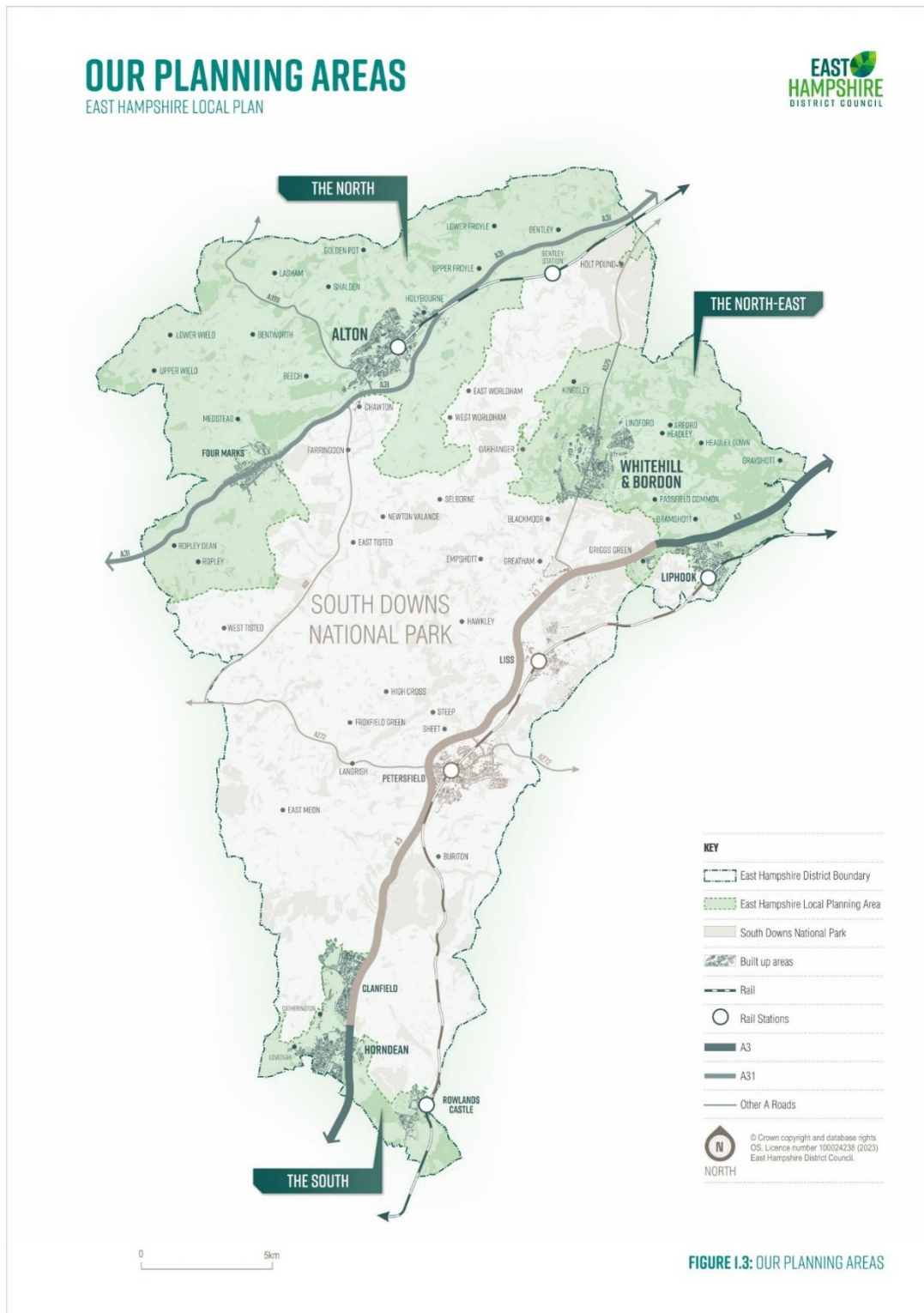


Figure 1: Map of East Hampshire District

2. Monitoring Policy Progress

The Local Development Scheme (LDS)

- 2.1. The Council's LDS was updated in March 2025 and covers the period up to 2027, setting out the details of the remaining Development Plan Documents still to be produced, namely the emerging East Hampshire Local Plan (2025-2043). The LDS can be viewed on the Council's website [here](#).
- 2.2. For the remainder of this document the East Hampshire District Local Plan: Joint Core Strategy will be called the Joint Core Strategy. The East Hampshire District Local Plan Part 2: Housing and Employment Allocations will be called the Allocations Plan.

Joint Core Strategy (2014)

- 2.3. The Joint Core Strategy was examined in October 2013 and was adopted by East Hampshire District Council on 8 May 2014 in line with the timescale set out in the adopted LDS at that time.

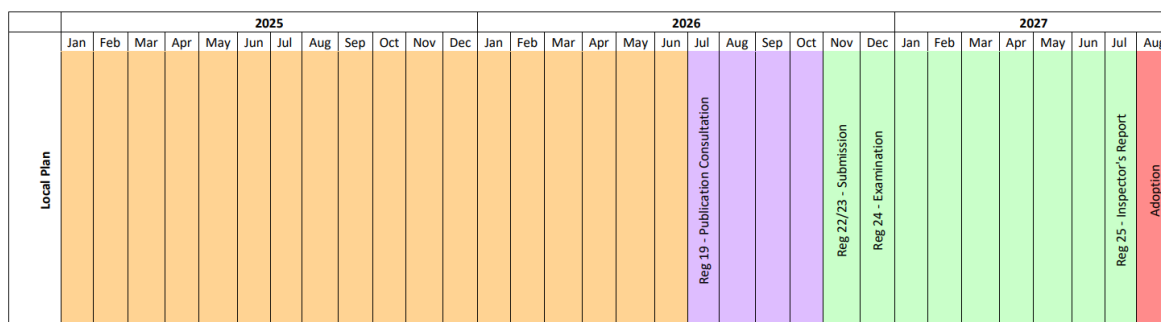
Housing and Employment Allocations (2016)

- 2.4. The Allocations Plan was adopted by East Hampshire District Council on 7 April 2016. The policies in this Plan are monitored in Chapter 4 of this report.

Emerging East Hampshire Local Plan (2025 – 2043)

- 2.5. In 2018, the Council began reviewing its Local Plan by extensive evidence base gathering to support the Local Plan and held two early-stage consultations in 2019.
- 2.6. The intention was to proceed with the next stage of plan making – formal consultation on the pre-submission version of the Local Plan during 2022. However, it became evident that due to various factors and the potential impact these would have on the Local Plan, a decision was made to reset the preparation of the Local Plan in May 2022 and consider further early engagement on the matters that are important to East Hampshire.
- 2.7. The Council held a Regulation 18 Consultation on the Local Plan issues and priorities (part 1) during late 2022-early 2023 with over 3,200 submissions received. A further Regulation 18 consultation on a draft version of the Local Plan was undertaken in January 2024 after receiving approval to consult from the Council's Planning Policy Committee on 10th January 2024. Over 2,800 submissions were received to this consultation.
- 2.8. Appendix A of the Council's LDS sets out the timetable for the emerging Local Plan, see below.

Local Plan - Timetable to 2027



Key
 Evidence base gathering & on-going engagement with key consultees (e.g. in accordance with the duty to co-operate)
 Regulation 19 - Publication of draft Local Plan
 Regulation 22 - Submission of document; Regulation 24 - Examination hearings; Regulation 25 - Inspector's final report
 Adoption

Figure 2: Local Plan Timetable from Local Development Scheme

- 2.9. The timetable sets out that in March 2025 the Council would be at the evidence gathering stage of the Local Plan preparation. Following a second Regulation 18 consultation in 2024 the council is in line with the timetable as set out in the LDS.
- 2.10. Within this monitoring period, the change in government and proposed changes to the National Planning Policy Framework (NPPF) have caused delay to the Local Plan. The Council acknowledges this has caused a delay to the timetable set out in last year's LDS, as shown in last year's AMR. The Council therefore updated the LDS in March 2025 and now has more certainty over the direction of the Local Plan.

Neighbourhood Planning

- 2.11. The Localism Act 2011 introduced Neighbourhood Planning as a new way for communities to decide the future of their areas through community-led planning policy documents. The Neighbourhood Plans can include planning policies and allocations of land for different uses.
- 2.12. Neighbourhood Plans can be produced by town or parish councils in consultation with their communities but must be in conformity with the NPPF and local planning policy. There are currently seven 'made' Neighbourhood Plans in the district.

| Neighbourhood Plan Area | Date 'Made' |
|-------------------------|-------------------|
| Medstead and Four Marks | 12 May 2016 |
| Ropley | 19 September 2019 |
| Beech | 10 June 2021 |
| Alton | 11 November 2021 |
| Rowlands Castle | 28 September 2023 |
| Bramshott & Liphook | 28 November 2024 |

| | |
|---------|--------------|
| Bentley | 17 July 2025 |
|---------|--------------|

Table 1: Made Neighbourhood Plans

- 2.13. The Bentley Neighbourhood Plan is the most recent to be ‘made’ by the Council, although this was outside of the monitoring period. Examination commenced on the 27th January 2025. Following the Independent Examination, the Examiner concluded that the Bentley Modified Neighbourhood Plan, following amendments in line with the examiner’s recommendations, meets all the statutory requirements including the basic conditions test. The Plan was ‘made’ by Full Council on 17th July 2025.
- 2.14. Bentworth Neighbourhood Plan was designated in 2015, the Plan is currently on hold.

| Neighbourhood Plan Area | Date designated |
|-------------------------|-----------------|
| Bentworth | November 2015 |

Table 2: Neighbourhood Plans in development

- 2.15. Information on all the adopted and emerging Neighbourhood Plans can be found on our [website](#).

Duty to Cooperate

- 2.16. The Duty to Cooperate places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan preparation in the context of strategic cross boundary matters.
- 2.17. It is a requirement of the AMR to report what actions have been taken when a local planning authority has co-operated with another local planning authority, county council, or a prescribed body. In addition, the NPPF requires strategic policy making authorities to prepare and maintain a statement of common ground, documenting the cross-boundary matters being addressed and progress in co-operating to address these.
- 2.18. In July 2022 the Council published an update of the [Duty to Co-operate Framework](#) which was prepared with input from partners and neighbouring councils. The framework forms part of the Local Plan evidence base to help demonstrate that the Council is engaging constructively, actively and on an on-going basis. It identifies the strategic cross boundary issues which the Local Plan is likely to reflect (and how they have come about). In particular, the Council continues its close working relationship with the SDNPA and other neighbouring Councils and will continue to agree [Statements of Common Ground](#) where and when appropriate, as demonstrated by the agreements signed in 2024.
- 2.19. Throughout the year, the Council has continued to proactively engage with infrastructure providers, including the Integrated Care Board, energy providers and the County Council.

- 2.20. In April 2025, following agreement from the Planning for South Hampshire (PfSH) Joint Committee, the Council officially withdrew from PfSH. Joint working through PfSH provided a common strategic framework to inform local plan-making within the Solent area. It became apparent that a more efficient way of engaging could be achieved, given that PfSH only relates to the southern parishes of East Hampshire, and other relevant partners such as Chichester District Council and SDNPA are not members. It is considered that EHDC's joint working for strategic planning will be done more efficiently through individual meetings and discussions that are managed by Council officers. In comparison with PfSH arrangements, this enables the Council to have more control over the agenda and more influence and to direct the joint working to the planning issues that are most relevant to East Hampshire. Whilst EHDC formally withdrew from PfSH in April 2025, the joint evidence base and agreed frameworks remain material to the Duty to Cooperate (DtC) and the preparation of the East Hampshire Local Plan.
- 2.21. All Statements of common ground supporting the Draft Local Plan 2024 and beyond can be found on the Council's [website](#).

Supplementary Planning Documents (SPD)

- 2.22. The Council has adopted 6 Supplementary Planning Documents:
- Affordable Housing SPD
 - Climate Change and Sustainable Construction SPD
 - Housing Outside Settlement Boundaries SPD
 - Joint Wealden Heaths Phase II Special Protection Area SPD
 - Residential Extensions and Householder Development SPD
 - Vehicle Parking Standards SPD
- 2.23. All the adopted SPDs are available on the [Council's website](#).

Self and Custom Build Register

- 2.24. The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to keep a register of individuals and associations of individuals who wish to acquire serviced plots of land to bring forward self-build and custom housebuilding projects. At 31st March 2025, the total number of applicants on the register was 73.
- 2.25. The Council carries out regular reviews of the register, whereby anyone who has been on the register for two years is asked to reregister, to ensure their details and preferences are up to date. This is to ensure the Council is retaining data in accordance with its GDPR retention schedule. The Self-build and Custom Housebuilding Act 2015 is a material planning consideration and as such needs to be reflective of current need.
- 2.26. In the monitoring period 1st April 2024 to 31st March 2025, 7 individuals registered their interest for a self and custom build plot in the district (outside the South Downs National Park). A breakdown of those on the register is available in Appendix 1.

Brownfield Land Register

- 2.27. The Brownfield land register provides up-to-date information on previously developed sites the Council considers to be available and potentially suitable for residential development. This does not include land or buildings in agricultural use or residential gardens. All LPAs are required to maintain a register of previously developed sites which are capable of being redeveloped or converted to provide housing-led development.
- 2.28. All sites must meet the definition of 'previously developed land' which is included within the [Glossary of the NPPF](#).
- 2.29. All sites must meet the following criteria to be included:
- They should be suitable for residential development. This means that the land must have planning permission, be allocated within the adopted development plan or be considered appropriate for such development by the Council.
 - They should be available for residential development. This means that there is no impediment to development in terms of either ownership issues or legal constraints on the land.
 - The residential development of the land must be achievable and likely be developed within 15 years of being entered on the register
- 2.30. In accordance with Government requirements, the Council's Brownfield Land Register includes sites which are at least 0.25 hectares in area or are capable of providing a net gain of at least 5 dwellings. Sites currently pending permission are also included. Sites which are under construction are not included on the Brownfield Land Register. The Town and Country Planning (Brownfield Land Register) Regulations 2017 requires LPAs to update the information relating to existing entries in their registers at least once a year by December at the latest.
- 2.31. Further details of the Brownfield Register are available on the [Council's website](#).

Community Infrastructure Levy (CIL)

- 2.32. The Council adopted its CIL Charging Schedule on the 25 February 2016 with an implementation date of 8 April 2016. The CIL charging rates are supported by evidence of development viability and apply to development within East Hampshire District that is located outside of the SDNP. The SDNPA introduced CIL charging on 1st April 2017.
- 2.33. In the monitoring period 1 April 2024 to 31 March 2025, 45 Liability Notices were issued. Of these 45, 19 of the schemes received CIL relief/exemption (e.g., self-build relief, annexes or affordable housing relief) and therefore the liability for these developments was zero subject to no disqualifying events occurring. The remaining 26 Liability notices were issued and totalled £2,729,310.73. The collection of these funds are dependent on the developments commencing in line with the approved permissions.

- 2.34. For the same period, 22 Demand Notices were issued for CIL. Of these 22, 12 of the schemes received CIL relief/exemption (e.g., self-build relief, annexes or affordable housing relief) and therefore the Demand Notice for these was zero. The remaining 10 demand notices were issued and totalled £1,683,102.14.

3. Implementation of policy

- 3.1. The Town and Country Planning (Local Development) (England) Regulations 2012 (Regulation 34) require that the AMR must identify any policies in a Local Plan that are not being implemented and explain the reasons why.
- 3.2. Regulation 34(2) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (SI 2012/767) ('the 2012 Regulations') provides for the formal disapplication of development plan policies, stating;
- 3.3. *“(2) Where a local planning authority are not implementing a policy specified in a local plan, the local planning authority's monitoring report must —
(a) identify that policy; and
(b) include a statement of—
(i) the reasons why the local planning authority are not implementing the policy; and
(ii) the steps (if any) that the local planning authority intend to take to secure that the policy is implemented.*
- 3.4. In reference to Regulation 34(2)-part a, as above, in the monitoring period 2022-2023 it was reported that the Council is no longer implementing Policy H16 of the East Hampshire District Council Local Plan Second Review (2006). The reasons why the policy is no longer being implemented can be found in [2023 AMR](#).

4. Monitoring Performance

- 4.1. Where Local Plan policies specify a number over a period of time in relation to net additional dwellings or net additional affordable dwellings, the AMR must report the number achieved over the monitoring period, and since the policy was adopted.

Employment and Retail

New Employment Provision

- 4.2. Policy CP3 outlines the employment provision and distribution across the district up to 2028. As shown in the table below; in the monitoring period, the total completed employment floorspace equalled 660m². This was at land north of Broxhead Trading Estate, Bordon.
- 4.3. As can be seen in Table 3 below, since 2011, a total of 65,578m² of employment has been delivered across the district with Industry making up 55%, Mixed (B1-B8) making up 36%, and B1 Business making up the remaining 9%.
- 4.4. The Use Class Order was significantly amended in 2020 with numerous classes being removed and a new 'Class E' being created. This change has had an impact on employment uses in particular B1a and B1b Office which is now categorised as Class E: Commercial, business and service and subject to new permitted development rules. Due to the Policy CP3 using the previous use class order this report will continue to report employment still using the B classes.

| Year | Office (B1a, B1b) | | | Industry (B1c, B2, B8) | | | Mixed (B1-B8) | | |
|--------------|-------------------|-------------|------------|------------------------|-------------|--------------|---------------|-------------|--------------|
| | Gain | Loss | Net Total | Gain | Loss | Net Total | Gain | Loss | Net Total |
| 2011/12 | 396 | 630 | -234 | 2302 | 0 | 2302 | 3407 | 0 | 3407 |
| 2012/13 | 331 | 0 | 331 | 1181 | 726 | 455 | 1319 | 0 | 1319 |
| 2013/14 | 278 | 0 | 278 | 1268 | 0 | 1268 | 3494 | 0 | 3494 |
| 2014/15 | 316 | 0 | 316 | 420 | 0 | 420 | 1504 | 759 | 745 |
| 2015/16 | 607 | 0 | 607 | 1252 | 206 | 1046 | 0 | 101 | -101 |
| 2016/17 | 250 | 0 | 250 | 1839 | 0 | 1839 | 2629 | 298 | 2331 |
| 2017/18 | 811 | 0 | 811 | 5932 | 1260 | 4672 | 2984 | 0 | 2984 |
| 2018/19 | 2801 | 0 | 2801 | 2368 | 0 | 2368 | 1018 | 886 | 132 |
| 2019/20 | 0 | 0 | 0 | 1417 | 1367 | 50 | 0 | 0 | 0 |
| 2020/21 | 0 | 0 | 0 | 2433 | 0 | 2433 | 450 | 0 | 450 |
| 2021/22 | 0 | 0 | 0 | 218 | 0 | 218 | 1431 | 0 | 1431 |
| 2022/23 | 0 | 0 | 0 | 0 | 0 | 0 | 3500 | 0 | 3500 |
| 2023/24 | 0 | 2,765 | -2765 | 14598 | 339 | 14259 | 2164 | 0 | 2164 |
| 2024/25 | 0 | 1464 | -1464 | 660 | 0 | 660 | 0 | 0 | 0 |
| Total | 5790 | 4859 | 931 | 35888 | 3898 | 31990 | 23900 | 2044 | 21856 |

Table 3: Employment Delivery in East Hampshire 2011 - 2025

Existing Employment Land (B1, B2 and B8 uses)

- 4.5. Policy CP4 states that the use of employment land for alternative uses will be permitted where the site is no longer suitable for employment use. In the monitoring period, 1,464m² of B1a floorspace was lost at four applications. These are listed in Table 4 below. As can be seen in table 3 since 2011 a total of 10,801m² of total employment floorspace has been lost across all uses.

| ADDRESS | 2024-25 COMPLETED LOSS(M2) |
|--|----------------------------|
| HIGHVIEW HIGH STREET, BORDON | 402 |
| LLOYDS TSB BANK HEADLEY ROAD, GRAYSHOTT | 231 |
| FORMER SDS PROTECTION LTD BINSTAD ROAD, BINSTAD | 423 |
| 2 THE WINDMILLS ATTICUS HOLDINGS LTD, ATTICUS HOUSE ST MARY'S CLOSE, ALTON | 408 |

Table 4: Employment floorspace losses 2024-25

- 4.6. The overall employment figures from CP3 and CP4 show a net loss of 804m² of employment floorspace in the monitoring year. Since 2011 a total net gain of 54,777m² has been delivered across the district.

New Retail Provision

- 4.7. Table 5 below shows the amount of outstanding retail floor space since 2011 which peaked in 2013/14 with a slight decline thereafter. In 2020 the use class order was significantly amended with the removal of A Class uses with many being incorporated into a new Class E -Commercial, business and services. The changes have also extended permitted development rights making it easier for use classes to change without needing to seek permission from the Local Planning Authority which has led to challenges monitoring changes with regards to retail.

| | Amount of gross retail floorspace completed (m ²) | Outstanding gross retail floorspace (m ²) |
|-----------|---|---|
| 2011/2012 | 0 | 15,668 |
| 2012/2013 | 4,138 | 11,875 |
| 2013/2014 | 0 | 47,143 |
| 2014/2015 | 5,727 | 41,416 |
| 2015/2016 | 526 | 42,717 |
| 2016/2017 | 0 | 43,566 |
| 2017/2018 | 500 | 43,066 |
| 2018/2019 | 449 | 43,224 |
| 2019/2020 | 0 | 43,224 |
| 2020/2021 | 0 | 43,224 |
| 2021/2022 | 1,239 | 39,851 |
| 2022/2023 | 4,327 | 28,761 |

| | Amount of gross retail floorspace completed (m ²) | Outstanding gross retail floorspace (m ²) |
|------------------|---|---|
| 2023/2024 | 0 | 28,761 |
| 2024/2025 | 0 | 28,761 |

Table 5: Retail Completions and Permissions 2011 - 2025

- 4.8. The available gain from retail floorspace of 28,761m² is made up of one application with planning permission which is the redevelopment of Bordon Town Centre.

Housing

- 4.9. Joint Core Strategy Policy CP10 Spatial Strategy for Housing requires at least 10,060 new homes to be provided between 2011 and 2028. Following a memorandum of understanding (2015) with the SDNPA, the minimum requirement for East Hampshire (outside the SDNP) is agreed at 8,366 homes over the plan period (492 homes per year). This approach was supported by the Examiner of the Allocations Plan (2016). For the purposes of meeting the JCS requirements, further Statements of Common Ground (SoCG) were agreed between the two local planning authorities in March 2018 and December 2018 endorsing the position that the SDNPA will meet the requirement of 100 dwellings per annum (dpa) until 2028, resulting in 492 dpa in East Hampshire (outside the National Park). The SDNPA Local Plan was subsequently adopted in July 2019.
- 4.10. The agreements outlined above were for the purposes of meeting the housing requirement established in the JCS and the associated monitoring within this AMR. Since this, the revised NPPF and associated PPG included an updated Standard Method for calculating housing need. The new Standard Method uses the housing stock in a local authority area as the starting point for calculating housing need and then an enhanced affordability uplift (which differs from the original Standard method) is applied to produce the housing need figure. The current housing need for the district is 1,124dpa.
- 4.11. Between 1 April 2011 and 31 March 2025, outside the SDNP, there have been 6,740 (net) homes completed in East Hampshire. During this reporting year; 2024-2025, 642 new homes were completed.

| 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 | 6,888 | 6,740 | -148 |

Table 6: Net Housing Completions 2011 - 2025

*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 the completion of 77 C2 units, equivalent to 38.5 dwellings (C3)

- 4.12. There is currently an undersupply of 148 dwellings in line with the JCS requirements. Further discussion of this is available in the Council's [Five Year Housing Supply](#) (October 2025).

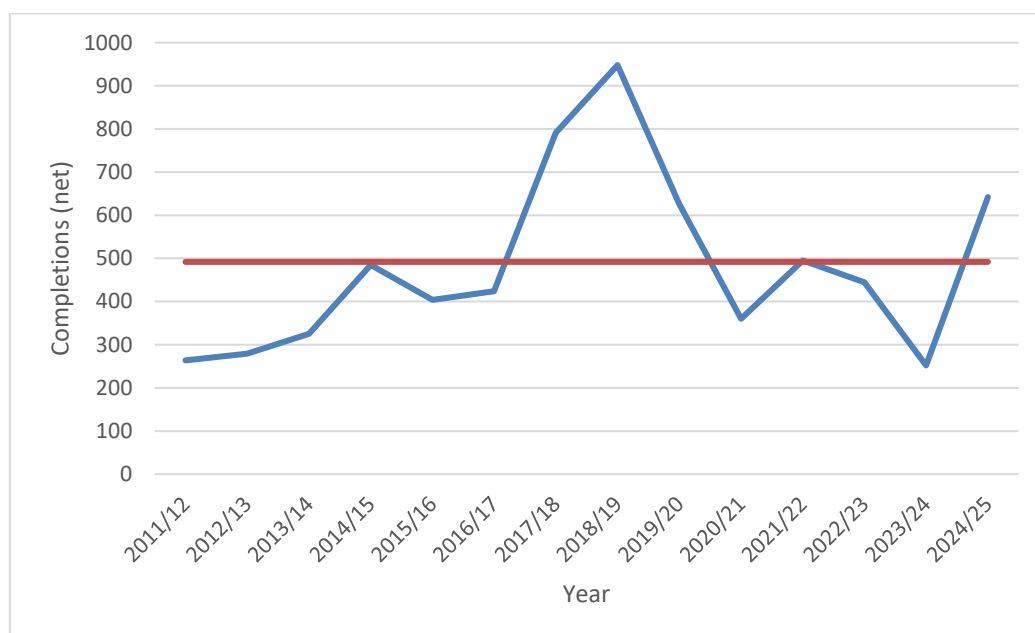


Figure 3: Housing Completions against JCS requirement 2011-2025

Housing Delivery Test Result

- 4.13. Housing delivery is also measured through the Housing Delivery Test (HDT) which was introduced by the 2018 NPPF. The test provides a percentage measurement of the number of homes that have been built over the previous three financial years (i.e. April-March) against the number of homes required during that three-year period. The HDT results are reported by Government each year. The result of the HDT 2023, covering the period from April 2020-March 2023, was published in February 2025 by MHCLG and is set out in Table 7 below.

| | 2020/21 | 2021/22 | 2022/23 | Total |
|--|---------|---------|---------|-------------|
| Number of Homes Required | 415 | 597 | 632 | 1,644 |
| Number of homes delivered | 404 | 563 | 486 | 1453 |
| Number of Homes Delivered less Required | -11 | -34 | -146 | -191 |
| Housing Delivery Test Result | | | | 88% |
| Housing Delivery Test Consequence | | | | Action Plan |

Table 7: East Hampshire Housing Delivery Test Result February 2025

- 4.14. As demonstrated in Table 7, the HDT 2023 indicates that delivery in East Hampshire is below the local planning authority's housing requirement and therefore has the consequence of producing an Action Plan. In July 2025, the Council published its [Action Plan](#) setting out how the Council aims to increase housing delivery across the district.
- 4.15. The Council has recently written to the Housing Minister expressing concerns with the Housing Delivery Test methodology. The methodology is currently based on district wide figures, however the consequences do not apply to National Parks, the Council therefore has urged the Government to reconsider the current HDT methodology and introduce a more equitable approach. The full letter can be found [here](#).

Housing Tenure, Type and Mix

- 4.16. Policy CP11 requires a suitable mix of dwelling tenures, types and sizes. The figure below shows the variety of housing sizes on C3 completions in the year 2024-2025, by number of bedrooms. The table excludes those C2 use completions.

| | 1 bed | 2 bed | 3 bed | 4 or more beds | Total |
|--|-------|-------|-------|----------------|-------|
| Gross completions | 73 | 214 | 201 | 116 | 604 |
| Percentage of gross completions | 12.1% | 35.4% | 33.3% | 19.2% | 100% |

Table 8: Housing Completions by number of bedrooms 2024-2025

Affordable homes

- 4.17. JCS Policy CP13 seeks the provision of 40% affordable housing on all market-led sites. Provision is set at 35% in Whitehill & Bordon, as per JCS Policy CSWB4. However, the [National Planning Policy Framework](#) (NPPF) 2024 states that provision of affordable housing should not be sought for residential developments that are not major developments (10 or more homes, or a site of 0.5 hectare or more), other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).
- 4.18. During this reporting year 197 net affordable homes have been completed across the district, accounting for approximately 31% of all completions. 102 of the total

affordable homes were completed at Whitehill & Bordon, equating to approximately 49% of the overall completions at Whitehill & Bordon in 2024-2025.

| Year | Net dwelling completions | Market completions | Affordable completions | Percentage affordable |
|-----------|--------------------------|--------------------|------------------------|-----------------------|
| 2011-2012 | 264 | 214 | 50 | 19% |
| 2012-2013 | 279 | 201 | 78 | 28% |
| 2013-2014 | 325 | 216 | 109 | 34% |
| 2014-2015 | 485 | 389 | 96 | 20% |
| 2015-2016 | 404 | 350 | 54 | 15% |
| 2016-2017 | 424 | 310 | 114 | 27% |
| 2017-2018 | 792 | 576 | 216 | 27% |
| 2018-2019 | 948 | 689 | 259 | 27% |
| 2019-2020 | 626 | 418 | 208 | 33% |
| 2020-2021 | 366 | 275 | 91 | 25% |
| 2021-2022 | 495 | 336 | 159 | 32% |
| 2022-2023 | 453 | 319 | 134 | 30% |
| 2023-2024 | 252 | 150 | 102 | 40% |
| 2024-2025 | 642 | 445 | 197 | 31% |

Table 9: Affordable Housing Completions 2011-2025

- 4.18 Table 10 below shows the breakdown of the type of affordable housing completed in the last year.

| Affordable Rent | Shared Ownership | Social Rent | Shared Equity | Rent to Buy | First Homes |
|-----------------|------------------|-------------|---------------|-------------|-------------|
| 54 | 109 | 18 | 4 | 0 | 12 |

Table 10: Types of Affordable Housing Completions 2024-2025

New Gypsy and Traveller accommodation

- 4.19. JCS Policy CP15 seeks to make provision for Gypsy and Traveller accommodation in East Hampshire in accordance with the Gypsy and Traveller Accommodation Assessment (GTAA) for Hampshire (2013). The most up to date assessment of need is the East Hampshire Gypsy, Traveller and Travelling Showpeople Accommodation Assessment, 2024 ([GTAA, 2024](#)).
- 4.20. During the monitoring year there has been 1 planning permission granted for Gypsy and Traveller pitches, totalling 3 pitches (ref: 52747/018). Since 2016, 52 Traveller pitches have been approved (as documented in Annual Monitoring Reports). There is 1.8 years supply of deliverable land for Gypsy and Traveller accommodation (as reported at 31 March 2025).

- 4.21. There have been no planning permissions granted for Travelling Showpeople plots, and there remains 0 supply, as documented in the [Traveller accommodation five year supply position statement - March 2025](#).

Internationally Designated sites

- 4.22. JCS Policy CP22 seeks to limit the new housing within 400m of the Wealden Heaths Special Protection Area (SPA). As part of the JCS evidence base, statistical analysis was undertaken and it was estimated that approximately 33 windfall dwellings could be expected to come forward within 400m of the SPA during the plan period. However further work was undertaken to look at this threshold. Following this work the threshold was increased to approximately 43 dwellings. The 43-dwelling threshold was met in February 2022 and there is now an exclusion zone for new residential dwellings within 400m of the SPA.

5. Allocated Site Progress

- 5.1. [The Allocations Plan](#), allocates sites to meet the individual housing and employment targets set out in policies CP3 and CP10 of the JCS. The table below shows the allocations and/or commitments identified to meet the housing targets established in Policy CP10a.
- 5.2. The Alton Neighbourhood Plan took forward the CP10 target of 700 and allocated sites within Alton totalling 877 dwellings. The Ropley Neighbourhood Plan also included site allocations and allocates 3 sites totalling 27 dwellings. The table below provides details on the allocation sites and their planning status at 31 March 2025.

| Policy | Site address and allocation | Application reference | Application | Application status | Current Status |
|------------------------|---|-----------------------|---|-------------------------------------|--|
| EMP1 | Land at Lynch Hill 7ha employment land | 49776/004 | 7ha employment floorspace | Granted (Outline) | Reserved Matters Application submitted not yet determined. |
| EMP2 | Land at Wilsom Road 3ha employment land | - | - | - | No Application to date |
| Horndean | | | | | |
| HN1 | Land east of Horndean, Rowlands Castle Road 700 dwellings, Care Village including independent living units, 2ha industrial (B2) and business use (B1). | 55562/005 | 800 dwellings, care village, approx. 1.7ha of employment land | Granted – numerous Reserved Matters | Under Construction |
| HN2 | Land Rear of 185-189A Lovedean Lane (40 dwellings) | 54596/001 | 40 dwellings | Granted | Complete |
| Clanfield | | | | | |
| CF1 | Down Farm, Green Lane (207 dwellings) | 28463/002 | 207 dwellings | Granted (Outline) | Complete |
| CF2 | Land rear of 127-135 Drift Road (11 dwellings) | 22458/003 | 11 dwellings | Granted | Complete |
| CF3 | Land north of Trafalgar Rise (18 dwellings) | 54308/001 | 18 dwellings | Granted | Complete |
| Rowlands Castle | | | | | |
| RC1 | Land at former Brickworks (34 dwellings) | 55268/001 | 34 dwellings | Granted | Complete |
| RC2 | Land south of Oaklands (106 dwellings) | 30016/018 | 106 dwellings | Granted | Complete |
| RC3 | Land north of Barton's Road (17 dwellings) | 54840/001 | 17 dwellings | Granted | Complete |
| Four Marks | | | | | |

| Policy | Site address and allocation | Application reference | Application | Application status | Current Status |
|--|--|-----------------------|--------------------|---------------------|------------------------|
| FM1 | Lymington Farm, Phase 1 | 53305/001 | 38 dwellings | Granted (Outline) | Complete |
| | Lymington Farm, Phase 2 | 53305/003 | 69 dwellings | Granted (Outline) | Complete |
| FM2 | Boyneswood Road, South Medstead (79 dwellings) | 25256/032 | 79 dwellings (net) | Granted | Complete |
| FM3 | Land north of Boyneswood Lane, Medstead (51 dwellings) | 55258/001 | 51 dwellings | Granted (on appeal) | Complete |
| Liphook | | | | | |
| LP1 | Lowsley Farm (175 dwellings) | 34310/029 | 175 dwellings | Granted (Outline) | Complete |
| Villages North of the South Downs | | | | | |
| VL1 | Land at Ashley Road, Bentworth (12 dwellings) | - | - | - | No Application to date |
| VL2 | Land at Crows Lane, Upper Farringdon (8 dwellings) | 20926/004 | 8 dwellings | Granted | Complete |
| VL3 | Land at Headley Nurseries (12 dwellings) | 20772/009 | 9 dwellings | Granted | Complete |
| VL4 | Land south of Headley Fields, Headley (7 dwellings) | 25030/003 | 7 dwellings | Granted | Complete |
| VL5 | Land adj. to Linden, Fullers Road (10dwellings) | 50463/001 | 10 dwellings | Granted (on appeal) | Complete |
| VL6 | Land west of Wood End, Fullers Road (5 dwellings) | 38108/009 | 4 dwellings | Granted | Complete |
| VL7 | Land rear of Junipers (12 dwellings) | - | - | - | No Application to date |
| VL8 | Land east of Cedar Stables (10 dwellings) | 55010/002 | 10 dwellings | Granted (Outline) | Complete |
| VL9 | Land north of Towngate Farm House, Wield Road (4 dwellings) | 50313/001 | 4 dwellings | Granted | Complete |
| VL10 | Land adjacent to Bullfinches, Park Lane (7 dwellings) | 55567/002 | 5 dwellings | Granted | Complete |
| VL11 | Land corner of Dunsells Lane & Gilbert Street (15 dwellings) | 55826 | 15 dwellings | Granted (Outline) | Complete |
| VL12 | Land off Hale Close (5 dwellings) | 50094/003 | 6 dwellings | Granted | Complete |
| VL13 | Land southwest of Dean cottage, Bighton Hill (15 dwellings) | 55307/001 | 15 dwellings | Granted (Outline) | Complete |

Table 11: Progress on sites allocated in the Housing and Employment Allocations Plan as of 31st March 2025

| Policy | Site address and allocation | Application reference | Application | Application status | Current Status |
|---------------|--|------------------------------|----------------------------|---------------------------|-----------------------|
| HO3(a) | Land East of Selborne Road | 30021/065 | 243 dwellings | Granted | Under Construction |
| HO3(a) | Land at the Lord Mayor Treloar | 30021/056 | 280 dwellings | Granted | Under Construction |
| HO3(b) | Land at Cadnam, Upper Anstey Lane | 55428/001 | 275 dwellings | Granted | Complete |
| HO3(c) | Land off Wilsom Road | 55638/001 33920/010 | 9 dwellings 2 dwellings | Granted | Under Construction |
| HO3(d) | Land at Will Hall Farm | 55222/001 | 180 dwellings | Granted | Complete |
| HO3(e) | Land adjacent to Alton Convent School, Anstey Lane | 21560/023 | 20 dwellings | Granted (on appeal) | Under Construction |
| HO3(f) | Molson Coors | 25050/059 | 220 dwellings | Granted | Under Construction |
| HO3(g) | Alton Magistrates Court | 56420/003 | 43 dwellings | Granted | Complete |

Table 12: Progress on sites allocated in the Alton NDP (2015 and 2021) as of 31st March 2025

| Policy | Site address and allocation | Application reference | Application | Application status | Current Status |
|---------------|---|------------------------------|------------------------|---------------------------|------------------------|
| RNP18 | Land off Hale Close | - | - | - | No application to date |
| RNP19 | Land at the Former Chequers PH | 30024/011 | 9 dwellings | Granted | Complete |
| RNP20 | Land between Homeview & Wykeham, Petersfield Road | 58917 | 4 self-build dwellings | Withdrawn | Application withdrawn |

Table 13: Progress on allocated sites in the Ropley Neighbourhood Plan (2019) as of 31st March 2025

Self/Custom-build statistics 01/04/2024-31/03/2025

| | |
|--|----|
| Total number of individuals on the Register | 73 |
| Total number of associations on the Register | 0 |
| Total number on the register | 73 |

| Area applicants would like to build | No. on the register | Area applicants would like to build | No. on the register | Area applicants would like to build | No. on the register |
|-------------------------------------|---------------------|-------------------------------------|---------------------|-------------------------------------|---------------------|
| Alton | 40 | Farringdon | 31 | Medstead | 34 |
| Beech | 40 | Four Marks | 36 | Newton Valence | 33 |
| Bentley | 43 | Froyle | 35 | Ropley | 38 |
| Bentworth | 32 | Grayshott | 37 | Rowlands Castle | 29 |
| Binsted | 38 | Headley | 35 | Selborne | 40 |
| Bramshott & Liphook | 35 | Horndean | 26 | Shalden | 29 |
| Chawton | 36 | Kingsley | 30 | Wield | 27 |
| Clanfield | 31 | Lasham | 32 | Whitehill & Bordon | 27 |
| East Tisted | 28 | Lindford | 24 | Worldham | 28 |

| Type of accommodation applicants are seeking to build | Number of applicants on the register |
|--|--------------------------------------|
| Detached bungalow | 10 |
| Detached house | 61 |
| Don't know yet | 3 |
| Flat/maisonette | 0 |
| No preference | 3 |
| Semi-detached bungalow (as part of a group self-build) | 1 |
| Semi-detached house (as part of a group self-build) | 1 |
| Terraced house (as part of a group self-build) | 1 |
| No. of bedrooms applicants are seeking to build | Number of applicants on the register |
| 2 bed | 10 |
| 3 bed | 24 |
| 4 bed | 29 |
| 5+ bed | 8 |
| Type of project applicants would like to pursue | Number of applicants on the register |
| Self-build | 48 |
| Self-build affordable housing (shared equity) | 0 |
| Self-finish | 6 |
| Supported self-build | 24 |
| Type of project applicants would prefer | Number of applicants on the register |
| Community-led/collective self-build | 3 |
| Individual plot | 58 |
| Individual serviced plot | 4 |
| Individual serviced plot as part of a larger self-build site | 2 |
| Not sure yet | 11 |