Hart
DISTRICT COUNCIL

Five-year housing land supply at 1st April 2024

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1. Introduction

1.1 Under the National Planning Policy Framework 2024 (NPPF) local planning authorities should demonstrate each year that they have at least five years' worth of housing supply against their housing requirement. The absence of a five-year land supply would trigger the presumption in favour of sustainable development at NPPF paragraph 11.

1.2 This paper demonstrates that the Council does have a five-year housing land supply at 1st April 2024 with a surplus of 582 homes over the next five years.

- Section 2 establishes the five-year requirement i.e. the number of homes needed over the five years from 1st April 2024 to 31st March 2029.
- Section 3 established the housing supply over the same five-year period.
- Section 4 shows the housing land supply calculation comparing the supply against the requirement.
- Section 5 shows the housing trajectory for the whole plan period, demonstrating that the Council is on track to meet its local plan housing requirement to 2032.

1.3 Further information on housing delivery, including the provision of affordable homes, supported accommodation for the older persons, and self & custom build, will be provided in the Council's Authority Monitoring Report for 2023/24.

2. Five-year housing requirement

2.1 The five-year housing requirement is the number of homes needed over the next five years from 1st April 2024 to 31st March 2029.

2.2 The five-year requirement is calculated as follows:

Step 1 **Multiply the Hart Local Plan (Strategy and Sites) 2032 (HLP32) annual average housing requirement of 423 homes per annum by five years, equals 2,115 homes.**

In December 2024 the Government published new local housing need figures. However, under NPPF paragraph 78 the new figures do not apply in Hart until 30th April 2025, five years after the HLP32 was adopted.

Step 2 **Subtract past over-provision of 1,373 homes since the start of the plan period April 2014 (see Appendix 1). 2,115 homes minus 1,373 homes equals 742 homes.**

Past surplus completions are taken into account to calculate the true number of homes needed over the next five years, working to an average annual requirement of 423 homes per annum.

The HLP32 Inspector said the following at paragraph 100 of his report: *"I consider that previous oversupply during the beginning of the Plan period should be taken into account during the calculation of the Council's five-year housing land supply. Consequently, towards the end of the Plan period where supply falls below the housing requirement, the five-year land supply calculation at that point in time should take into account the oversupply above the housing requirement during the early years of the Plan."*

Taking past completions into account continues to be appropriate. In its response to feedback on the 2024 NPPF consultation (question 8), the Government stated: *"This change is intended to simplify the wording of the National Planning Policy Framework and has no bearing on local authorities' ability to account for over-supply – this can continue to be taken into account as it is currently."*

Step 3 NPPF paragraph 78 requires a buffer of 5% to be added to the supply of sites (moved forward from later in the plan period) to ensure choice and competition in the market for land.

742 homes for the next five years, plus a 5% buffer equals 779 homes, or 156 homes per annum for the next five years.

Where there has been significant under delivery of housing over the previous three years, local planning authorities should include a 20% buffer to improve the prospect of achieving the planned supply. Under-delivery is measured by a Housing Delivery Test result of less than 85%. In the latest Government Housing Delivery Test measurement 2023 Hart district's result is 197% and so a 20% buffer is not required.

2.3 In summary, the five-year requirement = ((423 x 5) – 1,373) x 1.05 **= 779 homes (156 per annum)**

3. Supply of new homes

Which homes form the five-year supply?

3.1 Hart district's five-year housing supply comprises the number of homes expected to be built within five years on specific 'deliverable' sites, and a windfall allowance.

3.2 Deliverable sites and windfall sites are defined in the NPPF 2024 glossary:

Deliverable: To be considered deliverable, sites for housing 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. 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.

Windfall sites: *Sites not specifically identified in the development plan.*

3.3 In Hart district's context, homes that have been granted a 'prior approval' under permitted development rights, and are expected to be completed with five years, are counted as deliverable, unless mitigation is needed against impacts on the Thames Basin Heaths Special Protection Area which has not yet been secured (see Policy NBE3 of the HLP32). Prior approvals that need SPA mitigation (Suitable Alternative Natural Greenspace and Strategic Access Management and Monitoring), but do not have it, cannot be lawfully implemented, and so do not form part of the five-year supply.

3.4 On *large* deliverable sites, only those homes expected to be completed within five years count as part of the five-year supply. Information on build out rates has been obtained direct from developers in many cases. Where this information was not forthcoming, informed estimates have been used, working with the Spatial Policy, Strategy and Research Team at Hampshire County Council which provides estimates of large site delivery on behalf of local authorities across Hampshire.

Deliverable sites of 1 to 9 homes

3.5 At 1 April 2024 there were **100** homes (net) on deliverable sites of 1 to 9 homes. These sites are listed at Appendix 2.

3.6 All of these sites benefit from planning permission or have a prior approval with SPA mitigation secured where needed. All homes on these sites are expected to be completed within the next three years. Those that have started are expected to be built out in 2024/25. Those not started are expected to be built out in 2025/26 and 2026/27.

Deliverable sites of 10 to 99 homes

3.7 Sites of 10 to 99 homes with planning permission, or prior approval with SPA mitigation where needed, are listed in detail at Appendix 3**.**

3.8 At 1 April 2024, a total of **52** homes (net) had an outstanding planning permission on these sites.

3.9 All of these sites benefit from detailed planning permission or have prior approval with SPA mitigation where needed. The delivery rates on these sites are set out at Appendix 4. All are expected to be built out within three years.

Deliverable sites of 100 or more homes

3.10 Sites of 100 or more homes with planning permission, or prior approval with SPA mitigation where needed, are listed at Appendix 5**.** Delivery rates for these 5 sites are set out at Appendix 6.

3.11 At 1 April 2024, a total of **1,821** homes (net) had an outstanding planning permission on these sites, with 1,263 to be delivered over the plan period.

3.12 The following 4 sites benefit in their entirety from detailed planning permission, or prior approval with SPA mitigation where needed, are all under construction, and are expected to be completed within five years:

- Hawley Park Farm, Hawley Road, Hawley
- Land at Watery Lane, Church Crookham

3.13 The other two sites of 100 or more homes are:

- Land North of Netherhouse Copse, Fleet
- Hartland Village, Fleet

3.14 Both of these sites benefit from outline permissions and some detailed permissions for some phases. Both sites are under construction and discussed in further detail below.

3.15 Providence House, Bartley Way, Hook is also included in the deliverable sites of 100 or more homes. The converted office building provided 107 flats which were completed in 2019/20 (16/00883/PRIOR). Subsequently, a separate application to deliver an addition 2 homes was permitted. These homes are under construction and are expected to complete in the next 5 years (17/02465/FUL).

Land North of Netherhouse Copse

3.16 An outline permission (16/01651/OUT) for 423 homes was granted on appeal in July 2017. Reserved matters applications have since been approved to provide 178 homes in phase 1 (18/01795/REM, 19/02261/REM, 19/02471/REM, 19/02472/REM) and 39 homes in phase 2 (21/01254/REM).

3.17 In June 2022 the Council's Planning Committee resolved to grant planning permission for a new hybrid application (21/02782/OUT), subject to the completion of a S106 planning obligation. The new application redesigns later phases of the development, securing detailed permission for phase 3 and outline permission for phases 4 and 5 to deliver an additional 105 homes. This brings the total number of homes for the site to 528. The legal agreement was completed in October 2023.

3.18 Projected delivery rates were provided by the developer and have been incorporated into the table set out at Appendix 6. This sets out that the remaining 311 homes are expected to complete within 5 years.

Hartland Village

3.19 An application (17/00471/OUT) to deliver 1,500 homes was granted permission by Hart District Council's planning committee in July 2018. The application secured detailed permission for 181 homes in phase 1 of the development with the remaining homes to be secured through subsequent reserve matters applications. Since then, reserved matters applications have been permissioned to deliver 132 homes in phase 2 (20/01885/REM) and 331 homes in phase 3 (21/02871/REM).

3.20 At April 2024, 245 homes had been completed on site. This is comprised of 46 completions in 2020/21, 64 completions in 2021/22, 66 completions in 2022/23 and 69 completions in 2023/24.

3.21 Projected delivery rates provided by the developer were incorporated into the table set out at Appendix 6. This sets out that 403 homes have been included in the five-year supply and the site is expected to complete in 2039/40.

Windfall allowance

3.22 Windfall sites are sites not specifically identified in the development plan. The NPPF states that an allowance can be made for windfall sites as part of anticipated supply (paragraph 75).

3.23 Planning applications on such sites are regularly submitted and approved in Hart district, and this is expected to continue. Policy SS1 in the Hart Local Plan 2032 allows for windfall development within settlement boundaries and, in certain circumstances, in the countryside (see HLP32 Policy NBE1 Development in the Countryside).

3.24 Appendix 7 sets out the approach to windfall sites in full and concludes that a windfall rate of 120 homes per annum (60 per annum on sites of 1 to 9 units, and 60 per annum on sites of 10 to 99 units) is considered reasonable whilst also being cautious to avoid over-reliance on unidentified sites.

3.25 The approach to a windfall allowance is based on the average annual rate of windfall completions since 2014, adjusted to avoid the inclusion of sites that would unlikely be permitted under current policies. Further discounts were then applied recognising the uncertainties that exist when extrapolating an annual average figure forward.

3.26 No windfall allowance is made for sites of 100 or more homes. Windfall sites of this size are unlikely to come forward on a reliable or regular basis.

3.27 To avoid double counting with planning permissions, no windfall rate has been included in the first three years of the five-year supply. It is assumed that any homes completed in those years will already have planning permission. This is a cautious approach as in practice some windfalls not currently with permission may be built during this period, particularly in year 3.

Total supply of homes over the five-year period

3.28 Table 1 summarises the supply of homes over the next five years.

Table 1: Supply of homes over the five-year period

	2024/25	2025/26	2026/27	2027/28	2028/29	Total
Deliverable sites of 1 to 9 homes	40	26	34	0	0	100
Deliverable sites of 10 to 99 homes	5	37	10	0	0	52
Deliverable sites of 100 or more homes	181	170	234	257	127	969
Windfall allowance for sites of 1 to 9 homes	0	0	0	60	60	120
Windfall allowance for sites of 10 to 99 homes	0	0	0	60	60	120
Total	227	242	279	377	247	1,361

4. The five-year housing land supply calculation

4.1 Table 2 sets out the five-year land supply calculation:

Table 2: Five-year housing supply calculation

Housing supply	Total	Annual
A) Local plan housing requirement 2014-2032	7,614	423
B) Start point for five-year requirement (423 x 5)	2,115	423
C) Residual five-year residual housing requirement taking into account past surplus completions (2,115 – 1,373) (without a buffer)	742	148
D) Five-year residual housing requirement plus a 5% buffer	779	156
E) Total supply over the next five years (see Table 1)	1,361	
F) Surplus supply over the next five years (E-D)	582	
G) Number of years supply (E/156 residual annual requirement)	8.7	

4.2 A surplus of 582 homes supply over the five-year requirement of 779 homes clearly demonstrates that the Council has at least a five-year supply of housing land.

4.3 If the total housing supply over the next five years is divided by the annual residual requirement of 156 homes per annum needed over the next five years, it gives a figure of 8.7 years supply (another way of expressing a surplus in supply over the five-year requirement having fully taken into account past surplus completions).

5. Housing trajectory

5.1 Hart district's housing trajectory for the whole plan period of 2014 to 2032 is shown at Appendix 9. Those homes shown for years 2024/25 to 2028/29 form the five-year housing land supply.

- At 1st April 2024, 10 years into the 18-year plan period, 5,603 homes had been completed. This is an oversupply of 1,373 homes (32.5%) compared to the 4,230 homes required up to 31st March 2024.
- The trajectory shows a surplus of 70 homes at the end of the plan period, although this is likely to be updated to remove 30 homes from the Dunleys Hill (site 2v) following receipt of the Examiner's Report into the Odiham and North Warnborough Neighbourhood Plan Review issued on 13th December 2024 in which the site is recommended for deletion from the plan. Odiham Parish Council agreed to the Examiner's recommendations on 17th December 2024 (see Appendix 2).

Appendix 1: Housing completions 2014 to 2024

1. Housing completions in Hart district since 1 April 2014, the start of the HLP32 plan period, are set out below. These figures are all net – they take account of losses through demolition, conversion or change of use.

Table A1 Net housing completions 1 April 2014 – 31 March 2024

Year	Annual average number of homes required	Net number of completions	Deficit or surplus	% of annual requirement
2014/15	423	338	-85	80%
2015/16	423	705	282	166%
2016/17	423	623	200	147%
2017/18	423	551	128	130%
2018/19	423	608	185	144%
2019/20	423	607	184	143%
2020/21	423	581	158	137%
2021/22	423	582	159	138%
2022/23	423	574	151	136%
2023/24	423	434	11	103%
Total	**4,230**	**5,603**	**+1,373**	**132%**

2. The annual information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of and working with Hart District Council. Evidence about completions is based on a combination of desk-based assessment – primarily building control records – and site visits.

3. Completions data can be requested by contacting planningpolicy@hart.gov.uk

Appendix 2: Deliverable sites of 1-9 homes at 1 April 2024

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2024 on sites of 1-9 homes

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
23/01508/FUL	10 RICHMOND CLOSE, FLEET	Not started	1	0	1
22/00009/FUL	102-104 FLEET ROAD, FLEET	Started	1	0	1
18/00796/FUL	14 WEIR ROAD, HARTLEY WINTNEY	Started	1	0	1
21/02466/FUL	141-145 CLARENCE ROAD, FLEET	Not started	3	0	3
23/00298/FUL	144 ALDERSHOT ROAD, CHURCH CROOKHAM	Not started	4	1	3
23/01536/FUL	16 GLEBE ROAD, CRONDALL	Not started	1	0	1
20/00007/FUL	164 FLEET ROAD, FLEET	Started	7	0	7
20/02618/FUL	18 ST CROSS ROAD, CRONDALL	Started	1	0	1
17/00948/FUL	2 READING ROAD, FLEET	Started	4	0	4
24/00038/FUL	276 BEAULIEU GARDENS, BLACKWATER	Not started	1	0	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
18/00893/FUL	30 WICKHAM CLOSE, CHURCH CROOKHAM	Started	3	0	3
16/00968/FUL	33 BASINGBOURNE ROAD, FLEET	Started	1	0	1
23/01727/FUL	33 BUFFINS ROAD, ODIHAM	Not started	1	0	1
21/01732/FUL	34 FLORENCE ROAD, FLEET	Started	1	0	1
21/02308/FUL	47 ELVETHAM ROAD, FLEET	Not started	1	1	0
23/00630/FUL	52 CHURCH ROAD, FLEET	Not started	1	0	1
22/00734/FUL	54 RYELAW ROAD, CHURCH CROOKHAM	Not started	1	0	1
22/01337/FUL	58-60 HIGH STREET, ODIHAM	Not started	1	0	1
20/02668/FUL	60 COURTMOOR AVENUE, FLEET	Started	1	1	0
21/02216/FUL	61 HIGH STREET, HARTLEY WINTNEY	Started	4	0	4
22/01273/FUL	61 HIGH STREET, HARTLEY WINTNEY	Started	1	0	1
23/01558/FUL	75 HIGH STREET, HOOK	Not started	1	0	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
21/00403/FUL	8 CROWNFIELDS, ODIHAM	Not started	1	0	1
21/02590/FUL	8 NEWNHAM ROAD, HOOK	Not started	1	1	0
19/02835/FUL	82 LAND AT REAR HIGH STREET, ODIHAM	Started	1	0	1
17/00842/FUL	BEECHWOOD FARM, DARES LANE, EWSHOT	Started	2	0	2
19/01896/FUL	BROOKSIDE, TURNERS GREEN LANE, ELVETHAM	Started	1	1	0
19/01418/FUL	BUNKERS HILL FARM, READING ROAD, ROTHERWICK	Started	1	0	1
21/00439/FUL	CHESTNUT COTTAGE, SHELDONS LANE, HOOK	Not started	1	1	0
21/01729/PRIOR	CHURCH FARM, CHURCH ROAD, EVERSLEY	Not started	1	0	1
23/01060/FUL	CLEVEDGE HOUSE, HOOK ROAD, NORTH WARNBOROUGH	Not started	1	0	1
23/01814/FUL	CORNER HOUSE, THE STREET, LONG SUTTON	Not started	1	0	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
22/02968/FUL	COTSWOLD, WEST GREEN ROAD, HARTLEY WINTNEY	Not started	1	1	0
21/00896/FUL	DARWINS FARM, THE STABLES, HILLSIDE, ODIHAM	Not started	1	1	0
21/02229/FUL	FINLANDIA, VICARAGE LANE, HOUND GREEN	Not started	1	1	0
22/02467/FUL	FORD HOUSE, NEW MILL LANE, EVERSLEY	Not started	1	1	0
11/01878/FUL	GARSTON LODGE, READING ROAD, HECKFIELD	Started	1	1	0
21/00630/FUL	GREY HOUSE, MOUNT PLEASANT, HARTLEY WINTNEY	Started	4	0	4
21/03215/PRIOR	HAMBRIDGE LTD, BARLEY ROW, 90-98 HIGH STREET, ODIHAM	Not started	1	0	1
23/02585/GPDAGD	HAREWARREN FARM CHALKY FARM, DOGMERSFIELD	Not started	2	0	2

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
22/02509/GPDOFF	HAREWARREN FARM, CHALKY LANE, DOGMERSFIELD	Not started	1	0	1
23/01108/FUL	HATTS COTTAGE, HAZELEY HEATH, HARTLEY WINTNEY	Not started	1	1	0
21/01268/FUL	HOMECROFT FARM, CHURCH LANE, EWSHOT	Not started	6	0	6
22/02896/GPDAGD	HORSEDOWN FARM, WELL	Started	1	0	1
21/01233/FUL	LAND ADJACENT ELVETHAM BRIDGE HOUSE, READING ROAD, FLEET	Not started	1	0	1
22/02612/FUL	LAND AT THACKHAMS LANE, HARTLEY WINTNEY	Not started	1	0	1
23/02469/FUL	LAND SOUTH OF WATERY LANE, CHURCH CROOKHAM	Not started	3	0	3
21/02798/FUL	LITTLE HURST, CHURCH LANE, EWSHOT	Started	1	0	1
23/02391/FUL	LITTLE HURST, CHURCH LANE, EWSHOT	Not started	2	1	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
22/01859/FUL	MARSH FARM, BOWLING ALLEY, CRONDALL	Not started	9	0	9
23/02557/FUL	MOOR PLACE FARM, PLOUGH LANE, BRAMSHILL	Not started	1	0	1
21/03017/FUL	NERO WORKS, BREW HOUSE LANE, HARTLEY WINTNEY	Not started	4	0	4
21/01788/FUL	OATES COTTAGE, HOUND GREEN, MATTINGLEY	Not started	1	0	1
23/01009/FUL	PENN CROFT FARM, PENN CROFT, CRONDALL	Not started	1	0	1
21/03200/FUL	ROUGHS COTTAGE, BARTLEY HEATH, NORTH WARNBOROUGH	Not started	2	0	2
17/02708/FUL	RUSHGROVE AND LITTLE MEAD, READING ROAD, FLEET	Started	1	0	1
22/02520/FUL	SILVERLEA, COVE ROAD, FLEET	Not started	0	3	-3
22/02792/FUL	ST MARGARETS, ALTON ROAD, ODIHAM	Not started	2	1	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
23/02570/FUL	STAPLEY FARM COTTAGES, LONG LANE, ODIHAM	Not started	2	2	0
21/01954/FUL	SUMMERDENE, THE STREET, LONG SUTTON	Not started	1	1	0
22/01125/FUL	SWAINES HILL MANOR, SWAINES HILL, SOUTH WARNBOROUGH	Not started	2	0	2
23/01362/FUL	SWALLOW COTTAGE, RYE COMMON, ODIHAM	Not started	1	1	0
21/02138/FUL	THACKHAMS ORCHARD, THACKHAMS LANE, HARTLEY WINTNEY	Not started	1	1	0
22/00075/FUL	THE BARN, WATERY LANE, CHURCH CROOKHAM	Started	1	0	1
21/00378/FUL	THE BELL INN, 36 FROGMORE ROAD, BLACKWATER	Not started	0	1	-1
21/01893/FUL	THE BOURNE, REDLANDS LANE, CRONDALL	Started	1	0	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
21/02743/FUL	THE ELVETHAM HOTEL, FLEET ROAD, HARTLEY WINTNEY	Not started	0	6	-6
22/01754/FUL	THE HUTCHES, MONTEAGLE LANE, YATELEY	Not started	1	1	0
22/01225/FUL	THE MILLMEDE, MINLEY ROAD, FLEET	Started	8	0	8
17/02877/FUL	THE PHEASANTRY, BRAMSHILL PARK, BRAMSHILL	Started	1	1	0
22/01165/FUL	THE PHEASANTRY, BRAMSHILL PARK, BRAMSHILL	Not started	2	2	0
20/02528/FUL	THE YARD, BEACON HILL ROAD, EWSHOT	Started	1	0	1
20/02232/FUL	WARBROOK COTTAGE, WARBROOK LANE, EVERSLEY	Not started	1	0	1
19/01157/FUL	WELL MANOR FARM, WELL	Started	2	0	2
16/02293/FUL	WELL MANOR FARM COTTAGE 2, WELL	Started	1	0	1

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
19/02423/FUL	WILLOW COTTAGE, STROUD LANE, CROOKHAM VILLAGE	Not started	1	0	1
17/02727/FUL	WOODSIDE LODGE, WOODSIDE, BLACKWATER	Started	1	0	1
13/02190/FUL	WYCHWOOD CARP FARM, FARNHAM ROAD, ODIHAM	Started	1	0	1
23/01606/PIP	ZENAS, READING ROAD, HOOK	Not started	2	0	2
Total			133	33	100

Appendix 3: Deliverable sites of 10 to 99 homes

Homes with outstanding permission (including deliverable prior approvals) at 1 April 2024 on sites of 10 to 99 homes

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
21/00777/OUT	Land on the West Sides of Alton Road, Odiham	Under construction	30	0	30
22/01062/FUL	Motoright, Village Way, Yateley	Not started	22	0	22
Total			52	0	52

Appendix 4: Delivery rates for sites of 10 to 99 homes at 1 April 2024

Application Reference	Address	Stage of construction	Net outstanding	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	5 year supply total	Total to 2032
21/00777/OUT	Land on the West Sides of Alton Road	Under construction	30	5	15	10						30	30
22/01062/FUL	Motoright, Village Way, Yateley	Not started	22	0	22							22	22
Total			52	5	37	10	0	0	0	0	0	52	52

Appendix 5: Deliverable sites of 100 or more homes

Application reference	Address	Stage of construction	Outstanding gain	Outstanding loss	Outstanding net gain
17/02465/FUL	Providence House, Bartley Way	Under Construction	2	0	2
21/02782/OUT	Land North of Netherhouse Copse, Hitches Lane	Not Started	311	0	311
17/00264/REM	Land at Watery Lane	Under Construction	238	0	238
17/00471/OUT	Hartland Park	Under Construction	857	0	857
21/02871/REM	Hartland Park	Not Started	331	0	331
20/01885/REM	Hartland Park	Under Construction	67	0	67
18/00334/FUL	Hawley Park Farm, Hawley Road	Under Construction	15	0	15
Total			1,821	0	1,821

Appendix 6: Delivery rates for sites of 100 or more homes at 1 April 2024

Application Reference	Address	Stage of construction	Net outstanding	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	5 year supply total	Total to 2032
17/02465/FUL	Providence House, Bartley Way	Under Construction	2	2								2	2
18/00334/FUL	Hawley Park Farm, Hawley Road	Under Construction	15	15								15	15
17/00264/REM	Land at Watery Lane	Under Construction	238	70	70	70	28					238	238
21/02782/OUT	Land North of Netherhouse Copse, Hitches Lane	Under construction	311	35	67	108	54	47				311	311
17/00471/OUT (HYBRID), 21/02871/REM, 20/01885/REM	Hartland Park, Bramshot Lane	Under construction	1,255	59	33	56	175	80	101	117	76	403	697
Total			1,821	181	170	234	257	127	101	117	76	1,263	1,821

Appendix 7: Windfall allowance

Introduction

1. Windfall sites are defined in the NPPF as “sites not specifically identified in the development plan”.
2. Paragraph 75 of the NPPF states “Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.”
3. Planning applications on windfall sites are regularly submitted and approved in Hart district, and this is expected to continue. Policy SS1 in the Hart Local Plan 2032 allows for windfall development within settlement boundaries and, in certain limited, circumstances in the countryside (also see Policy NBE1 Countryside). However, the approach taken has been careful to avoid an over-optimistic windfall allowance.

Methodology

4. The approach taken uses past trends which have been adjusted to avoid the inclusion of sites that would skew the data when extrapolated forward under current policies, for example, greenfield extensions to settlements granted when the previous local plan was out of date. A further precautionary discount was then applied to the ‘adjusted’ trend data, recognising the uncertainties that exist when extrapolating an annual average figure forward. No reference is made to the Hart Strategic Housing Land Availability Assessment 2016 which is now considered to be out of date.
5. Past trends for housing completions have been considered for the period 2014-2024. A time frame of this length covers periods of varying economic prosperity.
6. The housing completions data for this period was then cleansed of homes built on sites allocated in previous or current development plans. Those homes, by definition, were not built on windfall sites.
7. The remaining sites are all windfall sites. However, for the past trends to be indicative of likely future trends under current policies, the following sites were removed:

i. Large sites resulting in extensions to settlements were removed from the data. Prior to the current local plan (HLP32) being adopted, several large sites were granted planning permission outside settlement boundaries (as they were then drawn) at a time when the previous local plan was out of date. However, such sites are not allowed under current policies.

ii. Rural exception sites. These sites come forward through a locally led, needs-based approach, rather than being driven by the market (see Policy HLP32 Rural Exceptions Sites). Whilst current policies do allow for these developments, they tend to come forward infrequently as exceptions, and it is prudent to remove them from the data.

iii. Those developments which resulted in new homes on Hart district's main employment sites. These areas are protected for employment uses in the local plan (Policy ED2 Safeguarding Employment Land and Premises).

8. With these sites removed, the windfall completions that remained provided a sound basis on which to look at past trends with a view to extrapolating forward under current policies.

9. The windfall rates for small sites of 1 to 9 homes, and sites of 10 to 99 homes, were assessed separately in case there are differences in the nature of the past trends.

10. No allowance is made for sites of 100 or more homes as these are unlikely to come forward on a reliable or regular basis under adopted local plan policies, though they are not ruled out.

Sites removed from the completions data

11. Table A7.1 lists all of the sites that were removed from the completions data, discussed at paragraphs 6 and 7 above.

12. In Table A7.1, HLP(R) refers to the Hart Local Plan (Replacement) 1996-2006.

Table A7.1 Sites removed from the historic completions data

Site	Reference	Reason for exclusion
Elvetham Heath, Fleet	Pre- HLP(R)	Allocated site
Queen Elizabeth II Barracks, Church Crookham	DEV 2 in HLP(R)	Allocated site
Land Adjacent to Redfields Industrial Estate, Church Crookham	DEV 3 in HLP(R) allocated for business use but ultimately developed for housing	Allocated site
Land at Holt Lane, Hook	DEV 6 in HLP(R)	Allocated site
Land South-East of Queens Road, North Warnborough	DEV 8 in HLP(R)	Allocated site
Dilly Lane, Hartley Wintney	DEV 9 in HLP(R) and ALT DEV 9 in the HLP(R) First Alterations	Allocated site

Site	Reference	Reason for exclusion
Guillemont Barracks, Hawley (Sun Park)	DEV 10 in HLP(R) allocated for business use but ultimately developed for housing also subsequently allocated for housing in a draft HLP32 but permitted before the submission plan was finalised and hence not allocated.	Allocated site
Redfields Garden Centre, Church Crookham	DEV15 in HLP(R) Planning application 13/02256/MAJOR “The Gables”	Allocated site
Clark’s Farm, Darby Green	DEV17 in HLP(R) allocated for business use but ultimately developed for housing	Allocated site
Land off Sandhurst Road, Yateley	DEV21 and DEV22 allocated for business and leisure uses but ultimately developed for housing (Extra Care)	Allocated site
Reserve Housing Site, West of Hitches Lane, Fleet (Edenbrook)	DEV23 in HLP(R)	Allocated site
Hartland Village	Allocated in the Hart Local Plan (Strategy and Sites) 2032	Allocated site
Burford, West Street, Odiham	19/02541/FUL - Site allocated in the Odiham and North Warnborough Neighbourhood Plan (Site ii, 4 Western Lane)	Allocated site
Crumplins Business Court Land Adjacent Dunleys Hill, Odiham	16/00635/FUL - Site allocated in the Odiham and North Warnborough Neighbourhood Plan	Allocated site

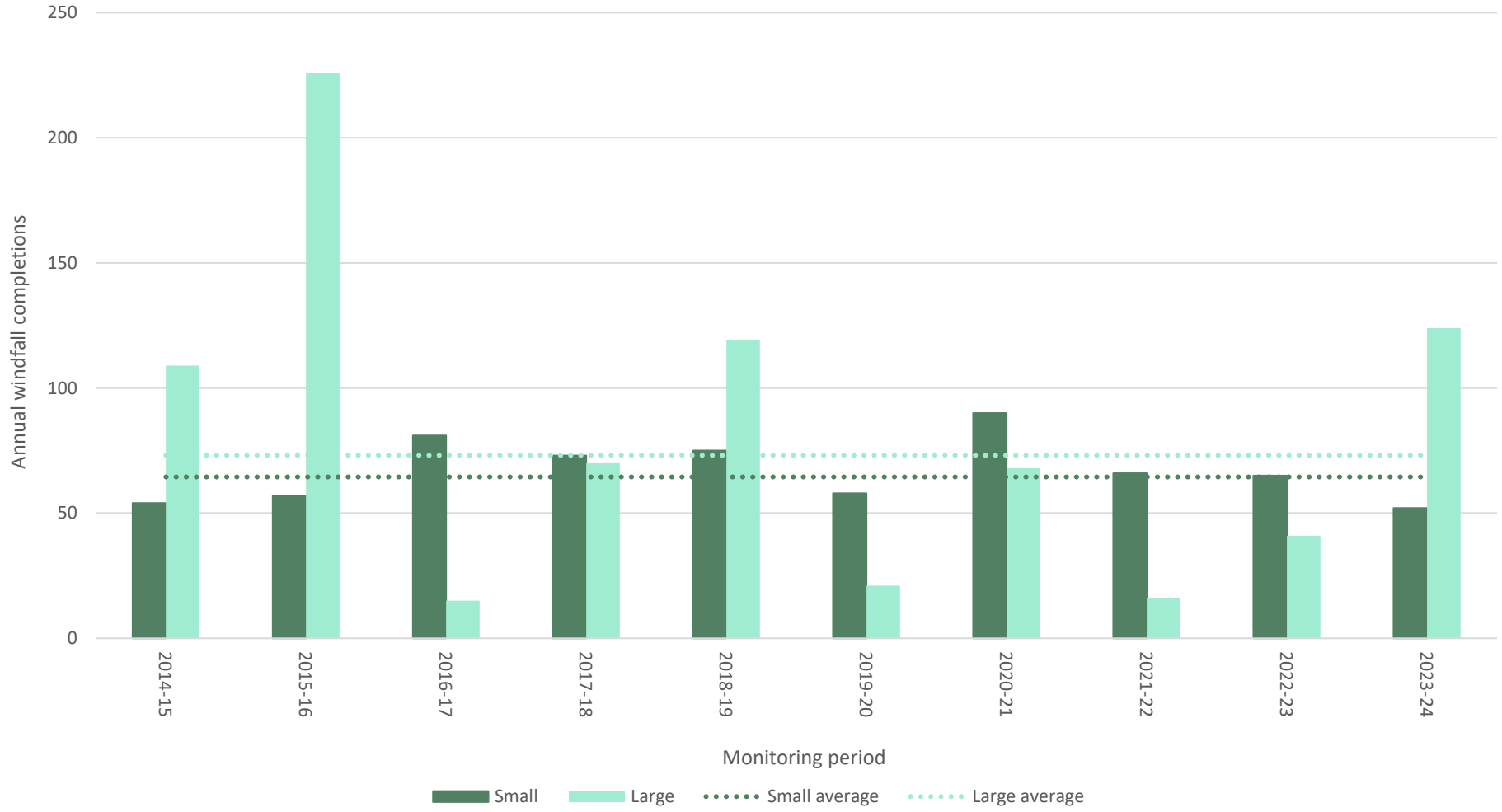
Site	Reference	Reason for exclusion
The Bungalow, Crondall	19/02244/FUL - Site allocated in the Crondall Neighbourhood Plan	Allocated site
Land to the north of London Road, Hook	14/00733/MAJOR, 17/01123/REM, 17/01743/REM, 18/00509/REM	Countryside site - extension to settlement
Edenbrook South, Fleet	15/00154/MAJOR, 17/00372/FUL, 18/02150/FUL	Countryside site - extension to settlement
Land North of Netherhouse Copse, Fleet	16/01651/OUT, 18/01795/REM, 19/01472/REM, 19/02251/REM, 19/02471/REM, 21/02782/OUT	Countryside site - extension to settlement
Land at Watery Lane, Fleet	17/00264/REM	Countryside site - extension to settlement
Moulsham Lane, Yateley	17/02793/REM	Countryside site - extension to settlement
Hatchwood Place Land adjacent to Farnham Road, Odiham	13/02085/MAJOR	Countryside site - extension to settlement
Rifle Range Farm, Fleet Road, Hartley Wintney	14/00593/MAJOR	Countryside site - extension to settlement
Land at Odiham Road, Riseley	18/00242/REM	Countryside site - extension to settlement
Hatchwood Cottage Land, South of Farnham Road, Odiham	16/00606/REM	Countryside site - extension to settlement

Site	Reference	Reason for exclusion
Land adjacent to Reading Road, Hook	15/00697/REM	Countryside site - extension to settlement
Land at Knight Close, Crookham Village	14/01152/MAJOR	Countryside site - extension to settlement
Dilly Lane (Phase 2), Hartley Wintney	12/02427/MAJOR	Countryside site - extension to settlement
Broden Stables, Crondall	16/02377/FUL	Countryside site - extension to settlement
Hawley Park Farm, Hawley	18/00334/FUL	Countryside site - extension to settlement
Land Adjacent the Coach House And Oak Hollow Reading Road Eversley Centre Hook	03/00019/FUL	Rural exception site
Land At Gaston Lane South Warnborough Hook	05/02332/FUL	Rural exception site
Land North of Reading Road, Eversley, Hook	12/02114/FUL	Rural exception site
Land to the North Of Cowfold Lane, Rotherwick, Hook	13/00254/FUL	Rural exception site
Bartley House, Hook	16/03378/FUL	Main employment site

Site	Reference	Reason for exclusion
Landata House, Hook	15/01603/FUL	Main employment site
Greenwell Providence House, Hook	16/00883/PRIOR, 17/02465/FUL	Main employment site
Fleet House, Fleet	16/01267/PRIOR, 16/03332/FUL	Main employment site
Lorica House, Fleet	18/00649/PRIOR, 17/01977/FUL	Main employment site
Infineon House, Fleet	18/00650/PRIOR, 17/01978/FUL	Main employment site
Oak House, Fleet	15/01857/FUL, 16/01441/FUL	Main employment site
Teksys House, Fleet	15/00137/PNDW	Main employment site
Vantage House, Hook	17/00525/PRIOR, 17/00526/PRIOR	Main employment site
Finn's Business Park, Crondall	16/00471/PRIOR	Main employment site
Silvergate, Church Crookham	19/00407/PRIOR	Main employment site
The Bungalow, Pankridge Street, Crondall	19/02244/FUL – allocated in the Crondall Neighbourhood Plan	Allocated site

13. With the sites listed above removed, the adjusted completions data from 2014 to 2024 is shown at Figure A7.

Figure A7: Adjusted completions for small sites (1 to 9 homes) and large sites of 10 to 99 homes



Windfall allowance for small sites of 1 to 9 homes

14. The average annual delivery from small sites, using the adjusted completions data over the 10-year period, is 67 homes.

15. A windfall allowance of 60 homes per annum from small sites is considered reasonable without being over-optimistic. Using the adjusted completions data, 60 homes per year is 7 fewer than the overall mean since 2014 – a discount rate of 10.6%. This level of discounting provides a reasonable buffer against the delivery in any given year dipping below the average.

16. To avoid double counting with planning permissions, no small site windfall allowance is made for years 1, 2 and 3. It is assumed that homes completed in those years will already have planning permission. Table A7.2 below shows anticipated delivery from specific, deliverable small sites and the windfall allowance from small sites.

Table A7.2 Projected completions on small sites of 1 to 9 homes

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Homes under construction on deliverable sites of 1-9 units	40								40
Homes not started on deliverable sites of 1-9 units		26	34						60
Windfall allowance for sites of 1 to 9 homes				60	60	60	60	60	300

Windfall allowance for large sites of 10 to 99 homes

17. The average annual delivery from large windfall sites of 10 to 99 homes over the 10-year period, using the adjusted set of completions data, is 81 homes per annum. This is a greater contribution to overall supply than from small windfall sites, and so it is important to include a windfall allowance from this source.

18. As Figure A7 shows, delivery from these sites tends to fluctuate more widely year to year than for small sites, reducing certainty as to what could happen in future years. This suggests a greater degree of caution is required when developing a windfall allowance i.e., a greater degree of discounting is needed when projecting past annual average completions forward.

19. A round figure of 60 homes per year is considered a reasonable estimate of future windfall from sites of this size. This amounts to a 25.8% discount from the average levels of delivery, which is a sizeable discount, but which also recognises the contribution that these sites do make to supply.

20. To avoid double counting with planning permissions, no windfall allowance is made for years 1, 2 and 3. This is a cautious approach because in practice some windfall could take place within that 3-year time frame from sites yet to secure planning permission. Table A7.3 below shows the large site windfall allowance going forward alongside projected completions from deliverable sites of 10 to 99 homes.

Table A7.3 Projected completions on large sites of 10 to 99 homes

	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Deliverable sites of 10 to 99 homes	5	37	10						52
Windfall allowance for sites of 10 to 99 homes				60	60	60	60	60	300

Appendix 8: Sites allocated in neighbourhood plans

Odiham & North Warnborough Neighbourhood Plan

The Odiham and North Warnborough Neighbourhood Plan allocates seven sites for new homes under Policy 2.

At 1 April 2024:

- Land at Crumplins Yard (Ref.16/00635/FUL) was completed in 2020/21 and is counted in the completions figures at Appendix 1.
- Land at 4 Western Lane (19/02541/FUL) was completed in 2022/23 and is counted in the completions figures at Appendix 1 (site also referred to as Burford, West Street).
- Land on the West Sides of Alton Road (21/00777/OUT) has been given permission to deliver 30 homes and forms part of five-year supply as a deliverable site (site also referred to as Crownfields).
- The remaining four sites, listed at Table A8.1 below, did not have planning permission at 1 April 2024. These sites do not form part of the five-year land supply but are included in the housing trajectory for the plan period to 2032, with the caveat that Dunleys Hill (site 2v) is expected to be deleted from the trajectory. This follows receipt of the Examiner's Report into the Review of the Odiham and North Warnborough Neighbourhood Plan Review issued on 13th December 2024 in which the site is recommended for deletion from the plan. Odiham Parish Council agreed to the Examiner's recommendations on 17th December 2024.

Table A8.1 Housing trajectory for sites allocated in the Odiham and North Warnborough Neighbourhood Plan

Site Name	Number of homes	2029/30	2030/31	2031/32	Comment
Land at Hook Road	15	15			Applications to deliver 22 homes were granted subject to legal agreement by Hart's Planning Committee (23/02094/FUL & 23/02095/FUL)
Land at Albion Yard	12		12		An application was refused in July 2019 (19/00543/FUL)
Land at Dunley's Hill	30	15	15		An outline application was refused in March 2024 and has since been appealed (23/02063/OUT). ***This site is expected to be removed from the trajectory in light of the Examiner's Report into the Odiham and North Warnborough Neighbourhood Plan Review issued 13th December 2024 in which the site is recommended for deletion from the plan.***
Land at Longwood	9			9	A pre-app to construct 34 retirement apartments was submitted in August 2024 (24/01701/PREAPP)
Total	**66**	**30**	**27**	**9**	

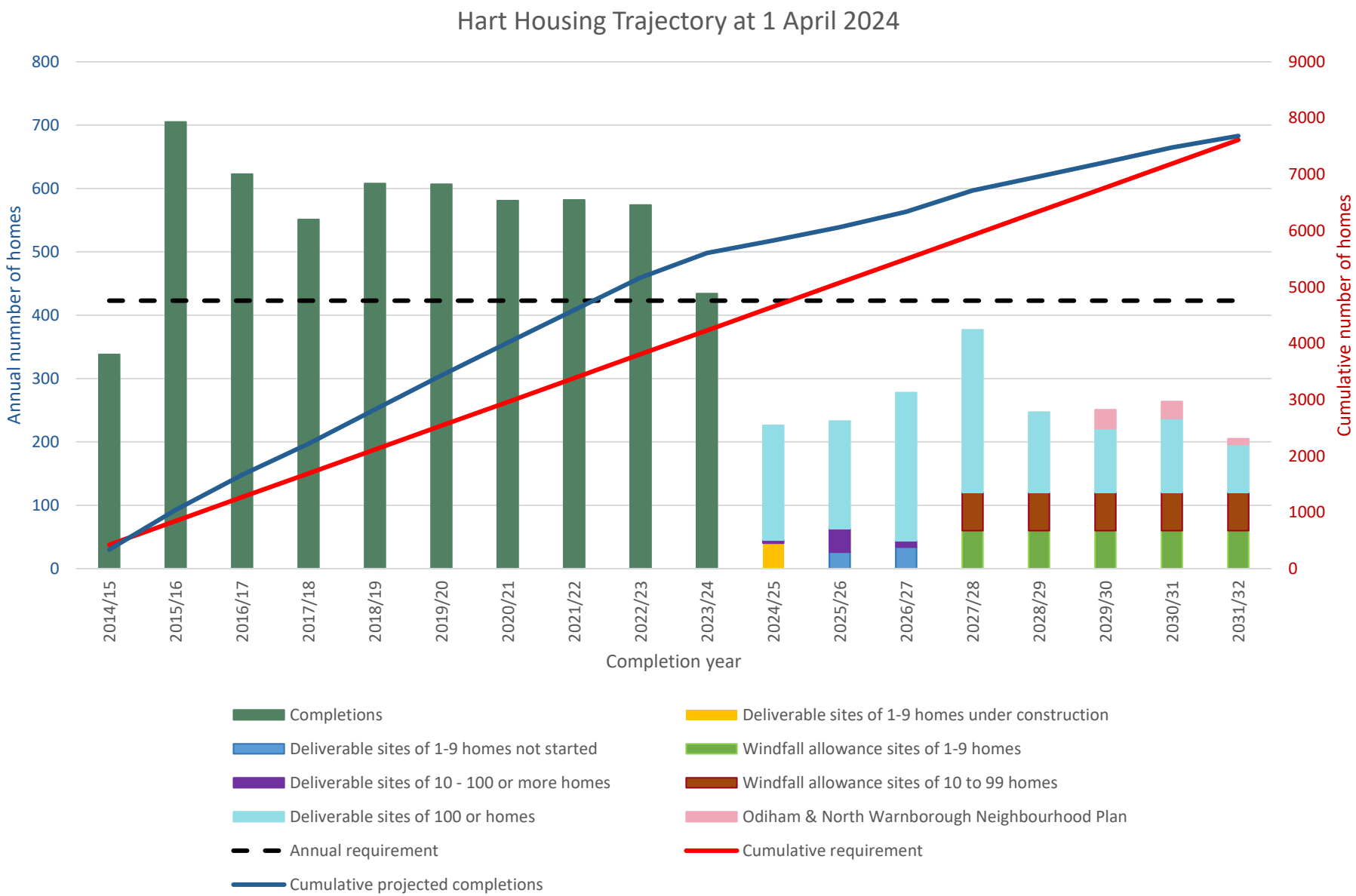
Crondall Neighbourhood Plan

The Crondall Neighbourhood Plan allocates three sites for new homes under Policy 2:

- The Bungalow, Pankridge Street (19/02244/FUL) was completed in 2022/23 and is included in the completions figures at Appendix 1.
- 18 St Cross Road (20/02618/FUL) is under construction and included within the five-year supply as a deliverable site.
- Land at Marsh Farm (22/01859/FUL) was granted permission for 9 homes on 20 March 2024 and is included within the five-year supply as a deliverable site.

Appendix 9: Housing trajectory 2014 to 2032 at 1 April 2024

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Totals
Completions	338	705	623	551	608	607	581	582	574	434									5,603
Deliverable sites of 1-9 homes under construction											40								40
Deliverable sites of 1-9 homes not started												26	34						60
Windfall allowance sites of 1-9 homes														60	60	60	60	60	300
Deliverable sites of 10 - 100 or more homes											5	37	10						52
Windfall allowance sites of 10 to 99 homes														60	60	60	60	60	300
Deliverable sites of 100 or homes											181	170	234	257	127	101	117	76	1,263
Sites allocated in ONWNP (see appendix 8)																30	27	9	66
Total homes	**338**	**705**	**623**	**551**	**608**	**607**	**581**	**582**	**574**	**434**	**226**	**233**	**278**	**377**	**247**	**251**	**264**	**205**	**7,684**
Annual requirement	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**423**	**7,614**
Cumulative projected completions	**338**	**1043**	**1666**	**2217**	**2825**	**3432**	**4013**	**4595**	**5169**	**5603**	**5829**	**6062**	**6340**	**6717**	**6964**	**7215**	**7479**	**7684**	
Cumulative requirement	**423**	**846**	**1269**	**1692**	**2115**	**2538**	**2961**	**3384**	**3807**	**4230**	**4653**	**5076**	**5499**	**5922**	**6345**	**6768**	**7191**	**7614**	


Hart Housing Trajectory at 1 April 2024
Annual numnber of homes
Cumulative number of homes
800
700
600
500
400
300
200
100
0
9000
8000
7000
6000
5000
4000
3000
2000
1000
0
2014/15
2015/16
2016/17
2017/18
2018/19
2019/20
2020/21
2021/22
2022/23
2023/24
2024/25
2025/26
2026/27
2027/28
2028/29
2029/30
2030/31
2031/32
Completion year
Completions
Deliverable sites of 1-9 homes under construction
Deliverable sites of 1-9 homes not started
Windfall allowance sites of 1-9 homes
Deliverable sites of 10 - 100 or more homes
Windfall allowance sites of 10 to 99 homes
Deliverable sites of 100 or homes
Odiham & North Warnborough Neighbourhood Plan
Annual requirement
Cumulative requirement
Cumulative projected completions