



## **Hart Five Year Housing Land Supply**

**(at 1<sup>st</sup> April 2016)**

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## **1.0 Introduction**

- 1.1 This paper sets out Hart's five year housing land supply position at 1<sup>st</sup> April 2016. Paragraph 47 of the National Planning Policy Framework (NPPF) states local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements.
- 1.2 The information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of all Hampshire local planning authorities. All data is derived from Building Control and NHBC reports, and then verified by site visits. The calculations within this report reflect the five year housing land supply period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2021.

## **2.0 Hart's Housing Requirement**

- 2.1 In the absence of an up to date local plan housing target, the Council does not have the usual start point to determine its five year land supply position. However, the NPPF is clear that Local Plans should meet the full, objectively assessed housing needs in the housing market area, as far as that is consistent with other policies (paragraph 47).
- 2.2 Paragraph 159 of the NPPF states local planning authorities should have a clear understanding of housing needs in their area by preparing a Strategic Housing Market Assessment (SHMA) to assess their full housing needs. A SHMA conducted for Hart, Rushmoor and Surrey Heath was published in December 2014<sup>1</sup>. A review is being carried out and will be published later in 2016.
- 2.3 The SHMA 2014 indicates the objectively assessed housing need in Hart over the period 2011-2032 (Hart's emerging Local Plan period) is 7,534 dwellings which equates to 359 dwellings per annum. However, in light of the discussions at the Owens Farm, Hop Garden Road Public Inquiry<sup>2</sup>, Hart is currently using an objectively assessed housing need of 382 dwellings per annum. This figure will be revised following the publication of the updated SHMA and then the housing requirement detailed in the Hart Local Plan (once adopted). This annual housing requirement of 382 dwellings is therefore the basis for Hart's five year housing land supply calculations as at 1<sup>st</sup> April 2016.
- 2.4 The NPPF (paragraph 47) stipulates that either a 5% or 20% buffer must be applied to the housing requirement; the 20% buffer being relevant to authorities where there has been a persistent under delivery of housing. The Council considers that a 5% buffer in Hart is appropriate. This position was supported by the Inspector at the Owens Farm, Hop Garden Road Public Inquiry<sup>2</sup>.
- 2.5 For the period 1<sup>st</sup> April 2011 to 30<sup>th</sup> March 2016, there have been 1,830 (net) housing completions in Hart District.

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<sup>1</sup> The SHMA is available at <http://www.hart.gov.uk/Evidence-base>

<sup>2</sup> Public Inquiry into the decision to refuse planning permission for 48 dwellings at Owens Farm, Hop Garden Road, Hook – Planning Application Reference Ref: 14/00867/MAJOR, Appeal Ref: [APP/N1730/A/14/2226609](http://www.app/n1730/A/14/2226609)

### **3.0 Housing Supply**

- 3.1 The NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable.
- 3.2 The National Planning Practice Guidance (NPPG) considers residential institutions such as housing for older people and student accommodation (Use Class C2) should be counted against local planning authorities housing requirement. However, Hart District Council does not include these types of accommodation within housing land supply calculations. Hart's five year housing land supply consists of the following elements:
- Sites with planning permission (outline and full)
  - Deliverable sites
  - An allowance for windfall sites

#### ***Sites with Planning Permission***

- 3.3 Within the next five years, a total of 2,224 dwellings are anticipated to come forward from sites with planning permission. 2,024 of these will be from large sites (10 dwellings or more, Appendix C), 200 of these will be from small sites (9 dwellings or less, Appendix D). Following discussions with Developers, Planning Agents and Development Management officers at Hart District Council, it is estimated that two large sites with planning permission may not wholly come forward within the five year period (April 2016 – March 2021). Appendix G (large site phasing) sets out that by March 2021 the Council expect 400 of the 429 dwellings to be completed at Queen Elizabeth Barracks, and 180 of the 300 units to be completed at Watery Lane.
- 3.4 The NPPF states that sites with planning permission should be considered deliverable until permission expires. There are three applications that had outstanding planning permissions on the 1<sup>st</sup> April 2016 which are not listed in appendix D, these are as follows:
- 13/00539/MAJOR, Four Seasons Hotel, Dogmersfield Park - net 4 dwellings
  - 13/00546/FUL, Bluebells, Farm Lane, Crondall - net 0 dwellings
  - 13/00689/FUL, Woodside, Longwater Lane, Eversley - net 0 dwellings
- 3.5 The three sites have been excluded as since 1<sup>st</sup> April 2016, the permissions have lapsed and the Council has no evidence available to indicate that these schemes have been implemented.

#### ***Deliverable Sites***

- 3.6 The Council has resolved to grant permission for two applications subject to the signing of a legal agreement (see appendix E). These sites are included in the five year land supply as it is assumed that once the agreement is signed, the sites will be available and will implement the

permission within five years. Discussions with Development Management officers indicate that there are no reasons to suggest that the legal agreements will not be signed.

3.7 At 1<sup>st</sup> April 2016, there were two applications within Hart that had a resolution to grant planning permission:

- 548 dwellings at North East Hook – 14/00733/MAJOR
- 5 dwellings at Wingate, Long Sutton – 15/00424/FUL

3.8 Since 1<sup>st</sup> April 2016, the legal agreement for the Wingate application has been signed and a decision notice has been issued. There is no evidence to suggest that the site would not be delivered within the five year period. The completion of all 550 dwellings (net 548) at North East Hook is expected to go beyond the five year period. It is estimated the 348 dwellings will be delivered within the next five years.

### ***Windfall Allowance***

3.9 The NPPF (paragraph 48) states that local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. The NPPF Glossary (Annex 2) defines windfalls sites as sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

3.10 The Hart District Strategic Housing Land Availability Assessment (SHLAA) has identified as many sites as possible to contribute towards meeting the District's housing needs. The SHLAA identifies sites which have a potential capacity for five dwellings or more. As planning applications below the five dwelling threshold are regularly submitted and approved, these should be included in the land supply calculation. It is anticipated that small sites of less than five dwellings (excluding garden sites) will continue to come forward and make a small contribution to the housing supply.

3.11 For the purposes of the five year calculation, the windfall allowance will not be included in the first two years of the housing supply. It is assumed that all windfall sites likely to be completed in the first two years will have already been through the planning application process and would therefore result in double counting.

3.12 The average windfall is 22 per annum and therefore 66 dwellings are likely to come forward as windfalls over the next five years. A breakdown of the windfall calculation can be found in Appendix F.

## 4.0 Five Year Housing Supply Assessment

4.1 The five year housing land supply position at 1<sup>st</sup> April 2016 demonstrates that Hart has a 6.32 year supply, the equivalent of 553 surplus dwellings. The calculation uses the Sedgfield method and is set out in Table 1 below. All years run from 1<sup>st</sup> April to 31<sup>st</sup> March.

		<i>Total</i>	<i>Annual</i>
<b>Requirement (minimum)</b>			
A	Requirement 2011-2032	8,022	382
B	Completions 2011-2016	1,830	366
C	Requirement for first 5 years (2011-2016)	1,910	
D	Undersupply	80	
E	Requirement for 5 years (2016-2021)	1,910	382
F	Requirement for 5 years + undersupply	1,990	398
G	Plus 5% Buffer	2,090	418
<b>Supply</b>			
H	Large site planning permissions	2,024	
I	Small site planning permissions	200	
J	Deliverable Sites	353	
K	Windfalls	66	
L	Total Supply	<b>2,643</b>	
<b>Shortfall/Over Provision</b>			
M	Against requirement + 5%	<b>553</b>	
<b>No. of years' supply</b>			
N	Against requirement + 5%	<b>6.32</b>	

**Table 1:** Hart District Council – Five Year Housing Land Supply

## 5.0 Methodology

### *Appropriate Buffer*

- 5.1 Paragraph 47 of the NPPF states that local planning authorities should provide five years worth of housing against their housing requirements with an additional buffer of 5%. Where there has been a record of persistent under delivery of housing, LPAs should increase their buffer to 20%.
- 5.2 The Council does not consider there has been a history of persistent under-delivery when assessing housing delivery. Table 2 shows Hart's annual completion data against the housing requirement at the time. Following the withdrawal of the South East Plan in March 2013 and in the absence of an up to date development plan, in accordance with the NPPG<sup>3</sup>, the Council has used an uplifted OAHN figure for the District (382 dpa) following the Hop Garden Appeal.
- 5.3 Table 2 overleaf demonstrates that the years of undersupply are balanced by those of oversupply. Whilst there are peaks and troughs in the housing market cycle, the NPPG<sup>4</sup> states that the assessment is likely to be more robust if a longer term view is taken. Over the 20 year period, surplus housing delivery was achieved.
- 5.4 The Council consider that this longer term view should be taken to reflect that following the designation of the Thames Basin Heaths Special Protection Area (SPA) in 2005, housing completions in District between 2008 and 2011 reduced considerably as a direct result of the temporary 'moratorium' on granting planning permissions for residential development that occurred while a suitable mitigation strategy was put in place. The NPPG<sup>5</sup> states it is legitimate for the decision maker to consider a range of issues, such as the impact of imposed housing moratoriums and the delivery rate before and after such moratorium in determining whether an authority has a record of persistent under delivery.

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<sup>3</sup> NPPG Paragraph: 030 Reference ID: 3-030-20140306

<sup>4</sup> NPPG Paragraph: 035 Reference ID: 3-035-20140306

Year	Housing Requirement	Source	Completions	Difference
1996/97	317	Structure Plan <sup>5</sup>	308	-9
1997/98	317	Structure Plan	364	47
1998/99	317	Structure Plan	163	-154
1999/00	317	Structure Plan	211	-106
2000/01	317	Structure Plan	294	-23
2001/02	317	Structure Plan	341	24
2002/03	317	Structure Plan	443	126
2003/04	317	Structure Plan	567	250
2004/05	317	Structure Plan	642	325
2005/06	317	Structure Plan	527	210
2006/07	317	Structure Plan	396	79
2007/08	317	Structure Plan	229	-88
2008/09	317	Structure Plan	52	-265
2009/10	220	South East Plan <sup>6</sup>	-17	-237
2010/11	220	South East Plan	70	-150
2011/12	220	South East Plan	326	106
2012/13	220	South East Plan	197	-23
2013/14	382	SHMA <sup>7</sup>	264	-118
2014/15	382	SHMA	338	-44
2015/16	382	SHMA	705	323
	<b>6,147</b>		<b>6,420</b>	<b>273</b>

**Table 2:** Housing Requirement in Hart 1996-2016

<sup>5</sup> Hampshire County Structure Plan Review (1996-2011) set Hart a figure of set a target for Hart of 4,750 dwellings over that period, i.e. 317 per annum.

<sup>6</sup> The Secretary of State published the final version of the South East Plan on the 6<sup>th</sup> May 2009 and the government formally revoked the document on the 25<sup>th</sup> March 2013.

<sup>7</sup> 382 dwellings per annum is an uplift to the 2014 SHMA OAHN figure that was considered to be a more robust figure at the Owens Farm, Hop Garden Road Public Inquiry. Appeal Ref: [APP/N1730/A/14/2226609](https://www.app.gov.uk/cases/APP/N1730/A/14/2226609)



## **6.0 Conclusions**

- 6.1 In the absence of an up to date local plan housing target, the Council does not have the usual start point to determine its five year housing land supply position. Hart is currently using an objectively assessed housing need of 382 dwellings per annum and this figure will be revised following the publication of the updated SHMA and then the housing requirement in the Hart Local Plan. This annual housing requirement of 382 dwellings is therefore basis for Hart's five year housing land supply calculations as at 1<sup>st</sup> April 2016. The Council does not consider that there has been an under-delivery of housing in recent years, therefore a 20% buffer is not required.
- 6.2 The housing supply for Hart consists of sites with planning permission, deliverable sites, and an allowance for windfall sites. Table 2 demonstrates Hart District Council has a 6.32 year supply at 1<sup>st</sup> April 2016, this is equivalent to a surplus of 553 dwellings. It indicates that there is a five year supply of deliverable land for housing to meet the currently identified housing requirement for Hart when a 5% buffer is applied.

**Appendix A – Completions from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 (Large Sites – 10 or more dwellings)**

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Completion Gains</b>	<b>Completion Losses</b>	<b>Net Completions</b>
14/00366/PNDW	Manor House, 46 London Road, Blackwater	Blackwater	15	0	15
11/02352/MAJOR	Clarks Farm, Reading Road, Yateley	Blackwater	13	0	13
11/00001/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Church Crookham, Fleet	Fleet	50	0	50
12/00236/MAJOR	Queen Elizabeth Barracks, Sandy Lane, Church Crookham, Fleet	Fleet	178	0	178
13/02256/MAJOR	The Gables, Ewshot Lane, Ewshot	Fleet	10	1	9
13/01221/MAJOR	Edenbrook Hitches Lane, Fleet	Fleet	10	0	10
11/00830/MAJOR	Land At Elmwood, Middlewood and Roslynton, Branksomewood Road, Fleet	Fleet	9	0	9
12/01766/MAJOR	General Wickham Court, Wickham Road, Church Crookham	Fleet	41	0	41
12/02043/MAJOR	101 - 105 Fleet Road, Fleet	Fleet	63	0	63
15/00137/PNDW	Teksys Ltd, Teksys House, Ancells Road, Fleet	Fleet	14	0	14
15/01558/FUL	Central House, 2 Kings Road, Fleet	Fleet	13	0	13
06/00487/MAJOR	Land At Dilly Lane, Hartley Wintney	Hartley Wintney	1	0	1
12/02427/MAJOR	St Marys Park, Dilly Lane, Hartley Wintney	Hartley Wintney	80	0	80
14/02915/MAJOR	Monachus House, High Street, Hartley Wintney	Hartley Wintney	10	0	10
13/01215/MAJOR	Lamb Hotel, High Street, Hartley Wintney	Hartley Wintney	9	0	9
14/00449/MAJOR	1-9 Dairy Walk, Hartley Wintney	Hartley Wintney	23	2	21
14/00593/MAJOR	Rifle Range Farm, Fleet Road, Hartley Wintney	Hartley Wintney	0	1	-1
14/00926/MAJOR	Gregory House, Elms Road, Hook	Hook	28	0	28
12/02303/MAJOR	Wood BMW, 56 High Street, Odiham	Odiham	5	0	5
15/01431/PRIOR	Palace Gate House, 168 High Street, Odiham	Odiham	10	0	10
12/00432/MAJOR	Land South Of Blackwater River And East Of Sandhurst Road, Yateley	Yateley	74	0	74
<b>Total</b>			<b>656</b>	<b>4</b>	<b>652</b>

**Appendix B – Completions from 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016 (Small Sites – 9 dwellings or less)**

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Completion Gains</b>	<b>Completion Losses</b>	<b>Net Completions</b>
15/00218/FUL	18 Myrtle Drive, Blackwater	Blackwater	2	1	1
14/00354/FUL	Court Acre, Croft Lane, Crondall	Crondall	2	0	2
11/00953/FUL	Bonneys Yard, The Street, Eversley	Eversley	1	0	1
10/01979/FUL	87 Elvetham Road, Fleet	Fleet	2	0	2
11/02512/FUL	Land Adjacent 21 Velmead Road, Fleet	Fleet	1	0	1
12/00060/FUL	17 Fleet Road, Fleet	Fleet	1	0	1
12/00389/FUL	The Gate Cottage, Reading Road North, Fleet	Fleet	1	0	1
12/02252/FUL	Platt Croft, Avenue Road, Fleet	Fleet	1	1	0
12/02236/FUL	Land at Chelwood, Stockton Avenue, Fleet	Fleet	1	0	1
12/02437/FUL	Land Adjacent To Lima, Upper Street, Fleet	Fleet	1	0	1
14/02694/FUL	1 Wellington Avenue, Fleet	Fleet	1	0	1
13/00331/FUL	70 Reading Road South, Fleet	Fleet	2	0	2
13/02626/FUL	4 Dinorben Avenue, Fleet	Fleet	1	0	1
14/00456/FUL	Byron, 22A Alton Road, Fleet	Fleet	1	0	1
14/00206/FUL	Heron On The Lake, 14 Old Cove Road, Fleet	Fleet	3	0	3
14/02146/FUL	The Chalet, 18A Hares Lane, Hartley Wintney	Hartley Wintney	1	1	0
13/01796/FUL	Millbank House, High Street, Hartley Wintney	Hartley Wintney	5	0	5
14/03067/FUL	5 - 6 Peel Court, Hartley Wintney	Hartley Wintney	1	0	1
14/01686/FUL	Weller Egger House, High Street, Hartley Wintney	Hartley Wintney	1	0	1
12/00047/FUL	90 London Road, Hook	Hook	6	0	6
12/00205/FUL	Harrow House, The Street, Long Sutton	Long Sutton	1	0	1
14/00256/FUL	The Old Police House, Reading Road, Mattingley	Mattingley	1	1	0
15/02322/PRIOR	Lynchmere Cottage, Reading Road, Mattingley	Mattingley	1	0	1
14/00703/FUL	1 Bridge Road, North Warnborough	Odiham	1	0	1
13/01417/FUL	113 High Street, Odiham	Odiham	1	0	1
15/01206/FUL	117-119 High Street, Odiham	Odiham	1	0	1
13/00254/FUL	Land To The North Of Cowfold Lane, Rotherwick	Rotherwick	6	0	6
12/01890/FUL	The Copse, Cowfold Lane, Rotherwick	Rotherwick	1	1	0
12/01630/FUL	Woodmans Bungalow, Plough Lane, Bramshill	Rural	1	1	0
14/00262/FUL	Daneswood, Doras Green Lane, Dippenhall	Rural	1	1	0

Application Reference	Address	Settlement	Completion Gains	Completion Losses	Net Completions
14/01289/FUL	Clare Park Private Retirement Residences Ltd, Clare Park, Farnham	Rural	1	0	1
14/00879/MAJOR	Ewshot Court, Heath Lane, Ewshot	Rural	1	0	1
14/00503/FUL	Camelot, Redlands Lane, Ewshot	Rural	1	0	1
11/02505/FUL	Diple Grange, Diple Road, Hartley Wintney	Rural	1	0	1
13/00179/MAJOR	Riverside Farm, Hares Lane, Hartley Wintney	Rural	1	0	1
13/00101/FUL	Priors House, Reading Road, Mattingley	Rural	1	1	0
14/02055/FUL	The Hop Kiln, Hillside Farm, Hillside, Odiham	Rural	1	0	1
14/00603/FUL	Westview, Pickaxe Lane, South Warnborough	Rural	0	1	-1
03/00593/FUL	Land At Harpton Parade, Reading Road, Yateley	Yateley	2	0	2
15/01269/PRIOR	4A Harpton Parade, Yateley	Yateley	1	0	1
15/01950/FUL	24 Somerville Crescent, Yateley	Yateley	3	1	2
<b>Total</b>			<b>63</b>	<b>10</b>	<b>53</b>

**Appendix C – Outstanding Permissions at 1<sup>st</sup> April 2016 (Large Sites – 10 or more dwellings)**

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Outstanding Gain</b>	<b>Outstanding Loss</b>	<b>Net Outstanding</b>
15/02131/FUL	White Hart House, London Road	Blackwater	Not started	13	0	13
14/01152/MAJOR	Land At Knight Close	Crookham Village	Under construction	27	0	27
12/00236/MAJOR	Queen Elizabeth Barracks, Sandy Lane	Fleet	Under construction	313	0	313
13/00795/MAJOR	Queen Elizabeth Barracks, Sandy Lane	Fleet	Under construction	100	0	100
15/00828/FUL	Former Auxiliary Stores Unit, Former Queen Elizabeth Barracks, Naishes Lane	Fleet	Under construction	16	0	16
14/00504/MAJOR	Land At Watery Lane	Fleet	Not started	300	0	300
15/00601/FUL	Brickyard Plantation, Pale Lane	Fleet	Not started	45	0	45
13/02389/MAJOR	Land at Blue Prior Business Park, Redfields Lane	Fleet	Under construction	72	0	72
13/02256/MAJOR	The Gables, Ewshot Lane	Fleet	Under construction	39	0	39
15/02257/REM	Blue Prior Business Park, Redfields Lane	Fleet	Not started	13	0	13
07/02949/MAJOR	Land At Hitches Lane	Fleet	Under construction	1	0	1
11/01326/MAJOR	Edenbrook, Hitches Lane	Fleet	Under construction	19	0	19
11/01040/MAJOR	Edenbrook, Hitches Lane	Fleet	Under construction	6	0	6
13/01083/MAJOR	Edenbrook, Hitches Lane	Fleet	Under construction	4	0	4
13/01221/MAJOR	Edenbrook, Hitches Lane	Fleet	Under construction	47	0	47
15/00154/MAJOR	Edenbrook, Hitches Lane	Fleet	Under construction	193	0	193
15/00276/REM	Land to the rear of 102 - 108 Fleet Road	Fleet	Under construction	12	0	12
14/02101/MAJOR	93 Fleet Road	Fleet	Not started	10	0	10
15/00275/FUL	18 Church Road	Fleet	Not started	10	0	10
15/01540/FUL	Pioneer House, Unit 2 Fleetwood Park, Barley Way	Fleet	Under construction	33	0	33
15/01857/FUL	Oak House, Harvest Crescent	Fleet	Not started	45	0	45
06/00487/MAJOR	Land At Dilly Lane	Hartley Wintney	Under construction	3	0	3
11/00348/MAJOR	St Marys Park, Dilly Lane	Hartley Wintney	Under construction	1	0	1
12/02427/MAJOR	St Marys Park, Dilly Lane	Hartley Wintney	Under construction	6	0	6

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Outstanding Gain</b>	<b>Outstanding Loss</b>	<b>Net Outstanding</b>
13/01215/MAJOR	Lamb Hotel, High Street	Hartley Wintney	Under construction	2	0	2
14/00593/MAJOR	Rifle Range Farm, Fleet Road	Hartley Wintney	Under construction	95	0	95
13/02567/MAJOR	Land At High Ridge Farm, Newnham Road	Hook	Not started	60	0	60
15/00697/REM	Land Adjacent To Reading Road	Hook	Not started	70	0	70
15/00846/PRIOR	Greenwell Providence House, 2 Bartley Wood Business Park	Hook	Under construction	113	0	113
15/01603/FUL	Landata House, Station Road	Hook	Not started	78	0	78
13/02085/MAJOR	Land Adjacent To Hatchwood Place, Farnham Road	Odiham	Under construction	89	0	89
15/00829/OUT	Hatchwood Cottage, Farnham Road	Odiham	Not started	35	0	35
15/01083/FUL	Rose Court, Rye Common Lane	Rural	Not started	14	0	14
13/00720/MAJOR	Winchfield Lodge, Old Potbridge Road	Rural	Under construction	16	0	16
13/02633/MAJOR	Guillemont Park, Minley Road	Rural	Under construction	102	0	102
14/01817/MAJOR	Hawley Park Farm, Hawley Road	Rural	Not started	126	0	126
12/00432/MAJOR	Land South Of Blackwater River And East Of Sandhurst Road	Yateley	Under construction	45	0	45
<b>Total</b>				<b>2173</b>	<b>0</b>	<b>2173</b>

**Appendix D – Outstanding Permissions at 1<sup>st</sup> April 2016 (Small Sites – 9 dwellings or less)**

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Outstanding Gain</b>	<b>Outstanding Loss</b>	<b>Net Outstanding</b>
14/03015/FUL	58 Thornfield Green	Blackwater	Not started	2	2	0
13/01070/FUL	76 Frogmore Road	Blackwater	Under construction	1	0	1
15/01563/FUL	Canterburys, Darby Green Road	Blackwater	Not started	0	1	-1
15/02401/FUL	Land At Church Lane	Dogmersfield	Not started	3	0	3
09/00725/FUL	Land To The North Of Reading Road	Eversley	Under construction	2	0	2
14/03001/FUL	Adjacent Rose Cottage	Eversley	Not started	1	0	1
14/02942/FUL	Land To Rear Of Chantryland, New Road	Eversley	Not started	6	1	5
15/00876/FUL	Land Adjacent Hollybush End House	Eversley	Under construction	1	0	1
14/02949/FUL	Redlands Farm, Redlands Lane	Ewshot	Not started	1	1	0
13/01301/FUL	56 Florence Road	Fleet	Not started	1	1	0
14/01608/FUL	33 Gally Hill Road	Fleet	Not started	3	1	2
15/01291/FUL	116 Gally Hill Road	Fleet	Under construction	1	1	0
15/02843/FUL	42 Gally Hill Road	Fleet	Not started	1	0	1
15/02538/HOU	3 Emery Down Drive	Fleet	Not started	1	0	1
09/02141/FUL	Land Adjacent 16 Wood Lane	Fleet	Under construction	1	0	1
11/02512/FUL	Land Adjacent 21 Velmead Road	Fleet	Under construction	1	0	1
12/00060/FUL	17 Fleet Road	Fleet	Under construction	1	0	1
13/01832/FUL	Mymms Corner, Stockton Avenue	Fleet	Under construction	1	1	0
13/01597/FUL	16-18 Kings Road	Fleet	Not started	4	0	4
13/02463/FUL	Co-Operative Stores, 150 - 156 Aldershot Road	Fleet	Under construction	1	0	1
12/01580/FUL	Land To The Rear Of Victoria Hill House, Victoria Hill Road	Fleet	Not started	1	0	1
14/01000/PNDW	156 Fleet Road	Fleet	Not started	2	0	2
14/01501/FUL	44 Elvetham Road	Fleet	Under construction	1	0	1
14/01958/FUL	106 - 108 Fleet Road	Fleet	Under construction	2	1	1
14/02349/PNDW	179A Fleet Road	Fleet	Not started	1	0	1
14/02454/PNDW	Branksome Chambers, Branksomewood Road	Fleet	Under construction	5	0	5

Application Reference	Address	Settlement	Stage of Construction	Outstanding Gain	Outstanding Loss	Net Outstanding
14/03011/FUL	West Hill House, Reading Road North	Fleet	Not started	1	0	1
15/00602/HOU	Badgers Wood, Reading Road North	Fleet	Not started	1	0	1
15/00944/FUL	Millets, 158 Fleet Road	Fleet	Not started	2	0	2
15/00764/FUL	6A Fleet Road	Fleet	Not started	2	0	2
15/00230/FUL	Fleet Autos, St James Road	Fleet	Not started	5	0	5
15/02090/FUL	Help The Aged, 240 Fleet Road	Fleet	Not started	4	0	4
15/01307/FUL	38 Albany Road	Fleet	Not started	1	1	0
15/02692/FUL	27 Basingbourne Road	Fleet	Not started	1	1	0
15/02566/FUL	19 Oakley Drive	Fleet	Not started	1	1	0
15/02225/FUL	32 Reading Road South	Fleet	Not started	6	0	6
15/02638/FUL	159 Albert Street	Fleet	Not started	2	1	1
15/02236/FUL	59 Elvetham Road	Fleet	Not started	2	0	2
15/02523/FUL	Land At 2 Award Road	Fleet	Not started	1	0	1
15/02469/PRIOR	First Floor 232 Fleet Road	Fleet	Not started	2	0	2
15/02878/FUL	83A Aldershot Road	Fleet	Not started	1	0	1
15/03053/FUL	111 Kings Road	Fleet	Not started	5	1	4
15/03108/FUL	144 Clarence Road	Fleet	Not started	5	0	5
15/02139/FUL	Hollydene, Upper Street	Fleet	Not started	1	0	1
15/02961/FUL	Land Adjacent To No. 5 Alton Road	Fleet	Not started	1	0	1
16/00032/PRIOR	Consort House, 46 - 48 Albert Street	Fleet	Not started	6	0	6
10/01670/MAJOR	Manor Farm Buildings, The Street	Greywell	Under construction	8	0	8
14/00865/FUL	Land To The Rear Of White Lion Antiques	Hartfordbridge	Not started	2	0	2
13/01646/FUL	Land At Thackhams Lane	Hartley Wintney	Not started	1	0	1
14/00337/FUL	Hatters Hunts Common	Hartley Wintney	Under construction	1	1	0
14/02203/HMC	Grange Farm House, Grange Lane	Hartley Wintney	Not started	1	0	1
14/02205/FUL	10 Cottage Green	Hartley Wintney	Not started	1	0	1
14/02855/FUL	Webbs Mews, High Street	Hartley Wintney	Not started	2	0	2
14/01642/FUL	Thackhams House, Thackhams Lane	Hartley Wintney	Not started	1	0	1
15/02445/FUL	Millbank House, High Street	Hartley Wintney	Not started	1	0	1
15/02654/PRIOR	Belgravia House, High Steet	Hartley Wintney	Not started	3	0	3
15/01934/FUL	Thistledown	Mattingley	Not started	1	1	0



<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Outstanding Gain</b>	<b>Outstanding Loss</b>	<b>Net Outstanding</b>
15/00542/LDC	Land At White Ladies	Mattingley	Not started	1	0	1
09/03164/FUL	Land At Kingfisher Dry Cleaners and Hook Barbers, Station Road	Hook	Not started	5	0	5
14/00583/FUL	The Laurels, Dorchester Road	Hook	Not started	1	0	1
13/01145/MAJOR	Land On The North Side Of London Road	Hook	Not started	0	3	-3
14/01798/PNDW	Bourne House, London Road	Hook	Not started	2	0	2
15/00296/FUL	High Ridge House, Owens Farm, Newnham Road	Hook	Not started	1	1	0
15/00949/FUL	Holly Cottage, Morris Street	Hook	Not started	1	0	1
15/01938/FUL	Mayhill, Wagon Lane	Hook	Not started	1	0	1
15/02541/FUL	Land To The Rear Of Acorn House, Elms Road	Hook	Not started	5	0	5
15/01542/FUL	Hook House Hotel, London Road	Hook	Not started	4	0	4
13/00134/FUL	Highfield, Cope Lane	Long Sutton	Under construction	2	1	1
14/00186/FUL	Manor Farm, Woodhill Lane	Long Sutton	Not started	4	0	4
14/03057/REM	Glen Haven, Dunleys Hill	North Warnborough	Under construction	3	1	2
14/00371/FUL	The Chilli Pad, Hook Road	North Warnborough	Not started	4	1	3
14/03023/FUL	Land At Clevedge House, Hook Road	North Warnborough	Not started	2	0	2
14/02463/FUL	The Chilli Pad, Hook Road	North Warnborough	Not started	3	0	3
15/02928/FUL	Methodist Church, Bridge Road	North Warnborough	Under construction	1	0	1
03/00822/FUL	1 High Street	Odiham	Under construction	1	0	1
12/02169/FUL	Land to the rear of 68 High Street	Odiham	Under construction	1	0	1
03/00147/FUL	Vicary's, 5 High Street	Odiham	Under construction	1	0	1
05/01505/COU	45 High Street	Odiham	Under construction	1	0	1
13/01417/FUL	113 High Street	Odiham	Under construction	2	0	2
13/01934/FUL	The Old Dray House, 55 High Street	Odiham	Not started	1	0	1
14/01257/FUL	Andover House, 78 High Street	Odiham	Not started	1	0	1
13/02630/FUL	Exmoor Gate, Linden Avenue	Odiham	Not started	3	1	2
14/01543/PNDW	Peter Goddard & Co, 125 High Street	Odiham	Not started	2	0	2
14/01018/HMC	The Willows, Wedmans Lane	Rotherwick	Not started	1	0	1
14/02539/FUL	Rotherwick House, The Street	Rotherwick	Under construction	1	0	1

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Outstanding Gain</b>	<b>Outstanding Loss</b>	<b>Net Outstanding</b>
13/01002/FUL	Moor Place Farm, Plough Lane	Rural	Not started	5	0	5
14/01780/FUL	The Barn, Dippenhall Farm	Rural	Not started	1	1	0
14/01289/FUL	Clare Park Private Retirement Residences Ltd, Clare Park	Rural	Under construction	0	1	-1
14/02240/FUL	Oakwood	Rural	Not started	1	1	0
15/01026/FUL	Upper Farm, Dippenhall Road	Rural	Not started	1	1	0
15/02902/FUL	The Horns Pub, Bowling Alley	Rural	Not started	1	1	0
13/01938/FUL	Ormersfield Lodge, Church Lane	Rural	Not started	1	1	0
14/00093/FUL	Crondall Bee Farm, Rye Common Lane	Rural	Not started	1	1	0
14/02752/MAJOR	St. Neots Preparatory School, St. Neots Road	Rural	Not started	6	2	4
15/00711/FUL	Great House Copse Annexe, Brickhouse Hill	Rural	Not started	1	1	0
15/00588/PRIOR	Longlees, Redlands Lane	Rural	Not started	1	0	1
11/02399/MAJOR	Heckfield Place, Bramshill Road	Rural	Under construction	1	0	1
06/01340/FUL	Oak Tree Farm, Reading Road	Rural	Under construction	0	1	-1
15/00653/REM	Land Adjacent Chamberlains Meadow, Reading Road	Rural	Under construction	2	0	2
14/02417/FUL	Cold Piece Farm	Rural	Not started	1	0	1
15/01608/PRIOR	Moneymusk Farm, Holt Lane	Rural	Not started	1	0	1
13/01212/FUL	2 Well Manor Farm Cottage	Rural	Not started	1	1	0
14/01622/PNDW	Poultry Farm, Lord Wandsworth College	Rural	Not started	1	0	1
11/01878/FUL	Garston Lodge, Reading Road	Rural	Under construction	1	1	0
14/00929/PNDW	Bartletts Farm, Reading Road	Rural	Not started	1	0	1
15/01606/PRIOR	The Barns, Alder Moor Farm, Reading Road	Rural	Not started	1	0	1
04/02613/COU	Bullocks Farm, Hillside	Rural	Under construction	1	0	1
13/02190/FUL	Wychwood Carp Farm, Farnham Road	Rural	Under construction	1	1	0
14/01930/FUL	Darwins House, Hillside	Rural	Not started	1	1	0
14/02157/FUL	Little Rye Farm House, Rye Common	Rural	Under construction	1	0	1

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Outstanding Gain</b>	<b>Outstanding Loss</b>	<b>Net Outstanding</b>
15/00495/FUL	The Stables, Darwins Farm, Hillside	Rural	Not started	1	1	0
15/01249/FUL	Darwin's Holdings, Hillside	Rural	Not started	2	1	1
15/01926/PRIOR	Land At Itchel Pumping Station, Mill Lane	Rural	Not started	0	1	-1
15/01239/FUL	The Acorns, Rye Common	Rural	Not started	2	0	2
15/02982/PRIOR	Bartletts Farm, Reading Road	Rural	Not started	1	0	1
15/03088/PRIOR	Land At Bottle Lane	Rural	Not started	1	0	1
07/02441/FUL	Land Adjacent To Long Crumples, Swaines Hill	Rural	Under construction	1	0	1
14/01728/HMC	Rose Cottage, Blounce	Rural	Not started	1	0	1
14/00603/FUL	Westview, Pickaxe Lane	Rural	Under construction	1	0	1
15/03084/FUL	High Beeches, Swaines Hill	Rural	Under construction	1	1	0
14/01918/FUL	April Wood, Odiham Road	Rural	Not started	1	0	1
15/02201/REM	Winkworth Business Park, London Road	Rural	Under construction	5	0	5
15/00574/OUT	Winkworth Business Park, London Road	Rural	Not started	3	0	3
15/01641/PRIOR	Oakfield Farm, Taplins Farm Lane	Rural	Not started	1	0	1
15/01378/FUL	The Hollies, Stroud Lane	Rural	Not started	1	1	0
10/01050/FUL	Land Rear Of Hilltop Cottages, Lees Hill	South Warnborough	Under construction	1	0	1
14/01186/FUL	Manor Court, Lees Hill	South Warnborough	Not started	1	0	1
15/02867/FUL	Land Adjacent To Ivy Cottage, Lees Hill	South Warnborough	Not started	1	0	1
14/00189/FUL	4 The Hurst	Winchfield	Not started	1	0	1
03/00593/FUL	Land At Harpton Parade, Reading Road	Yateley	Under construction	2	0	2
15/01004/FUL	Land Adjacent To Tudor House, Quarry Lane	Yateley	Not started	1	0	1
15/00174/FUL	Greenslopes, Cricket Hill Lane	Yateley	Not started	1	1	0
14/01658/MAJOR	Highwayman Inn, Monteagle Lane	Yateley	Under construction	7	0	7
15/00741/FUL	Land Adjacent To Silcroft Mill Lane	Yateley	Not started	1	0	1

<b>Application Reference</b>	<b>Address</b>	<b>Settlement</b>	<b>Stage of Construction</b>	<b>Outstanding Gain</b>	<b>Outstanding Loss</b>	<b>Net Outstanding</b>
15/00801/FUL	Philamar, Dungells Lane	Yateley	Not started	1	1	0
15/01544/FUL	8 Oaklands	Yateley	Not started	1	1	0
15/01598/FUL	Robins Grove Cottage, The Green	Yateley	Not started	3	0	3
<b>Total</b>				<b>248</b>	<b>48</b>	<b>200</b>

## Appendix E – Deliverable Sites

Application Reference	Address	Settlement	Net outstanding	Expected to be delivered within next five years	Additional Information
14/00733/MAJOR	Land to the north of London Road, Hook (North East Hook)	Hook	548	348	<p>Major sites sub-committee on 5<sup>th</sup> March 2015 resolved to grant outline permission subject to prior completion of S106 Planning Obligation.</p> <p>Recent discussions with the developer and Case Officer indicates that the legal agreement will soon be signed.</p> <p>Recent delivery rates data from the developer indicates that all dwellings will be built out by July 2020. However, we have cautiously estimated that 348 dwellings will come forward within 5 years.</p>
15/00424/FUL	Land at Wingate, Long Sutton	Long Sutton	5	5	<p>Planning Committee resolved on 12<sup>th</sup> August 2015 to grant permission subject to the completion of a Planning Obligation.</p> <p>The legal agreement was signed, and a decision notice was issued 17<sup>th</sup> June 2016.</p>
			<b>Total</b>	<b>353</b>	

**Appendix F – Windfall Calculation**

<b>Year</b>	<b>Net Windfall Completions</b>	<b>Net Windfall Completions (Excluding Garden Sites)</b>
2012-13	38	21
2013-14	29	21
2014-15	40	29
2015-16	36	17
<b>Total</b>	<b>143</b>	<b>88</b>
<b>Mean per annum</b>	<b>36</b>	<b>22</b>

## Appendix G – Large Site Phasing (over 100 dwellings)

Application	Site	Net Dwellings Outstanding	0-5 years					6-10 years					10-15 years					5 year Supply (2016-2021)	Total	
			16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31			31-32
14/00733/MAJOR	North East Hook, London Road, Hook	548		48	100	100	100	100	100										348	548
07/02949/MAJOR 15/00154/MAJOR	Edenbrook, Hitches Lane, Fleet	270	50	50	60	60	50												270	270
11/00001/MAJOR 15/00828/FUL	Queen Elizabeth Barracks, Sandy Lane, Fleet	429	80	80	80	80	80	29											400	429
14/00504/MAJOR	Land at Watery Lane, Fleet	300			60	60	60	60	60										180	300
14/01817/MAJOR	Hawley Park Farm, Hawley Road, Blackwater	126			60	60	6												126	126
13/02633/MAJOR	Guillemont Park, Minley Road, Blackwater	102	20	60	22														102	102
15/00846/PRIOR	Greenwell Providence House, 2 Bartley Wood Business Park, Hook	113	43	70															113	113
<b>Total from all sites</b>		<b>1,888</b>	<b>193</b>	<b>308</b>	<b>382</b>	<b>360</b>	<b>296</b>	<b>189</b>	<b>160</b>										<b>1,539</b>	<b>1,888</b>

### Key

	Planning Permission Granted
	Deliverable Sites (Resolution to Grant)
	Five Year Housing Land Supply