

East Hampshire District Council Annual Monitoring Report 2013



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1 Introduction

- 1.1 This is the seventh annual monitoring report (AMR) produced by East Hampshire District Council (EHDC) and covers the period from **1 April 2012 to 31 March 2013**. The purpose of the report is to monitor the progress made during the period on the Local Plan: Joint Core Strategy (JCS) in relation to the timetable set out in the Council's Local Development Scheme, and to monitor the effectiveness of existing policies in the East Hampshire District Local Plan: Second Review (adopted March 2006). The policies of this plan are 'saved' until they are replaced by the East Hampshire District Local Plan: Joint Core Strategy, the subsequent Local Plan: Allocations document, the Local Plan being prepared by the South Downs National Park Authority or by Neighbourhood Plans.

2 Structure of the Report

- 2.1 The Localism Act 2011 leaves it up to each local authority to decide what to include within their AMRs, whilst ensuring that they are prepared in accordance with relevant UK¹ and EU legislation. The timing of when and how often reports are prepared is also up to each local authority, although a report must be produced at least on an annual basis.
- 2.2 EHDC has chosen to continue to produce one annual report, focusing on the key policy matters considered to be the most relevant to the district. The Spatial Vision for the district, as set out in the emerging Local Plan: JCS, highlights the need to balance the provision of sustainable economic development and new housing with the protection of the natural and built environment. The content of section 4 of the report is therefore separated into the following three sections:
- Economy
 - Housing
 - Natural and Built Environment
- 2.3 Much of the data contained in this report identifies separately the changes in the areas within and outside of the South Downs National Park (SDNP) apart from the provision of housing which is still assessed on a district-wide basis.

3 National Planning Policy Framework (NPPF)

- 3.1 The National Planning Policy Framework (NPPF)² was published on 27 March 2012, just before the monitoring period for this report. The NPPF replaced previous Planning Policy Statements and Planning Policy Guidance and places an emphasis on the presumption in favour of sustainable development.
- 3.2 Annex 1 of the NPPF outlines the procedures for implementing the Framework and explains that, from the day of publication, the policies within it are material considerations which local authorities should take into account in decision making and in the preparation of Plans.

¹ Town and Country Planning Regulations 2012

² National Planning Policy Framework, CLG, March 2012

- 3.3 Paragraph 215 states that in cases where an existing Local Plan was adopted prior to the 2004 Planning and Compulsory Purchase Act, due weight should be given to the relevant policies within it according to their degree of consistency with the NPPF. Although the East Hampshire District Local Plan: Second Review was adopted in 2006, it was prepared in accordance with the Town and Country Planning Act 1990 (i.e. prior to the 2004 act), therefore paragraph 215 is applicable.
- 3.4 Having regard to paragraph 215 of the NPPF, the Council has carried out a review of the policies within the Local Plan: Second Review to determine whether there are any significant conflicts with the objectives of the Framework. A summary of the conclusions is set out in a table in Appendix 1. The table shows that Policy H12 (Affordable Housing Outside Settlement Policy Boundaries) is the only policy that was determined to have any significant conflict with the NPPF, as it does not provide any flexibility to consider market housing as required by paragraph 54 of the Framework. The Council will therefore need to give particular weight to paragraph 54 of the NPPF when determining any future application for rural affordable housing schemes.

4 Progress on the Local Plan: Joint Core Strategy and other associated policy documents in accordance with the Local Development Scheme (LDS)

Local Development Scheme

- 4.1 During the period covered by this report, the Council's LDS was updated in June 2012, to reflect an amendment to the timetable for the preparation of the Local Plan: Allocations. The June update to the LDS, which sets out the timetable for the preparation of the documents referred to below, can be viewed via the following link:

[LDS June 2012 - Updated Schedules \(21 Kb\)](#) (Link)

East Hampshire District Local Plan: Joint Core Strategy

- 4.2 The Local Plan: Joint Core Strategy was submitted to the Inspectorate on 25 May 2012 and an Examination commenced on 23 October 2012. Following the Examination the Inspector said in his subsequent correspondence that the Council needed to:
- Review the housing figures as it is felt that the numbers are too low due to a high level of unmet housing need in the District. Another 2,000 over and above the original 10,025 homes until 2028 is suggested to meet housing need (subject to re-testing through an updated Strategic Housing Market Assessment (SHMA))
 - Justify what the balance should be between meeting unmet housing need, economic growth aspirations and the strength of environmental protection constraints

- Update its evidence base on market and affordable housing need by undertaking a new SHMA
- Providing further information on gypsy and travellers – the number of pitches required and broad locations
- Establish certainty on the implications of the sand deposit extraction requirements at Whitehill & Bordon as this may have a further impact on the 2,725 houses to be delivered under the revised figures (we now have some clarity on this from HCC)

Although this report only focuses on the period between 1 April 2012 and 31 March 2013, it is important to note that the Council has undertaken further studies and work to address the issues raised by the Inspector including:

- Strategic Housing Market Assessment (update)
- Affordable Housing Viability Study
- Traveller Accommodation Assessment
- Employment Land Review
- Transport Study
- Alton Study
- Sustainability Appraisal Report Addendum
- Sustainability Appraisal Report Addendum - Non-technical summary
- Habitat Regulation Assessment
- Green Infrastructure Strategy (2011-2028) Part 1
- Green Infrastructure Strategy (2011-2028) Part 2
- East Hampshire District Landscape Assessment
- South Downs National Park Landscape Assessment
- Infrastructure Delivery Plan - Interim Statement and Infrastructure Schedule

4.3 It is also important to note that further proposed modifications to the JCS were published for comment in August/September 2013. The responses were forwarded to the Inspector who reconvened the Examination hearings at the end of October 2013 with a view to adopt the JCS in March 2014.

Interim Housing Policy Statement

4.4 It should be noted that the Council has agreed an Interim Housing Policy Statement which took effect from 1 August 2013 in the part of the District outside of the South Downs National Park. Whilst the Statement is not a statutory document, it is a material consideration and is being used to manage which sites should be granted planning permission and make a positive contribution to the required five-year housing land supply. Once the five-year supply is achieved or the Council's Allocations Plan is in place to provide more certainty then the Interim Housing Policy Statement will be superseded.

East Hampshire District Local Plan: Allocations

- 4.5 Preparation work for the Local Plan: Allocations document commenced in November 2013. The Local Plan: JCS, once adopted, will provide the basis for more detailed work and consultation on this document.

Whitehill & Bordon Masterplan

- 4.6 Work on the development of the Eco-town at Whitehill & Bordon has moved forward with the progression of the East Hampshire District: Joint Core Strategy. In view of changing market conditions and further changes to the Masterplan (May 2012), the viability assessment was revisited in Spring 2012 to ensure that the evidence base underpinning the Joint Core Strategy was as up to date as possible. As the more detailed masterplan work continues to evolve, it will provide detailed guidance on the implementation of development at Whitehill & Bordon. Pre-application discussions are currently taking place on proposals for Quebec Barracks, Louisburg Barracks and the overall strategic allocation proposals.

Associated Documents

Community Infrastructure Levy (CIL)

- 4.7 A CIL Officer was appointed in November 2011 to progress the introduction of a CIL regime for East Hampshire by 2013. By October 2012, substantial work had been undertaken on updating the necessary infrastructure evidence to demonstrate the 'funding gap', and also support the submission of the Joint Core Strategy. However, the suspension of the JCS examination has resulted in a halt to progress on a CIL regime.

Gypsy and Traveller Accommodation

- 4.8 During the year the District Council became a lead authority in a consortium of 11 planning authorities (including both national parks) across Hampshire planning on a collaborative basis to assess the accommodation needs of travellers (defined by the Government into two broad categories: gypsies and travellers, and travelling showpeople). Specialist field-workers were commissioned to undertake a survey and report on their findings and recommendations. The Travellers Accommodation Assessment for Hampshire 2013 was published in April 2013 and was used to inform JCS Policy CP13 that sets out pitch requirements for Gypsies, Travellers and Travelling Showpeople.

Neighbourhood Plans

- 4.9 A number Town or Parish Councils outside of the South Downs National Park are considering the preparation of a Neighbourhood Plan although none have made a definite decision to proceed. Within the Park a Neighbourhood Plan for Petersfield is being taken forward locally.

5. Duty to Co-operate

The Localism Act 2011 introduced a new 'duty to co-operate' requirement under Section 33A of the Planning and Compulsory Purchase Act 2004. The duty requires local authorities to '*engage constructively, actively and on an ongoing basis*' to develop strategic policies and consider joint approaches to plan making. The joint working that East Hampshire District Council has carried out for the Local Plan: Joint Core Strategy, in accordance with the duty to co-operate, is set out in the 'Statement of Duty to Co-operate, May 2012': The Statement was considered at the Examination into the JCS in October 2012.

[EHDC Statement of Duty to Co-operate May 2012.pdf](#)

6 Policy Implementation

6.1 Economy

Key Policy Objectives

- Maintain a sustainable, buoyant local economy;
- Plan for town and local centres to meet the needs of local communities;
- Maximise the value of sustainable tourism.

Relevant policies from the Local Plan: Second Review:
IB1 – IB4, S1 – S4, TM1 – TM5

Emerging Local Plan: Joint Core Strategy policies:
CP2 – CP7

Employment floorspace (B1, B2 and B8 Uses)

Table 1 – Amount of completed and available employment floorspace:
1 April 2012 – 31 March 2013

Area	Amount of employment floorspace completed (m ²)	Amount of employment floorspace lost (m ²)	Amount of employment floorspace available (m ²)
Outside South Downs National Park	1622	0	30546
South Downs National Park	3418	0	9365
District Total	5040	0	39911
Net completions	5040		

- 6.1.1 The amount of completions has increased since last year (5040m² compared to 2831m² 2011/2012). The available floorspace has decreased from 53,188m² to 39,911m². This suggests that planning permissions for employment development have dropped, whilst there has been a significant increase in the rate of development.

Retail/town centres (A1 – A5 Uses)

Table 2 – Amount of completed and available retail floorspace:
1 April 2012 – 31 March 2013

Area	Amount of new retail floorspace completed (m ²)	Amount of new retail floorspace available (m ²)
Outside South Downs National Park	4138	11875
South Downs National Park	472	572
District Total	4610	12447

- 6.1.2 The above figures for available retail floorspace include three major new retail stores permitted in Alton, as well as an extension to the Tesco store in Petersfield. One of the stores in Alton (Waitrose) was completed in September 2012
- 6.1.3 All of the available floorspace were situated in edge of centre or out of centre locations, including the three permitted retail stores in Alton. Two of the three retail stores (Waitrose, Station Road and Aldi, Turk Street), were recommended for permission by the Council on the basis of detailed analysis of need and sequential testing of locations as required by policy TC2 of the Local Plan: Second Review. The application for Tesco in Mill Lane, Alton was initially resisted by the Council due to its potential impact on the town centre, however, the Council's decision to refuse permission was overturned at appeal.

Leisure (D2 Use)

Table 3 – Amount of completed and available leisure floorspace:
1 April 2012 – 31 March 2013

Area	Amount of new leisure floorspace completed (m ²)	Amount of available leisure floorspace (m ²)
Outside South Downs National Park	3049	8638
South Downs National Park	1131	1147
District Total	4180	9785

- 6.1.4 The major available leisure floorspace includes an extension to Birdworld in Holt Pound, indoor riding facility and a redevelopment of visitor facilities near Farnham, a new sports Hall and scout HQ in Four Marks, as well as a new children's play facility in Grayshott.

Tourism/Hotel Development (C1 Use)

Table 4 – Amount of completed and available tourism development:

1 April 2012 – 31 March 2013

Area	Tourist accommodation completions (number of rooms)	Amount of available new tourist accommodation (number of rooms)
Outside South Downs National Park	25	206
South Downs National Park	10	69
District Total	35	275

6.1.5 New tourist accommodation has been provided at the Blacknest Golf Centre in Binsted and Old Thorns Golf and Country Club in Liphook with the completion of 10 and 25 rooms respectively. However the amount of available new tourist accommodation have marginally decreased since last year (275 rooms compared to 334 rooms during 2011 - 2012).

6.2 Housing

Key Policy Objectives

- To plan for sufficient land to meet the requirement for a minimum of 10,060 homes in the District in the period 2011-2028 including an additional 4,000 homes at Whitehill & Bordon;
- To make the most efficient use of land;
- To provide an appropriate housing mix to meet local need, including affordable housing.

Relevant policies from the Local Plan: Second Review:
GS1, GS2, H1 – H4, H11 – H13, H18

Emerging Local Plan: Joint Core Strategy policies:
CP1, CP8 – CP13

- 6.2.1 Detailed information about housing land supply in the district is set out in the East Hampshire Strategic Housing Land Availability Assessment (SHLAA). The most up to date version of this document is attached at Appendix 2 (land supply only)

Table 5 - net dwelling completions:
1 April 2012 – 31 March 2013

Central Hampshire (includes the South Downs National Park and the area to the north of the National Park)	268
South Hampshire (includes the southern parishes within the PUSH area)	73
Total	341

- 6.2.2 Significant completions include new housing developments at Green Lane, Clanfield (28889/025), King Georges Hospital, Liphook (23550 – base number), land at Chandos Lodge, Alton and Grange Hotel, Alton (50167/001).
- 6.2.3 The total number of completions has increased from the previous year (335 for 2011/2012).
- 6.2.4 There is a shortfall of housing to meet the 5 year land supply for the District, as shown in Appendix 5 of the SHLAA 2013 update (attached at Appendix 2). This is due to the recently revised 'objectively assessed housing need' identified through the Strategic Housing Market Assessment (update 2013) and the inclusion of a new housing requirement within the Joint Core Strategy, Further Proposed Modifications August 2013. The Council has taken steps to address this issue and has published an Interim Housing Policy Statement which aims to provide guidance until the Council is able to demonstrate a five year housing land supply, or until the emerging Local Plan is in place.

Gross affordable housing completions

6.2.5 From 1 April 2012 to 31 March 2013, 40 affordable houses were provided in the District (CLG figures).

6.3 Natural and Built Environment

Key Policy Objectives

- To conserve and enhance the quality of the landscape and the character of the built, natural and historic environment;
- To conserve and enhance designated sites and natural habitats;
- To minimise pollution and protect and enhance water quality;
- To reduce flood risk;
- To minimise the impacts of climate change.

Relevant policies from the Local Plan: Second Review:
C2 – C4, C7, C9, HE1 – HE14

Emerging Local Plan: Joint Core Strategy policies:
CP17 - CP28

Policy C1

6.3.1 The designation of the South Downs National Park in 2010 superseded the former Area of Outstanding Natural Beauty designation. Policy C1 of the Local Plan: Second Review is therefore no longer a relevant policy. All planning applications within the National Park are determined in accordance with the two statutory purposes of National Parks, which are as follows:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas; and
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

In addition, the National Park Authority has a duty to foster the social and economic well-being of communities within the National Park.

Historic Conservation

6.3.2 The Council is proactively working to reduce the number of historic buildings at risk within the District, which has increased from 34 in 2011/12 to 36 in 2012/13. The Council aims to encourage appropriate new uses for vacant buildings. An example is Amery House in Alton (Grade II listed and formally a building at risk), which was granted planning permission in November 2011 for the change of use from offices to residential in order to bring it back into a viable new use and preserve its historic character.

6.3.3 An extension to the Petersfield conservation area was approved in August 2013. There has been no other significant change to conservation areas throughout the District.

Changes to protected areas (biodiversity)

- 6.3.4 Data from the Hampshire Biodiversity Information Centre (Hbic)³, indicates that 3 Sites of Importance for Nature Conservation (SINCs) were deleted in the period 2012/13 and 42 new SINCs designated. Overall, taking account of amendments to existing SINCS, there has been a significant change to the amount of SINC land in the District (additional 183ha).
- 6.3.5 Approximately 96.8% of Sites of Special Scientific Interest (SSSIs) are in favourable or recovering condition (a decrease of 0.1% from the previous year). However, considerably more has moved into the 'favourable' category (from 19,259ha to 21,212ha) from the 'unfavourable recovering'.

Flood Risk

- 6.3.6 The Technical Guidance to the National Planning Policy Framework (March 2012) includes guidance on flood risk and has replaced the former guidance in PPS25.

Minimising the impacts of climate change

- 6.3.7 Since last year there has been 5 planning applications for Solar Farms in the District.

³ Monitoring Change in Priority Habitats, Priority Species and Designated Areas, Hbic, October 2012

7 Future monitoring requirements

East Hampshire District Council Local Plan: Joint Core Strategy

- 7.1 The emerging Local Plan: Joint Core Strategy includes a monitoring table, which sets out the indicators to be used for monitoring the effectiveness of the new policies. This table will form the basis of future AMRs. The monitoring requirements of some of the proposed new policies are outlined below.

Whitehill & Bordon policies

- 7.2 The Local Plan: JCS, Chapter 9, sets out the policies specific to the Whitehill & Bordon Strategic Allocation. Progress on the development of the Whitehill & Bordon Eco-town and the implementation of the specific policies will need to be reported in future AMRs.

Development within 400m of a Special Protection Area (SPA)

- 7.3 In accordance with Policy CP20 of the Local Plan: JCS, any new housing development within 400m of the Wealden Heaths (Phase II) Special Protection Area will be required to carry out a project-specific Habitats Regulations Assessment (HRA), to demonstrate that there would be no adverse impact on the SPA or that adequate avoidance and/or mitigation measures would be put in place. This is an important requirement that will need to be carefully monitored throughout the Plan period to ensure the protection of the internationally designated site.

Water Quality

- 7.4 The Council has a duty to take account of the objectives of the Water Framework Directive, by ensuring that any known water body is continually protected from pollution.

Appendix 1:

Local Plan Policies and National Planning Policy Framework

Policies in the East Hampshire District Local Plan: Second Review – compliance with the National Planning Policy Framework

Theme	Policy	Title	Conflict with NPPF	Notes	
General Strategy	GS1	Sustainable development	No	Key sustainability policy, generally accords with NPPF main objective.	
	GS2	Location of development	Minor conflict	Making most efficient use of land not a key theme in NPPF.	
	GS3	Protecting the countryside	No	Protecting the intrinsic character and beauty of the countryside recognised in NPPF.	
	GS4	Making the most of existing infrastructure, services and facilities	No		
Countryside and Heritage	C1	AONB	N/A	No longer relevant.	
	C3 – C4	Nature conservation	No		
	C5	Local landscape features	No		
	C6	Tree protection	No		
	C7 – C9	Water Resources, flood protection, rivers	No		
	C11	Gaps	No		
	C12	Equestrian uses	Minor conflict	NPPF is generally more supportive towards allowing new buildings as well as conversions (para.28).	
	C13	Rural diversification	Minor conflict	As above.	
	C14	Conversion of buildings	Minor conflict	As above.	
	HE1	Design	No		
	HE2	Extensions to buildings	No		
	HE3 – HE19	Heritage policies	No		
	Transport, energy and pollution	T1 – T10	Transport policies	No	

	T11	Road user facilities	No	
	T12 – T14	Parking and servicing policies	No	
	E1 – E2	Conservation of Energy/renewable energy	No	
	P5	Light pollution	No	
	P6	Privacy and daylight	No	
	P7	Contaminated land	No	
Housing	H1	Baseline allocations	No	
	H2	Reserve allocations	No	
	H3	Residential development in SPB	No	
	H4	Mix of house types	No	
	H5	Housing density	Yes	Minimum densities were removed in amendment to PPS3, no specific density requirements in NPPF.
	H6	Loss of residential accommodation	No	
	H7	Sub-division of dwellings outside SPB	No	
	H8	Multiple occupation	No	
	H9 – H10	Special housing character areas	No	
	H11	Affordable housing in settlements	No	
	H12	Affordable housing outside SPB	Yes	Does not allow for circumstances when market housing might help to bring forward the affordable provision (NPPF, para. 54).
	H13	Elderly accommodation	No	
	H14	Agricultural dwellings	No	
	H15	Occupancy conditions	No	
	H16	Maintaining a range of	No	

		dwelling sizes in the countryside		
	H17	Mobile homes	No	
	H18	Accommodation for gypsies	No	Pitch targets for gypsies and travellers to be set out in Joint Core Strategy.
Economy	IB1	Industrial allocations	Minor conflict	Some of the allocated sites have now been deemed unlikely to be developed for employment. Refer to NPPF para. 22.
	IB2	Industrial/business development in SPB	No	
	IB3	Industrial/business development in the countryside	No	
	IB4	Retention of industrial/business uses	No	
	IB5	Lasham Airfield	No	
	IB6	Special industrial estates	No	
	TC1	Development in town and village centres	No	
	TC2	Retail, leisure etc outside of town centre	No	
	TC3	Development in town/village centres and retail development	No	
	S1	Retail allocations	No	
	S2 – S4	Shopping frontages	No	
	S5	Local and village shops	No	
	S6	Shops on farms	No	
	S7	Garden centres	No	
	TM1 – TM3	Tourism policies	Minor conflict	Refer to notes on policies C13/C14, NPPF offers more flexibility with regard to provision of new buildings for rural enterprises (para.28).
	TM4 –	Hotels and campsites	No	

	TM6			
	TM7	Conference facilities	No	
	MOD1 – MOD2	Reuse of surplus MOD land	No	
Health and Community	HC1	Protecting of community facilities	No	
	HC2	Provision of facilities with new development	No	
	HC3	New community facilities	No	
	CF1 – PS1	Community and public service allocation sites	No	
	PS2	Surplus public service land	No	
	LC1	Leisure and cultural facility allocation	No	
	R11	Residential establishments	No	
	CR1	Crematoriums	No	
	UI1 – UI3	Utility infrastructure	No	
	U14	Telecommunications	No	
	R1 – R4	Open space policies	No	
	R5	Large recreation facilities	No	

Appendix 2

Strategic Housing Land Availability Assessment: Land Supply

December 2013



East Hampshire District Council SHLAA 2013: Land Supply

The following comprises the Land Supply section of the Strategic Housing Land Availability Assessment, December 2013

5. Study Findings

Housing supply (as at 31st March 2013)

Housing provision and supply for the period 1st April 2011 to 31st March 2028 is made up of a number of sources, including existing completions, housing commitments from sites with planning permission and reserve sites.

a. Sites within the planning process

Housing completions

Table 1 shows the number of dwellings built from 1st April 2011. Figures are for completions net of losses for each year between 1st April to 31st March. The figures include net dwellings from all sources, such as new build, conversion, redevelopment and subdivision.

Table 1: Annual completions since 1/4/2011

Year	North of SDNP	SDNP	South Hampshire	District
2011/12	225	71	39	335
2012/13	206	62	73	341
Total	431	133	112	676

Table 2: Completions 2011/12 to 2012/13 by settlement and area

Settlement	Number of completions		
	2011/12	2012/13	Total
North of SDNP			
Alton	102	55	157
Liphook	62	36	98
Four Marks/S. Medstead	58	44	102
Grayshott	-15	18	3
Rest of North of SDNP	8	23	31
Whitehill & Bordon	10	30	40

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Policy Zone			
Sub-total	225	206	431
SDNP			
Petersfield	43	33	76
Liss	8	6	14
Rest of SDNP	20	23	43
Sub-total	71	62	133
South Hampshire			
Horndean	28	9	37
Clanfield	9	63	72
Rowlands Castle	2	1	3
Sub-total	39	73	112
District Total	335	341	676

Sites with planning permission

Tables 3a, 3b and 4 show the number of dwellings which can come forward from both large (10 dwellings or more) and small sites with planning permission at 31 March 2013.

Table 3a: Large sites with planning permission

Area	Large sites	(unlikely to come forward)	Total Large	2013/14 – 2018/19	2019/20 – 2023/24	2024/25 – 2027/28
North of SDNP	963	69	894	894	0	0
SDNP	71	11	60	60	0	0
South Hampshire	418	0	418	418	0	0
District	1452	80	1372	1372	0	0

Table 3b: Small sites with planning permission

Area	Small sites	(discount 10%)	Total Small
North of SDNP	256	25.6	230
SDNP	138	13.8	124
South Hampshire	43	4.3	39

East Hampshire District Council SHLAA 2013: Land Supply

District	437	43.7	393

Table 4: Sites with planning permission by settlement and area (allowing for sites unlikely to come forward for large sites and 10% discount for small sites).

Settlement	Large sites			Small sites	
	Total	Unlikely	With unlikely	Total	With 10% discount
North of SDNP					
Alton	325	0	325	61	55
Liphook	425	0	425	25	23
Four Marks/S. Medstead	126	16	110	41	37
Grayshott	0	0	0	19	17
Rest of Central Hampshire	21	0	21	70	63
Whitehill & Bordon Policy Zone	66	53	13	40	36
Sub-total	963	69	894	256	230
SDNP					
Petersfield	31	0	31	43	39
Liss	9	0	9	35	32
Rest of SDNP	31	11	20	60	54
Sub-total	71	11	60	138	124
South Hampshire					
Horndean	158	0	158	34	31
Clanfield	221	0	221	7	6
Rowlands Castle	39	0	39	2	2
Sub-total	418	0	418	43	39
East Hampshire Total	1452	80	1372	437	393

Sites in order to be deliverable should be available, suitable and achievable. The large sites have been assessed, the views of the Council's Planning Development section have been sought and, together with the views of developers of large housing sites, a phasing schedule has been drawn up (see Appendix 2). This schedule is for large sites at 31 March 2013. Some of the sites included have been assessed as being unlikely to come forward, although they have planning permission. The Hogmoor Road, Whitehill site (53 dwellings) is included in the 'unlikely to come forward' column for the North of SDNP as it is

included in the Policy area of 2725 dwellings for Whitehill and Bordon. These sites are deleted from the totals in Table 3a and 4 above.

An assessment of the availability of small sites with planning permission is more difficult to undertake in view of the large number of sites and the different aspirations of landowners. For the most part, the small site developments come forward within settlement policy boundaries. The granting of planning permissions for these sites has been in the light of the adopted planning policies with their emphasis on sustainability. However, in order to take a cautious approach and allow for the potential for some sites not to come forward the small site commitments are discounted by 10%.

Baseline and Reserve sites

The adopted Local Plan baseline housing site (150 dwellings) at the former Lord Mayor Treloar Hospital, Alton has not got planning permission and is included in the figures in the Table 5 below.

The adopted Local Plan includes a number of 'reserve' housing sites under Policy H2. These sites were originally identified to be released if annual monitoring by the County Council demonstrated a County-wide shortfall of housing provision.

Previous monitoring by the Council against the housing provisions of the South East Plan showed that there was a shortfall in housing supply within that part of East Hampshire in South Hampshire. In line with the Government's guidance, additional housing sites needed to be identified and brought forward for development within that area.

The Council resolved, therefore, to bring forward as a matter of some urgency the 'reserve' housing sites within the South Hampshire part of the District and as allocated in the East Hampshire District Local Plan: Second Review (2006). Those reserve sites which have not received planning permission are set out in table 5 below.

Table 5: Estimated Housing Yield from Baseline sites and remaining 'South Hampshire' Local Plan Reserve Sites at April 2013.

Site	2013/14 – 2018/19	2019/20 – 2023/24	2024/25 – 2027/28	Total yield
Baseline				
Lord Mayor Treloar Hospital, Alton	0	150	0	150
Reserve (South Hampshire)				

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Havant Road and Keydell Nursery, Horndean.*	40	0	0	40
North of James Copse Close, Horndean.	85	0	0	85
Total	125	150	0	275

* The Havant Road reserve site has been granted planning permission. The total dwelling number for Keydell Nursery is 160, however, part of the Keydell Nursery site has been assessed as being undeliverable (120 dwellings) and the number has been reduced to 40 dwellings.

The reserve sites in the area North of the SDNP have been granted planning permission; Brislands Lane, Four Marks (110 dwellings) and Lowsley Farm, Liphook (155 dwellings).

The JCS proposes the deletion of the reserve sites in the SDNP from Policy H2 of the Local Plan: Second Review (Further Proposed Modifications FPM61). The reserve sites within the SDNP are not, therefore, included as part of land supply within this SHLAA.

b. Sites not currently in the planning process

Large sites within settlement policy boundaries (large urban potential)

The assessment work has attempted to identify potential sites within settlement policy boundaries, including those sites of five or more dwellings. The full list of sites inside the Settlement Policy can be found in Appendix 3 of this report. However, the smaller sites (between 5 and 9 dwellings) identified in Appendix 3 have been deleted from the total in Table 6 below as they are considered within the section on windfalls (next section).

The sites have been assessed for their suitability, availability and deliverability. In principle the redevelopment of such sites would be appropriate and the assessment has shown that many of these sites will come forward in the period 2013 – 2019. In the case of existing employment sites the Council has not included these in the list of SHLAA sites due to the reasons given in Appendix 1, Methodology ‘Stage 7’.

Table 6: Potential sites within settlement policy boundaries (large urban potential)

	Total (Appendix 3)	Included in W. B SA figure*	Small sites** (5-9)	Large urban potential	2013/14 – 2018/19	2019/20 – 2023/24	2024/25 – 2027/28

East Hampshire District Council SHLAA 2013: Land Supply

North of SDNP	241	-48*	-11	182	74	108	0
SDNP	88	n/a	0	88	30	58	0
South Hampshire	54	n/a	- 11	43	43	0	0
District	383	- 48	- 22	313	147	166	0

* deleted from the North of SDNP figure as sites WHI002 and WHI007/009 are included in the 2725 dwellings for Whitehill and Bordon Strategic Allocation (See table at Appendix 3).

** small sites between 5 and 9 dwellings have been deleted from the total as they are considered within the section on broad locations below.

Small site windfall development

The SHLAA assessment includes sites of five or more dwellings. The assessment work has attempted to identify potential sites within settlement policy boundaries (see section above), including those sites of between 5 and 9 dwellings. The nature of these smaller sites (and of sites of less than 5) means that they are difficult to identify. They often involve the assembly of land already in residential use, the replacement of one or two existing dwellings with a larger number of houses or flats, or the redevelopment of a site in non-residential use.

Small site windfall development has traditionally made up a significant proportion of new housing provision in the district. Policies in the Local Plan have actively promoted housing development in suitable locations within the defined settlements as a means of securing additional housing in sustainable locations (outside of areas restricted by policy). The Local Plan: Joint Core Strategy retains this approach. It is important therefore that any realistic assessment of housing land availability in this district takes some account of the potential of small site development over the plan period. The SHLAA has assessed where and at what rate this is likely to take place. If not included, there is the potential that housing provision is underestimated to such a degree that it impacts on the Local Plan: Joint Core Strategy in terms of under provision of the necessary planned infrastructure, services and other facilities.

The government 'practice guidance' note advises that there are three factors which should be taken into account in reaching an informed view of the contribution of unidentified sites. Two factors are particularly relevant:

- The nature and scale of potential opportunities within the broad location; and
- Market conditions.

The character of East Hampshire District is not such that the demand for housing is likely to suddenly dry up. The attractive quality of the district, combined with its location in the South East region between London and the South Coast, means it will maintain a continuous demand for housing.

The Councils preferred approach to development within the Local Plan: Joint Core Strategy is to ensure that new development will make the best use of previously developed land and buildings within existing built-up areas. However, the concerns expressed about the impact of infill development and 'garden grabbing' through the Core Strategy consultation is recognised. Policies in the Joint Core Strategy and subsequent Local Plan Allocations document will address this issue and may have a some limited impact on the number of small site developments coming forward.

The impact of the Coalition Governments changes with respect to the removal of garden land from the definition of previously developed land and the removal of indicative minimum density have been considered. The vast majority of small site development comes forward within settlement policy boundaries. Discussions with Development Control Officers who have a wealth of experience of dealing with such sites in the District, have indicated that even considering the changes, the vast majority of small development sites would still be acceptable as development sites (subject to any policy changes brought forward through the JCS). What may change is the consideration of appropriate housing density, which could result in reduced density on some sites.

It is estimated that changes in density will reduce small site development provision by less than 10%, based on the revised density figures estimated for those SHLAA sites within the settlement policy boundaries. This together with any potential loss through policy changes (in light of the removal of garden land from the definition of previously developed land and JCS policy changes), is unlikely to result in a total loss any greater than 10% -15%.

The NPPF indicates that any allowance for windfall sites should not include residential gardens. To allow for this a combined 'discount' of 25% has therefore been applied to the contribution coming forward through small site development. It should be noted that although they cannot be included in any allowance made, in reality they will still come forward and form part of the housing provision made in the plan period.

In the light of Government guidance contained in the NPPF, an allowance for permissions for small site development has therefore been included in land supply. With the discount of 25% applied it is considered that this results in a conservative estimate of small site development provision. Table 7 below sets out in the '13 year total (rounded)' column the estimated provision from this source. The housing trajectory (Appendix 4) shows the phasing methodology for the windfall development.

East Hampshire District Council SHLAA 2013: Land Supply

Table 7: Provision of dwellings by settlement through small site windfall development (based on provision between 2000 to 2011) and predicted provision.

Settlement	Total 2000 to 2011	Annual Average	25% Discount	13 year total (rounded)
North of SDNP				
Alton	266	24.2	18.1	236
Liphook	78	7.1	5.3	69
Four Marks/S Medstead	86	7.8	5.9	76
Grayshott	40	3.6	2.7	35
Rest	235	21.3	16	208
Whitehill and Bordon Policy Zone	137	12.5	9.3	121
Sub total	842	76.5	57.4	746
SDNP				
Petersfield	118	10.7	8	105
Liss	91	8.3	6.2	81
Rest	212	19.3	14.5	188
Sub total	421	38.3	28.7	373
South Hampshire				
Horndean	150	13.6	10.2	133
Clanfield	27	2.5	1.8	24
Rowlands Castle	43	3.9	2.9	38
Sub total	220	20	15	195
District Total	1483	134.8	101.1	1314

Summary of housing supply

The following tables show the housing supply for the District and areas North of SDNP, SDNP and South Hampshire, between 2011 and 2028. These tables show the sources of land supply for housing within the District, as well as proposed housing allocations within the Local Plan: Joint Core Strategy to meet the objectively assessed housing target for the District.

East Hampshire District Council SHLAA 2013: Land Supply

Summary of District Housing figures (At April 2013):

East Hampshire District	No. of dwellings
Plan Requirement 2011 – 2028	10,060
Housing Completions 2011/12 & 2012/13	676
Large Sites with Permission	1372
Small Sites with Permission	393
Large Urban Potential	313
Small site Windfalls	1314
Reserve/Baseline Sites without Permission	275
Whitehill & Bordon Strategic Allocation	2,725
New allocations	3,200
Total provision 2011-2028	10,268

Table 9a: housing supply phasing summary (at April 2013)

East Hampshire Area Housing Figures						
Source of housing potential	2011 - 2013	2013 - 2019	2019 - 2024	2024 - 2028		2011 - 2028
JCS annualised figure (592dpa)	1184	3551	2959	2367		10,060
North of SDNP						
Completions (table 1)	431					431
Large sites with pp (table 2)		894				894
Small sites with pp		230				230
Large urban potential (table 4)		74	108			182
Windfalls		230	286	229		745
Reserve sites without pp			150			150
Sub total (supply)	431	1428	544	229		2632
<i>JCS allocations</i>			665	535		1200
<i>JCS Whitehill & Bordon Strategic Allocation</i>		565	1110	1050		2725
<i>Sub total (allocations)</i>	0	565	1775	1585		3925

East Hampshire District Council SHLAA 2013: Land Supply

Sub total (supply + allocations)	431	1993	2319	1814		6557
SDNP						
Completions (table 1)	133					133
Large sites with pp (table 2)		60				60
Small sites with pp		124				124
Large urban potential (table 4)		30	58			88
Windfalls		115	143	115		373
Reserve sites without pp						
Sub total (supply)	133	329	201	115		778
<i>JCS allocations</i>	<i>0</i>	<i>0</i>	<i>530</i>	<i>420</i>		<i>950</i>
Sub total (supply + allocations)	133	329	731	535		1728
South						
Completions (table 1)	112					112
Large sites with pp (table 2)		418				418
Small sites with pp		39				39
Large urban potential (table 4)		43				43
Windfalls		60	75	60		195
Reserve sites without pp		125				125
Sub total (supply)	112	685	75	60		932
<i>JCS allocations</i>	<i>0</i>	<i>0</i>	<i>585</i>	<i>465</i>		<i>1050</i>
Sub total (supply + allocations)	112	685	660	525		1982
Total (supply + allocations)	676	3007	3710	2874		10267
Shortfall/surplus	-508	-544	+751	+507		+206

East Hampshire District Council SHLAA 2013: Land Supply

A housing trajectory diagram for the period 2011 – 2028 is set out in Appendix 4.

Table 9b. Housing supply by settlement summary (at April 2013)

East Hampshire District Council SHLAA 2013: Land Supply

Settlement	Completions 2011/12 to 2012/13	Large Site Planning Permissions *	Small Site Planning Permissions **	Large Urban Potential ***	Windfalls ****	Baseline & Reserve Sites Without Planning Permission	Total Completions, Commitments and Windfalls	Whitehill & Bordon Strategic Allocation	New Allocated Sites	Total 2011 to 2028
North of SDNP										
Alton	157	325	55	108	236	150	1031		700	1731
Liphook	98	425	23	0	69	0	615		175	790
Four Marks/S										
Medstead	102	110	37	0	76	0	325		175	500
Grayshott	3	0	17	0	35	0	55		0	55
Villages	31	21	63	74	208	0	397		150	547
Whitehill & Bordon Policy Zone	40	13	36	0	121	0	210	2725		2935
Sub total	431	894	230	182	745	150	2632	2725	1200	6557
SDNP										
Petersfield	76	31	39	30	105	0	281		700	981
Liss	14	9	32	0	81	0	136		150	286
Villages	43	20	54	58	188	0	363		100	463
Sub total	133	60	124	88	374	0	779	0	950	1729
South										
Horndean	37	158	31	0	133	125	484		700	1184
Clanfield	72	221	6	0	24	0	323		200	523

East Hampshire District Council SHLAA 2013: Land Supply

Rowlands										
Castle	3	39	2	43	38	0	125		150	275
Sub total	112	418	39	43	195	125	932	0	1050	1982
Total	676	1372	393	313	1314	275	4343	2725	3200	10268

Notes

* Adjustment made for those large sites unlikely to come forward in the Plan period

** Includes discount of 10% on small site commitments

*** Potential development sites identified in the SHLAA which lie within a Settlement Policy Boundary.

**** Includes a discount of 25% on projected windfalls

5 Year Housing Land Supply: Appendix 5 sets out a detailed assessment of the five year housing land supply as set out by planning guidance. The assessment is based on the figures above and shows there is a shortfall of housing to meet the 5 year land supply for the District.

8. Appendices

Appendix 2

EAST HAMPSHIRE SCHEDULE OF LARGE HOUSING SITES

(As at 31st March 2013)

East Hampshire District Council SHLAA 2013: Land Supply

South Downs National Park													
ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2013/2019	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
LAND AT CAUSEWAY FARM PETERSFIELD	NOT RELEASED	0	0	0	0	0	0	0	0	0	0	0	0
LAND AT PENNS FIELD HEATHFIELDS ROAD PETERSFIELD	NOT RELEASED	0	0	0	0	0	0	0	0	0	0	0	0
SMITHS GARAGE HILLBROW ROAD LISS	NOT STARTED	10	10	0	0	10	0	0	0	10	0	0	10
LAND TO THE EAST OF NORTH ROAD PETERSFIELD	DELETE 2013 TOTAL 14 COMPLETE 14	0	0	0	0	0	0	0	0	0	0	0	0
ADHURST ST. MARY LONDON ROAD PETERSFIELD	NOT STARTED	11	11	0	0	0	0	0	0	0	0	11	11
LAND AT INWOOD ROAD LISS	NOT RELEASED	0	0	0	0	0	0	0	0	0	0	0	0
LAND AT LARCOMBE ROAD PETERSFIELD	NOT RELEASED	0	0	0	0	0	0	0	0	0	0	0	0

East Hampshire District Council SHLAA 2013: Land Supply

SOUTH EAST OF THE CAUSEWAY PETERSFIELD	NOT RELEASED	0	0	0	0	0	0	0	0	0	0	0	0
VERTIGO NIGHTCLUB 1 SWAN STREET PETERSFIELD	DELETE 2013 TOTAL 14 COMPLETE 14	0	0	0	0	0	0	0	0	0	0	0	0
READON HOUSE READON CLOSE PETERSFIELD	NOT STARTED	9	9	0	0	0	0	0	9	9	0	0	9
FIELD VIEW FARNHAM ROAD LISS	NOT STARTED	11	11	0	0	11	0	0	0	11	0	0	11
SCU LEYDENE LONG DOWN LANE EAST MEON PETERSFIELD	NOT STARTED	20	20	0	10	10	0	0	0	20	0	0	20
WEST OF COBDENS, THE STREET, BINSTED, ALTON	DELETE 2013 TOTAL 10 COMPLETE 10	0	0	0	0	0	0	0	0	0	0	0	0
LISS HOUSE, STATION ROAD, LISS	NOT STARTED	10	10	0	10	0	0	0	0	10	0	0	10
		71	71	0	20	31	0	0	9	60	0	11	71

East Hampshire District Council SHLAA 2013: Land Supply

Outside of South Downs National Park													
ADDRESS	STATUS	NET DWLS AVAILABLE	NET PERMITTED DWLS	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2013/2019	OTHER SUPPLY	UNLIKELY	TOTAL SUPPLY
LAND AT CHASE ROAD CHASE ROAD LINDFORD BORDON	DELETED 2013 TOTAL 207 COMPLETE 207	0	0	0	0	0	0	0	0	0	0	0	0
LORD MAYOR TRELOAR HOSPITAL CHAWTON PARK ROAD ALTON	NOT STARTED	150	0	0	0	0	0	0	0	0	150	0	150
LAND AT CHANDOS LODGE AND GRANGE HOTEL ANSTEY ROAD ANTSEY ALTON	UNDER CONSTRUCTION	151	151	70	60	21	0	0	0	151	0	0	151
LAND SOUTH OF WINCHESTER ROAD FOUR MARKS ALTON	DELETED 2013 TOTAL 207 COMPLETE 207	0	0	0	0	0	0	0	0	0	0	0	0
LAND AT HOGMOOR ROAD WHITEHILL BORDON	NOT STARTED	53	53	0	20	20	13	0	0	53	0	0	53
SILENT GARDEN PORTSMOUTH ROAD LIPHOOK	NOT STARTED	127	127	-1	40	50	38	0	0	127	0	0	127
LOWSLEY FARM YEOMANS LANE LIPHOOK	NOT STARTED	150	150	0	0	40	60	50	0	150	0	0	150

East Hampshire District Council SHLAA 2013: Land Supply

KEYDELL NURSERY AND HAVANT ROAD HORNDEAN WATERLOOVILLE	NOT STARTED	220	60	0	10	40	10	0	40	100	0	120	220
LAND AT GREEN LANE CLANFIELD WATERLOOVILLE	UNDER CONSTRUCTION	221	221	100	80	41	0	0	0	221	0	0	221
WHITEHILL CHASE HIGH STREET BORDON	8 DWELLINGS COMPLETED REST NOT STARTED	4	4	0	4	0	0	0	0	4	0	0	4
148-154 WINCHESTER ROAD FOUR MARKS ALTON	DELETED 2013 NOW SMALL SITE	0	0	0	0	0	0	0	0	0	0	0	0
KING GEORGES HOSPITAL HEWSHOTT LANE LIPHOOK	DELETED 2013 TOTAL 151 COMPLETE 151	0	0	0	0	0	0	0	0	0	0	0	0
OAKLANDS HOUSE REDHILL ROAD ROWLANDS CASTLE	UNDER CONSTRUCTION	39	39	20	19	0	0	0	0	39	0	0	39
NORTH OF BRISLANDS LANE FOUR MARKS	NOT STARTED	110	110	0	0	40	40	30	0	110	0	0	110
NORTH OF JAMES COPSE ROAD HORNDEAN	NOT STARTED	85	0	0	0	0	40	45	0	85	0	0	85
74 FIVE HEADS ROAD HORNDEAN WATERLOOVILLE	UNDER CONSTRUCTION	8	8	8	0	0	0	0	0	8	0	0	8

East Hampshire District Council SHLAA 2013: Land Supply

74 & 76 ANSTEY ROAD ALTON	NOT STARTED	8	8	0	8	0	0	0	0	8	0	0	8
32A BUTTS ROAD ALTON	NOT STARTED	14	14	0	8	6	0	0	0	14	0	0	14
LAND AT HAZEL COTTAGE CHASE ROAD LINDFORD BORDON	UNDER CONSTRUCTION	2	2	2	0	0	0	0	0	2	0	0	2
LAND AT 1-3 GLOUCESTER CLOSE FOUR MARKS ALTON	NOT STARTED	16	16	0	0	0	0	0	0	0	0	16	16
LAND OFF FORMER OSU SITE CANADA WAY LIPHOOK	NOT STARTED	128	128	0	24	104	0	0	0	128	0	0	128
PAXHILL RESIDENTIAL HOME PAXHILL BENTLEY FARNHAM	NOT STARTED	12	12	0	12	0	0	0	0	12	0	0	12
CADLINGTON HOUSE BLENDWORTH LANE HORNDEN WATERLOOVILLE	UNDER CONSTRUCTION	3	3	3	0	0	0	0	0	3	0	0	3
AND REAR OF BEECHWOOD, THE HOL OAKDENE THE SHRAVE FOUR MARKS ALTON	DELETED 2013 TOTAL 14 COMPLETE 14	0	0	0	0	0	0	0	0	0	0	0	0

East Hampshire District Council SHLAA 2013: Land Supply

161 TO 163 PORTSMOUTH ROAD HORNDEAN WATERLOOVILLE	UNDER CONSTRUCTION	14	14	14	0	0	0	0	0	14	0	0	14
25,27,29,31 & 33(ACACIA HOUSE PORTSMOUTH ROAD HORNDEAN WATERLOOVILLE	DELETE 2013 PLANNING PERMISSION LAPSED	0	0	0	0	0	0	0	0	0	0	0	0
LAND AT TURK STREET THE MALT HOUSE LOWER TURK STREET ALTON	NOT STARTED	52	52	0	22	30	0	0	0	52	0	0	52
ACCESS FROM CANADA WAY CANADA WAY LIPHOOK	NOT STARTED	20	20	0	20	0	0	0	0	20	0	0	20
ALTON HOUSE HOTEL 57 NORMANDY STREET ALTON	NOT STARTED	12	12	0	0	12	0	0	0	12	0	0	12
LINDEN 43 ANSTEY LANE ALTON	UNDER CONSTRUCTION	4	4	4	0	0	0	0	0	4	0	0	4
GROVE HOUSE HEADLEY ROAD GRAYSHOTT HINDHEAD	DELETED 2013 TOTAL 11 COMPLETE 11	0	0	0	0	0	0	0	0	0	0	0	0
BORDON WORKING MEN'S CLUB ALMA ROAD BORDON	UNDER CONSTRUCTION	7	7	7	0	0	0	0	0	7	0	0	7

East Hampshire District Council SHLAA 2013: Land Supply

LAND TO THE REAR OF QUAVERS REST THE SHRAVE FOUR MARKS ALTON	UNDER CONSTRUCTION	10	10	10	0	0	0	0	0	10	0	0	10
GEORGE GALE & CO LTD HAMPSHIRE 8 LONDON ROAD HORNDEAN WATERLOOVILLE	UNDER CONSTRUCTION	73	73	40	33	0	0	0	0	73	0	0	73
CHARTERS OF ALTON WINCHESTER ROAD FOUR MARKS ALTON	DELETED 2013 TOTAL 12 COMPLETE 12	0	0	0	0	0	0	0	0	0	0	0	0
THE GRANGE HOTEL LONDON ROAD HOLYBOURNE ALTON	NOT STARTED	13	13	0	13	0	0	0	0	13	0	0	13
OCEANIC HOUSE 89 HIGH STREET ALTON	NOT STARTED	14	14	0	14	0	0	0	0	14	0	0	14
22-28 WEY RIVER HOUSE ALTON	NOT STARTED	14	14	0	14	0	0	0	0	14	0	0	14
CAFFYNS FORD BUTTS ROAD ALTON	NOT STARTED	31	31	0	0	31	0	0	0	31	0	0	31
1-3 BUTTS ROAD ALTON	NOT STARTED	12	12	0	12	0	0	0	0	12	0	0	12
		1777	1382	277	413	435	201	125	40	1491	150	136	1777

Appendix 3

Sites in the Settlement Policy Boundary (As at 31st March 2013)

Site ref.	Site	Phasing			Estimated dwelling numbers
		2013/14 – 2018/19	2019/20 – 2023/24	2024/25 – 2027/28	
South Hampshire					
HD019	211 Lovedean Lane, Lovedean. (part)	0	3	0	3
HD030	155 Lovedean Lane, Lovedean	0	8	0	8
RC001-2	Keyline Builders Merchants, Redhill Road, Rowlands Castle	43	0	0	43
South Hampshire Sub Total		43	11	0	54
SDNP					
BIN001	Holt Leigh House, Back Lane, Bucks Horn Oak.	0	16	0	16
FAR001	Land at Farringdon Mill, Farringdon.	0	42	0	42
PET003-5	Land at High Street, Dragon Street, St Peters Road, Petersfield	30	0	0	30
SDNP Sub Total		30	58	0	88
North of SDNP					
AL009	Bass Sports Ground, Anstey	0	96	0	96

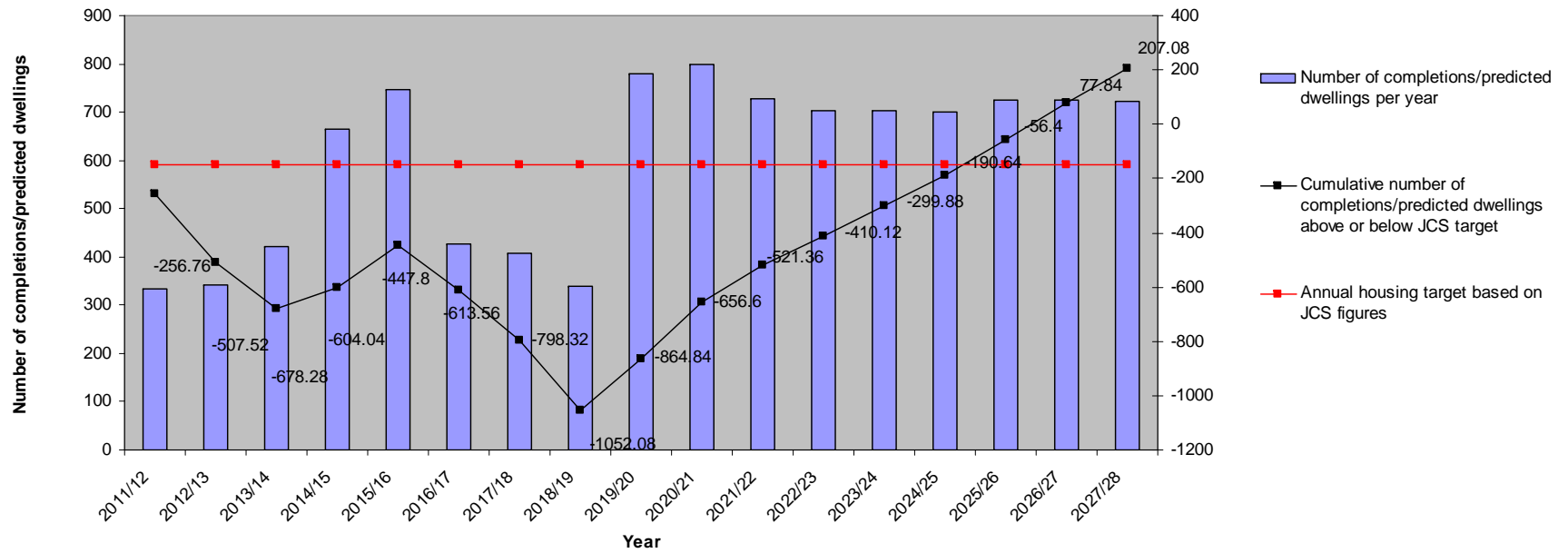
East Hampshire District Council SHLAA 2013: Land Supply

	Lane Alton.				
AL010	Convent School, Anstey Lane, Alton.	0	12	0	12
AL002-5	Barley Mow Public House, 72 Normandy Street, Alton	5	0	0	5
Upper Froyle	Treloar College, Ryebridge Lane, Upper Froyle.	64	0	0	64
MED012	Land to the rear of the Junipers, South Town Road, Medstead. (part)	0	2	0	2
MED006	Land at Wood field, Windsor Road, Medstead. (part)	0	4	0	4
ROP001	Builder's Yard, The Dene, Ropley Deane.	10	0	0	10
WHI002	Land South of Pinehill Road, Whitehill.	0	18	0	18
WHI007/009	Land at Lynton Villa's / Land at Lynton Road, Bordon.	0	10	20	30
North of SDNP Sub Total		79	142	0	241
District Totals		152	211	20	383

Housing Trajectory

Appendix 4

District Housing Trajectory - Joint Core Strategy Plan Period



East Hampshire District Council SHLAA 2013: Land Supply

Housing Supply and Phasing 2011 to 2028. At April 2013.

Year	Completions	Large site pp	Small site pp	Large urban potential	Windfalls	Baseline and reserve without pp	Whitehill & Bordon Strategic allocation	New allocations	Total 2011 to 2028
2011/12	335								335
2012/13	341								341
2013/14		276	132				13		421
2014/15		413	131	38	34		50		666
2015/16		446	130	45	68		60		749
2016/17		148		34	101	40	103		426
2017/18		80		30	101	45	151		407
2018/19		9			101	40	188		338
2019/20				74	101	50	198	356	779
2020/21				92	101	50	201	356	800
2021/22					101	50	220	356	727
2022/23					101		246	356	703
2023/24					101		245	356	702
2024/25					101		245	355	701
2025/26					101		270	355	726
2026/27					101		270	355	726
2027/28					101		265	355	721
District Total	676	1372	393	313	1314	275	2725	3200	10268

Blue fill = five year housing land supply period.

Appendix 5

EAST HAMPSHIRE FIVE YEAR HOUSING SUPPLY (2014-2019)

1.0 Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires local planning authorities (LPAs) to identify and maintain a rolling five year supply of deliverable land for housing. To be considered deliverable, the sites should be available, suitable and achievable.
- 1.2 This paper sets out the housing supply position in East Hampshire at 1 April 2013. It will inform the Council's Annual Monitoring Report (AMR) for the period 2012/13 and will guide the determination of planning applications where housing supply is an issue.
- 1.3 Advice produced by Communities and Local Government in 'Land Supply Assessment Checks' (May 2009) and in 'Demonstrating a 5 Year Supply of Deliverable Sites' (March 2010) indicates that the 5 year period starts from the following April after the monitoring date (November 2013). The assessment period is, therefore, April 2014 – April 2019. The NPPF proposes that an additional buffer of 5% should be provided and 20%, where there has been a record of persistent under delivery of housing.
- 1.4 The information on housing completions and outstanding commitments is compiled by Hampshire County Council on behalf of the Hampshire LPAs. This paper uses the information made available in July – September 2013.

2.0 Housing requirement

- 2.1 The housing requirement figure for East Hampshire District is based on the 'objectively assessed housing need' as set out in the Joint Core Strategy, Further Proposed Modifications August 2013. The total housing requirement over the period 2011 to 2028 is 10,060 dwellings.

3.0 Housing supply

- 3.1 The Government's advice requires LPAs to identify sites that have the potential to deliver housing during the following five years. The potential sites are:
 - baseline sites allocated for housing in the Second Review District Local Plan;

- reserve sites allocated for housing in the Second Review District Local Plan in the south part of the District which have been released by the Council for development;
 - sites that have planning permission (outline or full); and
 - an allowance for windfall sites (as advised in the NPPF).
- 3.2 Large site planning permissions (10 dwellings or more) have been assessed as to whether they are likely to come forward. Those assessed as unlikely to come forward have been excluded from the land supply figures. To ensure a robust case with respect to small site planning permissions a 10% discount has been applied to reflect the possibility that some sites may not come forward. See the SHLAA for details.
- 3.3 The Strategic Housing Land Availability Assessment (SHLAA) has sought to identify potential large sites within settlement policy boundaries. The sites have been assessed for their suitability, availability and deliverability. In principle the redevelopment of such sites would be appropriate and the assessment has shown that many of these sites will come forward in the period up to 2019.
- 3.4 The NPPF (paragraph 48) states that LPA's 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 SHLAA provides the necessary evidence. The housing supply assessment includes an allowance for windfalls for the years 2014/15 to 2018/19. The housing trajectory (Appendix 4) shows the phasing of the windfall development completions.

4.0 Five Year Housing Supply Assessment 2014-2019

- 4.1 The assessment of the five year housing supply for the District is set out below in Table 1. The figures include the NPPF additional allowance as applicable. The figures include the NPPF requirement of an additional buffer of 5% and not 20%, as there has been no record of persistent under delivery of housing in the District. In fact a record of over supply has been achieved in the last few years judged against the relevant Development Plan requirement of that period.
- 4.2 Advice in 'Demonstrating a 5 Year Supply of Deliverable Sites' indicates that the 5 year period starts from the following April after the monitoring date (November 2013). There are some difficulties, therefore, in calculating the five year supply. No account can be taken of the housing completions or the number of dwellings coming from new planning permissions granted in the current year 2013/14. This will not be known

until some time after the 1 April 2014 when the County Council is in a position to draw together and release all the relevant information.

- 4.3 Table 1 demonstrates that there is a significant shortfall in housing supply of 936 dwellings in the District. This is due to the recently revised 'objectively assessed housing need' identified through the Strategic Housing Market Assessment and the inclusion of a new housing requirement within the Joint Core Strategy, Further Proposed Modifications August 2013.
- 4.4 The Council has taken steps to address this issue and has published an Interim Housing Policy Statement . The Interim Housing Policy Statement aims to provide guidance until the Council is able to demonstrate a five year housing land supply, or until the emerging Local Plan is in place. The intention is to manage development so that it is not allowed in the wrong locations and of an inappropriate scale.

5.0 Deliverability

- 5.1 The NPPF says that to be 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 development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years,"
- 5.2 The Council's Strategic Housing Land Availability Assessment (SHLAA) sets out the process by which the assessment of availability, suitability and achievability has been carried out.

6.0 Conclusions

- 6.1 This paper sets out the five year housing supply for the period 2014 – 2019. It shows that for the District there is a shortfall of some 936 dwellings.

Table 1. DISTRICT five-year housing supply 2014 – 2019.

Note: Housing requirement based on Joint Core Strategy housing requirement of 10,060 dwellings for the period April 2011, through to April 2028.
Housing land supply as at April 2013. NPPF 5% buffer.

<u>5 year housing supply period: 2014-2019</u>	
<u>Housing Requirement:</u>	
Housing requirement 2011-2028 =	10,060
Housing completions April 2011 to April 2013 =	676
Housing completions 2013/2014 =	not known yet
Housing requirement remaining to 2028	$10,060 - 676 = 9,384$
Annualised housing requirement	$9,384/15 \text{ years}^* = 626\text{dpa}$
5 Year Housing requirement up to 2019	$626\text{dpa} \times 6 \text{ years}^{**} = 3,754 + 5\%$
flexibility requirement^{***}	= 3,942
* number of years to 2028 based on date of last housing completion availability	
** number of years to 2019 based on date of last housing completion availability	
*** NPPF requirement for an additional buffer	
<u>Housing Supply:</u>	
Housing supply large sites with pp ¹ =	1,372
Housing supply small sites with pp ² =	393
Large urban potential =	147
Housing supply reserve sites without pp ³ =	125
Housing supply on windfalls ⁴ =	404
Whitehill & Bordon strategic allocation =	565
Housing supply to 2019 =	3,006
3,006 minus 3,942 =	- 936
Five year housing supply <u>shortfall</u>	= 936

¹ Large sites = 10 dwellings or more. As at 31 March 2013. Figures adjusted for sites unlikely to come forward

² As at 31 March 2013. Small site permissions discounted by 10%

³ Reserve sites at North of James Copse Road, Horndean (85) and Keydell Nursery, Horndean (40 part). Note: part of the Keydell Nursery site has been assessed as undeliverable (120 dwellings).

⁴ Windfalls discounted by 25%