

February 2025

# East Hampshire Five-Year Housing Land Supply Position Statement

(For the period 2023/24 to 2028/29)

## Contents

Contents .....	1
Introduction.....	1
2. Background .....	2
3. Housing Supply .....	8
4. Five Year Housing Land Supply Assessment .....	13
5. Conclusion.....	14
Appendices .....	15
Appendix A: Large Site Completions from 1 <sup>st</sup> April 2023 to 31 <sup>st</sup> March 2024.....	16
Appendix B: Small Site Completions from 1 <sup>st</sup> April 2023 to 31 <sup>st</sup> March 2024 .....	17
Appendix C: Large Sites in the 5YHLS with detailed planning permission as of 1 <sup>st</sup> April 2024.....	19
Appendix D: Large sites in the 5YHLS with outline planning permission as of 1 <sup>st</sup> April 2024 .....	20
Appendix E – Large sites with detailed planning permission phased .....	21
Appendix F: Large Sites with Outline Planning Permission Phased .....	23
Appendix G: Sites allocated in Local Plan in the 5YHLS without planning Permission .....	24
Appendix H – Small sites in the 5YHLS with planning permission .....	25
Appendix I – C2 uses expected within next five years.....	30
Appendix J – East Hampshire Lapsed Rates April 2011 to March 2024 .....	31
Appendix K: Overall Trajectory for 5YHLS.....	32
Appendix L – Delivery proformas .....	33

## Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities (LPA) to actively manage their housing land supply and demonstrate that the authority can identify a supply of specific deliverable sites for the next five years.
- 1.2 More specifically, the NPPF<sup>1</sup> states that councils should identify and update annually the supply of specific deliverable sites against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old. Planning Practice Guidance (PPG) advises that in other circumstances i.e. where the plan is older than five years or has been assessed and requires review, *‘the 5-year housing land supply will be measured against the area’s local housing need calculated using the standard method’*<sup>2</sup>.
- 1.3 In addition to the above, an additional buffer of 5% is required to ensure choice and competition in the market for land or 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply<sup>3</sup>.
- 1.4 East Hampshire District Council (EHDC) conduct a formal assessment of its housing land supply (HLS) annually, with a year start date of April 1<sup>st</sup> to March 31<sup>st</sup>. This report sets out the housing supply position in East Hampshire District (not including the area within the South Downs National Park) at 1<sup>st</sup> April 2024. It will inform EHDC’s Authority Monitoring Report (AMR) and will help guide the determination of planning applications where housing supply is identified as an issue.
- 1.5 The information on housing completions and outstanding commitments is compiled in collaboration with Hampshire County Council (HCC), who collect data on behalf of all Hampshire local planning authorities. All data is derived from Building Control and NHBC reports, and then verified by collaborative site visits from both HCC and EHDC. All analysis of housing trajectories associated with sites is conducted by the EHDC’s Planning Policy Team based on discussions with those representing sites and utilising supporting information that may affect delivery timescales.
- 1.6 The calculations within this report reflect the five-year housing land supply period from 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029. This update takes into account the national policy changes that were made in December 2024, which include the introduction of a new standard method for assessing local housing need. The new standard method significantly increases the housing need within East Hampshire.

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<sup>1</sup> NPPF – Paragraph 78

<sup>2</sup> Paragraph: 005 Reference ID: 68-005-20190722

<sup>3</sup> NPPF – Paragraph 78

## 2. Background

### National Policy

- 2.1 In December 2024 a revised NPPF was published, replacing all previous iterations. The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old<sup>4</sup>.
- 2.2 Accompanying the NPPF, updates to the Planning Practice Guidance (PPG), include a revised standard method for calculating housing need and includes a mandatory housing number for all authorities. The new standard method uses a formula that incorporates a baseline of housing stock which is then adjusted to reflect local affordability pressures, in order to identify the minimum number of homes to be planned for<sup>5</sup>.
- 2.3 The glossary of the NPPF states that to be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years. Sites with outline planning permission for major development, permission in principle, allocated in the development plan or identified on a brownfield register should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years. The PPG<sup>6</sup> notes that such evidence could involve the status of planning applications, including progress being made towards the submission of an application, which is agreed by the local planning authority and those developing sites.
- 2.4 The PPG<sup>7</sup> also provides more detailed advice for preparing an annual review of an LPA's land supply position. It expects assessments to include:
- for sites with detailed planning permission, details of numbers of homes under construction and completed each year; and where delivery has either exceeded or not progressed as expected, a commentary indicating the reasons for acceleration or delays to commencement on site or effects on build out rates;
  - for small sites, details of their current planning status and record of completions and homes under construction by site;
  - for sites with outline consent, allocated in adopted plans, have a grant of permission or identified on a brownfield land register (where included in the five-year housing land supply), information and clear evidence that there will be housing completions on site within five years, including current planning status, timescales and progress towards detailed permission;
  - permissions granted for windfall development by year and how this compares with the windfall allowance;
  - details of demolitions and planned demolitions which will have an impact on net completions;
  - total net completions from the plan base date by year (broken down into types of development e.g. affordable housing); and

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<sup>4</sup> NPPF – Paragraph 78

<sup>5</sup> PPG - Paragraph: 004 Reference ID: 2a-004-20241212

<sup>6</sup> PPG - Paragraph: 007 Reference ID: 68-007-20190722

<sup>7</sup> PPG - Paragraph: 014 Reference ID: 68-014-20190722

- the five-year land supply calculation clearly indicating buffers and shortfalls and the number of years of supply.
- 2.5 The NPPF<sup>8</sup> sets out the Housing Delivery Test (HDT). Local planning authorities should monitor progress in building out sites which have permission. It states that where the HDT indicates that delivery has fallen below 95% of the housing requirement over the previous three years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.
- 2.6 Performance in line with the HDT also indicates a buffer of 20% should be applied to the housing supply, where delivery falls below 85% of the requirement over the previous three years. In cases where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies.

## East Hampshire Requirements

- 2.7 The NPPF<sup>9</sup> notes that to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in the PPG. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for. All authorities should use the standard method as the starting point when preparing the housing requirement in their plan, unless exceptional circumstances justify an alternative approach, as noted in the PPG<sup>10</sup>.
- 2.8 The PPG<sup>11</sup> states that *“Where strategic policy-making authorities do not align with local authority boundaries, or the data required for the model are not available such as in National Parks... an alternative approach may have to be used”*. East Hampshire consists of two local planning authorities, namely EHDC and the South Downs National Park Authority (SDNPA). Therefore, the data is unavailable for the two separate geographies and a locally determined method may have to be used. However, the PPG is clear such alternatives *“should take into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability”*. As a result, the locally determined alternative must be as consistent with the standard method as possible. The alternative approach will be scrutinised when examining the local plan and *“consideration will be given to whether it provides the basis for a plan that is positively prepared, taking into account the information available on existing levels of housing stock and housing affordability”*<sup>12</sup>.
- 2.9 The local housing need figure should be considered through the plan-making process and the housing requirement established in Local Plans. However, for decision-making and the calculation of housing land supply, the PPG<sup>13</sup> gives guidance to authorities on what figures should be used. It states that with national parks, as well as local planning authorities that overlap these areas and local plans are more than 5-years old, a locally

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<sup>8</sup> NPPF - Paragraph 79

<sup>9</sup> NPPF - Paragraph 62

<sup>10</sup> PPG - Paragraph: 001 Reference ID: 68-001-20241212

<sup>11</sup> PPG - Paragraph: 014 Reference ID: 2a-014-20241212

<sup>12</sup> PPG - Paragraph: 015 Reference ID: 2a-015-20241212

<sup>13</sup> PPG - Paragraph: 014 Reference ID: 68-023-20190722

derived housing requirement may be used. This is then linked to the relevant guidance that repeats the alternative approach should consider the best available evidence on the amount of existing housing stock within the local planning authority and housing affordability.

- 2.10 Using the most recent data, the local housing need derived from the standard method for East Hampshire would equate to 1,142 dwellings per annum. However, this figure is district-wide and would include the South Downs National Park – a separate local planning authority. This is derived based on housing stock and then adjusted upwards to reflect local affordability pressures.
- 2.11 EHDC’s housing requirement will be determined by the emerging local plan. However, in the interim, for decision-making purposes and the assessment of housing land supply, a locally determined method will be adopted. Utilising GIS (specifically Local Land and Property Gazetteer data), EHDC has determined that approximately 26% of housing stock falls within the SDNP part of East Hampshire. However, there is no easily accessible data to determine housing affordability separately inside and outside SDNP. If the district wide affordability ratio over the last five years (same as the standard method) was used (despite the area within the SDNP being historically more unaffordable), this would represent the following need when apportioning the standard method outputs between the two areas:

**Table 1 - Household stock split**

Residential properties using LLPG		% split	Proportion of 1142
<b>Total EHDC</b>	57,713		1142
<b>SDNP</b>	15,233	26%	301.42
<b>EHDC outside SDNP</b>	42,480	74%	840.58

- 2.12 Despite the above calculations, it is important to note that the share of housing need that is provided in the emerging Local Plan would need to be agreed between the two separate local planning authorities, as is required by the Duty to Cooperate. EHDC is currently liaising with the South Downs National Park Authority and other similarly affected authorities to commission a consistent piece of work to determine a disaggregated approach that reflects housing stock and housing affordability within each local planning authority area. However, for the purposes of this report a figure of **841 dwellings per annum** will be used when calculating whether the local planning authority of sufficient five-year land supply. It is considered that such an approach is consistent with national policies and guidance, which emphasise appraising housing land supply against need where strategic policies are more than 5 years old. However, for completeness, this report also shows the relevant land supply position for different requirement scenarios; which includes potential unmet need associated with the SDNP.
- 2.13 It should be noted that where Local Housing Need figures are used as part of five-year housing land supply calculations, no amendments should be made in terms of past shortfalls or over-supply. This is because the standard method uses a formula to identify the minimum uplift that will be required and therefore it is not a requirement to specifically address under-delivery or over-supply separately.

## East Hampshire Past Performance

- 2.14 Although the Joint Core Strategy (JCS) is now more than five years old and the figures derived from the standard method should be used for calculating five-year housing land supply, it is still important to consider past delivery.
- 2.15 For the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2024, outside the National Park, there have been 6,098 (net) housing completions in East Hampshire LPA area, leaving a residual requirement of 2,266 dwellings up to 31<sup>st</sup> March 2028 (567 dwellings per annum).
- 2.16 Appendix A and B illustrates the schedule of sites with completions from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024. During this time there were a total of **252 net units** completed within East Hampshire (outside the SDNP) – the lowest since the start of the plan period (2011). Table 2 below illustrates the delivery of housing since the start of the JCS plan period.

**Table 2 - Housing Delivery Performance against JCS requirement**

Year	JCS Target	Completions (net)	Shortfall/over-supply
2011/12	492	264	228
2012/13	492	279	213
2013/14	492	325	167
2014/15	492	485	7
2015/16	492	404	88
2016/17	492	424	68
2017/18	492	791	299
2018/19	492	948	456
2019/20	492	626	134
2020/21	492	360*	132
2021/22	492	495**	3
2022/23	492	445***	47
2023/24	492	252	240
<b>Total</b>	<b>6,396</b>	<b>6,098</b>	<b>-298</b>

\*Includes the demolition of 12 C2 units, equivalent to 6.3 dwellings (C3)

\*\* Includes the net loss of 2 C2 units, equivalent to 1.1 dwelling (C3)

\*\*\* Includes the demolition of 15 C2 units, equivalent to 7.8 dwellings (C3)

- 2.17 Although housing delivery has generally improved from the beginning of the plan period, it has begun to reduce over the last few years as a consequence of the Covid-19 pandemic and the wider economic climate. To date, there has been a 298 dwelling shortfall in regards to the EHDC requirement established in the JCS.

## Housing Delivery Test

- 2.18 The NPPF<sup>14</sup> requires policy consequences where the Housing Delivery Test (HDT) indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, which could include a 20% buffer being applied to housing land supply calculations. The 'HDT: 2023 Measurement Technical Note'<sup>15</sup> identifies that the calculation is based on the total net homes delivered when measured against the number of homes required over the preceding three-year period. For the local planning authorities whose boundaries overlap with a National Park, and

<sup>14</sup> NPPF – Paragraph 79

<sup>15</sup> See: [Housing Delivery Test: 2023 measurement technical note](#)

where the local housing need derived from the standard method is used, net additional dwellings are used for both authorities.

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

## Lapse Rates

- 2.20 Both the NPPF and PPG do not refer to lapse/non-implementation rates, however, it is still important that assumptions, based on local evidence, are used to test delivery information. Monitoring information indicates that the non-delivery of sites is not a significant issue in East Hampshire.
- 2.21 As detailed in Appendix J the lapse rate on both large and small sites from 2011 to date is extremely low. However, there was an anomaly to the trends in 2018/19, when one application (55562/001) expired for 813 dwellings. Including this anomaly results in a total of 82 homes on average (2011-2024) each year seeing their permission lapse out of an average of 3,892 homes with planning permission at the start of the monitoring year. This is a lapse rate of 2.1% and some of these sites subsequently receive a new permission. The site that was subject to the large application (55562/001) lapsed in 2018/19 is currently made up of numerous separate applications, all benefitting from either outline or detailed permission. The lapse rate from 2011 to 2024 can be further broken down by 2% on large sites and 3.28% on small sites.
- 2.22 Omitting the 2018/19 lapse rates due to the one site anomaly would result in each year, 20 homes on average (2011-2024) seeing their permission lapse out of an average of 3,858 homes with planning permission at the start of the monitoring year. This is an exceptionally low lapse rate of 0.52%. This can be further broken down by 0.28% on large sites and 3.4% on small sites.
- 2.23 Based on these historic trends, it is considered a discount is not needed on larger sites, whereby the Council have sought greater accuracy and reliability by working closely with developers, with the majority assisting by providing careful and detailed estimates of what will be delivered. On smaller sites, this is further endorsed by the definition of 'deliverable' in the NPPF which presumes all 'non-major' sites will be delivered unless there is clear evidence to the contrary. However, as a precautionary measure a lapse rate of 5% will be applied to small sites (9 dwellings or less).

## Demolitions/Losses

- 2.24 The PPG<sup>16</sup> is clear that details of housing completions include new build dwellings, conversions, changes of use and demolitions and redevelopments. All figures used throughout this report are net figures for both historic completions and any outstanding

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<sup>16</sup> PPG - Paragraph: 020 Reference ID: 68-029-20240205



supply. Therefore, all losses/demolitions have been accounted for. To apply additional discounts would result in removing valid net supply.

### 3. Housing Supply

- 3.1 The NPPF<sup>17</sup> states that to be considered ‘deliverable’ sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered within five years. In particular:
- a. sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
  - b. where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 3.2 The accompanying PPG<sup>18</sup> offers further advice in terms of the evidence needed to demonstrate deliverability. This may include:
- current planning status;
  - any progress being made towards the submission of an application
  - any progress with site assessment work; and
  - any relevant information about site viability, ownership constraints or infrastructure provision.
- 3.3 EHDC has spent considerable time contacting landowners, agents and developers on a wide selection of sites to establish delivery timescales and anticipated start and build-out rates. This have been agreed through a signed ‘site delivery pro-forma’ for each site (Appendix L). Where less information is known, EHDC has utilised analysis of key trends on sites of 100-399 dwellings within HCC’s ‘Housing delivery trends in Hampshire 2000-2020’ (November 2021)<sup>19</sup>; Lichfield’s ‘Start to Finish: How quickly do large-scale housing sites deliver? (Third Edition)’; alongside the information suggested by the PPG above to inform an assessment of the lead-in times and likely build-out rates for each component of deliverable supply. Where considered appropriate, more conservative estimates on lead-in times and/or delivery rates have been made when compared to the signed site pro-forma, to maintain a robust and defensible assessment of supply.
- 3.4 The components that have been included towards the five-year land supply within East Hampshire are:
- Large sites that have Detailed planning permission
  - Large sites that have Outline planning permission
  - Small sites with planning permission
  - Sites allocated in a Local Plan or ‘made’ Neighbourhood Plans
  - Sites that have planning permission for C2 use
  - An allowance for windfall sites

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<sup>17</sup> NPPF Glossary

<sup>18</sup> PPG Paragraph: 007 Reference ID: 68-007-20190722

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

## Large Sites with Detailed Planning Permission

- 3.5 Large sites with detailed (Full or Reserved Matters) planning permissions (10 dwellings or more) have been assessed as to whether they are likely to come forward. On all sites a realistic phasing schedule (Appendix E) has been maintained to ensure accuracy in delivery. Within the next five years, a total of **1,641 dwellings** are anticipated from large sites with Detailed planning permission. A schedule of all large sites with outstanding planning permissions is outlined within Appendix C.
- 3.6 In relation to this source of supply, it must be noted that 700 dwellings are currently under construction. There is considerable confidence that these 700 outstanding units on sites where development has commenced will be completed within the next five years. In line with the NPPF definition of 'deliverable' sites, all sites with detailed planning permission are expected to come forwarded within five years, unless the quantum of development exceeds five years. As evident in Appendix E, only one application (55587/152) for 175 dwellings and other uses is expected beyond the five year period. Another application (21915/011) for 6 remaining dwellings has not been counted due to unknowns on its likely delivery.
- 3.7 There has been regular contact with the representatives of large sites with detailed planning permission as well as dialogue with development management colleagues. There is **clear evidence** for all sites counted, subject to the phasing schedule.

## Large Sites with Outline Planning Permission

- 3.8 There are currently two sites with outline planning permission that are expected to contribute to East Hampshire's five-year housing land supply:
- Land East of Horndean, Rowlands Castle Road, Horndean (55562/005) – 799 net dwellings
  - Land at and adjoining Bordon Garrison (55587/001) – 1,110 net dwellings remaining
- 3.9 Land East of Horndean forms part of a wider allocation in the Housing and Employment Allocations Plan (2016). An outline application (55562/005) was granted for the central and southern parcels of land for up to 800 dwellings as well as other mixed uses was granted permission in December 2021. A Reserved Matters application (55562/012) for 318 dwellings was validated in January 2023 and 68 dwellings (55562/014) validated in June 2023, both pending a decision. Despite the housebuilder, Bloor Homes considering more will be delivered, only 140 dwellings are expected over the five-year period in relation to outline permissions associated with Land East of Horndean.
- 3.10 In regard to 'Land at and adjoining Bordon Garrison' there are a number of parcels of land that make up the Strategic Allocation subject to outline permission, all at varying stages of the planning system. Only one parcel of land that did not benefit from detailed permission at 1<sup>st</sup> April 2024 has been counted within the 5-year supply figures. This was application 55587/191 for a total of 66 retirement living apartments. Permission was granted on 3<sup>rd</sup> May 2024 and through discussing with representatives of the site, McCarthy & Stone intend to complete within the next five years and have already discharged a number of conditions.

- 3.11 A total of **206 dwellings** are expected on large sites with outline planning permission over the next five years, as outlined in Appendix F. Based on the delivery timescales identified from agents/developers representing these sites, considerably more dwellings are expected to come forward over the next five years on some of the sites.

### Small sites with planning Permission

- 3.12 The definition of deliverable used in the NPPF refers to sites that are not major development. Major developments for housing are those of 10 or more homes or where the site areas are 0.5ha or greater. It allows for these smaller sites to be regarded as deliverable whether they have outline or detailed permission. Earlier in this report, evidence is presented to suggest that lapse rates are historically low in East Hampshire. However, a 5% discount is applied to small sites (nine or less dwellings) as a precautionary measure.
- 3.13 As of 1<sup>st</sup> April 2024, a total of 251 dwellings from small sites with planning permission are expected to come forward over the next five years. When the 5% lapse rate is applied this figure is reduced to **238 dwellings**. It should also be noted that 104 dwellings within this component of supply are under construction. A table of all small sites with outstanding planning permissions is outlined within Appendix H.

### Site Allocations in the Local Plan

- 3.14 The 2024 5YHLS includes one site that is allocated in the Housing and Employment Allocations Plan (2016) that is expected to contribute to the Authority's five-year housing land supply.
- Land East of Horndean (55562/013) – 82
- 3.15 The site forms part of the wider allocation at Land east of Horndean for a minimum 700 dwellings. At 31<sup>st</sup> March 2024, a detailed application was pending for 82 dwellings, with permission subsequently granted on 4<sup>th</sup> September 2024. Through discussions with the site representatives, Highwood Group, who are also a housebuilder, all 82 dwellings are expected over the next five years (Appendix G).
- 3.16 There are **no** allocations from 'made' neighbourhood plans expected over the next five years.

### Other Identified Deliverable Sites

- 3.17 An evidence-based assessment, in line with best practice, based on available information, was undertaken. This included reviewing pre-application consultation, planning history and information gathered from developers and landowners. Details of the above and further interrogation of the Council's individual site assessments within the Land Availability Assessment (LAA – 2024) highlights there is one site expected to contribute to housing delivery over the next five years for 61 dwellings.
- 3.18 The site adjoins a development in Havant Borough that is currently under construction and forms part of the subsequent phase. The planning application (53322/007) for 61 dwellings was submitted in February 2022 and was granted permission in May 2024.

Through discussions with the housebuilder, Redrow Homes, it is expected that all **61 dwellings** will be delivered in the five year period.

## C2 Uses

- 3.19 In its guidance on how to calculate a five-year housing land supply, the PPG<sup>20</sup> states that local planning authorities should *'count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply'*. The Council has therefore reviewed recent permissions and completions of accommodation in C2 use.
- 3.20 In determining the level of housing contribution that C2 uses make to housing land supply, the Council recognises that an individual bed space may not necessarily replace an individual unit of C3 accommodation. For residential institutions, the PPG<sup>21</sup> notes that *'to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data'*.
- 3.21 At the time of its completion, the 2021 Census estimated that there were 103,826 adults (aged 16 or over) within 52,718 households in East Hampshire. This provides a ratio of about 2 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 2.
- 3.22 As 1<sup>st</sup> April 2024, there were outstanding permissions for a total of 86 net bed spaces, equivalent **43 dwellings**, which are all expected to be delivered over the next five years. These are outlined in Appendix I.

## Windfall Allowance

- 3.23 Windfall sites are those sites that are not specifically identified in the development plan. The NPPF<sup>22</sup> states that LPA's may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites will provide a reliable source of supply. Any allowance should be realistic having regard to the Land Availability Assessment (LAA), historic windfall delivery rates and expected future trends.
- 3.24 EHDC published an updated Windfall Allowance: Methodology Paper<sup>23</sup> in October 2024 to update the position in terms of expected windfall over the emerging Local Plan period. The evidence shown in that paper demonstrates that based on historic windfall rates, windfall sites have consistently come available within East Hampshire (outside the National Park) even during a time of economic recession. Failure to include an allowance for this consistent stream of supply within the housing land supply for the Authority would result in an under-estimate in the capacity of East Hampshire (outside the National Park).
- 3.25 It is also considered that in the light of both national and local planning policy, windfall sites will continue to be permitted and delivered in the future. Figures show that on

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<sup>20</sup> PPG Paragraph: 026 Reference ID: 68-035-20190722

<sup>21</sup> PPG Paragraph: 016a Reference ID: 63-016a-20190626

<sup>22</sup> NPPF – Paragraph 71

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

average, windfalls have an annual average completion rate of 143 dwellings per annum from 2000 to 2024, with a slightly lower average of 125 dpa in the period related to the JCS (2011-2024). However, in order to remain robust for five-year land supply purposes, no allowance has been made for windfalls of more than five or more dwellings until year 11 onwards, yet the past trends indicate such windfalls are a regular feature in East Hampshire (outside the National Park), with changes in a fast-moving market meaning that sites in existing use that had not been anticipated to have particular development potential come forward for development quite quickly. Nevertheless, it is considered that the process of identifying sites within the LAA is more thorough than was often the case in the past, and it is not therefore proposed to rely on larger windfalls for housing over the initial ten-year period.

- 3.26 Figures show that on average, small site windfalls (four or less dwellings) have an annual average completion rate of 62 dwellings per annum from 2000 to 2024, with a slightly lower average of 56 dpa in the latter part of this period (2011-2024). Therefore, a conservative windfall allowance of 56 dwellings per annum (only based on more recent small site windfalls) is considered both realistic and achievable. In order to reflect the restrictive nature of windfall development being allowed within the Wealden Heaths Phase II SPA, the windfall allowance has been further reduced by 2 dwellings per annum. This results in a windfall allowance of **54 dwellings** per annum in East Hampshire (outside the SDNP).
- 3.27 The Authority has also chosen not to include a windfall allowance for development within the first three years of the five-year land supply period since many of the sites that come forward within this period would have been captured within the Authority's trajectory as commitments. However, a full windfall allowance of 54 dwellings per annum will be made from year four onwards. As of 1st April 2024, this amounts to a total of **108 dwellings** during the five-year period. It is important to note that the windfall allowance within the five-year supply calculations only includes the delivery of sites of four or less dwellings,

## 4. Five Year Housing Land Supply Assessment

- 4.1 Using the net housing figures, the assessment demonstrates that at 1<sup>st</sup> April 2024 East Hampshire does not have a five-year land supply. At this point in time there is **2.7 years supply** and an equivalent shortfall of **2,036 dwellings** once an additional 5% buffer has been taken into account to ensure choice and competition in the market for land. The five-year housing land supply figures across East Hampshire (not including the SDNP) are summarised in Table 3 below:

**Table 3 - EHDC - Five Year Housing Land Supply**

Requirement		Total	Annual requirement
A	East Hants Housing Requirement 2024-29 (Standard Methodology) plus 5% buffer	4415	883
<b>Supply</b>			
B	Large site detailed planning permissions	1641	
C	Large site outline planning permissions	206	
D	Small site planning permissions	238	
E	Allocations	82	
F	C2 Uses	43	
G	Windfalls	108	
H	Other	61	
I	<b>Total Supply</b>	<b>2,379</b>	<b>476.2</b>
	<b>Shortfall/Over Provision</b>	<b>-2,036</b>	
	<b>No. of years' supply</b>	<b>2.7</b>	

### Alternative Scenarios

- 4.2 Due to East Hampshire's HDT score, only a 5% buffer should be applied to housing land supply calculations. However, if a 20% buffer was needed then there would be 2.4 years supply, equivalent to a 2,667 dwelling shortfall.

**Table 4 - EHDC requirement + 20% buffer**

<b>EHDC Annual Requirement</b>	841
<b>EHDC Requirement +20% buffer</b>	1009
<b>Shortfall/Over Provision</b>	-2,667
<b>No. of years' supply</b>	2.4 years

- 4.3 As noted earlier in the report, EHDC's housing requirement will be determined by the emerging local plan. However, in line with the PPG and for the purposes of assessing housing land supply a locally determined method has been used to reflect the presence of the SDNP. EHDC considers 841 (883 including 5% buffer) dwellings per

annum is the most appropriate housing figure for calculating housing land supply within the local planning authority area.

- 4.4 However, for comparative purposes only, Table 5 shows the housing land supply position if the SDNP continued to deliver 100 dwellings per annum in East Hampshire, in line with the JCS and current South Downs Local Plan (2019). Similarly, it shows the housing land supply position should 86 dwellings per annum were delivered in East Hampshire, as proposed in the South Downs Draft Local Plan (Regulation 18), currently under consultation.

**Table 5 - Other scenarios**

	<b>EHDC requirement - 100dpa (1142-100dpa)</b>	<b>EHDC requirement - 86dpa (1142-86dpa)</b>
<b>Annual requirement</b>	1042	1056
<b>Annual requirement +5% buffer</b>	1094	1109
<b>Shortfall/Over Provision</b>	-3,092	-3,165
<b>No. of years supply</b>	2.2 years	2.1 years

## 5. Conclusion

- 5.1 The JCS is more than five years old and therefore the appropriate housing needs against which to assess supply is that indicated by the standard method. However, the standard method does not distinguish between the needs of the two separate local planning authorities within East Hampshire. As a result, based on the PPG, EHDC considers its annual requirement to be 841 dwellings per year.
- 5.2 Therefore, for the purposes of assessing five-year housing supply, the Authority has identified a requirement of 4,415 dwellings (883 dpa) based on the standard method for calculating Local Housing Need and application of a 5% buffer. Any shortfalls or surplus of housing since the adoption of the Local Plan become irrelevant as part of this methodology.
- 5.3 The Five-Year Housing Land Supply Position shows that 2,085 dwellings could be provided on large and small sites that currently have planning permission (outline and full) in the next five years. In respect of allocations, 82 dwellings could be provided on sites identified in Local Plans. It is also considered 61 dwellings will come forward over the next five years on other identified deliverable sites. A conservative windfall allowance of 108 dwellings has also been included within the five-year housing land supply.
- 5.4 The number of dwellings that can be accommodated on deliverable sites in the next five years (the deliverable supply) is 2,379 dwellings, compared to a five-year requirement of 4,415 dwellings. As a result, as of 1st April 2024, East Hampshire District Council (outside the SDNP) can demonstrate **2.7 years** of deliverable housing land supply for the period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029, to meet the currently identified local housing need derived by the standard method. This is an equivalent shortfall of **2,036 dwellings**.



## Appendices

Appendix A: Large Site Completions from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024

APPREF	ADDRESS	Net completions	PARISH
<b>25050/059</b>	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET	36	Alton
<b>30021/065</b>	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	20	Alton
<b>30021/066</b>	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	52	Alton
<b>34310/041</b>	LOWSLEY FARM DEVELOPMENT SITE PHASE 2 LONGMOOR ROAD	63	Bramshott and Liphook
<b>27202/037</b>	APPLEGARTH FARM HEADLEY ROAD	5	Grayshott
<b>54139/003</b>	RESERVE HOUSING SITE LOVEDEAN LANE	19	Horndean
<b>55587/121</b>	LAND AT AND ADJOINING BORDON GARRISON CAMP ROAD	12	Whitehill

## Appendix B: Small Site Completions from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024

APPREF	ADDRESS	Net completion	PARISH
20906/003	BELLCROFT VICARAGE HILL	1	Alton
22766/041	ALTON HOUSE HOTEL NORMANDY STREET	7	Alton
23599/015	THE CORNER HOUSE AMERY STREET	1	Alton
27465/010	GREENMOUNT NEW ODIHAM ROAD	1	Alton
57981	STEEPLE LODGE 22 VICARAGE HILL	3	Alton
59613	CLIFTON VETERINARY SURGERY ANSTEY LANE	4	Alton
25503/009	MARILEA 93 MEDSTEAD ROAD	1	Beech
50604/005	30 EGGARS FIELD	1	Bentley
57760/002	ORCHARD COTTAGE CHURCH LANE	1	Bentley
24622/023	RUSSELL HOUSE VILLAGE STREET	-1	Bentworth
58872/001	KIMOLRON FARNHAM ROAD	-1	Binsted
31567/010	HURLANDS GENTLES LANE	1	Bramshott and Liphook
49567/005	HERNDALE SANDY LANE	-1	Bramshott and Liphook
49855/005	CEDAR COTTAGE 24 PORTSMOUTH ROAD	3	Bramshott and Liphook
57260/003	WOOD COTTAGE RECTORY LANE	-1	Bramshott and Liphook
59286	16 TOWER CLOSE	3	Bramshott and Liphook
59450/001	46 JACOBS CLOSE	1	Clanfield
20107/105	FROYLE HOUSE RYEBRIDGE LANE	1	Froyle
53204/004	1 AND 2 EWELME COTTAGES FROYLE ROAD	1	Froyle
21575/011	PIGEON HOLE CROSSWAYS ROAD	1	Grayshott
22434/007	PRINCE HOUSE GLEN HOUSE HEADLEY ROAD	1	Grayshott
30858/020	HUNTINGFORD FARM FRENHAM LANE	1	Headley
32218/006	37 & 41 LAND BETWEEN FAIRVIEW ROAD	-1	Headley
58616/001	BEECH HILL STORES EDDEYS LANE	6	Headley
28822/008	HEREWARD LITH AVENUE	-1	Horndean
29843/032	WHITE DIRT FARM MEWS WHITE DIRT LANE	1	Horndean

<b>56336/002</b>	161 FROGMORE LANE	1	Horndean
<b>57064</b>	76 FROGMORE LANE	1	Horndean
<b>58009/002</b>	72 DOWNHOUSE ROAD	1	Horndean
<b>59501/001</b>	38 LAND AT FIVE HEADS ROAD	1	Horndean
<b>26148/004</b>	NURSERY LODGE SOLDRIDGE ROAD	-1	Medstead
<b>27121/007</b>	MEDSTEAD HARDWARE STORES HIGH STREET	3	Medstead
<b>29096/002</b>	MERROW DOWN BOYNESWOOD LANE	1	Medstead
<b>55262/002</b>	OAK TREE REDWOOD LANE	-1	Medstead
<b>39720/014</b>	OLD DOWN HOUSE SWELLING HILL	-1	Ropley
<b>57704/001</b>	31-37 LAND AT FINCHDEAN ROAD	3	Rowlands Castle
<b>38980/006</b>	THE SPINNEY SHALDEN LANE	1	Shalden
<b>57955</b>	TAL HANDAG 105 HOGMOOR ROAD	2	Whitehill

## Appendix C: Large Sites in the 5YHLS with detailed planning permission as of 1<sup>st</sup> April 2024

APPREF	ADDRESS	OUTSANDING GAIN	UNDER CONSTRUCTION
21560/023	ALTON CONVENT SCHOOL ANSTEY LANE	20	0
25610/011	CROSS AND PILLORY HOUSE CROSS AND PILLORY LANE	14	0
25050/059	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET	231	168
30021/065	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	164	124
30021/066	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	127	51
59484	PROPOSED CARE HOME AND LANDSCAPED GATEWAY FOR ALTON WINCHESTER ROAD	28	28
50463/001	LAND WEST OF LINDEN FULLERS ROAD	10	10
23460/010	AJAX HOUSE AND PLOWDEN HOUSE 27 HASLEMERE ROAD	39	0
34310/041	LOWSLEY FARM DEVELOPMENT SITE PHASE 2 LONGMOOR ROAD	36	30
34310/057	PHASE 2 LOWSLEY FARM DEVELOPMENT LONGMOOR ROAD	6	4
54139/003	RESERVE HOUSING SITE LOVEDEAN LANE	24	2
55562/010	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	120	70
25256/049	LAND TO THE REAR OF BRACKENBURY GARDENS AND BOYNESWOOD CLOSE	45	0
21915/011/VOC	MOORLANDS HOGMOOR ROAD*	6	0
22402/012	FORMER MILL CHASE COMMUNITY SCHOOL MILL CHASE ROAD	147	7
36216/008	WHITEHILL CHASE HIGH STREET	49	0
55587/152	LAND AT/ADJ BORDON GARRISON CAMP ROAD	175	0
55587/153	MOD DEVELOPMENT SITE OAKHANGER ROAD	91	91
55587/157	PRINCE PHILIP BARRACKS BUDDS LANE	104	0
55587/158	DEVELOPMENT PARCEL 1.9 HAVANNAH WAY	52	52
55587/160	BORDON & OAKHANGER SOCIAL CLUB BOLLEY AVENUE	77	35
55587/162	PRINCE PHILIP BARRACKS BUDDS LANE	315	28
			<b>700</b>

\* not counted due to unknown delivery

Appendix D: Large sites in the 5YHLS with outline planning permission as of 1<sup>st</sup> April 2024

Application Reference	Address	Settlement	NET UNITS REMAINING	UNDER CONSTRUCTION
<b>55562/005</b>	LAND EAST OF HORNDEAN	Horndean	799	0
<b>55587/001</b>	LAND AT AND ADJOINING BORDON GARRISON	Whitehill & Bordon	1,110	0
		<b>Total</b>	<b>1,909</b>	<b>0</b>

## Appendix E – Large sites with detailed planning permission phased

APPREF	ADDRESS	Outstanding Gain	Under Construction	2024/25	2025/26	2026/27	2027/28	2028/29
21560/023	ALTON CONVENT SCHOOL ANSTEY LANE	20	0	0	0	20	0	0
25610/011	CROSS AND PILLORY HOUSE CROSS AND PILLORY LANE	14	0	14	0	0	0	0
25050/059	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET	231	168	70	70	33	0	0
30021/065	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	164	124	50	50	50	14	0
30021/066	LAND AT LORD MAYOR TRELOAR HOSPITAL SITE CHAWTON PARK ROAD	127	51	27	50	50	0	0
59484	PROPOSED CARE HOME AND LANDSCAPED GATEWAY FOR ALTON WINCHESTER ROAD	28	28	0	28	0	0	0
50463/001	LAND WEST OF LINDEN FULLERS ROAD	10	10	10	0	0	0	0
23460/010	AJAX HOUSE AND PLOWDEN HOUSE 27 HASLEMERE ROAD	39	0	0	0	39	0	0
34310/041	LOWSLEY FARM DEVELOPMENT SITE PHASE 2 LONGMOOR ROAD	36	30	36	0	0	0	0
34310/057	PHASE 2 LOWSLEY FARM DEVELOPMENT LONGMOOR ROAD	6	4	6	0	0	0	0
54139/003	RESERVE HOUSING SITE LOVEDEAN LANE	24	2	24	0	0	0	0
55562/010	DEVELOPMENT LAND EAST OF HORNDEAN ROWLANDS CASTLE ROAD	120	70	40	40	40	0	0
25256/049	LAND TO THE REAR OF BRACKENBURY GARDENS AND BOYNESWOOD CLOSE	45	0	0	0	0	20	25
21915/011/ VOC	MOORLANDS HOGMOOR ROAD	6	0	0	0	0	0	0
22402/012	FORMER MILL CHASE COMMUNITY SCHOOL MILL CHASE ROAD	147	7	3	76	53	15	0
36216/008	WHITEHILL CHASE HIGH STREET	49	0	0	0	39	10	0
55587/152	LAND AT/ADJ BORDON GARRISON CAMP ROAD	175	0	0	0	0	0	0
55587/153	MOD DEVELOPMENT SITE OAKHANGER ROAD	91	91	25	41	25	0	0

<b>55587/157</b>	PRINCE PHILIP BARRACKS BUDD'S LANE	104	0	0	12	52	40	0
<b>55587/158</b>	DEVELOPMENT PARCEL 1.9 HAVANNAH WAY	52	52	26	26	0	0	0
<b>55587/160</b>	BORDON & OAKHANGER SOCIAL CLUB BOLLEY AVENUE	77	35	0	40	37	0	0
<b>55587/162</b>	PRINCE PHILIP BARRACKS BUDD'S LANE	315	28	40	80	80	80	35



## Appendix F: Large Sites with Outline Planning Permission Phased

Application Reference	Address	Settlement	Net Units Outstanding	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL 5YHLS
55562/005	LAND EAST OF HORNDEAN, ROWLANDS CASTLE ROAD	Horndean	799	0	0	0	40	100	140
55587/001	LAND AT AND ADJOINING BORDON GARRISON	Whitehill & Bordon	1,110	0	0	66	0	0	66
<b>TOTAL</b>			<b>1,909</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>40</b>	<b>100</b>	<b>206</b>

Appendix G: Sites allocated in Local Plan in the 5YHLS without planning Permission

Planning application ref.	Address	Settlement	Expected Units	2024/25	2025/26	2026/27	2027/28	2028/29	TOTAL 5YHLS
55562/013	Land east of Horndean	Horndean	82	0	0	0	40	42	<b>82</b>
<b>TOTAL</b>			<b>82</b>						

## Appendix H – Small sites in the 5YHLS with planning permission

APPREF	ADDRESS	Net Units remaining	UNDER CONSTRUCTION	PARISH
<b>21011/019</b>	77-85 HIGH STREET	2	0	Alton
<b>21955/028</b>	AN4 GROUP LTD 8 THE WINDMILLS ST MARYS CLOSE	2	0	Alton
<b>23599/017</b>	THE CORNER HOUSE AMERY STREET	1	0	Alton
<b>24245/010</b>	TRAVELBAG PLC 3-5 HIGH STREET	2	0	Alton
<b>24449/017</b>	15A HIGH STREET	2	0	Alton
<b>24482/005</b>	8 NORMANDY STREET	3	3	Alton
<b>26325/006</b>	10 NEW BARN LANE	1	0	Alton
<b>27465/010</b>	GREENMOUNT NEW ODIHAM ROAD	-1	0	Alton
<b>27542/004</b>	KINGSHEAD MARKET STREET	5	0	Alton
<b>27699/010</b>	44 HIGH STREET	2	0	Alton
<b>27970/008</b>	PEACOCKS STORE LTD 28 HIGH STREET	3	0	Alton
<b>28218/007</b>	56 & 56A ANSTEY ROAD	-2	0	Alton
<b>34319/006</b>	OLD STABLES 12 CHURCH LANE	1	0	Alton
<b>36780/009</b>	68-68A HIGH STREET	3	0	Alton
<b>55344</b>	9 FIRST FLOOR OFFICES TURK STREET	2	0	Alton
<b>58535</b>	NORMANDY HOUSE 1 NETHER STREET	6	6	Alton
<b>59091/002</b>	64-66 NORMANDY STREET	1	0	Alton
<b>59328</b>	APOLLONIA HOUSE 2 AMERY STREET	1	0	Alton
<b>59562/002</b>	49 SOUTHVIEW RISE	1	0	Alton
<b>30433/001</b>	JUNIPERS 53 MEDSTEAD ROAD	1	1	Beech
<b>31446/005</b>	WOODLAWN 104 MEDSTEAD ROAD	1	0	Beech
<b>34426/005</b>	LITTLE PARK FARM ABBEY ROAD	1	1	Beech
<b>54047/011</b>	LAND ADJOINING BEECHANGER 59 WELLHOUSE ROAD	1	0	Beech
<b>55816</b>	THE WHITE COTTAGE 35 WELLHOUSE ROAD	1	0	Beech
<b>59292</b>	LAND ADJACENT TO 122 MEDSTEAD ROAD	1	0	Beech
<b>28021/004</b>	THE GLEBE HOUSE SCHOOL LANE	3	0	Bentley

<b>32859/005</b>	ASHFIELD HOLE LANE	1	0	Bentley
<b>57559</b>	LAND AT HOP KILNS COLDREY BYRE FROYLE ROAD	1	1	Bentley
<b>57760/002</b>	ORCHARD COTTAGE CHURCH LANE	-1	0	Bentley
<b>59646/001</b>	WELCHES MAIN ROAD	1	0	Bentley
<b>24622/023</b>	RUSSELL HOUSE VILLAGE STREET	1	1	Bentworth
<b>57954/004</b>	AGRICULTURAL BUILDING STATION ROAD	5	0	Bentworth
<b>20533/059</b>	FOREST LODGE GARDEN CENTRE FARNHAM ROAD	8	0	Binsted
<b>31046/010</b>	GLEN COTTAGE FULLERS ROAD	1	0	Binsted
<b>51163/008</b>	MALMS FARM BINSTEAD ROAD	1	1	Binsted
<b>51163/010</b>	MALMS FARM BINSTED ROAD	4	0	Binsted
<b>51729/003</b>	10 STATION ROAD	1	1	Binsted
<b>20601/027</b>	HIGH HURLANDS NURSING HOME GENTLES LANE	1	0	Bramshott and Liphook
<b>20601/029</b>	HIGH HURLANDS NURSING HOME GENTLES LANE	5	0	Bramshott and Liphook
<b>20607/003</b>	98 LONGMOOR ROAD	2	0	Bramshott and Liphook
<b>21925/021</b>	3 LONDON ROAD	2	2	Bramshott and Liphook
<b>22101/007</b>	LIPHOOK GARAGE THE SQUARE	3	3	Bramshott and Liphook
<b>23353/007</b>	5 LONDON ROAD	2	2	Bramshott and Liphook
<b>27106/015</b>	MAYFIELD HOUSE CARE HOME 41 LONDON ROAD	3	3	Bramshott and Liphook
<b>27957/002</b>	YEW HOUSE RECTORY LANE	1	0	Bramshott and Liphook
<b>49567/005</b>	HERNDALE SANDY LANE	1	1	Bramshott and Liphook
<b>49727/003</b>	WEAVERS DOWN LODGE WEAVERS DOWN	1	1	Bramshott and Liphook
<b>57260/003</b>	WOOD COTTAGE RECTORY LANE	1	1	Bramshott and Liphook
<b>58070/002</b>	19 LAND EAST OF AVENUE CLOSE	2	2	Bramshott and Liphook
<b>59406/003</b>	14A THE SQUARE LONDON ROAD	1	0	Bramshott and Liphook
<b>59560/001</b>	12 LARK RISE	1	0	Bramshott and Liphook
<b>22652/006</b>	DEERHURST THE SHRAVE	2	0	Chawton
<b>20729/032</b>	33 SOUTH LANE	6	6	Clanfield
<b>25536/003</b>	DELL HOUSE FARM HAWTHORN ROAD	1	0	Four Marks
<b>25536/004</b>	DELL HOUSE FARM HAWTHORN ROAD	1	0	Four Marks
<b>54841/006</b>	BEVERLEY 165 WINCHESTER ROAD	1	0	Four Marks

<b>55712/001</b>	THE BARN ALTON LANE	1	0	Four Marks
<b>33846/001</b>	SAINTBURY HILL FARM BAMBER LANE	5	0	Froyle
<b>59790</b>	YARNHAMS FARMHOUSE YARNHAMS LANE	-1	0	Froyle
<b>21548/010</b>	LLOYDS TSB BANK PLC HEADLEY ROAD	2	0	Grayshott
<b>23167/023</b>	THE GROVE HEADLEY ROAD	7	0	Grayshott
<b>27599/004</b>	GLEBE COTTAGE HAMMER LANE	1	1	Grayshott
<b>30168/007</b>	MARLBOROUGH HOUSE HADLEY ROAD	8	8	Grayshott
<b>30289/012</b>	SUNNYHILL STONEY BOTTOM	1	1	Grayshott
<b>34829/002</b>	HEATHERLEIGH CROSSWAYS ROAD	2	0	Grayshott
<b>49946/002</b>	FARTHINGS JUBILEE LANE	1	1	Grayshott
<b>55866/002</b>	LAND SOUTH WEST OF WELL COTTAGE STONEY BOTTOM	1	0	Grayshott
<b>27877/028</b>	SANDHILL FARM PICKETTS HILL	5	0	Headley
<b>32218/006</b>	37 & 41 LAND BETWEEN FAIRVIEW ROAD	1	1	Headley
<b>49600/008</b>	THE SPINNEY BEECH HILL	1	1	Headley
<b>52796/001</b>	LAND EAST OF WISHANGER ESTATE SMITHFIELD LANE	1	0	Headley
<b>52942/009</b>	GREAT HOLT FARM HEATH HILL	1	1	Headley
<b>55290/004</b>	THE QUARRY POND ROAD	1	1	Headley
<b>57041/006</b>	WHITEHALL NURSERY RED LANE, CHURT ROAD	1	1	Headley
<b>20113/001</b>	67 LONDON ROAD	1	1	Horndean
<b>21592/010</b>	LAND NORTH OF BEEHCROFT LITH AVENUE	1	0	Horndean
<b>22823/029</b>	THE PAVILION CADLINGTON HOUSING ESTATE BLENDWORTH LANE	1	1	Horndean
<b>27103/010</b>	FORMER SITE OF THE COLONIAL BAR 54 PORTSMOUTH ROAD	7	0	Horndean
<b>28822/008</b>	HEREWARD LITH AVENUE	1	1	Horndean
<b>29113/015</b>	WISTERIA REST HOME 82 & 84 LONDON ROAD	-1	0	Horndean
<b>50379/006</b>	2 WHITEHAVEN	1	1	Horndean
<b>53908/005</b>	LAND SOUTHWEST OF 170 LOVEDEAN LANE	1	0	Horndean
<b>55624/003</b>	33 VERBENA CRESCENT	1	0	Horndean
<b>56502</b>	69 ROSEMARY WAY	1	1	Horndean
<b>59170/001</b>	3 CHALK HILL ROAD	1	1	Horndean
<b>59941</b>	BLENDTHORPE BLENDWORTH LANE	1	0	Horndean

<b>60029</b>	STREET RECORD BROADWAY LANE	2	0	Horndean
<b>57470/004</b>	NIGHTINGALE COTTAGE FORGE ROAD	1	0	Kingsley
<b>21006/007</b>	13 HEATHER DRIVE	1	0	Lindford
<b>28778/008</b>	BLACKSMITHS LODGE CHASE ROAD	2	0	Lindford
<b>31613/010</b>	THREE OAKS 104 CHASE ROAD	2	2	Lindford
<b>59140</b>	LAND ADJACENT TO THE OAKS 1 CANES LANE	2	2	Lindford
<b>20253/026</b>	MANSFIELD BUSINESS PARK STATION APPROACH	6	6	Medstead
<b>22236/023</b>	LAND TO THE WEST OF PADDOCK VIEW STONEY LANE	2	0	Medstead
<b>25449/006</b>	WORKSHOP HOLLY COTTAGE REDWOOD LANE	1	0	Medstead
<b>25449/007</b>	WORKSHOP HOLLY COTTAGE REDWOOD LANE	1	0	Medstead
<b>26148/004</b>	NURSERY LODGE SOLDRIDGE ROAD	1	1	Medstead
<b>56936</b>	LYMINGTON FARM INDUSTRIAL ESTATE LYMINGTON BOTTOM ROAD	7	7	Medstead
<b>57725/002</b>	THE LILACS LAND EAST OF HOMESTEAD ROAD	1	1	Medstead
<b>59143/001</b>	LAND TO REAR OF WATERCRESS WAY	9	2	Medstead
<b>25218/006</b>	MEADOW BARN PETERSFIELD ROAD	2	0	Ropley
<b>27778/004</b>	VALE FARM SMUGGLERS LANE	2	2	Ropley
<b>30944/015</b>	HUNTERS HILL PETERSFIELD ROAD	-2	0	Ropley
<b>31202/010</b>	AMBLESIDE PETERSFIELD ROAD	-1	0	Ropley
<b>31260/006</b>	HIGHCLIFF LAND ADJACENT TO DUNSELLS LANE	1	1	Ropley
<b>39663/011</b>	ROPLEY BARN GOCHEN FARM LYEWAY LANE	1	0	Ropley
<b>39720/014</b>	OLD DOWN HOUSE SWELLING HILL	1	1	Ropley
<b>55567/011</b>	LAND WEST OF OAK LEIGH PARK LANE	1	1	Ropley
<b>55567/012</b>	LAND WEST OF OAK LEIGH PARK LANE	1	1	Ropley
<b>59590/002</b>	4 DENE CLOSE	1	0	Ropley
<b>21501/005</b>	LAND ADJOINING 77 LINKS LANE	3	0	Rowlands Castle
<b>27726/011</b>	DOVEBORNE 29 FINCHDEAN ROAD	2	0	Rowlands Castle
<b>30016/021</b>	OAKLANDS FARM 103 REDHILL ROAD	4	0	Rowlands Castle
<b>38657/003</b>	61 LINKS LANE	1	0	Rowlands Castle
<b>49294</b>	63 BOWES HILL ROAD	1	0	Rowlands Castle
<b>21878/024</b>	CHAPEL FARM OAKHANGER ROAD	5	0	Selborne

<b>23606/006</b>	IVY COTTAGE 116 CHALET HILL	4	0	Whitehill
<b>23997/003</b>	BRACKENWOOD 10 RAILWAY COTTAGES OLD STATION WAY	2	0	Whitehill
<b>24314/015</b>	2 SOMERSET VILLAS MILL CHASE ROAD	2	2	Whitehill
<b>26058/017</b>	JEHA HOUSE PETERSFIELD ROAD	6	6	Whitehill
<b>32823/005</b>	THE ROAD MAKER INN PETERSFIELD ROAD	-1	0	Whitehill
<b>53516/001</b>	GORSEWAYS 37 LIPHOOK ROAD	2	2	Whitehill
<b>55995</b>	FAIRWAYS 108 FOREST ROAD	-1	0	Whitehill
<b>59768</b>	PARCEL B LAND BETWEEN 26 & 27 LAMERTON CLOSE	7	0	Whitehill
<b>57948</b>	WIELD WOOD BUNGALOW PRESTON CANDOVER ROAD	1	0	Wield

## Appendix I – C2 uses expected within next five years

Application Reference	Address	Proposal	Gain	Loss	Net gain	Equivalent number of dwellings (net)
25050/059	MOLSON COORS BREWING CO MANOR PARK LOWER TURK STREET*	HYBRID PLANNING APPLICATION FOR MIXED USE DEVELOPMENT (220 DWELLINGS, CARE HOME, D1 COMMUNITY CENTRE) ESTIMATED LOSSES	70	0	70	0
22387/067	TRELOAR COLLEGE POWELL DRIVE	HYBRID APPLICATION. NEW STAFF ACCOMMODATION BUILDINGS FOR KEYWORKERS - 40 CLUSTER FLATS, COMMUNAL LOUNGE AND KITCHEN	40	18	22	11
59484	PROPOSED CARE HOME AND LANDSCAPED GATEWAY FOR ALTON WINCHESTER ROAD	DEVELOPMENT TO PROVIDE 67 BED PURPOSE BUILT CARE HOME (USE CLASS C2) AND 28 NO. APARTMENTS (USE CLASS C3).	67	0	67	33
20601/027	HIGH HURLANDS NURSING HOME GENTLES LANE	CHANGE OF USE FROM NURSING HOME (USE CLASS C2) TO DWELLINGHOUSE (USE CLASS C3)	0	22	-22	-11
29550/033	BELFORD HOUSE 93 LYMINGTON BOTTOM	TWO-STOREY EXTENSION TO EXISTING CARE HOME AND CAR PARK	10	0	10	5
29113/015	WISTERIA REST HOME 82 & 84 LONDON ROAD	NEW PROPERTY TO FORM NURSING HOME WITH A LINK TO NO.82 FOLLOWING DEMOLITION OF EXISTING DWELLING,	9	0	9	4
		<b>TOTAL</b>	<b>196</b>	<b>40</b>	<b>156</b>	<b>43</b>

\* not counted due to unknown development partner



## Appendix J – East Hampshire Lapsed Rates April 2011 to March 2024

Method 1: Lapse Rate versus Total Net Permissions

Year		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Average	Omitting 2018/19
<b>Small Sites</b>	<b>Lapsed (net)</b>	11	2	14	10	9	15	23	5	9	7	13	8	3	9.92	10.33
	<b>Net Outstanding at 1st April</b>	291	299	350	352	343	348	306	288	333	307	245	234	242	302.92	304.17
	<b>%</b>	3.78%	0.67%	4.00%	2.84%	2.62%	4.31%	7.52%	1.74%	2.70%	2.28%	5.31%	3.31%	1.24%	3.28%	3.40%
<b>Large Sites</b>	<b>Lapsed (net)</b>	27	0	28	12	52	0	0	813	0	0	0	0	0	71.69	9.92
	<b>Net Outstanding at 1st April</b>	1195	1381	1193	2190	6282	6272	5646	4007	3493	3401	4068	3728	3798	3588.77	3553.92
	<b>%</b>	2.26%	0.00%	2.35%	0.55%	0.83%	0.00%	0.00%	20.29%	0.00%	0.00%	0.00%	0.00%	0.00%	2.00%	0.28%
<b>Overall</b>	<b>Total Lapsed</b>	38	2	42	22	61	15	23	818	9	7	13	8	3	81.62	20.25
	<b>Total Outstanding*</b>	1486	1680	1543	2542	6625	6620	5952	4295	3826	3708	4313	3965	4040	3891.92	3858.33
	<b>%</b>	2.56%	0.12%	2.72%	0.87%	0.92%	0.23%	0.39%	19.05%	0.24%	0.19%	0.30%	0.20%	0.07%	2.10%	0.52%

## Appendix K: Overall Trajectory for 5YHLS

SOURCE	2024-25	2025-26	2026-27	2027-2028	2028-2029	TOTAL 5YHLS
LARGE DETAILED PLANNING PERMISSIONS	371	513	518	179	60	1,641
LARGE OUTLINE PLANNING PERMISSIONS	0	0	66	40	100	206
SMALL PLANNING PERMISSIONS	71	71	48	24	24	238
LOCAL PLAN ALLOCATIONS	0	0	00	40	42	82
NEIGHBOURHOOD PLAN ALLOCATIONS	0	0	0	0	0	0
OTHER IDENTIFIED DELIVERABLE SITES	0	0	0	0	61	61
C2 USES						43
WINDFALL ALLOWANCE	0	0	0	54	54	108
<b>TOTAL</b>	<b>442</b>	<b>584</b>	<b>632</b>	<b>337</b>	<b>341</b>	<b>2,379</b>

## Appendix L – Delivery proformas

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



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Site Ref: AL-006

Address: Land at Lord Mayor Treloar Hospital site,  
Chawton Park Road

Parish/Town: Alton

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**Site Information:** Planning permission was granted in January 2019 for 280 residential dwellings at Land at Lord Mayor Treloar Hospital Site, Chawton Park Road.

Development commenced in 2020, with 152 dwellings completed (approximately 50 dwellings per annum) and a further 51 dwellings were under construction at 31<sup>st</sup> March 2024. The remaining 128 dwellings are anticipated to be delivered over the next 3 years with completion expected in early 2027.

<b>Completed pre 2024</b>	152
<b>Year 1 – 2024/25</b>	28
<b>Year 2 – 2025/26</b>	50
<b>Year 3 – 2026/27</b>	50
<b>Year 4 – 2027/28</b>	
<b>Year 5 – 2028/29</b>	
<b>Total 5 year:</b>	280

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

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Organisation: Crest Nicholson

Date: 19/9/24

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



---

Site Ref: AL-041

Address: Proposed care home and landscaped gateway for Alton, Winchester Road

Parish/Town: Alton

---

**Site Information:** Planning permission was granted in May 2023 for a 67-bed care home (Use Class C2) and 28 apartments (Use Class C3).

As 31<sup>st</sup> March 2024, development had commenced with both the Care Home and residential development currently under construction.

The developer, Highwood, anticipate all components of the application being complete by May 2025.

**Completed pre 2024**

**Year 1 – 2024/25**

**Year 2 – 2025/26** 28 (plus 67 Bed Care Home)

**Year 3 – 2026/27**

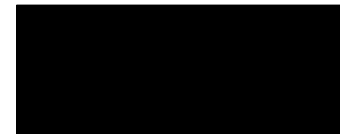
**Year 4 – 2027/28**

**Year 5 – 2028/29**

**Total 5 year:** 28 (plus 67 Bed Care Home)

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

Signed:



Print Name:

Organisation: Highwood Construction

25/09/2024

Date:

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



---

Site Ref: AL-054

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

Parish/Town: Alton

---

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

Since the planning application was approved the school has closed. However, the intention remains to build the residential components of the permission, with the remainder of the site being marketed separately. Therefore, it is considered the 20 dwellings remain available and are deliverable.

Development is anticipated to start on site in the next 12 months, following the discharge of conditions.

**Completed pre  
2024**

**Year 1 – 2024/25**

**Year 2 – 2025/26**

**Year 3 – 2026/27**      20

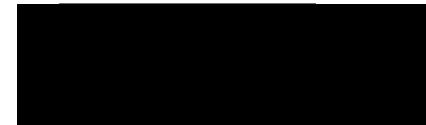
**Year 4 – 2027/28**

**Year 5 – 2028/29**

**Total 5 year:**              20

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

Signed:



Print Name:

Organisation: ET Planning  
19/09/2024

Date:

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



**Cross and Pillory House Cross and Pillory Lane**

---

Site Ref: n/a

Address: Cross and Pillory House Cross and Pillory Lane

Parish/Town: Alton

---

**Site Information:** Change of use from B1(a) offices to 14 residential dwellings was permitted in July 2021 (25610/011).

The change of use has been implemented and are awaiting sign off from Local Authority Building Control.

**Year 1 – 2024/25** 14

**Year 2 – 2025/26**


**Year 3 – 2026/27**

**Year 4 – 2027/28**

**Year 5 – 2028/29**

**Total 5 year:** 14

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

Signed:  \_\_\_\_\_

Print Name: \_\_\_\_\_

Organisation: KNIGHT CONSULTING

Date: 23/9/24

**Completed pre 2024**

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



---

Site Ref: HD-012

Address: Land East of Horndean, Rowlands Castle Road

Parish/Town: Horndean

---

**Site Information:** The site was allocated in the Local Plan: Housing and Employment Allocations (2016), Policy HN1, for approximately 700 dwellings. Outline application (55562/005) for the central and southern parcels of land for up to 800 dwellings as well as other mixed uses was granted permission in December 2021.

There are currently 2 pending Reserved Matters applications pursuant to Outline planning permission 55562/005 (55562/012 and 55562/014).

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

Bloor Homes are the housebuilder and an approximate eight to ten-year build program is expected across the two parcels of land.

**Completed pre  
2024**

**Year 1 – 2024/25**

**Year 2 – 2025/26**

**Year 3 – 2026/27** 40

**Year 4 – 2027/28** 100

**Year 5 – 2028/29** 100

**Total 5 year:** 240

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

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Organisation: BLOOR HOMES (SOUTHERN)

Date: 26<sup>th</sup> SEPTEMBER 2024



**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



2024, the development is expected to be complete by 2027.

---

Site Ref: HD-012 (Care assisted apartments)

Address: Development Land East of Horndean, Rowlands Castle Road

Parish/Town: Horndean

---

**Site Information:** The site was allocated in the Local Plan: Housing and Employment Allocations (2016), Policy HN1, for approximately 700 dwellings. Outline permission was granted for up to 800 dwellings in December 2021 (55562/005). Outline permission was granted for a care village comprising a 60-bed care home, a village care centre (VCC) incorporating up to 60 no. care-assisted living apartments and up to 60 no. C2 (age restricted) units in February 2021 (55562/007).

Reserved matters application for the 60-bed care home was permitted in April 2021 (55562/009). This has been completed by Highwood.

Reserved Matters (55562/010) was permitted in September 2022 for 60 care-assisted living apartments and up to 60 age restricted units.

The developer, Highwood have started on site with 70 units under construction on 31<sup>st</sup> March

<b>Completed pre-2024</b>	0
<b>Year 1 – 2024/25</b>	40
<b>Year 2 – 2025/26</b>	40
<b>Year 3 – 2026/27</b>	40
<b>Year 4 – 2027/28</b>	
<b>Year 5 – 2028/29</b>	
<b>Total 5 year:</b>	120

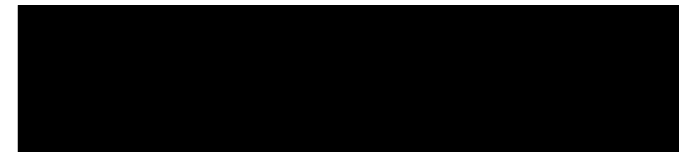
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed:

Print Name:

Organisation:

Date:



Highwood

14/11/2024.

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



---

Site Ref: LIP-022

Address: Ajax House and Plowden House, 27 Haslemere Road

Parish/Town: Liphook

---

**Site Information:**

Full planning permission was granted in October 2023 for the demolition of the offices and erection of 39 retirement apartments (23460/010).

At 31<sup>st</sup> March 2024, the offices have been demolished, with commencement expected imminently subject to the outcome of an appeal related to the refusal to allow drawings to be substituted for the inclusion of 3 balconies to second floor apartments.

Given the site has been cleared the site is deemed available, achievable and suitable.

**Completed pre 2024**

**Year 1 – 2024/25**

**Year 2 – 2025/26**

**Year 3 – 2026/27** 39

**Year 4 – 2027/28**

**Year 5 – 2028/29**

**Total 5 year:** 39

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

Signed: 

Print Name: 

Organisation: PLANNING BUREAU LTD

Date: 18-9-2024

**Five Year Position Statement**  
**(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



---

Site Ref: MED-012

Address: Land to the rear of Brackenbury Gardens and  
Boyneswood Close

Parish/Town: Medstead

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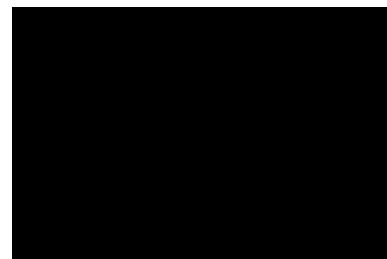
**Site Information:** Planning permission was granted in January 2023 for 45 dwellings (25256/049). A subsequent planning application is pending for 54 dwellings on the site (25256/050).

**Completed pre-2024**

<b>Year 1 – 2024/25</b>	
<b>Year 2 – 2025/26</b>	
<b>Year 3 – 2026/27</b>	
<b>Year 4 – 2027/28</b>	20
<b>Year 5 – 2028/29</b>	25
<b>Total 5 year:</b>	45

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

Signed:



Print Name:

Organisation: Genesis Town Planning

25/11/24

Date:

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



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Site Ref: RC-002

Address: Land north of Bartons Road

Parish/Town: Rowlands Castle

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**Site Information:** In March 2022 a detailed application (53322/007) for the site was validated for 61 dwellings. At planning committee in July 2023, the application was given resolution to grant planning permission, before the decision notice was approved in May 2024 following the completion of a S106 agreement.

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

Redrow is the developer and the phase within Havant is currently under construction. The part of the scheme within East Hampshire commenced in August 2024.

**Completed pre 2024**

**Year 1 – 2024/25** 0

**Year 2 – 2025/26** 61

**Year 3 – 2026/27** 0

**Year 4 – 2027/28** 0

**Year 5 – 2028/29** 0

**Total 5 year:** 61

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

Signed: 

Print Name: \_\_\_\_\_

Organisation: Redrow Homes Limited

Date: 21/11/2024

**Five Year Position Statement**  
**(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



Site Ref: WHI-020

Address: Whitehill and Bordon

Parish/Town: Whitehill

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

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

At 31<sup>st</sup> March 2024, there has been around 500 completions pursuant to application 55587/001 and a further 770 net dwellings (including as below) also benefit from Reserved Matters permission, with a further 171 dwellings under construction.

In May 2024 a Reserved Matters application (55587/191) for 56 retirement living apartments was approved. In September 2024 a Reserved Matters application (55587/211) was approved for a new health hub, retail units, café and juice bar, as well as 85 Residential apartments.

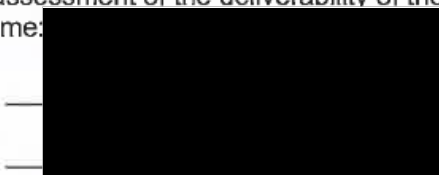
I agree that, to the best of my knowledge, the above information is an accurate assessment of the deliverability of the above site at this current time:

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Organisation: \_\_\_\_\_

Date: \_\_\_\_\_



WHITEHILL & BORDON REGENERATION  
COMPANY LTD 25/11/24

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**

Planning app ref no.	W & B reference	Planning app. description	Total No. Of dwellings	Under construction at 31 <sup>st</sup> March 2024	Phasing					
					24-25	25-26	26-27	27-28	28-29	Beyond 5 years
55587/152	Blocks A & B	RM (PURSUANT TO 55587/001), RETAIL, OFFICES AND 175 FLATS; BLOCK A 53 UNITS, BLOCK B 42 UNITS AND BLOCK E 80 UNITS.	175	0	0	0	0	50	45	80
	Block E									
55587/153	PfP - Parcel 4.1	BORDON PARCEL 4.1 - RESERVED MATTERS APPLICATION - RESIDENTIAL DEVELOPMENT COMPRISING 91 (C3) DWELLINGS	91	91	15	41	35	0	0	0
55587/157	Oxney Quarter/BOSC Phase 1	RM APPLICATION PURSUANT TO APPLICATION 55587/001 FOR ERECTION OF 104 DWELLINGS	104	0	2	25	36	41	0	0
55587/158	Parcel 1.9	RM APPLICATION RELATIVE TO PLOT 1.9 PURSUANT TO HYBRID PLANNING PERMISSION 55587/001 FOR 52 RESIDENTIAL UNITS	52	52	52	0	0	0	0	0
55587/160	BOSC Village BRICS	RESERVED MATTERS APPLICATION PURSUANT TO 55587/001 FOR ERECTION OF 77 DWELLINGS	77	0	0	25	25	27	0	0

**Five Year Position Statement  
(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



55587/162	Dukes Quarter Phase 3	PHASE 3 RESERVED MATTERS PURSUANT TO 55587/001 FOR ERECTION OF UP 315 DWELLINGS AND DEMOLITION OF BUILDING T59	<b>315</b>	28	27	120	120	48	0	0
55587/191	Mustangs McCarthy and Stone	Building comprising 56 retirement living apartments. Block of 10 flats with associated car and cycle parking and landscaped grounds.	<b>66</b>	0	0	66	0	0	0	0
55587/211	Health Hub residential	Construction of a new 5 storey building on east part of site containing a health hub, retail units, café and juice bar, 85No. Residential apartments above	<b>85</b>	0	0	0	0	50	35	0
			<b>965</b>	<b>171</b>	<b>96</b>	<b>277</b>	<b>216</b>	<b>216</b>	<b>80</b>	<b>80</b>

**Five Year Position Statement**  
**(1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2029)**



---

Site Ref: WHI-028

Address: Whitehill Chase, High Street, Bordon

Parish/Town: Whitehill & Bordon

---

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

The site is within the settlement policy boundary and has planning permission and therefore is deemed available, achievable and suitable.

**Completed pre 2024**

<b>Year 1 – 2024/25</b>	
<b>Year 2 – 2025/26</b>	40
<b>Year 3 – 2026/27</b>	10
<b>Year 4 – 2027/28</b>	
<b>Year 5 – 2028/29</b>	
<b>Total 5 year:</b>	50

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

Signed: \_\_\_\_\_

Print Name: \_\_\_\_\_

Organisation: WHITEHILL & BORDON DEVELOPMENTS COMPANY  
NEW CHASE LTD

Date: \_\_\_\_\_

26/11/24