

# **Interim Five Year Housing Land Supply Statement** *as at 1 October 2016*

December 2016

## **1 Introduction**

- 1.1 This document is an interim housing land supply (HLS) statement, providing the position as at October 2016. It does not represent a full review of all elements of the housing land supply calculation, as is further set out below.
- 1.2 This document needs to be read in the context of the Housing Implementation Strategy (July 2016), the adopted Local Plan, as well as national policy and guidance.

## **2 Background**

- 2.1 In July 2016 the Council published a Housing Implementation Strategy<sup>1</sup> which set out the Council's approach to calculating the housing land supply position.
- 2.2 As set out within this Strategy, a full review of the housing land supply is undertaken on an annual basis to align with the financial year monitoring period, with interim updates normally being prepared at the half year point. This document represents an interim update. The position presented in this report therefore needs to be read in the context of the full review as presented in the Housing Implementation Strategy<sup>2</sup>.
- 2.3 The housing land supply position is calculated for Northern Test Valley and Southern Test Valley separately. The approach to calculating the housing land supply for these areas remains as was set out in the Housing Implementation Strategy of July 2016, as such it has not been replicated in full in this statement.
- 2.4 The base date for this update is 1 October 2016; therefore the five year period under consideration is 1 October 2016 to 30 September 2021. In order to undertake this assessment, there has been a review of housing completions<sup>3</sup> and planning permissions<sup>4</sup> since April 2016.
- 2.5 This update has not reviewed the phasing of housing delivery for those sites that were included in the Housing Implementation Strategy, this would be undertaken as part of the next full review. However, some minor changes have been made to the phasing of the residential allocation at Picket Piece to ensure a consistent approach to this area moving forward.

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<sup>1</sup> Available: <http://www.testvalley.gov.uk/assets/files/10826/Housing-Implementation-Strategy-1-April-2016.pdf>

<sup>2</sup> Within the Housing Implementation Strategy, the housing land supply position as at 1 April 2016, was 6.96 years for Northern Test Valley and 7.68 years for Southern Test Valley. Both are against a target of 5.00 years.

<sup>3</sup> This is derived from NHBC returns and other Building Control data. This has not been supplemented by site visits, therefore the completions record may be an under-estimate. A full review of completions will be undertaken alongside the full review of the calculation.

<sup>4</sup> Including whether applications for planning permission may have lapsed.

### 3 Five Year Housing Land Supply: Northern Test Valley

#### *Base Requirement for the Five Year Period*

- 3.1 The housing land supply position should be considered in comparison to the local planning authority's requirement (NPPF, paragraph 47). On this basis, the housing requirement established through Policy COM1 is used for assessing the requirement. For Northern Test Valley this is a minimum of 7,092 dwellings over the period 2011 to 2029. This gives an average per annum figure of 394 dwellings. Therefore the base requirement for the five year period is 394 dwellings x 5 years = 1,970 dwellings.

#### *Assessing Past Performance*

- 3.2 In order to assess past performance, previous completion rates are compared to the average per annum figure. Focusing on the plan period for the Local Plan, Table 1 provides the comparison by financial year with the annual average housing requirement (based on Policy COM1) for Northern Test Valley.

Table 1: Comparing Completions to Annualised Requirement for 2011/12 to September 2016

| Year              | Completions (Net Gain) | Requirement      | Balance | Cumulative Balance |
|-------------------|------------------------|------------------|---------|--------------------|
| 2011/12           | 437                    | 394              | 43      | 43                 |
| 2012/13           | 467                    | 394              | 73      | 116                |
| 2013/14           | 359                    | 394              | -35     | 81                 |
| 2014/15           | 668                    | 394              | 274     | 355                |
| 2015/16           | 666                    | 394              | 272     | 627                |
| April – Sept 2016 | 211                    | 197 <sup>5</sup> | 14      | 641                |
| Total             | 2,808                  | 2,167            | 641     |                    |

- 3.3 As can be seen from Table 1, there is no under-supply [shortfall<sup>6</sup>] relative to the annual average housing requirement for the above period. Therefore, if solely considering under-supply from the plan period, there would be no addition to the requirement as there is a positive balance in Northern Test Valley.
- 3.4 There has additionally been consideration of any under-supply between 2006/07 and 2010/11, which represents the period from the commencement of the South East Plan (now revoked) to the start of the plan period for the Local Plan. This is to recognise the approach in national policy of significantly boosting the supply of housing and to ensure a robust position.
- 3.5 Table 2 compares the completions to the annual average requirement (taken from the South East Plan) for the period 2006/07 to 2010/11 for Northern Test Valley.

<sup>5</sup> Taken as half of 394 dwellings.

<sup>6</sup> Shortfall is taken to mean an under supply against the average per annum requirement for the plan period.

Table 2: Comparing Completions to Annualised Requirement for 2006/07 to 2010/11

| Year    | Completions (Net Gain) | Requirement | Balance | Cumulative Balance |
|---------|------------------------|-------------|---------|--------------------|
| 2006/07 | 61                     | 305         | -244    | -244               |
| 2007/08 | 223                    | 305         | -82     | -326               |
| 2008/09 | 93                     | 305         | -212    | -538               |
| 2009/10 | 295                    | 305         | -10     | -548               |
| 2010/11 | 369                    | 305         | 64      | -484               |
| Total   | 1,041                  | 1,525       | -484    |                    |

- 3.6 Table 4 indicates a negative balance relative to the South East Plan requirement [backlog<sup>7</sup>].
- 3.7 In summary, for the current plan period to date there is a positive balance between completions and annualised requirement of 641 dwellings, with a negative balance of 484 dwellings for the period linked to the South East Plan. Summing these figures there is a net positive balance of 157 dwellings.
- 3.8 Reflecting the position that past under supply should be taken into account, it is reasonable to also have regard to positive past performance. The method for how this has been calculated is provided in Table 3.

Table 3: Approach to Allowance for Positive Balance in Past Supply

|   |                 |
|---|-----------------|
| Total Positive Balance for period 2006/07 to September 2016   | 157 dwellings   |
| Number of years left in plan period   | 12.5 years      |
| Reduction in per annum requirement for remainder of plan period to account for positive balance (rounded to the nearest whole number) (i.e. 157 dwellings / 12.5 years) | 13 dwellings    |
| Reduction in requirement for the five year period (i.e. per annum figure x 5 years)   | 63 dwellings    |
| Reduced base requirement for five year period (i.e. 1970 dwellings – 63 dwellings)  | 1,907 dwellings |

- 3.9 As a result, the updated requirement for the five year period is 1907 dwellings.

#### *Additional Buffers*

- 3.10 The NPPF (paragraph 47) sets out that in addition to identifying five years supply worth of deliverable sites, an additional buffer of 5% needs to be applied “to ensure choice and competition in the market for land”. Where there is a record of persistent under delivery of housing, the buffer should be increased to 20%.

<sup>7</sup> Backlog is taken to mean an under supply against the average per annum requirement for before the current plan period. In this case taken as the plan period for the South East Plan prior to the start of the current plan period.

- 3.11 The Inspector's Report on the Examination into the Test Valley Revised Local Plan set out that the application of the "20% buffer is not necessary, as the Council does not have a persistent record of low delivery" (paragraph 43). Completion figures since the Inspector's Report indicate a positive balance, so there is no reason to deviate from this position. On this basis, a 5% buffer is considered to be appropriate to Northern Test Valley.
- 3.12 The 5% buffer is added to the base requirement, before the allowance is made for the positive balance in past supply. Therefore a buffer of 5% equates to 99 dwellings (i.e. 1,970 dwellings + 5%).
- 3.13 When the buffer is added to the reduced base requirement for the five year period (1,907 dwellings, as set out in Table 3), this gives a total requirement for the five year period of 2,006 dwellings. This gives an annualised requirement for the five year period of 401 dwellings (i.e.  $2,006 \div 5$ ), when rounded to the nearest whole number.

#### *Supply of Specific Deliverable Sites*

- 3.14 The approach to identifying the supply of specific deliverable sites uses the same approach as established within the Housing Implementation Strategy (July 2016).
- 3.15 The supply includes sites with permission or resolutions for permission (subject to a legal agreement), allocations within the adopted plan, certain SHLAA sites and a windfall allowance in the supply of sites.
- 3.16 In relation to existing commitments for sites providing a net gain of 5+ dwellings, sites are factored into the housing supply unless advised by the agent / developer for the site that they are unlikely to come forward within the relevant period. Appendix 1 sets out the sites contributing to this part of the supply assessment.
- 3.17 Schemes with permission that provide less than a net gain of 5 dwellings are considered collectively, being factored into the supply calculation at 90% of the total net gain in dwellings.
- 3.18 An allowance for allocations within the Local Plan is included in the supply reflecting the proportion of sites projected to come forward within the five year period. The allowance for allocations includes projected completions for the extension to Picket Twenty and the additional housing proposed at Picket Piece. Appendix 1 sets out the sites contributing to this part of the supply assessment. The phasing for Picket Piece has been updated to reflect permissions that have been granted within the site area so as to ensure no double counting.
- 3.19 Sites promoted within the SHLAA which are located within the settlement boundary, where the principle of development would be acceptable, are included within the housing supply where the promoter advises that the site is likely to come forward within the five year period. For this update, no SHLAA sites have been put forward as

likely to come forward within the relevant five year period based on information currently available.

- 3.20 A windfall allowance has also been included in the supply, having been calculated based on past completions from this source. For Northern Test Valley, the windfall allowance agreed through the Examination of the Local Plan is 35 dwellings per annum.
- 3.21 Windfalls are projected to form part of the housing land supply calculations for years 2 to 5, but not in the first year. On this basis, the total windfall allowance included within the supply for the five year period is 140 dwellings [i.e. 4 x 35 dwellings].
- 3.22 Table 4 provides a summary of the supply of housing from the sources set out above for Northern Test Valley. More information on existing commitments and allocations is provided in Appendix 1.

Table 4: Summary of Housing Supply in Northern Test Valley

| Source   | Supply (net dwellings) |
|--|------------------------|
| Existing Commitments – Sites providing 5+ dwellings                                    | 1,797                  |
| Existing Commitments – Sites providing less than 5 dwellings (including 10% deduction) | 225                    |
| Allocations  | 592                    |
| Identified Capacity  | 0                      |
| Windfall Allowance   | 140                    |
| <b>Total</b>   | <b>2,754</b>           |

*Calculation of Housing Land Supply Position for Northern Test Valley*

- 3.23 Table 5 draws together the information set out above to provide the calculation of the housing land supply position for Northern Test Valley. The target figure, in order to be able to demonstrate five years of housing land supply, would be 5.00 years. The calculation to derive this figure is total supply / annualised total requirement.

Table 5: Northern Test Valley Housing Land Supply Position as at 1 October 2016

| Component of Calculation |   | Number of Dwellings | Notes / References       |
|--------------------------|---|---------------------|--------------------------|
| a                        | Annualised requirement for the five year period   | 394                 | Derived from Policy COM1 |
| b                        | Requirement for five year period  | 1,970               | a x 5                    |
| c                        | Total balance for past supply for the period between 2006/07 and 2015/16                                  | 157                 | Sum of Tables 1 and 2    |
| d                        | Reduction in per annum requirement for the remainder of the plan period (rounded to nearest whole number) | 13                  | c ÷ 12.5 years           |
| e                        | Reduced requirement for the five year period accounting for past positive balance in supply               | 1,907               | b – (d x 5 years)        |
| f                        | 5% buffer of the base requirement   | 99                  | b x 5%                   |
| g                        | Total requirement for the five year period including buffer   | 2,006               | e + f                    |
| h                        | Annualised total housing requirement (to nearest whole figure)  | 401                 | g ÷ 5                    |
| i                        | Total housing supply  | 2,754               | Sum Table 4              |
| j                        | Years of housing supply   | 6.86                | i ÷ h                    |

## 5 Five Year Housing Land Supply: Southern Test Valley

### *Base Requirement for the Five Year Period*

- 5.1 The housing land supply position should be considered in comparison to the local planning authority's requirement (NPPF, paragraph 47). On this basis, the housing requirement established through Policy COM1 is used for assessing the requirement. For Southern Test Valley this is a minimum of 3,492 dwellings over the period 2011 to 2029. This gives an average per annum figure of 194 dwellings. Therefore the base requirement for the five year period is 194 dwellings x 5 years = 970 dwellings.

### *Assessing Past Performance*

- 5.2 In order to assess past performance, previous completion rates are compared to the average per annum figure. Focusing on the plan period for the Local Plan, Table 6 provides the comparison by financial year with the annual average housing requirement (based on Policy COM1) for Southern Test Valley.

Table 6: Comparing Completions to Annualised Requirement for 2011/12 to September 2016

| Year              | Completions (Net Gain) | Requirement     | Balance | Cumulative Balance |
|-------------------|------------------------|-----------------|---------|--------------------|
| 2011/12           | 86                     | 194             | -108    | -108               |
| 2012/13           | 203                    | 194             | 9       | -99                |
| 2013/14           | 183                    | 194             | -11     | -110               |
| 2014/15           | 212                    | 194             | 18      | -92                |
| 2015/16           | 338                    | 194             | 144     | 52                 |
| April – Sept 2016 | 106                    | 97 <sup>8</sup> | 9       | 61                 |
| Total             | 1,128                  | 1,067           | 61      |                    |

- 5.3 As can be seen from Table 6, there is no under-supply [shortfall] relative to the annual average housing requirement for the above period. Therefore, if solely considering under-supply from the plan period, there would be no addition to the requirement as there is a positive balance in Southern Test Valley.
- 5.4 As is the case for Northern Test Valley, there has additionally been consideration of any under-supply between 2006/07 and 2010/11, which represents the period from the commencement of the South East Plan (now revoked) to the start of the plan period for the Local Plan. This is to recognise the approach in national policy of significantly boosting the supply of housing and to ensure a robust position.
- 5.5 Table 7 compares the completions to the annual average requirement (taken from the South East Plan) for the period 2006/07 to 2010/11 for Southern Test Valley.

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<sup>8</sup> Half of 194 dwellings



Table 7: Comparing Completions to Annualised Requirement for 2006/07 to 2010/11

| Year    | Completions (Net Gain) | Requirement | Balance | Cumulative Balance |
|---------|------------------------|-------------|---------|--------------------|
| 2006/07 | 227                    | 196         | 31      | 31                 |
| 2007/08 | 116                    | 196         | -80     | -49                |
| 2008/09 | 54                     | 196         | -142    | -191               |
| 2009/10 | 143                    | 196         | -53     | -244               |
| 2010/11 | 19                     | 196         | -177    | -421               |
| Total   | 559                    | 980         | -421    |                    |

- 5.6 Table 7 indicates a negative balance relative to the South East Plan requirement [backlog].
- 5.7 In summary, for the current plan period to date there is a positive balance between completions and annualised requirement of 61 dwellings, with a negative balance of 421 dwellings for the period linked to the South East Plan. Summing these figures there is a net negative balance of 360 dwellings.
- 5.8 Based on paragraph 48 of the Inspector’s report on the examination into the Local Plan, any shortfall should be made up over a 10 year period; therefore half should be factored into the five year period. As such, the under supply factored into the assessment of the housing land supply is 180 dwellings (i.e. 360 dwellings / 2).

*Additional Buffers*

- 5.9 The NPPF (paragraph 47) sets out that in addition to identifying five years supply worth of deliverable sites, an additional buffer of 5% needs to be applied “to ensure choice and competition in the market for land”. Where there is a record of persistent under delivery of housing, the buffer should be increased to 20%.
- 5.10 The Inspector’s Report on the Examination into the Test Valley Revised Local Plan set out that the application of the “20% buffer is not necessary, as the Council does not have a persistent record of low delivery” (paragraph 43). Completion figures since the Inspector’s Report indicate a positive balance, so there is no reason to deviate from this position. On this basis, a 5% buffer is considered to be appropriate to Southern Test Valley.
- 5.11 The 5% buffer is added to the base requirement to give 1,019 dwellings (i.e. 970 dwellings + 5%). Subsequent to this, the allowance for past under-supply is added to give 1,199 dwellings (i.e. 1,019 dwellings + 180 dwellings). This gives an annualised requirement for the five year period of 240 dwellings (i.e. 1,199 / 5), rounded to the nearest whole number.

*Supply of Specific Deliverable Sites*

- 5.12 The approach to identifying the supply of specific deliverable sites uses the same approach as established within the Housing Implementation Strategy (July 2016).

- 5.13 The supply includes sites with permission or resolutions for permission (subject to a legal agreement), allocations within the adopted plan, certain SHLAA sites and a windfall allowance in the supply of sites.
- 5.14 In relation to existing commitments for sites providing a net gain of 5+ dwellings, sites are factored into the housing supply unless advised by the agent / developer for the site that they are unlikely to come forward within the relevant period. Appendix 2 sets out the sites contributing to this part of the supply assessment.
- 5.15 Schemes with permission that provide less than a net gain of 5 dwellings are considered collectively, being factored into the supply calculation at 90% of the total net gain in dwellings.
- 5.16 An allowance for allocations within the Local Plan is included in the supply reflecting the proportion of sites projected to come forward within the five year period. This source includes projected completions for Whitenap in Romsey, Hoe Lane in North Baddesley and Park Farm at North Stoneham. Appendix 2 sets out the sites contributing to this part of the supply assessment.
- 5.17 Sites promoted within the SHLAA which are located within the settlement boundary, where the principle of development would be acceptable, are included within the housing supply where the promoter advises that the site is likely to come forward within the five year period. For this update, no SHLAA sites have been put forward as likely to come forward within the relevant five year period based on information currently available.
- 5.18 A windfall allowance has also been included in the supply, having been calculated based on past completions from this source. For Southern Test Valley, the windfall allowance agreed through the Examination of the Local Plan is 16 dwellings per annum.
- 5.19 Windfalls are projected to form part of the housing land supply calculations for years 2 to 5, but not in the first year. On this basis, the total windfall allowance included within the supply for the five year period is 64 dwellings [i.e. 4 x 16 dwellings].
- 5.20 Table 8 provides a summary of the supply of housing from the sources set out above for Southern Test Valley. More information on existing commitments and allocations is provided in Appendix 2.

Table 8: Summary of Housing Supply in Southern Test Valley

| Source   | Supply (net dwellings) |
|--|------------------------|
| Existing Commitments – Sites providing 5+ dwellings                                    | 1,168                  |
| Existing Commitments – Sites providing less than 5 dwellings (including 10% deduction) | 75                     |
| Allocations  | 615                    |
| Identified Capacity  | 0                      |
| Windfall Allowance   | 64                     |
| <b>Total</b>   | <b>1,922</b>           |

*Calculation of Housing Land Supply Position for Southern Test Valley*

- 5.21 Table 9 draws together the information set out above to provide the calculation of the housing land supply position for Southern Test Valley. The target figure, in order to be able to demonstrate five years of housing land supply, would be 5.00 years. The calculation to derive this figure is total supply / annualised total requirement.

Table 9: Southern Test Valley Housing Land Supply Position as at 1 April 2016

| Component of Calculation |   | Number of Dwellings | Notes / References       |
|--------------------------|---|---------------------|--------------------------|
| a                        | Annualised requirement for the five year period   | 194                 | Derived from Policy COM1 |
| b                        | Requirement for five year period  | 970                 | a x 5                    |
| c                        | Requirement for five year period plus 5% buffer   | 1,019               | b + 5%                   |
| d                        | Total under-supply 2006/07 to September 2016  | 360                 | Sum of Tables 6 and 7    |
| e                        | Contribution to addressing the under-supply in the five year period (rounded to nearest whole number) | 180                 | d ÷ 2                    |
| f                        | Total requirement for five year period  | 1,199               | c + e                    |
| g                        | Annualised total housing requirement (rounded to nearest whole number)                                | 240                 | f ÷ 5                    |
| h                        | Total housing supply  | 1,922               | Sum Table 10             |
| i                        | Years of housing supply   | 8.01                | h ÷ g                    |

## **6 Conclusions**

- 6.1 Based on the data available and the methodology set out above, over five years supply of deliverable sites can be demonstrated relative to the housing requirement.
- 6.2 As at 1 October 2016, the interim review indicates that for Northern Test Valley the housing land supply figure is 6.86 years and for Southern Test Valley the figure is 8.01 years, both of which are set against a target of 5.00 years.
- 6.3 These figures should be read in the context of the figures prepared as at 1 April 2016 as presented in the Housing Implementation Strategy. This indicated the housing land supply position for Northern Test Valley of 6.96 years and for Southern Test Valley of 7.68 years.

## Appendix 1: Five Year Housing Supply – Supply Assumptions for Northern Test Valley

Table 1: Existing Commitments<sup>9</sup>

| Site  | Application Number <sup>10</sup> | Net Dwellings Permitted | Net Dwellings Remaining (at 1 <sup>st</sup> October 2016) | October 2016 to March 2017 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | April to September 2021 | Total Completions Expected in Five Year Period |
|---|----------------------------------|-------------------------|---|----------------------------|---------|---------|---------|---------|-------------------------|--|
| <b>PERMISSIONS GRANTED</b>  |                                  |                         |   |                            |         |         |         |         |                         |  |
| East Anton (Augusta Park), Andover                                | TVN.09258                        | 2,500                   | 1,195   | 80                         | 150     | 150     | 150     | 150     | 75                      | 755  |
| Surplus Secondary School Site, East Anton, Smannell Road, Andover | 12/02497/OUTN                    | 350                     | 350   |                            |         |         |         |         |                         | 0  |
| Northern Local Centre, East Anton, Andover                        | 15/00729/FULLN                   | 20                      | 20  |                            | 20      |         |         |         |                         | 20   |
| Picket Twenty, Andover  | TVN.09275                        | 1,202                   | 311   | 104                        | 150     | 57      |         |         |                         | 311  |
| Picket Piece, Andover   | 10/00242/OUTN                    | 530                     | 222   | 47                         | 125     | 50      |         |         |                         | 222  |
| Land at junction of Chantry Street / West Street, Andover         | 13/02650/FULLN                   | 65                      | 65  | 65                         |         |         |         |         |                         | 65   |
| Andover Lawn Tennis Club, Eardley Avenue, Andover                 | 12/02768/OUTN                    | 14                      | 14  |                            | 14      |         |         |         |                         | 14   |
| Ecosse, Dauntsey Drove, Ampport                                   | 12/00666/FULLN                   | 21                      | 2   | 2                          |         |         |         |         |                         | 2  |
| Land at Weston Court, Enham                                       | 13/01859/FULLN                   | 10                      | 2   |                            | 2       |         |         |         |                         | 2  |

<sup>9</sup> All figures correct to the best knowledge of the Council as at the date of publication.

<sup>10</sup> Where application comprises of outline and reserved matters, only the outline application number is provided in this table.

| Site   | Application Number <sup>10</sup> | Net Dwellings Permitted | Net Dwellings Remaining (at 1 <sup>st</sup> October 2016) | October 2016 to March 2017 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | April to September 2021 | Total Completions Expected in Five Year Period |
|--|----------------------------------|-------------------------|---|----------------------------|---------|---------|---------|---------|-------------------------|--|
| Alamein  |                                  |                         |   |                            |         |         |         |         |                         |  |
| Anton Laundry, Marlborough Street, Andover   | 14/00245/FULLN                   | 28                      | 28  |                            | 28      |         |         |         |                         | 28   |
| Harewood Farm, London Road, Andover  | 14/00774/OUTN                    | 180                     | 180   |                            |         | 20      | 50      | 65      | 23                      | 158  |
| Shoddesden Grange, Great Shoddesden  | 14/00972/FULLN                   | 5                       | 5   |                            | 5       |         |         |         |                         | 5  |
| Down Farm, Abbots Ann  | 15/00076/FULLN                   | 8                       | 8   |                            | 8       |         |         |         |                         | 8  |
| Land north of Evans Close, Over Wallop   | 14/02739/OUTN                    | 35                      | 33  | 8                          | 25      |         |         |         |                         | 33   |
| 27A High Street, Andover   | 14/02003/FULLN                   | 6                       | 6   |                            | 6       |         |         |         |                         | 6  |
| Land at Goch Way, Andover  | 14/00061/OUTN                    | 85                      | 85  |                            | 25      | 60      |         |         |                         | 85   |
| 4-5 Hillside Villas, Charlton  | 13/01758/OUTN                    | 6                       | 8   | 8                          |         |         |         |         |                         | 8  |
| Cherry Orchard, Windsor Road, Andover  | 14/02665/FULLN                   | 13                      | 13  | 13                         |         |         |         |         |                         | 13   |
| Land at School Lane, Broughton   | 15/01615/FULLS                   | 32                      | 32  | 16                         | 16      |         |         |         |                         | 32   |
| 6-6A Bridge Street, Andover  | 12/01653/FULLN                   | 5                       | 5   |                            |         |         |         |         |                         | 0  |
| 4-6 Belle Vue Road, Andover  | 16/01267/FULLN                   | 5                       | 5   | 5                          |         |         |         |         |                         | 5  |
| Kents Orchard, Houghton  | 16/00642/FULLS                   | 6                       | 6   |                            | 6       |         |         |         |                         | 6  |
| Combination of sites providing a net gain of less than +5 dwellings (with 10% deduction) |                                  | 250                     | 225   | 225                        |         |         |         |         |                         | 225  |
|  |                                  |                         |   |                            |         |         |         |         |                         |  |

| Site   | Application Number <sup>10</sup> | Net Dwellings Permitted | Net Dwellings Remaining (at 1 <sup>st</sup> October 2016) | October 2016 to March 2017 | 2017/18    | 2018/19    | 2019/20    | 2020/21    | April to September 2021 | Total Completions Expected in Five Year Period |
|--|----------------------------------|-------------------------|---|----------------------------|------------|------------|------------|------------|-------------------------|--|
| <b>PRIOR APPROVALS</b>                                 |                                  |                         |   |                            |            |            |            |            |                         |  |
| Units 1 and 2 Eastgate House, 5-7 East Street, Andover | 15/02554/PDON                    | 12                      | 12  | 12                         |            |            |            |            |                         | 12   |
| Anton House, 47 Bridge Street, Andover                 | 16/00160/PDON                    | 7                       | 7   | 7                          |            |            |            |            |                         | 7  |
| <b>TOTALS<sup>11</sup></b>                             |                                  | <b>5,395</b>            | <b>2,839</b>  | <b>367</b>                 | <b>580</b> | <b>337</b> | <b>200</b> | <b>215</b> | <b>98</b>               | <b>2,022</b>                                   |

Table 2: Supply from Allocations<sup>12</sup>

| Site                    | Policy Reference | Net Dwellings Proposed | October 2016 to March 2017 | 2017/18   | 2018/19    | 2019/20    | 2020/21    | April to September 2021 | Total Completions Expected |
|-------------------------|------------------|------------------------|----------------------------|-----------|------------|------------|------------|-------------------------|----------------------------|
| Picket Piece Extension  | COM6             | 400                    | 1                          | 54        | 56         | 71         | 80         | 30                      | 292                        |
| Picket Twenty Extension | COM6A            | 300                    |                            |           | 93         | 150        | 57         |                         | 300                        |
| <b>TOTALS</b>           |                  | <b>700</b>             | <b>1</b>                   | <b>54</b> | <b>149</b> | <b>221</b> | <b>137</b> | <b>30</b>               | <b>592</b>                 |

<sup>11</sup> Note the year by year totals do not include an allowance for the combined sites providing a net gain of less than +5 dwellings.

<sup>12</sup> Only includes allocations expected to deliver completions within the five year period.

## Appendix 2: Five Year Housing Supply – Supply Assumptions for Southern Test Valley

Table 1: Existing Commitments<sup>13</sup>

| Site   | Application Number <sup>14</sup> | Net Dwellings Permitted | Net Dwellings Remaining (at 1 <sup>st</sup> October 2016) | October 2016 to March 2017 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | April to September 2021 | Total Completions Expected in Five Year Period |
|--|----------------------------------|-------------------------|---|----------------------------|---------|---------|---------|---------|-------------------------|--|
| <b>PERMISSIONS GRANTED</b>                   |                                  |                         |   |                            |         |         |         |         |                         |  |
| Abbotswood, Romsey                           | 08/00475/OUTS                    | 790                     | 99  | 42                         | 57      |         |         |         |                         | 99   |
| Romsey Brewery, Romsey                       | TVS.00515/43                     | 211                     | 198   |                            | 10      | 10      | 10      | 10      | 5                       | 45   |
| Land at Nutburn Road, North Baddesley        | 14/02817/OUTS                    | 5                       | 5   |                            | 5       |         |         |         |                         | 5  |
| Hilliers Garden Centre, Botley Road, Romsey  | 14/02036/FULLS                   | 40                      | 1   | 1                          |         |         |         |         |                         | 1  |
| Former Council Offices, Duttons Road, Romsey | 13/02672/FULLS                   | 54                      | 54  | 52                         |         |         |         |         |                         | 52   |
| Land at Oxlease Farm, Cupernham Lane, Romsey | 14/00204/OUTS                    | 64                      | 64  | 10                         | 40      | 13      |         |         |                         | 63   |
| Land at Broadgate Farm, Hook Road, Ampfield  | 14/01145/OUTS                    | 15                      | 10  | 10                         |         |         |         |         |                         | 10   |
| Land east of Rownhams Lane, Rownhams         | 14/00726/OUTS                    | 317                     | 317   |                            |         | 25      | 50      | 50      | 25                      | 150  |
| Land at Redbridge Lane, Nursling             | 15/01763/FULLS                   | 326                     | 326   | 20                         | 55      | 55      | 55      | 55      | 25                      | 265  |

<sup>13</sup> All figures correct to the best knowledge of the Council as at the date of publication.

<sup>14</sup> Where application comprises of outline and reserved matters, only the outline application number is provided in this table.



| Site   | Application Number <sup>14</sup> | Net Dwellings Permitted | Net Dwellings Remaining (at 1 <sup>st</sup> October 2016) | October 2016 to March 2017 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | April to September 2021 | Total Completions Expected in Five Year Period |
|--|----------------------------------|-------------------------|---|----------------------------|---------|---------|---------|---------|-------------------------|--|
| Land at Peel Close, Romsey   | 15/01841/FULLS                   | 16                      | 16  |                            | 16      |         |         |         |                         | 16   |
| Baroona, Cupernham Lane, Romsey  | 14/02265/OUTS                    | 29                      | 29  |                            | 29      |         |         |         |                         | 29   |
| Land west of Baroona, Cupernham Lane, Romsey   | 15/01832/OUTS                    | 40                      | 40  |                            |         |         |         | 40      |                         | 40   |
| Day House, Alma Road, Romsey   | 15/01608/FULLS                   | 6                       | 6   |                            |         | 6       |         |         |                         | 6  |
| South of Wren's Corner, Cupernham Lane, Romsey   | 15/00679/OUTS                    | 16                      | 16  |                            |         | 16      |         |         |                         | 16   |
| Ganger Farm, Ganger Farm Lane, Romsey  | 14/01090/FULLS                   | 275                     | 275   |                            | 25      | 50      | 75      | 75      | 25                      | 250  |
| Land adjacent to Luzborough Public House, Romsey   | 14/01383/FULLS                   | 56                      | 56  |                            |         | 28      | 28      |         |                         | 56   |
| 1-3 Portersbridge Mews, Portersbridge Street, Romsey                                     | 15/01103/FULLS                   | 7                       | 7   |                            | 6       |         |         |         |                         | 6  |
| Combination of sites providing a net gain of less than +5 dwellings (with 10% deduction) |                                  | 83                      | 75  | 75                         |         |         |         |         |                         | 75   |
| <b>RESOLUTIONS FOR PERMISSION</b>  |                                  |                         |   |                            |         |         |         |         |                         |  |
| Nightingale Lodge, Greatwell Drive, Romsey   | 15/01261/FULLS                   | 54                      | 54  |                            |         |         | 54      |         |                         | 54   |
|  |                                  |                         |   |                            |         |         |         |         |                         |  |

| Site                       | Application Number <sup>14</sup> | Net Dwellings Permitted | Net Dwellings Remaining (at 1 <sup>st</sup> October 2016) | October 2016 to March 2017 | 2017/18    | 2018/19    | 2019/20    | 2020/21    | April to September 2021 | Total Completions Expected in Five Year Period |
|----------------------------|----------------------------------|-------------------------|---|----------------------------|------------|------------|------------|------------|-------------------------|--|
| <b>PRIOR APPROVALS</b>     |                                  |                         |   |                            |            |            |            |            |                         |  |
| 10-13 Latimer Walk, Romsey | 15/01962/PDOS                    | 5                       | 5   | 5                          |            |            |            |            |                         | 5  |
| <b>TOTALS<sup>15</sup></b> |                                  | <b>2,409</b>            | <b>1,653</b>  | <b>140</b>                 | <b>243</b> | <b>203</b> | <b>272</b> | <b>230</b> | <b>80</b>               | <b>1,243</b>                                   |

Table 2: Supply from Allocations

| Site                              | Policy Reference | Net Dwellings Proposed | October 2016 to March 2017 | 2017/18    | 2018/19    | 2019/20    | 2020/21    | April to September 2021 | Total Completions Expected |
|-----------------------------------|------------------|------------------------|----------------------------|------------|------------|------------|------------|-------------------------|----------------------------|
| Land at Whitenap, Romsey          | COM3             | 1300                   |                            |            |            | 50         | 150        | 75                      | 275                        |
| Land at Hoe Lane, North Baddesley | COM4             | 300                    |                            | 100        | 150        | 50         |            |                         | 300                        |
| Park Farm, North Stoneham         | COM5             | 50                     |                            |            |            | 10         | 20         | 10                      | 40                         |
| <b>TOTALS</b>                     |                  | <b>1650</b>            | <b>0</b>                   | <b>100</b> | <b>150</b> | <b>110</b> | <b>170</b> | <b>85</b>               | <b>615</b>                 |

<sup>15</sup> Note the year by year totals do not include an allowance for the combined sites providing a net gain of less than +5 dwellings.