

Housing Implementation Strategy

As at 1 April 2025

January 2026

1 Introduction

- 1.1 This Housing Implementation Strategy has been prepared to set out the Council's approach to managing the delivery of new housing within the Borough. It focuses on the five year housing land supply position for 1 April 2025 to 31 March 2030. The Housing Land Supply for Test Valley Borough for this period is **2.54 years**.
- 1.2 This document should be read in the context of the adopted Local Plan and current national policy and guidance. A review of the housing land supply position has been undertaken with regard to the updated National Planning Policy Framework (NPPF) (December 2024)¹ and Planning Practice Guidance (PPG)².
- 1.3 The NPPF and standard method for calculating local housing need (as revised at December 2024) forms the basis for calculating housing land supply (HLS) in Test Valley. This Strategy is therefore based on a local housing need of 933 additional dwellings per annum for the Borough as a whole.

2 Background

- 2.1 Paragraph 78 of the NPPF establishes that local planning authorities should monitor their deliverable land supply, at least annually. It requires that Councils identify and update annually a rolling supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing, measured against the housing requirement set out in their adopted strategic local plan policies, or where strategic policies are more than five years old, against their local housing need (calculated using the standard method)³.
- 2.2 This document sets out the Council's methodology for calculating the 5 year housing land supply position (or 5YHLS) as well as updating records on the supply of housing. It has been prepared taking into account current national policy (through the NPPF), guidance and relevant appeal decisions.
- 2.3 At the time of writing this Strategy, a revised NPPF has been published for consultation (published 16 December 2025). This is a draft policy document published for consultation at this stage, and it does not appear to have direct implications for the calculation of 5YHLS.
- 2.4 The Council publishes its Authority's Monitoring Report (AMR) on an annual basis and this provides information on housing completions. It also includes information on the delivery of affordable housing.
- 2.5 A full review of the housing land supply position is undertaken annually to align with the financial year monitoring period (i.e. as at 1 April). The Council may consider whether to prepare additional interim updates in the course of the year, subject to specific circumstances at the time.

¹ Available: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² Available: <https://www.gov.uk/government/collections/planning-practice-guidance>

³ Unless strategic policies have been reviewed and found not to require updating (see footnote 39 in NPPF). Where local housing need is used as the basis for assessing whether a five year supply of specific deliverable sites exists, it should be calculated using the standard method set out in national planning practice guidance.

3 Housing Requirement for the Plan Period

- 3.1 Until the publication of an updated NPPF in December 2024, the adopted Test Valley Borough Local Plan (2016)⁴ previously established the housing requirement for the purposes of calculating our 5YHLS position. Our adopted local plan is over 5 years old. It was therefore subject to a review on its five year anniversary, in January 2021, in accordance with Regulation 10A The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)⁵. The purpose of the 5 year review was to ensure that the plan and its policies remain effective and to identify any areas which need to be reviewed. The assessment at that time concluded that the spatial strategy remained sound with the plan policies remaining up to date, such that it continued to provide a robust basis for decision making and determination of planning applications.
- 3.2 However, with the publication of the NPPF in December 2024 and introduction of a substantial uplift in identified local housing need, it was recognised that the housing requirement in the adopted plan (588 dwellings per year) is far lower than the housing need calculation (933 dwellings per year). The Local Plan requirement therefore no longer provides an up to date basis for assessing the HLS position. The calculations in this report, and the annual update published earlier this year (base date of April 2024), have been set against a housing need figure of 933 homes per year, with an appropriate buffer applied, as described in section 4 below.
- 3.3 The HLS calculation is presented as a single Boroughwide figure for the whole of Test Valley's administrative area, as required by the NPPF (at paragraph 69). The split approach to monitoring (by Northern and Southern HMA) was used prior to the April 2024 HLS position, but is no longer compliant with the NPPF, which requires supply to be identified and updated annually against the strategic requirement (paragraph 78). This report still provides some data with a split HMA for information and comparison, within the Appendix (Tables A to C). However, only the Boroughwide housing land supply position and data will be used for development management purposes.

4 Components and Delivery of the Housing Land Supply

- 4.1 The NPPF sets out that local planning authorities should identify a supply of specific deliverable sites. Guidance is provided on the methodology for this within National guidance in the latest PPG (e.g. paragraph ID: 68-004-20241212). The 5YHLS provides a calculation of whether there is a deliverable supply of homes to meet the planned housing requirement (or, in some circumstances, local housing need) over the next 5 year period.
- 4.2 The housing supply position used for this calculation must include an 'appropriate buffer', informed by recent housing delivery data. The minimum buffer required by the NPPF is 5%.

The Housing Delivery Test

- 4.3 The Housing Delivery Test (HDT) provides comparative data on housing delivery across the country and comprises a retrospective assessment of housing delivery, or completions over the preceding 3 years, measured against the local housing

⁴ <https://www.testvalley.gov.uk/planning-services/planningpolicy/local-development-framework/dpd>

⁵ Available: <https://www.testvalley.gov.uk/planning-services/planningpolicy/local-development-framework/dpd>

requirement. The HDT data is published nationally, by MHCLG, for each local authority area⁶. Table 1 sets out the net annual delivery of homes within Test Valley, from 2011/12 to 2024/25, which is the latest published data available.

Table 1: Housing Completions within the Borough since 2011/12

Year	Total Housing Completions in Test Valley Borough
2011/12	523
2012/13	670
2013/14	542
2014/15	880
2015/16	1,004
2016/17	891
2017/18	793
2018/19	809
2019/20	948
2020/21	878
2021/22	854
2022/23	396
2023/24	274
2024/25	297
Total	9,188

- 4.4 HDT data is used to establish the appropriate buffer in the supply calculation, as required by the NPPF (paragraphs 78-79). The implications for 5YHLS apply from the day following the publication of the HDT measurement (paragraph 80). The latest published HDT measurement for Test Valley Borough is 144%, for the period 2021/22 – 2022/23.
- 4.5 Where a three year period of under delivery is identified (below 85% demonstrated through the latest HDT data), a 20% buffer would be appropriate for measuring housing land supply. This higher buffer does not apply to Test Valley Borough, because our HDT delivery exceeds 85%. The housing land supply buffer is therefore set at 5% in the calculation below.
- 4.6 The Local Plan sets out that the housing requirement will be delivered across the plan period (2011 to 2029), through housing completions (including use class C3 and use class C2 self-contained units) which comprise the private household population, existing commitments (e.g. sites with planning permission), identified capacity sites, windfall (unplanned) sites and allocations in both the Local Plan and made Neighbourhood Plans. Each of these sources of supply is considered in turn below, in section 5.
- 4.7 The NPPF glossary (at page 72) advises that for a site to be considered deliverable for housing land supply purposes, it should be available now, offer a suitable location for development, and be achievable with a realistic prospect that housing will be delivered on the site within five years. It advises that there should be clear evidence

⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

that housing completions will begin on site within the five year period. The PPG also provides further guidance (e.g. paragraph ID: 68-007-20190722).

5 Five Year Housing Land Supply 2024-29

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 housing requirement or local housing need.
- 5.2 As set out in Table 2, the local housing need figure for Test Valley, derived from the standard method calculation, results in a minimum target of 933 dwellings per annum. This equates to 4,665 dwellings over the 5 year period from 1 April 2025 to 31 March 2030.
- 5.3 The base requirement for the five year period is therefore 933 dwellings x 5 years = 4,665 dwellings, plus a 5% buffer (233 dwellings), giving a total requirement of **4,898**.

Supply of Specific Deliverable Sites

- 5.4 The NPPF (paragraph 69) sets out that the supply should be of "*specific deliverable sites*" with the glossary providing a definition of the term deliverable and PPG provides further guidance on this matter (e.g. paragraph ID: 68-007-20190722).
- 5.5 The approach taken is to include sites with permission, or a resolution to grant permission (referred to as existing commitments), allocations within the adopted local plan and made neighbourhood plans and sites on the Council's brownfield register, and a windfall allowance in the supply of sites where it is considered that they align with the definition of deliverable within national policy and guidance.

Existing Commitments

- 5.6 The existing commitments category in the HLS is primarily made up of sites that have planning permission, or a resolution to grant permission, but can include schemes arising through prior approval processes (e.g. where conversion of an agricultural building to residential use does not require prior approval). Existing commitments for sites providing a net gain of 5 or more dwellings are factored into the housing supply taking account of advice from the agent / developer for the site, including the level of development anticipated and phasing. In some cases, alternative figures may be used, e.g. where previous delivery suggests that the proposed phasing is unlikely, or there has not been a response for phasing information from a developer. Other sources of information are used in this instance including phasing information produced by Hampshire County Council, which is also checked by the Council's Housing Team as relevant, who are in contact with affordable housing providers.
- 5.7 Table A in the Appendix sets out the sites contributing to this part of the supply assessment and the anticipated delivery programme over the five year period. For monitoring purposes, the existing commitments are split into two categories; sites that

propose to provide for a net gain of 5 dwellings or more, and schemes for permission that fall below this threshold. For the smaller sites (under 5 dwellings), rather than site by site monitoring of phasing for these schemes, the Council applies a 10% discount to the outstanding net gain in dwellings, to take account of a potential level of uncertainty regarding the exact number of permissions that will be implemented. This approach is considered to provide the appropriate level of confidence and degree of flexibility in the figures. However, annual site visits are also undertaken to determine whether these developments have been completed and to ensure they contribute to completions.

- 5.8 For reference, the commitments data is for all permanent net additional dwellings. In addition, care home bedrooms (Use Class C2) are included in supply in this report, and a ratio of 1:1.88 has been applied to represent household numbers, in line with the HDT calculation (see Appendix, Table D). This is based on 2021 Census data, which shows a ratio of 1:1.88 for adults in households to bedrooms across care home and communal accommodation in Test Valley Borough. In previous years, we have not included non-self contained use class C2 accommodation in the reporting of our housing land supply. This is because these use class C2 specialist communal provisions were outside the scope of the housing requirement that is set in the adopted Local Plan.

Allocations

- 5.9 The Council has adopted local plan housing allocations within the Borough, to aid in meeting the housing requirement. Details of the allocations are set out within the adopted Local Plan and are not duplicated as part of this document. Where made neighbourhood plans within the Borough have allocated sites for housing, the details of these allocations have also been included within the housing land supply if it is considered they are likely to come forward within the 5 year period. The housing allocations supply data is set out in Table B (Appendix).
- 5.10 The allowance for allocations within the Local Plan and made neighbourhood plans reflects the proportion of sites projected to come forward within the five year period. This takes account of input from the site promoters / developers, and also takes into consideration those sites yet to receive detailed permission.

Identified Capacity

- 5.11 Identified capacity relates to sites on the Council's brownfield registers and other promoted sites that would clearly be considered acceptable in terms of the principle of residential development⁷. Identified capacity sites are included where they are capable of delivering 5 or more dwellings (net gain) within the 5 year period. Information from developers or site promoters has also informed this data.
- 5.12 The Council's brownfield register⁸ identifies previously developed land that is available and suitable for residential development in accordance with the policies of the adopted Local Plan and NPPF. Sites are only included where there is clear evidence to suggest they are likely to be brought forward within the 5 year period. For this update, **nine sites with identified capacity** are set out as likely to come forward

⁷ such as a site within a settlement boundary with planning history for residential development.

⁸ <https://www.testvalley.gov.uk/planning-services/planningpolicy/evidence-base/brownfield-register>

within the five year period. More detail on the identified capacity sites, and the likely scale of development, is provided in the Appendix (at Table C).

Windfall

- 5.13 Paragraph 72 of the NPPF recognises that an allowance for windfall sites can be made assuming that evidence is available to demonstrate this is likely to be a reliable source of supply. The glossary of the NPPF provides a definition of windfall sites.
- 5.14 In reviewing the scale of windfall allowance, the Council has focused on sites that fall below a net gain of 5 dwellings; this is to avoid potential double counting of sites that might otherwise be classified as identified capacity. It is recognised that larger windfall sites may come forward that are not promoted through the SHELAA – these usually become part of the supply at the point they gained planning permission or have a resolution for permission.
- 5.15 The windfall allowance is based on observed trends and analysis of whether such trends are likely to continue in the future. The Borough has historically benefitted from a supply of windfall sites, often from redevelopment within the settlement boundaries established within the adopted Local Plan or through the reuse of buildings in rural areas. Historic completions have been used to inform the scale of allowance incorporated into the housing supply. The Council reviewed the scale of windfall completions between 2014/15 and 2023/24, which indicated an average of 69 additional dwellings per annum Boroughwide⁹.
- 5.16 A windfall allowance is included within the housing supply calculation for years 2 to 5 of the five year period only (ie. 69 x 4 years). No allowance for completions from windfall sites is included within year 1, reflecting that such sites are likely to have planning permission and therefore already be included as existing commitments. The windfall allowance is separate to the stock of total permissions of less than 5 dwellings, with a 10% discount.
- 5.17 Table 2 provides a summary of the supply of housing from the sources set out above for Test Valley Borough, at 1 April 2025. More information on existing commitments, allocations, and identified capacity sites is provided in the Appendix.

Table 2: Summary of Housing Supply for Five Year Period

Source	Supply (net dwellings)
Existing Commitments – Sites providing 5+ dwellings	860
Existing Commitments – Sites providing less than 5 dwellings (including 10% deduction)	222
Allocations	614
Identified Capacity	501

⁹ The annual data can be found at paras 5.10 to 5.12 of the Housing Topic Paper (February 2024), which was published as part of the evidence base to support the Test Valley Borough Local Plan 2024 consultation (Regulation 18, Stage 2 and Revised Regulation 18) See: <https://www.testvalley.gov.uk/assets/attach/24485/18.-Housing-Topic-Paper-2025-Revised-Regulation-18.pdf>

Windfall Allowance	276
Use Class C2 communal care home accommodation (commitments and identified capacity)*	16
Total	2,489

* Ratio applied of 1.88:1 bedrooms to dwellings – using ratio derived from 2021 Census (see also Table D, Appendix)

Calculation of Housing Land Supply Position

- 5.18 Table 3 draws together the information set out above to provide the calculation of the housing land supply position for Test Valley Borough. The target figure, in order to be able to demonstrate five years housing land supply, would be 5.00 years. The calculation to derive this figure is total supply ÷ annualised total requirement.

Table 3: Housing Land Supply Position as at 1 April 2025

Component of Calculation		No. of Dwellings	Notes
a)	Annualised requirement for the five year period	933	standard method
b)	Requirement for five year period	4,665	a) x 5
c)	Buffer (at 5%)	233	b) x 5%
d)	Total requirement for the five year period including 5% buffer	4,898	b) + c)
e)	Annualised total requirement (to the nearest whole dwelling)	980	d) ÷ 5
f)	Total housing supply	2,489	Sum of Table 2
g)	Years of housing supply	2.54	f) ÷ e)

6 Conclusion

- 6.1 This Strategy has focused on setting out the sources of housing supply that will aid the delivery of housing in Test Valley Borough and provides the background to the assessment of housing land supply.
- 6.2 Based on the data available and the methodology set out above, the Strategy identifies sites capable of delivering 2,489 new homes within the next 5 year period (April 2025 to March 2030) on a Borough-wide basis, set against a 5 year housing requirement of 4,904 homes (including a 5% buffer). This equates to a **2.54 years supply** of deliverable sites. This is below the NPPF target of 5.00 years. The shortfall identified is therefore 2,409 homes, over the 5 year period. It is anticipated that this position will be reviewed as and when appropriate.

Appendix: Five Year Housing Land Supply – Supply Assumptions for Test Valley

Table A: Existing Commitments

Site	Application Number ¹⁰	Net Dwellings Permitted	Net Dwellings Remaining (at 1 April 2025)	2025/26	2026/27	2027/28	2028/29	2029/30	Total Completions Expected 2025/26 to 2029/30	Dwellings Under Construction (at 1 April 2025) ¹¹	Net Dwellings Remaining post five year period ¹²
6 & 6A Bridge Street, Andover	22/01422/FULLN	5	5		5				5		
Church Farm, The Coach Road, West Tytherley	16/01607/FULLS	13	13					13	13		
Ro-Dor, Stevens Drove, Houghton	22/00217/OUTS	6	6	6					6		
Former Anton Laundry Andover	14/00245/FULLN	28	28					28	28		
Crown Buildings, 6 - 8 London Street, Andover (2 sites)	20/01791/PDON 24/01516/PDMAN	50	50	38	12				50	38	
Fox Farm Estate, Georgia Lane, Amport	24/00225/PDQN	5	5			5			5		
Land west of Finkley Farm	22/01992/FULLN	102	79	79					79	62	
Maintenance Office, Kings Road, Enham Alamein	21/01996/OUTN	5	5				5		5		
Agricultural Building, North of Malthouse Lane	22/00780/PDQN	5	5					5	5		
Mountwood Nursing Home, Andover	22/03061/FULLN	8	9	9					9	9	

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

¹¹ Based on available information

¹² Only relates to sites which are contributing to the five year housing land supply, not all sites.

Site	Application Number ¹⁰	Net Dwellings Permitted	Net Dwellings Remaining (at 1 April 2025)	2025/26	2026/27	2027/28	2028/29	2029/30	Total Completions Expected 2025/26 to 2029/30	Dwellings Under Construction (at 1 April 2025) ¹¹	Net Dwellings Remaining post five year period ¹²
Land South East of The Wayne, Grange Close, Fyfield	22/01070/PDQN	5	5	5					5		
Harewood Farm, London Road, Andover Down	17/03153/OUTN	180	180			50	50	80	180		
20 Aldwych House Winchester Street	22/01697/PDMAN	12	12		12				12	11	
Testway House, Greenwich Way, Andover	25/00214/PDMAN	21	21				21		21		
Longstock Cemetery Land, East Of Church Road, Longstock	23/02101/FULLN	5	5	5					5		
Wellow Manor Stud, East Wellow	24/02491/PDQS	7	7			7			7		
The Ruins / Units 17-20 Home Farm, Embley Lane, East Wellow	24/00268/FULLS	6	6		6				6	6	
Hambleton House, Andover	24/02164/PDMAN 24/02165/PDCAAN	52	52			52			52		
Valley View Business Park, Walworth Road, Picket Piece, Andover	24/00194/OUTN	32	32			32			32		
Combination of sites providing a net gain of less than 5 dwellings (with 10% deduction)	Various	205	185	185					185		
<i>Subtotal for North Test Valley</i>		752	710	179	72	183	113	163	710	126	None
Romsey Brewery, Romsey	TVS.00515/43	211	198					50	50		148

Site	Application Number ¹⁰	Net Dwellings Permitted	Net Dwellings Remaining (at 1 April 2025)	2025/26	2026/27	2027/28	2028/29	2029/30	Total Completions Expected 2025/26 to 2029/30	Dwellings Under Construction (at 1 April 2025) ¹¹	Net Dwellings Remaining post five year period ¹²
Land east of Rownhams Lane, Rownhams	14/00726/OUTS	317	21		21				21	1	
Land south of Wren's Corner, Cupernham Lane, Romsey	15/00679/OUTS	16	16		16				16		
Abbotswood House, Braishfield Road, Romsey	20/00599/FULLS	63	23	23					23	20	
Emer Farm, Green Lane, Ampfield	20/00935/PDQS	5	5					5	5	5	
Ashfield Sawmill, Southampton Road, Ashfield Romsey	18/01680/OUTS	29	29			29			29		
Land at Park Farm - North Stoneham Park, Stoneham Lane	19/02811/FULLS	82	82					82	82		
Grove Place, Upton Lane	21/03748/FULLS	20	20					20	20		
Oxlease House, Cupernham Lane	21/02635/FULLS	34	16	16					16	16	
Lynton, Crawley Hill, Wellow	23/03261/VARS	6	6	3	3				6		
Golden Hill, Belbins, Romsey	22/00362/FULLS	9	10		10				10		
Edwina Mountbatten House, Romsey	23/01700/FULLS	47	47		47				47		
Rowleys, Hook Road	23/03166/FULLS	5	5		5				5		
Casa Aquila Farm, Upton Lane	23/02497/FULLS	5	5		5				5		
Combination of sites providing a net gain of		41	37	37					37		

Site	Application Number ¹⁰	Net Dwellings Permitted	Net Dwellings Remaining (at 1 April 2025)	2025/26	2026/27	2027/28	2028/29	2029/30	Total Completions Expected 2025/26 to 2029/30	Dwellings Under Construction (at 1 April 2025) ¹¹	Net Dwellings Remaining post five year period ¹²
less than 5 dwellings (with 10% deduction)											
<i>Subtotal for South Test Valley</i>		890	520	50	115	36	7	164	372	42	148
BOROUGHWIDE TOTAL¹³		1642	1230	229	187	219	120	327	1,082	168	148

¹³ Note the year by year totals do not include an allowance for the combined sites providing a net gain of less than 5 dwellings.

Table B: Supply from Allocations

Site	Policy Reference	Net Dwellings Proposed	Net Dwellings Remaining (at 1 April 2025)	2025/26	2026/27	2027/28	2028/29	2029/30	Total Completions Expected 2025/26 to 2029/30	Dwellings Under Construction (at 1 April 2025) ¹⁴	Net Dwellings Remaining post five year period ¹⁵
Picket Piece Extension, Andover	COM6	400 ¹⁶	107	4	28	32	26	15	105		2
Land north of Peake Way, Charlton	CHA1 (Charlton NP)	50	50				50		50		
Land east of Furzedown Road, King's Somborne	(KS NP ALL3) 22/01359/OUTS	18	18		18				18		
Land at Spencers Farm	(KS NP ALL1)	14	14				14		14		
Land at George Yard/Black Swan Yard	LE14	50	50					50	50		
Subtotal North Test Valley		532	239	4	46	32	90	65	237		2
Land at Whitenap, Romsey	COM3 22/01213/OUTS	1100	1020					125	125		895
Land at Hoe Lane, North Baddesley	COM4 (16/02432/OUTS)	300	233	112	71	38	12		233	133	
Land Adj Meadow Close, Wellow	WP2 (Wellow NP)	10	10				10		10		
Land at Rowden Close, Wellow	WP1 24/02857/FULLS	9	9		9				9		
Subtotal South Test Valley		1,419	1,272	112	80	38	22	125	377	133	
BOROUGHWIDE TOTAL		1,951	1,511	116	126	70	112	190	614	133	897

¹⁴ Based on available information¹⁵ Only relates to sites which are contributing to the five year housing land supply, not all sites.¹⁶ This would relate to multiple planning applications and includes those dwellings within the allocation that have already been completed.

Table C: Supply from Identified Capacity

Site	Policy Reference	Net Dwellings Proposed	Net Dwellings Remaining (at 1 April 2025)	2025/26	2026/27	2027/28	2028/29	2029/30	Total Completions Expected 2024/25 to 2028/29	Net Dwellings Remaining post five year period ¹⁷
Babbage House	TVBC Brownfield Register	39	39					39	39	
Enham Place, Newbury Road, Enham Alamein	Within settlement boundary (15/00296/OUTN)	81	81				21	60	81	
Land at Harewood Egg Farm, Picket Twenty, Andover	SHELAA 443, Within settlement boundary	100	100				20	80	100	
Former Lloyds Bank Site (Charlton Place), Andover	TVBC Brownfield Register. Application 25/00062/OUTN	138	138			38	50	50	138	
Bilbao Court, Andover	TVBC Brownfield Register Application 23/02785/FULLN	9	9					9	9	
Land At The Junction Of Bridle Close And Picket Twenty Way, Picket Twenty Local Centre	Within allocation. Application 25/02652/FULLN	9	9			9				
Andover Conservative Club, Andover	TVBC Brownfield Register. Application 24/01715/FULLN	7	7		7				7	
Enham Place, Newbury Road, Enham Alamein	Application 15/00296/OUTN (14 C2 units)	7*	7*					7*	7*	
Subtotal North Test Valley		390	390	0	7	47	91	245	390	

¹⁷ Only relates to sites which are contributing to the five year housing land supply, not all sites.

South of Romsey Town Centre	TVBC Brownfield Register/Masterplan	20	20				20		20	
Former North Hill Sawmill Yard, Baddesley Road, Flexford, North Baddesley	Identified Capacity: Brownfield. Pending application.	149	91				91		91	
<i>Subtotal South Test Valley</i>		<i>169</i>	<i>111</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>111</i>	<i>0</i>	<i>111</i>	
BOROUGHWIDE TOTAL		559	501	0	7	47	202	245	501	

* Ratio of 1 to 1.88 applied (dwellings to bedrooms in line with 2021 Census data and HDT)

Table D: Supply from care homes/specialist communal provision – C2 use class

Site	Policy Reference	Net Dwellings Proposed	Net Dwellings Remaining (at 1 April 2025)*	2025/26	2026/27	2027/28	2028/29	2029/30	Total Completions Expected 2024/25 to 2028/29	Net Dwellings Remaining post five year period ¹⁸
Grove Place, Upton Lane, Nursling	21/03748/FULLS	30 bedroom nursing and dementia care home	16	n/a					16	
BOROUGHWIDE TOTAL			16	n/a					16	

* Ratio of 1 to 1.88 applied (dwellings to bedrooms in line with 2021 Census data and HDT)

¹⁸ Only relates to sites which are contributing to the five year housing land supply, not all sites.