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# HOUSING SUPPLY AND DELIVERY REPORT 2021

## HAMPSHIRE

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This document sets out the housing position for each local authority in Hampshire using the indicators of supply (5YHLS) and delivery (Housing Delivery Test) as set out in the National Planning Policy Framework (NPPF). Taking account of delivery and supply, this document provides an outlook for housebuilders and developers.

**SUPPLY:**

Local Planning Authorities (LPA) are required to maintain a 5-year housing land supply (enough land to deliver their annualised housing requirement for a 5-year period).

The sites should be deliverable within that period. Where a LPA cannot demonstrate a 5YHLS, as per paragraph 11d of the NPPF, the presumption in favour of sustainable development applies, i.e. planning permission for housing (in sustainable locations) should be granted unless there are significant or demonstrable adverse impacts.

Information is obtained from LPA’s most recent publication either Authority Monitoring Report, Housing Delivery Test Action Plan or even SHLAA – this is hyper-linked in the figure with the date of the document’s publication (which is not necessarily the point in time when figure was calculated).

**DELIVERY:**

The Housing Delivery Test (HDT) is a how many homes were delivered in the last 3 years against the homes required in that same period.

From 2020, LPAs are penalised for not delivering housing by either Action Plan (<95%), Buffer (<85%) or Presumption (<75%).

In short, Action Plan requires a plan from LPA to boost housing delivery, Buffer requires 20% added to 5YHLS requirement, Presumption means presumption in favour of sustainable development applies.

For the 2020 measurement, there is a reduction in the period for measuring total homes required – usually this would be measured over a three-year period but an 11-month period has been used for the 2019/20 monitoring year. This is to account for disruption to housing delivery and monitoring caused by restrictions announced on 23 March 2020, in response to the COVID-19 pandemic.

**LOCAL PLANS:**





Local Plans play a fundamental role in maintaining housing land supply.

A new Local Plan will ensure that sufficient land is allocated to meet the housing requirement over the plan period (for a short while at least).

Older Local Plans / Core Strategies tend to be based on out-dated housing requirement figures (i.e. not standard methodology), as such contain less allocations to meet up-to-date requirements (any plan which is over 5 year’s old must use standard method number).

**FORECAST:**

The forecast is a quick assessment of the situation with regards to the figures. The better the outlook, the better it is for developer looking to bring forward housing proposals:

-  Sunny
-  Sunny spells
-  Cloudy
-  Rain

PI have experience in nearly all of the LPA, a few, we do not. The commentary is indicative to best of our knowledge and experience.

| LOCATION                 | HDT 2018 | HDT 2019 | HDT 2020    | HDT MEASURE | 5YHLS   | ADOPTED LOCAL PLAN                       | FORECAST  |
|--------------------------|----------|----------|-------------|-------------|---|--|---|
| Basingstoke and Deane BC | 76%      | 105%     | 151% (+46%) | None        | 4.4 years (5% buffer) - AMR 2020, December 2020   | Local Plan (2016) - 5 years old          | <p>BDBC remain in the 'presumption' due to their housing land supply being less than 5 years. The 2020 calculation does not have a 20% buffer (as it did last year), however even with the standard 5% buffer, the Council have only just improved on last year's 4.25 years supply.</p> <p>It is also worth noting that the Local Plan - adopted May 2016 - became 'out-of-date' in May 2021 (after 5 years). The new annual housing target using the standard number is 900 (up from 850), using the new figure, the Council have a 5YHLS of 4.22 years.</p> <p>Clearly the Council are running out of sites to maintain their supply. The Council are looking to publish their new Draft Local Plan in winter 2022. Given that this will inevitably slip, we expect it will be a few years before the Council are able to demonstrate a robust 5YHLS and thus will remain in the 'presumption' until then.</p> <p>Delivery remains strong as sites in the Local Plan 2016 continue to be implemented and built-out, expect good delivery to remain for the next couple of years.</p> |
| East Hampshire DC        | 104%     | 172%     | 181% (+9%)  | None        | 5.74 years (5% buffer) - Five-Year Housing Land Supply Position Statement, September 2021 | Joint Core Strategy (2014) - 7 years old | <p>As per the recent 5YHLS Position Statement, the Council can demonstrate 5.74 years supply, slightly less than the 5.87 in the previous year. Given the LP is over 5 years old, the supply is calculated using the standard number.</p> <p>Delivery has been on the up in the past three years, as predicted in the housing trajectory in the Joint Core Strategy.</p> <p>Work on a new Local Plan (which will not include the South Downs National Park) is underway but has stalled due to the Government's proposed changes to the planning system and the implications that this has on plan-making. The Council are aiming to have a new Local Plan in place by 2023.</p>  |
| Eastleigh BC             | 115%     | 145%     | 173% (+28%) | None        | 5.9 years (5% buffer) - Calculation of Five-Year Housing Land Supply, August 2021         | Local Plan (2006) - 15 years old         | <p>Despite having an out-of-date Local Plan, Eastleigh are performing well above expectations on measures of supply and delivery.</p> <p>As we highlighted last year, they have a very high number of large sites currently under construction. This has kept the levels of supply and delivery high.</p> <p>Clearly the Council are being proactive with developers by enabling large residential sites. There have been concerns raised in the borough about 'overdevelopment' by the local MP.</p> <p>The new Local Plan has been through Examination Hearings and the Inspector is reviewing responses to the Main Modifications, adoption is expected in 2022.</p> <p>Although 'cloudy' by our measure, Eastleigh appears to be a fairly pro-development borough.</p>  |



| LOCATION   | HDT 2018 | HDT 2019 | HDT 2020       | HDT MEASURE | 5YHLS  | ADOPTED LOCAL PLAN                  | FORECAST   |
|------------|----------|----------|----------------|-------------|--|-------------------------------------|--|
| Fareham BC | 137%     | 99%      | 79%<br>(-20%)  | Buffer      | 4.2 years<br>(20% buffer)<br>- Report to Planning Committee, February 2021                     | Core Strategy (2011) - 10 years old | <p>The Council updated their 5YHLS Position via a Report to Planning Committee earlier this year. As the Council's delivery fell under 85% in the 2020 HDT they now have a 20% buffer imposed on their housing target. This means they are in the 'presumption' due to a lack of 5YHLS.</p> <p>It should be noted that an Appeal Decision (Land at Newgate Lane - APP/A1720/W/20/3252180) was allowed in June 2021 and the Inspector noted that the Council's 5YHLS was closer to the appellant's assertion of 1 year than to the Council's stated 3.5 years.</p> <p>The Council submitted the new Local Plan to the Planning Inspectorate on 30 September 2021. The Council expect to adopt the new Local Plan later in 2022, although it may slip. In the meantime, a window of opportunity exists to bring forward proposals for non-allocated sustainable sites.</p> |
| Gosport BC | 111%     | 87%      | 84%<br>(-3%)   | Buffer      | 6.7 years<br>(5% buffer)<br>- AMR, December 2019   | Local Plan (2015) - 6 years old     | <p>Gosport proclaimed a very healthy 5YHLS last year via their AMR from December 2019. Since then, they do not appear to have published an updated position, however, as predicted, they have slipped below 85% delivery, meaning that a 20% buffer is now added rather than 5%.</p> <p>Additionally, the Council's 5YHLS position was calculated using the figures in the 2015 Local Plan, this is now out-of-date. They are now required to calculate their need using the standard number.</p> <p>Having recalculated using the standard figure of 348 with a 20% buffer, we calculate that the Council's supply is just 3.4 years (based on the supply identified in the 2019 AMR).</p> <p>The new Local Plan is at a very early stage with the Regulation 18 consultation currently underway.</p>   |
| Hart DC    | 278%     | 241%     | 201%<br>(-40%) | None        | 10.2 years<br>(5% buffer)<br>- Five Year Housing Land Supply from 1 April 2020, September 2020 | Local Plan (2020) - 1 years old     | <p>Hart have some of the most impressive figures of any local authority in the South East. Hart have high levels of supply and delivery on the basis of a very low residual housing requirement once previous year's oversupply have been factored in to the equation (reducing the requirement from 423 to 256 per annum).</p> <p>The Council's supply of 2,600 units means that they have enough land to supply over ten years' worth of housing. The large strategic site - Land North of Hook - provides a 5YHLS by itself and the phasing will ensure delivery remains well above the requisite levels.</p> <p>The Council adopted a new Local Plan last year and therefore we do not expect the Council to be in the 'presumption' any time soon.</p>  |
| Havant BC  | 147%     | 101%     | 72%<br>(-29%)  | Presumption | 4.4 years<br>(20% buffer)<br>- Five Year Housing Land Supply Update June 2021                  | Core Strategy (2011) - 10 years old | <p>Havant have slipped into the 'presumption' due to under-delivery. As a consequence, they also have a 20% buffer added to their housing supply requirement which has also resulted them being unable to demonstrate a 5YHLS (with a 5% buffer they would have been able to demonstrate 5 years exact).</p> <p>The Havant Borough Local Plan was submitted for examination to the Secretary of State for Housing Communities and Local Government in February 2021. The Council is currently awaiting the Inspectors' initial findings from the hearings. There may be further modifications to the new Local Plan given changes to the NPPF.</p> <p>Until the new Local Plan is adopted, the Council will remain in the 'presumption'.</p>   |



| LOCATION      | HDT 2018 | HDT 2019 | HDT 2020       | HDT MEASURE | 5YHLS   | ADOPTED LOCAL PLAN                    | FORECAST   |
|---------------|----------|----------|----------------|-------------|---|---------------------------------------|--|
| Isle of Wight | 71%      | 61%      | 54%<br>(-7%)   | Presumption | 4.1 years<br>(20% buffer)<br>- Five Year Land Supply Update 2018  | Core Strategy (2012) -<br>9 years old | <p>Isle of Wight are struggling to maintain good levels of housing delivery and consequently face the 'presumption'. They are also failing to supply enough land to maintain a 5YHLS.</p> <p>The Draft Island Planning Strategy consultation (Regulation 18) ended in October 2021. This identifies several issues in delivering the required housing numbers, it will be interesting to see whether figures are moderated to take account of the island's unique housing market characteristics. Until these issues are resolved through the adoption of a new Local Plan, the island will stay in the 'presumption'.</p>   |
| New Forest DC | 35%      | 43%      | 107%<br>(+64%) | None        | 6.11 years<br>(5% buffer)<br>- Statement of Housing Land Supply and Housing Trajectory 2016-2036, July 2020 | Local Plan (2020) -<br>1 years old    | <p>Since our last report, New Forest DC adopted a new Local Plan in July 2020. This covers the period for 2016 - 2020, therefore the Council's housing numbers reflects that plan period. The housing target has been reduced (retrospectively from 2016) from 700 per annum is now 300 per annum, hence uplift in delivery rate.</p> <p>Any new Local Plan is required to demonstrate at least 5-years housing land supply and this is duly delivered with 6.11 years.</p> <p>Now the Council have a up-to-date plan, they should be able to control development in their area through allocations, subject to getting them started on time and maintaining a 'deliverable' supply.</p>   |
| Portsmouth CC | 122%     | 119%     | 80%<br>(-39%)  | Buffer      | 4.4 years<br>(5% buffer)<br>- AMR 2020, March 2021  | Local Plan (2012) -<br>9 years old    | <p>The 2020 AMR confirms that the Council have 4.4 years' HLS, thus they not do have a 5YHLS and are in the 'presumption'. With the 20% buffer as a penalty for under delivery, the HLS will be less than 4.4 years.</p> <p>The Council have just finished consultation on a Draft Local Plan. They are already a year behind the milestones set out in the Local Development Scheme from July 2021, so adoption is unlikely before 2023.</p> <p>Portsmouth (like every Council) clearly face a difficult challenge to deliver housing, summed up by Councillor Hugh Mason, Cabinet Member for Planning Policy &amp; City Development - "The government is forcing the council to plan to build an extra 17,700 new houses in Portsmouth over the next 15 years. This is far too many in an island city, but the government has rejected our request to have a more realistic housing target".</p> <p>We expect the Council to be firmly in the 'presumption' until a new Local Plan is adopted - this could take a while.</p> |
| Rushmoor BC   | 123%     | 141%     | 199%<br>(+58%) | None        | 7.5 years<br>(5% buffer)<br>- 5YHLS Statement, December 2020  | Local Plan (2019) -<br>2 years old    | <p>Rushmoor have a healthy 5YHLS and housing delivery. This stems from a number of large sites which are currently underway or allocated, including the Aldershot Urban Extension which provides 3,850 units - most of which are to be supplied in the forthcoming 5-year period. Expect figures to be maintained in the short to medium-term. New Local Plan adopted in 2019.</p>   |



| LOCATION       | HDT 2018 | HDT 2019 | HDT 2020    | HDT MEASURE | 5YHLS  | ADOPTED LOCAL PLAN                             | FORECAST   |
|----------------|----------|----------|-------------|-------------|--|--|--|
| Southampton CC | 120%     | 149%     | 129% (-20%) | None        | TBC  | Core Strategy Review (2015) - 6 years old      | <p>Again, this year, no declared position from Southampton setting out their 5YHLS calculation. The Local Plan is now out-of-date and we understand that the standard number increases their requirement from 815 to 1,353 dwellings per annum. Further research will be required to establish their 5YHLS position.</p> <p>Delivery has been above expectation for the past three years.</p> <p>The Council are at a very early stage of preparing a new Local Plan, we expect they are at least 3 years from adoption.</p>                       |
| Test Valley BC | 265%     | 195%     | 173% (-22%) | None        | <p>Northern Test Valley -6.27 years (5% buffer),</p> <p>Southern Test Valley -5.26 years (5% buffer)</p> <p>- Housing Implementation Strategy - April 2020</p> | Revised Local Plan Review (2021) - 0 years old | <p>The Council's Housing Implementation Strategy 2020 confirms the northern part of the borough has 6.27 years and the southern part 5.26 years.</p> <p>As the Local Plan reached the five-year anniversary of its adoption on 27 January 2021, a review was undertaken, this found the LP to be sound (and thus no need to adopt standard number for housing need).</p> <p>The new Local Plan is in the very early stages of preparation.</p>   |
| Winchester CC  | 121%     | 139%     | 129% (-10%) | None        | 6.3 years (5% buffer) - AMR 2020, December 2020  | Joint Core Strategy (2013) - 8 years old       | <p>Winchester have good levels of supply and delivery. Their healthy 5YHLS is perhaps a result the preparation and adoption of their Site Allocations document in 2017. Winchester also have the highest planning approval rating in the southeast - so although not imminent opportunities to progress housing sites under the 'presumption', a good authority to work in nonetheless. The new Local Plan is at the very early stages of preparation, so now is a good time to submit new sites to the Council. Adoption is expected in 2024.</p> |

