



# Housing Supply Topic Paper

May 2022

# Housing Supply Topic Paper

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## 1.0 Introduction

- 1.1 This Topic Paper is one of a series of notes and papers provided by the Council to support the examination of its Local Plan. It provides information requested by the Local Plan Inspector in relation to Matter 3 (Housing Need and Supply) and Matter 7 (Housing Land Supply).
- 1.2 The first part of this paper provides an update to the Local Plan housing supply position. The Submission Local Plan had a base date of April 2021, this paper updates this position to reflect the supply situation as at April 2022. This takes into account completions during 2021/22, new permissions, and progress on sites to date.
- 1.3 As a result of the updated supply position, the Council has revisited the stepping of the housing requirement. The stepped housing requirement set out in the Submission Local Plan was based on the Council's aspiration to pass the HDT as soon as possible, avoid the associated implications and ensure that development in the Borough can be genuinely plan led as soon as possible. The stepped requirement in the Submission Local Plan no longer achieves that aim. Taking that into account as well as comments from other parties during the Local Plan Hearings, it is considered that the stepped requirement could be improved upon and therefore the Council is proposing a revised stepped requirement through this Topic Paper. Section 3 puts forward this revised stepped housing requirement and the rationale behind it.
- 1.4 Finally, this paper looks at the implications for the five-year housing land supply and housing delivery test going forward taking account of the updated housing supply position and revised stepped requirement.

## 2.0 Housing Supply Position Update

- 2.1 The Submission Local Plan has an April 2021 base date; therefore, it is pertinent to update this position to reflect changes that have occurred since then. The Council committed to producing an up-to-date housing trajectory during the course of the Local Plan Examination Hearings, however, it was considered that waiting for monitoring data for 2021/22 to be available would be beneficial.
- 2.2 Since the supply position was published in the Submission Local Plan (with the detailed breakdown provided in the Council's response to the Inspector's initial questions in FBC001), a number of planning permissions and appeals have been granted, resulting in an increased Local Plan supply. Additional large sites now contributing to the supply include:
- Land south of Romsey Avenue – full planning application allowed at appeal (28<sup>th</sup> January 2022) contributing 225 dwellings.
  - Land east of Posbrook Lane – outline application allowed at appeal (25<sup>th</sup> February 2022) contributing 57 dwellings.
  - Land between and to the rear of 56-66 Greenaway Lane, Warsash – outline planning permission allowed at appeal (2<sup>nd</sup> December 2021) contributing 24 dwellings to the supply.
- 2.3 Delivery rates have been updated based on the latest information available. Assumptions used to inform projected delivery rates are set out in the Council's response to Matter 7 Question 6. Delivery rates for sites subject to proposed allocations in the Submission Local Plan were updated in FBC064 and these rates are reflected in the updated full housing trajectory at Appendix 1.
- 2.4 The updated supply position also reflects the revised windfall rates, as set out in FBC077 Windfall Analysis Update following Examination.
- 2.5 Table 1 below shows the updated projected delivery rates for the plan period.

**Table 1: Updated Delivery Rates (as at 1 April 2022)**

	<b>2021/ 22*</b>	<b>2022/ 23</b>	<b>2023/ 24</b>	<b>2024/ 25</b>	<b>2025/ 26</b>	<b>2026/ 27</b>	<b>2027/ 28</b>	<b>2028/ 29</b>
Projected Completions	141	335	714	994	922	764	864	684
	<b>2029/ 30</b>	<b>2030/ 31</b>	<b>2031/ 32</b>	<b>2032/ 33</b>	<b>2033/ 34</b>	<b>2034/ 35</b>	<b>2035/ 36</b>	<b>2036/ 37</b>
Projected Completions	634	619	711	807	782	672	666	672
<b>Total</b>	<b>10,981</b>							

\* Actual completions i.e. not projected

- 2.6 As a result of additional planning permissions and appeals being granted over the last year, the overall supply position has increased. As shown in Table 1, the total supply over the plan period amounts to 10,981 dwellings.

### *Contingency Buffer*

- 2.7 As set out in the Council's response to Matter 7 Question 2, having a contingency buffer within the supply is considered appropriate to ensure that the Plan is sufficiently flexible to accommodate needs not anticipated in the Plan and to provide a contingency should delivery on some sites not match expectations. At that time, a minimum of 10% additional supply was considered sufficient to provide that level of flexibility. However, the improved supply position means that the supply now includes a contingency of just under 15%, providing greater certainty that the housing requirement will be met even if delivery on some sites do not match expectations.

### *Small Sites*

- 2.8 Furthermore, the changes to the Local Plan supply has also improved the Council's position on the NPPF's small site requirement. The provision of small sites is more favourable, now accounting for 10.3% of the overall supply, as set out in FBC083.

### 3.0 Stepped Requirement

- 3.1 As set out in the Council's response to the Inspector's matters and issues for housing need and supply (Matter 3), the Council considers a stepped requirement is justified. The intention is not to suppress housing delivery or needs, but to ensure that the policies within the plan, once adopted, can carry full weight as soon as possible given the implications of the Housing Delivery Test. The approach has been carefully considered in line with the PPG and is explained below.
- 3.2 A fundamental principle of the Framework is that strategic policies should deliver the full objectively assessed need for housing by the end of the plan period. The submitted Plan allocates sufficient land to satisfy this requirement. The PPG (Paragraph: 021 Reference ID: 68-021-20190722) states: "*A stepped housing requirement may be appropriate where there is to be a significant change in the level of housing requirement between emerging and previous policies and / or where strategic sites will have a phased delivery or are likely to be delivered later in the plan period*". Both of these situations apply to Fareham. The housing requirement from the Development Sites and Policies Plan and the Welborne Plan between 2011 and 2026 is 5,065 which equates to an average annual requirement of 337.67 homes, therefore the Standard Method figure of 541 represents a significant change in the level of housing requirement. Furthermore, the projected delivery rates set out in FBC001 and FBC064 demonstrates that there are a number of strategic sites that will start to deliver in the middle part of the plan period.
- 3.3 The PPG goes on to say that "*Strategic policy-makers will need to identify the stepped requirement in strategic housing policy, and to set out evidence to support this approach, and not seek to unnecessarily delay meeting identified development needs. Stepped requirements will need to ensure that planned housing requirements are met fully within the plan period.*"
- 3.4 Furthermore, guidance in relation to the HDT, allows for stepped housing requirements. "*Where the adopted housing requirement is stepped, these stepped requirements will be used in the Housing Delivery Test in place of annual average requirement figures. A stepped requirement allows authorities to reflect step changes in the level of housing expected to be delivered across the plan period.*" (Paragraph: 039 Reference ID: 68-039-20190722)
- 3.5 It is important to note that the stepped housing target set out in Policy H1 is not expressed as a maximum figure and therefore allows for more dwellings than the target to be delivered per annum. The housing trajectory in FBC064 (superseding FBC001) set out the anticipated delivery rates and demonstrates the Council's commitment to meeting the Borough's objectively assessed housing need in full by 2037 and maximising housing delivery, both in the short and long term. However, it does demonstrate the phased delivery of some strategic sites, and more specifically, the low levels of completions expected in the immediate term, largely due to the Council's inability, during the period February 2019-August 2021, to grant planning permissions because of the nutrient neutrality issue (further explained in the HDT Action Plan (FBC008)).
- 3.6 The evidence the Council uses to inform delivery assumptions is set out in the Council's response to Matter 7 Question 6 and consequently the Council is confident that the delivery rates are reasonable and realistic. The total housing requirement and stepped targets set out in this Topic Paper reflect what can be delivered as evidenced by the SHELAA and ongoing engagement with relevant parties. Revised projected delivery rates are set out in Table 1.
- 3.7 Having considered the projected delivery rates as well as comments from other parties during the Local Plan Hearings, it is considered that the stepped requirement could be improved upon. The first 'step' as proposed is shorter, only applying to the first two years of the plan period. However, lower than anticipated delivery rates in 2021/22 mean that the Council is now proposing a lower initial step of 210 dwellings per annum. This is essential to enable the Council to pass the HDT as soon as possible, avoid the associated implications and ensure development in the Borough can be genuinely plan led as soon as possible. The remainder of the housing requirement is annualised over the rest of the plan period, giving an average of 653 dwellings per

annum which is slightly less ambitious in terms of annual delivery rates given historical completion rates in the borough. This proposed approach ensures that under delivery is addressed as soon as possible and that housing delivery targets are above the minimum housing need for the vast majority of the plan period. The Council's rationale for a stepped requirement has not changed but we are proposing that there is an alternative approach which is more effective, justified (having regard to latest numbers), and more positively prepared to ensure sustainable development in the borough. The revised stepped requirement, as proposed is set out below. The Council accept that this is likely to constitute a main modification to the Plan but believe it is beneficial.

#### **Strategic Policy H1: Housing Provision**

**The Council will make provision for at least 9,560 net new homes across the Borough during the Plan period of 2021-2037, phased as follows:**

- **At least 420 dwellings (averaging 210 dwellings per annum) between 2021/22 and 2022/23,**
- **At least 9,140 dwellings (averaging 653 dwellings per annum) between 2023/24 and 2036/37.**

3.8 The implications of the revised stepped requirement, as proposed, in terms of the Housing Delivery Test and the five-year housing land supply are set out in the following sections.

## 4.0 Housing Delivery Test (HDT)

- 4.1 As set out in Section 3 of this paper, the implications of the Council's HDT results going forward is a key driver for stepping the housing requirement. The Council's belief in a plan-led system means that it believes it illogical to progress a Local Plan to adoption only for the policies which are most important for determining planning applications to be out of date on the basis of poor HDT results in line with Paragraph 11 of the NPPF. As set out in the Council's response to Matter 3 Question 8, the Council calculates that without stepping the requirement, it could face the presumption in favour of sustainable development until the release of more favourable results in the 2025 HDT, likely to be early 2026 given past release dates.
- 4.2 From our research, we believe that there are only a small handful of authorities (Broxbourne and Rossendale, and Watford at examination), with an up-to-date Local Plan and a five-year supply which need to apply the presumption because of HDT results. The Council does not believe that the intention of the HDT was to stymie progression of Local Plans, particularly in situations where external factors i.e. nitrate neutrality, was the principal reason behind poor delivery rates, and hence reiterates its argument for a stepped requirement to address this unusual situation. This section provides an update to the Council's response to Matter 3 Question 8 and sets out how the HDT results would look with the revised stepped requirement compared to the stepped requirement set out in the Submission Local Plan.
- 4.3 The stepped requirement in the Submission Local Plan was set at a level that would enable the Council to pass the HDT as soon as possible, the 2023 HDT. However, the updated supply position means that the Council would fail the HDT for an additional year, further delaying the return of plan led development in Fareham until the results of the 2024 HDT are published. The tables below provide a comparison of projected HDT results with the stepped requirement as set out in the Submission Local Plan and with the proposed amended stepping.

**Table 2: Projected HDT Results with Stepped Requirement in Submission Local Plan**

HDT	2019/20	2020/21	2021/22	2022/23*	2023/24*	Total Delivered	Total Requirement	Result
2022	285	117	141			543	1,070**	51%
2023		117	141	335		593	942	63%
2024			141	335	714	1,190	900	132%

\* Projected delivery based on revised Local Plan Housing Trajectory (April 2022) (see Appendix 1)

\*\* Requirement based on the assumption that the plan is adopted before HDT 2022 results are published



**Table 3: Projected HDT Results with Revised Stepped Requirement**

HDT	2019/20	2020/21	2021/22	2022/23*	2023/24*	Total Delivered	Total Requirement	Result
2022	285	117	141			543	980**	55%
2023		117	141	335		593	762	78%
2024			141	335	714	1,190	1,073	111%

\* Projected delivery based on revised Local Plan Housing Trajectory (April 2022) (see Appendix 1)

\*\* Requirement based on the assumption that the plan is adopted before HDT 2022 results are published

- 4.4 The comparison demonstrates that even with the stepped requirement from the Submission Local Plan, upon adoption, under paragraph 11d of the Framework, the Council's housing policies would be deemed to be out of date until the results of the 2024 HDT are published (i.e. January 2025 based on previous release dates) and so the Council would face challenge to apply full weight to them. However, this conflicts with the plan-led system and the requirement of a Local Plan to set the development strategy for the borough.
- 4.5 Table 3 shows an improved position whereby the Council would pass the 2023 HDT with the amended stepped requirement. It also makes evident the fact that even with the stepped housing requirement starting at 210 dwellings per annum, the Council is still expecting to fail the 2022 HDT. In fact, even if the housing requirement was 0 for 2021/22, the Council could not achieve a result of 75% or more in the 2022 HDT.
- 4.6 The stepped requirement has been set at the proposed level so that the Council passes the HDT as soon as possible and avoids the application of the presumption in favour of sustainable development as far as possible, and particularly in a situation of a recently adopted Local Plan. It also ensures that the Council will meet their housing requirement over the plan period as required by the Framework. The stepped requirement only proposes a modest reduction for the first two years and for the remainder of the plan period, the annual housing requirement exceeds the Standard Methodology requirement and the annualised unmet need contribution. This proposed approach ensures that under delivery is addressed as soon as possible and that housing delivery targets are above the minimum housing need for the vast majority of the plan period.
- 4.7 As set out in the Housing Delivery Test Action Plan (FBC008), delivery has been constrained in recent years due to the issues of nutrient neutrality and the unprecedented emergence of Coronavirus. Although the Council recognises and welcomes the reduction in requirement that has been applied to HDT 2020 and HDT 2021 results, it has been lobbying Government for a number of years on the nutrient neutrality issue to no avail despite the number of homes permitted in 2019/20 dropping to just 73 making it impossible significantly boost supply in the first couple of years of the plan period. The number of houses built in any given year is, in part, a reflection of the number of sites with planning permission and there is a lag between the granting of planning permission and the completion of new home on sites. Therefore, even if the housing requirement was not stepped, it would not boost housing delivery in the short term as even if additional sites were granted planning permission now, they would not boost delivery rates for 2022/23

due to the time it would take for the discharge of conditions and construction time. However, delivery rates are improving as evidenced by the large number of sites under construction. The monitoring site visits show that as at April 2022, there were 296 homes under construction in the Borough, giving the Council confidence in its ability to meet its requirement in the current year.



## 5.0 Five Year Housing Land Supply

- 5.1 The Framework requires planning policies to identify a supply of specific, deliverable sites for years one to five of the plan period, with the appropriate buffer. In this regard and taking into account the requirement for a 20% buffer (as determined by the 2020 and 2021 HDT results) on the five-year housing land supply, the housing target proposed in Policy H1 ensures that the Council can achieve a five-year housing land supply on adoption of the Local Plan that is realistic and can be sustained. The table below summarises the rolling five-year housing land supply position for the plan period, factoring in the proposed revised stepped housing delivery target periods.
- 5.2 This analysis clearly demonstrates that, based on the minimum site capacity requirements and the stepped requirement, a five-year housing land supply can be secured upon adoption of the plan and maintained throughout the plan period.

**Table 4: Five Year Housing Land Supply with Proposed New Stepped Housing Requirement**

	2022/23 – 2026/27	2023/24 – 2027/28	2024/25 – 2028/29	2025/26 – 2029/30	2026/27 – 2030/31	2027/28 – 2031/32	2028/29 – 2032/33	2029/30 – 2033/34	2030/31 – 2034/35	2031/32 – 2035/36	2032/33 – 2036/37
Local Plan Housing Requirement	2882	3265	3265	3265	3265	3265	3265	3265	3265	3265	3265
Under Delivery*	14	14	14	14	13	0	0	0	0	0	0
Total 5 Year Requirement (inc. buffer)**	3403	3935	3443	3443	3442	3428	3428	3428	3428	3428	3428
Housing Supply	3729	4258	4228	3868	3565	3512	3455	3553	3591	3638	3599
Balance Between Requirement and Supply	326	323	785	425	123	84	27	125	163	210	171
5 Year Housing Land Supply	5.48	5.41	6.14	5.62	5.18	5.12	5.04	5.18	5.24	5.31	5.25

\* Under delivery of 69 units in 2021/22 against stepped requirement, split over first 5 years

\*\* 20% buffer applied for first **two** years due to expected HDT results with 5% buffer applied from then on

- 5.3 Table 5, below, sets out what the five-year housing land supply position would be with the stepped requirement as submitted. It demonstrates that the revised stepped requirement would improve the five-year housing land supply considerably, resulting in a five-year supply throughout the plan period.

**Table 5: Five Year Housing Supply with Stepped Housing Requirement as Submitted**

	2022/23 – 2026/27	2023/24 – 2027/28	2024/25 – 2028/29	2025/26 – 2029/30	2026/27 – 2030/31	2027/28 – 2031/32	2028/29 – 2032/33	2029/30 – 2033/34	2030/31 – 2034/35	2031/32 – 2035/36	2032/33 – 2036/37
Local Plan Housing Requirement	2235	2480	2900	3075	3250	3250	3600	3600	3600	3600	3600
Under Delivery*	32	32	32	32	31	0	0	0	0	0	0
Total 5 Year Requirement (inc. buffer)**	2720	3014	3518	3262	3445	3413	3780	3780	3780	3780	3780
Housing Supply	3729	4258	4228	3868	3565	3512	3455	3553	3591	3638	3599
Balance Between Requirement and Supply	1009	1244	710	606	120	100	-325	-227	-189	-142	-181
5 Year Housing Land Supply	6.85	7.06	6.01	5.93	5.17	5.15	4.57	4.70	4.75	4.81	4.76

\* Under delivery of 159 units in 2021/22, split over first 5 years.

\*\* 20% buffer applied for first **three** years due to expected HDT results with 5% buffer applied from then on.

- 5.4 The two tables demonstrate that a five-year supply will be achieved on adoption of the Plan in line with paragraph 74 of the Framework. However, the revised stepped requirement strengthens this position and would ensure a rolling five-year supply for the entire plan period and is a marked improvement compared to that set out in the Council's response to Matter 7 Question 9 and the update provided in FBC064.

## 6.0 Conclusion

- 6.1 This topic paper updates information provided in the Council's response to Matter 3 and Matter 7 as well as FBC064. The Council's rationale for a stepped requirement has not changed but we are proposing that there is an alternative approach which is more effective, justified (having regard to latest numbers), and more positively prepared to ensure sustainable development in the borough.
- 6.2 The stepped requirement has been set at a level that will enable the Council to avoid having to apply the presumption in favour of sustainable development as a result of HDT results and ensure development of the borough will be genuinely plan led as soon as possible, particularly in the situation of having a recently adopted Local Plan.
- 6.3 The Council accept that this will likely constitute a main modification to the Local Plan but believe it to be highly beneficial.



Appendix 1 – Revised Appendix B: Housing Trajectory (as at 1 April 2022)

Site Ref	Site Name	No. Dwellings (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
<b>Completions</b>																		
	All sites	141	141															
	<b>Total</b>	<b>141</b>																
<b>Small Sites with Planning Permission</b>																		
	All small sites (10% non-implementation discount applied)	74		24	25	25												
	<b>Total</b>	<b>74</b>																
<b>Outstanding Full Planning Permissions - Large (5+ dwellings)</b>																		
FTC7	Red Lion Hotel, Fareham (P/20/1359/FP)	18			18													
HA1	Land East of Brook Lane, Warsash (Warsash Cluster) (P/21/0300/RM)	76		20	40	16												
HA1	Land to the East of Brook Lane & South of Brookside Drive, Warsash (Warsash Cluster) Now Brook Lane Warsash (P/19/0313/RM)	85		15	50	20												
HA3	HA3 Southampton Road (part) (P/20/1584/RM)	95		40	40	15												
HA12	Moraunt Drive, Portchester (P/18/0654/FP)	48			24	24												
HA15	Beacon Bottom West, Park Gate (P/18/1258/FP)	29		19	10													
HA17	Phase 1 Botley Road (P/19/0643/FP)	12		12														
HA19	399-403 Hunts Pond Road (P/19/0183/FP)	16		16														
HA23	Stubbington Lane, Hill Head (P/19/0915/FP)	11		11														
HA26	Beacon Bottom East, Park Gate (P/19/1061/FP)	9		9														
HA31	Hammond Ind Est (P/20/1597/FP)	36			36													
HA32	Egmont Nurseries, Brook Avenue (P/21/1301/FP)	8					8											
HA34	Land South West of Sovereign Crescent, Locks Heath (P/18/0484/FP)	38		19	19													
HA35	Former Scout Hut Coldeast Way Sarisbury Green (P/20/0702/FP)	9			9													
HA38	68 Titchfield Park Road (P/20/1137/FP)	9		9														
HA40	Land west of Northfield Park ( P/18/1437/FP)	22		11	11													

Site Ref	Site Name	No. Dwellings (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
HA41	22-27a Stubbington Green (P/18/1410/FP)	9			9													
HA43	Corner of Station Road, Portchester (P/19/0840/FP)	16		16														
HA46	12 West Street, Portchester (P/21/0899/FP)	30			30													
HA47	195-205 Segensworth Road (P/21/1257/FP)	8			8													
HA54	Land east of Crofton Cemetery (P/20/0522/FP)	206			20	70	70	46										
2974	Avon Park Rest Home (P/19/1348/FP)	5				5												
1203	Swanwick Marina, Bridge Road (P/15/0424/VC)	50			25	25												
2942	Wykeham House School (P/17/0147/FP)	6		6														
3226	94 Botley Road, Park Gate (P/19/0321/PC)	8		8														
2951	24 West Street, Fareham (P/19/0654/PC)	7			7													
3259	Funtley Court, Funtley Hill (P/20/1326/PC)	24		24														
3260	88a West Street, Fareham (P/20/0737/FP)	6		6														
1335	Land at Addison Road, Sarisbury Green (P/20/0204/FP)	6		6														
3257	Eagle Point, Little Park Farm Road (P/21/1235/PC)	46			46													
3258	201 West Street (P/21/0744/FP)	9					9											
1342	The Grange (P/21/1576/RM)	16		16														
3249	Wates House, Wallington Hill (P/20/1483/PC prior app granted, P/21/0350/FP Approved for 9)	29		29														
3247	200 Bridge Road (P/20/1313/FP)	8					8											
207	Land south of Romsey Avenue (P/18/1073/FP)	225				25	50	50	50	50								
1323	Burrige Lodge, 246 Botley Road (P/21/0561/RM)	7			7													
	<b>Total</b>	<b>1242</b>																
<b>Outstanding Outline Planning Permissions - Large (5+ dwellings)</b>																		
FTC6	Magistrates Court (P/21/1932/RM)	37				37												
HA1	Land East of Brook Lane, Warsash (Warsash Cluster) (P/17/0752/OA)	64				20	22	22										
HA1	Land adjacent to 125 Greenaway Lane (Warsash Cluster) (P/19/0402/OA)	100			50	50												



Site Ref	Site Name	No. Dwellings (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
HA1	East & West of 79 Greenaway Lane, Warsash (Warsash Cluster) (P/18/0107/OA)	30				24	6											
HA1	Land between and to the rear of 56-66 Greenaway Lane (Warsash Cluster) (P/18/0756/OA)	28				14	14											
HA4	Downend Road East, Portchester (P/20/0912/OA)	350			30	50	100	100	70									
HA10	Land South of Funtley Road, Funtley (P/18/0067/OA)	55			40	15												
HA28	3-33 West Street, Portchester (P/19/1040/OA)	26					26											
HA33	Land to East of Bye Road (self/custom build) (P/19/0061/DP/A) (P/17/1317/OA)	7				7												
LP3	Welborne	3610			30	180	240	240	240	280	300	300	300	300	300	300	300	300
3002	Land east of Newgate Lane East (P/19/1260/OA)	99				45	54											
3183	Land at 18 Titchfield Park Road (P/20/0235/OA)	6				6												
	Land east of Posbrook Lane (P/19/1193/OA)	57					57											
	Newgate Cottage, 245 Newgate Lane (P/21/0178/OA)	5				5												
	<b>Total</b>	<b>4474</b>																
<b>Resolution to Grant Planning Permission - Large (5+ dwellings)</b>																		
HA1	Land at Brook Lane, Warsash (Warsash Cluster) (P/17/0845/OA)	180				24	50	50	50	6								
HA3	Robann Park, Southampton Road, Titchfield Common (P/19/1322/OA)	39			19	20												
HA9	Heath Road, Locks Heath (P/17/1366/OA)	70			35	35												
HA27	Rookery Avenue - Foreman site (P/19/0870/FP)	32		19	13													
	<b>Total</b>	<b>321</b>																
<b>Local Plan Allocations - Fareham Town Centre (without planning permission)</b>																		
FTC3	Fareham Station East	120												50	50	20		
FTC4	Fareham Station West	94													30	50	14	
FTC5	Crofton Conservatories	49											49					
FTC8	97-99 West Street, Fareham	9							9									
FTC9	Portland Chambers, 66 West Street, Fareham	6				6												

Site Ref	Site Name	No. Dwellings (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
BL1	Town Centre Broad Location for Growth	620											100	100	100	100	100	120
		<b>898</b>																
<b>Local Plan Allocations in Other Existing Settlements (without planning permission)</b>																		
HA22	Wynton Way, Fareham	13				13												
HA24	335-357 Gosport Road, Fareham	8			8													
HA29	Land East of Church Road	20			5	15												
HA30	33 Lodge Road, Locks Heath	9											9					
HA36	Locks Heath District Centre	35				35												
HA37	Former Filling Station, Locks Heath Centre	30				30												
HA42	Cams Alders Sheltered Housing	60							60									
HA44	Assheton Court	27					27											
HA48	76-80 Botley Road	18				18												
HA49	Menin House, Privett Lane	26							13	13								
HA50	Land north of Henry Cort Drive	55							55									
HA51	Redoubt Court	12							12									
HA52	Land at Dore Avenue	12							12									
	<b>Total</b>	<b>325</b>																
<b>Local Plan Allocations on Edge of Settlement Sites</b>																		
HA1	Medina Nurseries	5							5									
HA1	Land West of Lockwood Road, Warsash	62					19	43										
HA1	Land off Lockwood Road, Warsash	9							9									
HA1	Land to rear of 108-118 Brook Lane, Warsash	19							19									
HA1	Land North of 74 and 78 Greenaway Lane, Warsash	6											6					
HA1	Land West of Lockwood Road, Warsash	27				27												
HA1	Land to the East of Brook Lane and West of Lockwood Road, Warsash (Warsash Cluster)	130				23	50	57										

Site Ref	Site Name	No. Dwellings (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
HA1	Land rear of 59 Greenaway Lane (Warsash Cluster)	9					9											
HA3	Land to the East of Southampton Road, Titchfield	87								50	20	17						
HA3	Hambrooks Garden Centre, Southampton Road	18								18								
HA3	Land off Southampton Road, Titchfield	30							15	15								
HA3	237 Segensworth Road, Titchfield Common	20				20												
HA7	Warsash Maritime Academy	100			50	50												
HA13	Hunts Pond Road, Titchfield Common	38							38									
HA17	Phase 2 69 Botley Road	12									12							
HA39	Land at 51 Greenaway Lane	5							5									
HA45*	Land Rear of 77 Burrige Road	3					3											
HA53	Land at Rookery Avenue, Swanwick	6						6										
HA55	Land South of Longfield Avenue	1250					50	100	100	100	100	100	100	100	100	100	150	150
HA56	Land West of Downend Road	550								50	100	100	100	100	100			
	<b>Total</b>	<b>2386</b>																
<b>Windfall Allowance</b>																		
	Windfall 0-5 years (Small Sites)	100					50	50										
	Windfall 5-10 years (Small and Large sites)	510							102	102	102	102	102					
	Windfall 10-16 years (Small and Large Sites)	510												102	102	102	102	102
	<b>Total</b>	<b>1120</b>																
	<b>TOTAL</b>	<b>10981</b>																
<i>*Specialist Housing: Gypsy/Traveller Site</i>																		
<b>Total Borough Projected Completions</b>			<b>141</b>	<b>335</b>	<b>714</b>	<b>994</b>	<b>922</b>	<b>764</b>	<b>864</b>	<b>684</b>	<b>634</b>	<b>619</b>	<b>711</b>	<b>807</b>	<b>782</b>	<b>672</b>	<b>666</b>	<b>672</b>
<b>Cumulative Completions</b>			141	476	1190	2184	3106	3870	4734	5418	6052	6671	7382	8189	8971	9643	10309	10981

Site Ref	Site Name	No. Dwellings (Net)	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37
<b>Minimum Annual Housing Requirement (see Policy H1)</b>			210	210	653	653	653	653	653	653	653	653	653	653	653	653	653	653
<b>Cumulative Housing Requirement</b>			210	420	1073	1726	2379	3032	3685	4338	4991	5644	6297	6950	7603	8256	8909	9562
<b>No. Dwellings Above or Below Cumulative Housing Requirement</b>			-69	56	117	458	727	838	1049	1080	1061	1027	1085	1239	1368	1387	1400	1419