

FAREHAM LOCAL PLAN 2037

MATTER 7:

HOUSING LAND SUPPLY

**ON BEHALF OF: THE HAMMOND FAMILY, MILLER HOMES AND
BARGATE HOMES**

Pegasus Group

Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
T: 01285 641717 | www.pegasusgroup.co.uk

Birmingham | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Edinburgh | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough | Solent

 **DESIGN**  **ENVIRONMENT**  **PLANNING**  **ECONOMICS**  **HERITAGE**

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Group.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales Registered Office: Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
Copyright Pegasus Planning Group Limited 2011. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited

CONTENTS:

	Page No:
1. MATTER 7 – HOUSING LAND SUPPLY	1
1.1 Is the reliance on Welborne Garden Village to deliver half of the housing requirement for Fareham justified as the most appropriate way of achieving sustainable development, the supply of new homes and the growth of the borough? If not, what are the alternatives?	1
1.2 Does the plan provide sufficient contingency should this site be delayed? Is the 11% additional supply set out in para 4.12 adequate?	2
1.3 The Framework in para 69a) requires that land to accommodate at least 10% of the housing requirement on sites of 1 hectare or less should be allocated unless there are strong reasons why this cannot be achieved. Paragraph 4.13 of the Plan demonstrates that for Fareham this figure is 9.4%. What is the justification for this target not being achieved?	4
1.4 What compelling evidence is there in accordance with paragraph 71 of the Framework that windfall sites should be part of the anticipated supply? Are the windfall projections in Table 2 of the Housing Windfall Background Topic Paper. ie. 51 dwellings on both small and large sites over the plan period justified?	5
1.5 Does the Council apply a lapse rate for sites with planning permission or with resolutions to grant subject to a s106 agreement which may be delayed or do not come forward?	6
1.6 What assumptions have been made to inform the trajectory for the delivery of housing sites in terms of lead in times for grant of full planning permission, outline and reserved matters, and conditions discharge; site opening up and preparation; dwelling build out rates; and number of sales outlets? Are they appropriate and justified?	7
1.7 What evidence is there to support the anticipated delivery rate of Welborne Garden Village? Does this adequately reflect the time it will taken to bring development forward and the necessary infrastructure requirements for the site?	8
1.8 Overall does the Plan allocate sufficient land to ensure the housing requirement of the borough will be met over the plan period? Is the average delivery of 720 homes per annum in 2028-29 and 2036-37 achievable considering past delivery in the borough?	9
<i>Five-year housing land supply</i>	12
1.9 Would the Council be able to demonstrate a 5-year supply of deliverable housing sites on adoption of the Plan and a rolling 5-year supply throughout the plan period?	12

1.10	Is there a need for and are there any additional sites which could contribute to the first 5 years' supply post adoption should delivery of any of the allocated sites stall in the first 5 years?	16
1.11	If I were to conclude that a 5-year supply of specific, deliverable housing sites would not exist on adoption, what would be the most appropriate way forward for the Plan?	17
APPENDIX 1		18

1. MATTER 7 – HOUSING LAND SUPPLY

1.1 Is the reliance on Welborne Garden Village to deliver half of the housing requirement for Fareham justified as the most appropriate way of achieving sustainable development, the supply of new homes and the growth of the borough? If not, what are the alternatives?

1.1.1 No.

1.2 Does the plan provide sufficient contingency should this site be delayed? Is the 11% additional supply set out in para 4.12 adequate?

1.2.1 FBC001 suggests that Welborne will achieve the first completions in 2023/24 (i.e. within circa 18 months to 2 years) based on information provided by the site promoter in April 2021. The website for Welborne was updated in July 2021 and identified that the first completions could be achieved in 2023/24 assuming that design codes were produced in autumn/winter 2021, and infrastructure applications, reserved matters applications and site preparation and infrastructure is implemented from winter 2021 to early 2022.

1.2.2 In February 2022 however, no design codes have been submitted to the Council¹, no applications for infrastructure or reserved matters have been submitted and no on-site work has commenced². Therefore, the delivery of this site has already been delayed from that set out in FBC001. Indeed, the Council and site promoter have presented numerous trajectories over recent years, none of which have come anywhere close to being achieved³ which undermines the reliance that can be placed on these trajectories, especially as the trajectories are wholly unrealistic, as has been found by a s78 Inspector recently⁴.

1.2.3 The Start to Finish report (Lichfields, 2020) suggests that on sites of over 2,500 homes it takes 2.3 years between the approval of reserved matters and the first completions. In the absence of an application for the approval of reserved matters at Welborne, and given the significant infrastructure works required, it would not be expected that the first completions could be achieved for at least 3 years even on the most optimistic basis. Even if this were

¹ As required by condition 9 of the outline planning permission.

² As is evident from the fact that there have not even been any applications to discharge all but one of the pre-commencement conditions.

³ For example, in March 2017, the site promoter suggested that the first completions would be achieved in 2018/19; in December 2018, they suggested that the first completions would be achieved in 2020/21; in March 2019, the agreed trajectory suggested that the first completions would be achieved in 2020/21.

⁴ As set out in paragraph 90 of the appeal decision at Land at Newgate Lane (North) and Land at Newgate Lane (South) in which the Inspector concluded "*that housing delivery on that site within the five-year period will fall well short of that assumed by the Council.*"

achieved it would reduce the contribution from this site by 600 homes over the plan period.

1.2.4 Additionally, FBC001 assumes that this site will deliver 275hpa across the plan period⁵, which is incredibly optimistic given that Figure 8 of the Start to Finish report (Lichfields, 2020) demonstrates that this is the maximum that has ever been achieved on any site nationally.

1.2.5 Therefore, even on the most optimistic basis and taking account of the deliverability of this site alone, the eFLP provides for at most 9,994 homes over the plan period in response to the identified minimum housing requirement for 9,560 homes which equates to a contingency of only 4.5%. In reality, the supply from this site and the other supply from other sites⁶ will be considerably lower.

⁵ Excluding the first partial year, ranging from 180hpa to 300hpa.

⁶ As addressed in response to question 8 below.

1.3 The Framework in para 69a) requires that land to accommodate at least 10% of the housing requirement on sites of 1 hectare or less should be allocated unless there are strong reasons why this cannot be achieved. Paragraph 4.13 of the Plan demonstrates that for Fareham this figure is 9.4%. What is the justification for this target not being achieved?

1.3.1 No comment.

1.4 What compelling evidence is there in accordance with paragraph 71 of the Framework that windfall sites should be part of the anticipated supply? Are the windfall projections in Table 2 of the Housing Windfall Background Topic Paper. ie. 51 dwellings on both small and large sites over the plan period justified?

1.4.1 The supply⁷ includes 1,122 homes on large windfall sites⁸. The eFLP therefore relies upon the delivery of unallocated sites, many of which will not accord with the policies of the eFLP. This is unjustified. These sites should be allocated now if they are to be relied upon.

⁷ Identified in FBC001.

⁸ Based on historic rates of delivery of unallocated sites as set out in paragraph 3.6 of HOP007, which will include large sites outside of the settlement boundaries that do not accord with the policies of the eFLP.

1.5 Does the Council apply a lapse rate for sites with planning permission or with resolutions to grant subject to a s106 agreement which may be delayed or do not come forward?

1.5.1 It is already apparent that some large sites will not deliver to their full capacity⁹. However, it appears from the trajectory provided in FBC001 that the Council only allow for a 10% non-implementation rate on small permitted sites and unrealistically assume that every dwelling on every large site¹⁰ will be delivered.

⁹ As addressed in response to question 8.

¹⁰ Including those which benefit from planning permission, those subject to a resolution to grant planning permission, existing allocations and proposed allocations.

1.6 What assumptions have been made to inform the trajectory for the delivery of housing sites in terms of lead in times for grant of full planning permission, outline and reserved matters, and conditions discharge; site opening up and preparation; dwelling build out rates; and number of sales outlets? Are they appropriate and justified?

1.6.1 Lead-in times and delivery-rates will vary from site to site and the application of such generic rates would not provide the clear site-specific evidence required by the NPPF. However, LPAs should understand these rates to ensure that the supply is realistic. There does not appear to have been any consideration of such rates within the evidence base of the eFLP which casts doubt on the weight to be afforded to the trajectories within FBC001.

1.7 What evidence is there to support the anticipated delivery rate of Welborne Garden Village? Does this adequately reflect the time it will taken to bring development forward and the necessary infrastructure requirements for the site?

1.7.1 This is addressed in response to question 2 above.

1.8 Overall does the Plan allocate sufficient land to ensure the housing requirement of the borough will be met over the plan period? Is the average delivery of 720 homes per annum in 2028-29 and 2036-37 achievable considering past delivery in the borough?

1.8.1 Trajectories identified by the Council have been found to be significantly over-inflated by numerous s78 Inspectors in recent years^{11,12,13}.

1.8.2 The trajectory of FBC001 is equally unrealistic for numerous reasons including because¹⁴:

- i. The capacity has been over-inflated by 60 homes by:
 - a. 1 home at 123 Barnes Lane which has planning permission for the construction of a 75-bed care home (which equates to 40 homes) and the demolition of 1 home;
 - b. 3 homes at 68 Titchfield Park Road (HA38) which has planning permission for the conversion of a 6-bed care homes (which equates to the loss of 3 homes) to 9 homes;
 - c. 22 homes at Land east of Brook Lane, Warsash (HA1) which is subject to RM applications for 118 rather than 140 homes;

¹¹ See for example, paragraph 91 of the appeal decision at Land at Newgate Land (North) and Land at Newgate Lane (South) which states "*Based on the evidence before me, I consider that the Council's expectations of delivery are likely to be unrealistic...*"

¹² Also, paragraph 23 of the appeal decision at Rear of 77 Burrige Road which states "*However, it has not provided the clear evidence sought by the Framework in relation to at least 1700 dwellings. The information before me does not enable me to reach a definitive position for the current housing land supply position, but the probability is that it is significantly below that published by the Council...*"

¹³ Also, paragraph 90 of the appeal decision at Land to the east of Downend Road, Portchester which states "*In many instances those resolutions to grant planning permission are 18 or more months old and I consider they cannot be considered as coming within the scope of the Framework's deliverability definition. I therefore consider that the Council's claimed 4.66 years HLS position is too optimistic and that the appellants figure of 2.4 years better represents the current situation.*"

¹⁴ The respective positions on the developable and deliverable supply are tabulated in Appendix 1.

- d. 19 homes at Land adjacent 125 Greenaway Lane (HA1) which is subject to an RM application for 81 rather than 100 homes;
 - e. 8 homes at Magistrates Court (FTC6) which is subject to an RM application for 37 rather than 45 homes;
 - f. 1 home at Land at 18 Titchfield Park Road which has outline planning permission for the erection of 6 homes and the demolition of 1 home; and
 - g. 7 homes at Land south of Longfield Avenue (HA55) which is subject to an outline planning application for 1,200 homes and an 80-bed care home (which equates to 43 homes) rather than 1,250 homes.
- ii. The capacity has been under-stated by 26 homes at Land east of Crofton Cemetery (HA54) which has planning permission for 206 rather than 180 homes.
 - iii. It includes 16 homes on an unpermitted, unallocated site at The Grange which will double-count the windfall allowance;
 - iv. It unrealistically assumes that Welborne will achieve the first completions in 2023/24 which even on the most optimistic basis over-inflates the supply by 600 homes¹⁵; and
 - v. It includes 620 homes at BL1 which will be highly complex to deliver and is dependent upon a review of the CIL Charging Schedule which has not been proposed¹⁶.
- 1.8.3 Even without a detailed assessment of the developable supply and without the application of any non-implementation/lapse rate, it is apparent that there is a supply of at most 9,323 homes in response to the identified minimum housing requirement for 9,560 homes. Even without taking account of the fact that a

¹⁵ As addressed in response to question 2 above.

¹⁶ As addressed in response to Matter 6, the prospect of delivery and the viability of this broad location is highly questionable, and it is recommended that this is not relied upon within the developable supply, although this is not to suggest that the allocation should be removed.

proportion of sites will inevitably not be implemented, and even assuming that the housing requirement is sound, there is therefore an insufficient supply.

- 1.8.4 The Inspectorate recommend that Local Plans seek to identify a supply 10%¹⁷ above the minimum housing requirement, or 10,516 homes. However, the eFLP recommends that a supply of 15% above the minimum housing requirement is necessary, or 10,994 homes. This would require that additional sites capable of delivering 1,671 homes are identified.

¹⁷ According to paragraph 4.12 of the eFLP.

Five-year housing land supply

1.9 Would the Council be able to demonstrate a 5-year supply of deliverable housing sites on adoption of the Plan and a rolling 5-year supply throughout the plan period?

1.9.1 FBC001¹⁸ identifies a 6.04 year land supply (yls) for the period 2021-26 based on a requirement for 2,388 homes calculated against the proposed stepped housing requirement and including a 20% buffer, and a supply of 2,883 homes.

1.9.2 Even if the deliverable supply identified by the Council is accepted:

- i. there will remain a record of substantial under-delivery such that paragraph 11d of the NPPF will be engaged; and
- ii. there will remain a pressing need for housing as evidenced by the fact that against the minimum local housing need (excluding unmet needs) there would be a 4.44yls¹⁹ and against the annualised housing requirement (including the contribution of 900 homes towards unmet needs) there would be a 4.02yls²⁰.

1.9.3 Unless additional sustainable allocations are identified, it will therefore fall to the Development Management system to seek to address the pressing need for housing in the tilted balance.

1.9.4 Additionally, in accordance with the findings of numerous s78 Inspectors, the deliverable supply of 2,883 homes is significantly over-inflated including because:

- i. The capacity has been over-inflated by 40 homes including by:

¹⁸ It should be noted that the Council has also now introduced FBC024 to the examination which considers the five year land supply position from January 2022, but this firstly does not take account of the emerging allocations and secondly has been miscalculated owing to the fact that it applies the standard method that existed at 1st April 2021 without taking account of any over or under supply that may have accrued in the interim. This is therefore not relevant or relied upon for the purpose of these representations.

¹⁹ = 2,883/(541x1.2).

²⁰ = 2,883/(9,560/16x1.2).

- a. 1 home at 123 Barnes Lane which has planning permission for the construction of a 75 bed care home (which equates to 40 homes) and the demolition of 1 home;
 - b. 3 homes at 68 Titchfield Park Road (HA38) which has planning permission for the conversion of a 6-bed care homes (which equates to the loss of 3 homes) to 9 homes;
 - c. 2 homes at Land east of Brook Lane, Warsash (HA1) which is subject to RM applications for 118 rather than 140 homes of which 120 were assumed in the first 5 years in FBC001;
 - d. 19 homes at Land adjacent 125 Greenaway Lane (HA1) which is subject to an RM application for 81 rather than 100 homes;
 - e. 8 homes at Magistrates Court (FTC6) which is subject to an RM application for 37 rather than 45 homes;
 - f. 1 home at Land at 18 Titchfield Park Road which has outline planning permission for the erection of 6 homes and the demolition of 1 home; and
 - g. 7 homes at Land south of Longfield Avenue (HA55) which is subject to an outline planning application for 1,200 homes and an 80 bed care home (which equates to 43 homes) rather than 1,250 homes.
- ii. It includes 16 homes on an unpermitted, unallocated site at The Grange which post-dates the base-date²¹;
 - iii. It unrealistically assumes that Welborne will achieve the first completions in 2023/24 which even on the most optimistic basis over-inflates the deliverable supply by 420 homes²²;

²¹ And so is not eligible for inclusion in the deliverable supply at present in accordance with the findings of every s78 appeal decision of which I am aware.

²² As addressed in response to question 2 above.

- iv. It includes 841 homes on sites²³ which do or will fall within Category B of the definition of a deliverable site upon adoption for which, as found by numerous previous s78 Inspectors, no clear evidence is available that completions will begin on site within five years²⁴; and
- v. Within the previous points it includes sites with trajectories that are beyond unrealistic including for example at Land at Brook Lane (HA1) where the Council consider that 24 homes will be delivered within a year on a site which doesn't even yet benefit from outline planning permission, or at Land west of Lockwood Road (HA1) where the Council consider that 19 homes will be delivered next month on a site which doesn't yet benefit from outline planning permission.

1.9.5 Once the supply is assessed in accordance with national policy, even giving the benefit of the doubt to the Council, there is a deliverable supply of at most 1,565 homes. This would provide for a 3.28yrs²⁵ against the proposed stepped housing requirement²⁶. Therefore, in the absence of additional sustainable allocations, a 5YLS will not be able to be demonstrated contrary to paragraph 68 of the NPPF.

²³ Including 55 homes at Land South of Funtley Road (HA10), 174 homes at Land at Brook Lane (HA1), 157 homes at Land to the east of Brook Lane and west of Lockwood Road (HA1) upon which the Council recognise that the current planning application is no longer being pursued, 5 net homes at Land at 18 Titchfield Park Road, 35 homes at Locks Heath District Centre (HA36), 30 homes at Former Filling Station (HA37), 27 homes at Assheton Court (HA44), 13 homes at Wynton Way (HA22), 18 homes at Land east of Church Road (HA29), 100 homes at Warsash Maritime Academy (HA7), 20 homes at 237 Segensworth Road (HA3), 5 homes at Medina Nurseries (HA1), 62 homes at Land west of Lockwood Road (HA1), 9 homes at Land rear of 59 Greenaway Lane (HA1), 70 homes at Heath Road, Locks Heath (HA9), 6 homes at Portland Chambers (FTC9), 12 homes at Redoubt Court (HA51), and 50 homes at Land south of Longfield Avenue (HA55) which is subject to an outline planning application which remains subject to numerous substantial objections including from the MOD.

²⁴ Within this analysis, the benefit of the doubt has been given to the Council and all sites which benefit from an application or approval of reserved matters or there is some other evidence to suggest that completions will be achieved within five years have been included in the deliverable supply.

²⁵ =1,565/2,388x5.

²⁶ And a 2.41yrs (=1,565/3,246x5) against the minimum local housing need, or a 2.18yrs (=1,565/3,585x5) against the annualised housing requirement.

1.9.6 The ability of the Council to demonstrate a 5YLS for the first five years, on the basis of the stepped housing requirement, assuming that a 5% buffer becomes applicable in 2024 and on the basis of the supply identified by the Council, is presented in FBC001²⁷. If this is rolled forward as it is in the table below, it is apparent that the Council would be unable to demonstrate a 5YLS from 2027 onwards²⁸.

	2021 26	2022 27	2023 28	2024 29	2025 30	2026 31	2027 32	2028 33	2029 34	2030 35	2031 36	2032 37
Local Plan Housing Requirement	1,990	2,235	2,480	2,900	3,075	3,250	3,425	3,600	3,600	3,600	3,600	3,600
Shortfalls from previous years	-	56	-	-	-	-	-	-	-	-	-	-
5 Year Requirement (inc. buffer) ²⁹	2,388	2,749	2,976	3,045	3,229	3,413	3,596	3,780	3,780	3,780	3,780	3,780
Housing Supply	2,883	3,488	3,682	3,506	3,414	3,416	3,368	3,425	3,560	3,568	3,623	3,494
Supply vs requirement	495	739	706	461	185	4	-228	-355	-220	-212	-157	-286
5 Year Housing Land Supply	6.04	6.34	6.19	5.76	5.29	5.01	4.68	4.53	4.71	4.72	4.79	4.62

²⁷ Noting that the position in 2022-27 has been miscalculated as it does not take account of the under-delivery in 2021/22, which if addressed using the Sedgefield approach would result in a 6.34 rather than 6.50yls.

²⁸ Against the minimum local housing need on the basis of these assumptions, the Council would be unable to demonstrate a 5YLS until 2023 but would then have more than a 5YLS for the remainder of the plan period; and against the annualised housing requirement the Council would be unable to demonstrate a 5YLS until 2027 but would then have more than a 5YLS for the remainder of the plan period.

²⁹ 20% buffer applied for first three years due to expected HDT results with 5% buffer applied from then on.

1.10 Is there a need for and are there any additional sites which could contribute to the first 5 years' supply post adoption should delivery of any of the allocated sites stall in the first 5 years?

1.10.1 As demonstrated in the response to Question 9 above, there is clearly a need for additional sustainable sites to be allocated, such as land at Newgate Lane East, and as set out in our Matter 2 Hearing Statements.

1.11 If I were to conclude that a 5-year supply of specific, deliverable housing sites would not exist on adoption, what would be the most appropriate way forward for the Plan?

1.11.1 Paragraph 68 of the NPPF indicates that such a supply should be able to be identified at the point of adoption. In order to secure this, additional sites should be allocated within the eFLP.

1.11.2 If notwithstanding the allocation of additional sustainable sites, the eFLP remains unable to secure a 5YLS owing to its reliance upon large sites which will be developed towards the end of the plan period³⁰, this would not justify the proposed stepped requirement which serves to disregard the actual substantial housing need in the short-term³¹ thereby undermining the sustainability of the eFLP. Instead, any such shortfalls should be recognised and responded to through the Development Management system.

1.11.3 The presumption in favour of sustainable development will be engaged regardless of the 5YLS position owing to

- i. The record of substantial under-delivery supply as set out in footnote 8;
- ii. The absence of a plan period supply³² contrary to the requirements of paragraphs 11b, 15, 23 and 68 of the NPPF.

1.11.4 In such circumstances, the development management system will provide additional opportunities to address any 5YLS shortfall. This would provide even greater reason to ensure that the presumption is applied correctly rather than being supplanted by Policy HP4.

³⁰ Notwithstanding that this in itself would not appear a sound strategy given the substantial backlog and pressing need for housing early in the plan period.

³¹ As addressed in response to Matter 3.

³² Ibid.

APPENDIX 1

The plan period supply

LP 2037 Ref	Site Address	Plan period supply of FBC001	Plan period supply of Pegasus Group
Outstanding Planning Permissions - Small (1-4 dwellings) (10% discount)			
	Total	67	67
Outstanding Full Planning Permissions - Large (5+ dwellings)			
	Avon Park Rest Home	5	5
HA28	3-33 West Street, Portchester	16	16
	Swanwick Marina	50	50
	Wykeham House School	6	6
	Hampshire Rose	12	12
	18-23 Wykeham Place	6	6
HA3	Southampton Road	40	40
	123 Barnes Lane	40	39
	94 Botley Road	8	8
	24 West Street	7	7
HA18	Land north of Funtley Road	27	27
	42 Botley Road	5	5
HA23	Stubbington Lane	11	11
HA33	Land to east of Bye Road	7	7
HA43	Corner of Station Road	16	16
	Croft House, Redlands Lane	6	6
	Former Wavemar Electronics Ltd	9	9
HA19	399-403 Hunts Pond Road	16	16
HA35	Former Scout Hut	9	9
	Funtley Court	24	24
HA26	Beacon Bottom East	9	9
HA38	68 Titchfield Park Road	9	6
HA40	Northfield Park	22	22
	88a West Street	6	6
	1 Station Industrial Park	15	15
	Wates House	20	20
	Total	401	397
Outstanding Outline Planning Permissions - Large (5+ dwellings)			
HA3	Southampton Road	95	95
HA10	Land south of Funtley Road	55	55
HA1	Land to the east of Brook Lane and south of Brookside Drive	85	85
HA32	Egmont Nurseries	8	8
HA1	East and west of 79 Greenaway Lane	6	6
HA1	East and west of 79 Greenaway Lane	24	24
	Burr ridge Lodge	7	7
	The Grange	16	0
HA1	Land east of Brook Lane	140	118
	Total	436	398
Resolution to Grant Planning Permissions - Large (5+ dwellings)			
HA1	Land at Brook Lane	180	180
HA1	Land to the east of Brook Land and west of Lockwood Road	157	157*

LP 2037 Ref	Site Address	Plan period supply of FBC001	Plan period supply of Pegasus Group
HA34	Land south west of Sovereign Crescent	38	38
HA1	Land adjacent to 125 Greenaway Lane	100	81
FTC6	Magistrates Court	45	37
	Land at 18 Titchfield Park Road	6	5
HA12	Moraunt Drive	48	48
	Welborne	3,610	3,010
	Total	4,184	3,556
Reg 19 Allocations FTC			
FTC1	Palmerston Car Park	0	0
FTC2	Market Quay	0	0
FTC3	Fareham Station East	120	120
FTC4	Fareham Station West	94	94
FTC5	Crofton Conservatories	49	49
	Total	263	263
Allocations made in the 2020 Publication Plan in other existing settlements			
HA41	22-27a Stubbington Green	9	9
HA28	Rest of 3-33 West Street	10	10
HA36	Locks Heath District Centre	35	35
HA37	Former Filling Station	30	30
HA31	Hammond Industrial Estate	36	36
HA44	Assheton Court	27	27
HA22	Wynton Way	13	13
HA24	335-357 Gosport Road	8	8
HA30	33 Lodge Road	9	9
HA29	Land east of Church Road	20	20
HA42	Cams Alders Sheltered Housing	60	60
	Total	257	257
Allocations made in the 2020 Publication Plan on edge of settlement sites			
HA7	Warsash Maritime Academy	100	100
HA3	Land to the east of Southampton Road	87	87
HA3	Hambrooks Garden Centre	18	18
HA3	Land off Southampton Road	30	30
HA3	237 Segensworth Road	20	20
HA3	Robann Park	49	49
HA4	Downend Road East	350	350
HA15	Beacon Bottom West	29	29
HA17	Phase 1 Botley Road	12	12
	Phase 2 69 Botley Road	12	12
HA1	Medina Nurseries	5	5
HA1	Land west of Lockswood Road	62	62
HA1	Land between and to the rear of 56-66 Greenaway Lane	28	28
HA1	Land off Lockswood Road	9	9
HA1	Land to rear of 108-118 Brook Lane	19	19
HA1	Land rear of 59 Greenaway Lane	9	9
HA27	Rookery Avenue	32	32
HA39	Land at 51 Greenaway Lane	5	5
HA9	Heath Road, Locks Heath	70	70
HA13	Hunts Pond Toad	38	38

LP 2037 Ref	Site Address	Plan period supply of FBC001	Plan period supply of Pegasus Group
	Total	984	984
Windfall allowance			
	Windfall 0-5 years	102	102
	Windfall 5-10 years	510	510
	Windfall 10-16 years	612	612
	Total	1,224	1,224
Additional town centre sites in Revised Publication Plan			
FTC7	Red Lion Hotel	18	18
FTC8	97-99 West Street	9	9
FTC9	Portland Chambers	6	6
BL1	Town Centre Allocation	620	0
	Total	653	33
Additional sites in other existing settlements in Revised Publication Plan			
HA46	12 West Street	8	8
HA47	195-205 Segensworth Road	8	8
HA48	76-80 Botley Road	18	18
HA49	Menin House	26	26
HA50	Land north of Henry Court Drive	55	55
HA51	Redoubt Court	12	12
HA52	Land at Dore Avenue	12	12
	Total	139	139
Additional edge of settlement sites in Revised Publication Plan			
HA53	Land at Rookery Avenue	6	6
HA54	Land east of Crofton Cemetery	180	206
HA55	Land south of Longfield Avenue	1,250	1,243
HA56	Land west of Downend Road	550	550
	Total	1,986	2,005
OVERALL TOTAL SUPPLY		10,594	9,323

* Application withdrawn; site kept in as an allocation

The deliverable supply 2021-26

LP 2037 Ref	Site Address	Deliverable supply of FBC001	Deliverable supply of Pegasus Group
Outstanding Planning Permissions - Small (1-4 dwellings) (10% discount)			
	Total	67	67
Outstanding Full Planning Permissions - Large (5+ dwellings)			
	Avon Park Rest Home	5	5
HA28	3-33 West Street, Portchester	16	16
	Swanwick Marina	50	50
	Wykeham House School	6	6
	Hampshire Rose	12	12
	18-23 Wykeham Place	6	6
HA3	Southampton Road	40	40
	123 Barnes Lane	40	39
	94 Botley Road	8	8
	24 West Street	7	7
HA18	Land north of Funtley Road	27	27
	42 Botley Road	5	5
HA23	Stubbington Lane	11	11
HA33	Land to east of Bye Road	7	7
HA43	Corner of Station Road	16	16
	Croft House, Redlands Lane	6	6
	Former Wavemar Electronics Ltd	9	9
HA19	399-403 Hunts Pond Road	16	16
HA35	Former Scout Hut	9	9
	Funtley Court	24	24
HA26	Beacon Bottom East	9	9
HA38	68 Titchfield Park Road	9	6
HA40	Northfield Park	22	22
	88a West Street	6	6
	1 Station Industrial Park	0	0
	Wates House	20	20
	Total	386	382
Outstanding Outline Planning Permissions - Large (5+ dwellings)			
HA3	Southampton Road	95	95
HA10	Land south of Funtley Road	55	0
HA1	Land to the east of Brook Lane and south of Brookside Drive	85	85
HA32	Egmont Nurseries	8	8
HA1	East and west of 79 Greenaway Lane	6	6
HA1	East and west of 79 Greenaway Lane	24	24
	Burrige Lodge	7	7
	The Grange	16	0
HA1	Land east of Brook Lane	120	118
	Total	416	343
Resolution to Grant Planning Permissions - Large (5+ dwellings)			
HA1	Land at Brook Lane	174	0
HA1	Land to the east of Brook Lane and west of Lockwood Road	157	0
HA34	Land south west of Sovereign Crescent	38	38
HA1	Land adjacent to 125 Greenaway Lane	100	81

LP 2037 Ref	Site Address	Deliverable supply of FBC001	Deliverable supply of Pegasus Group
FTC6	Magistrates Court	45	37
	Land at 18 Titchfield Park Road	6	0
HA12	Moraunt Drive	48	48
	Welborne	450	30
	Total	1,018	234
Reg 19 Allocations FTC			
FTC1	Palmerston Car Park	0	0
FTC2	Market Quay	0	0
FTC3	Fareham Station East	0	0
FTC4	Fareham Station West	0	0
FTC5	Crofton Conservatories	0	0
	Total	0	0
Allocations made in the 2020 Publication Plan in other existing settlements			
HA41	22-27a Stubbington Green	9	9
HA28	Rest of 3-33 West Street	10	10
HA36	Locks Heath District Centre	35	0
HA37	Former Filling Station	30	0
HA31	Hammond Industrial Estate	36	36
HA44	Assheton Court	27	0
HA22	Wynton Way	13	0
HA24	335-357 Gosport Road	0	0
HA30	33 Lodge Road	0	0
HA29	Land east of Church Road	18	0
HA42	Cams Alders Sheltered Housing	0	0
	Total	178	55
Allocations made in the 2020 Publication Plan on edge of settlement sites			
HA7	Warsash Maritime Academy	100	0
HA3	Land to the east of Southampton Road	0	0
HA3	Hambrooks Garden Centre	0	0
HA3	Land off Southampton Road	0	0
HA3	237 Segensworth Road	20	0
HA3	Robann Park	49	49
HA4	Downend Road East	180	180
HA15	Beacon Bottom West	29	29
HA17	Phase 1 Botley Road	12	12
	Phase 2 69 Botley Road	0	0
HA1	Medina Nurseries	5	0
HA1	Land west of Lockswood Road	62	0
HA1	Land between and to the rear of 56-66 Greenaway Lane	28	28
HA1	Land off Lockswood Road	0	0
HA1	Land to rear of 108-118 Brook Lane	0	0
HA1	Land rear of 59 Greenaway Lane	9	0
HA27	Rookery Avenue	32	32
HA39	Land at 51 Greenaway Lane	0	0
HA9	Heath Road, Locks Heath	70	0
HA13	Hunts Pond Toad	0	0
	Total	596	330
Windfall allowance			

LP 2037 Ref	Site Address	Deliverable supply of FBC001	Deliverable supply of Pegasus Group
	Windfall 0-5 years	102	102
	Windfall 5-10 years	0	0
	Windfall 10-16 years	0	0
	Total	102	102
Additional town centre sites in Revised Publication Plan			
FTC7	Red Lion Hotel	18	18
FTC8	97-99 West Street	0	0
FTC9	Portland Chambers	6	0
BL1	Town Centre Allocation	0	0
	Total	24	18
Additional sites in other existing settlements in Revised Publication Plan			
HA46	12 West Street	8	8
HA47	195-205 Segensworth Road	8	8
HA48	76-80 Botley Road	18	18
HA49	Menin House	0	0
HA50	Land north of Henry Court Drive	0	0
HA51	Redoubt Court	12	0
HA52	Land at Dore Avenue	0	0
	Total	46	34
Additional edge of settlement sites in Revised Publication Plan			
HA53	Land at Rookery Avenue	0	0
HA54	Land east of Crofton Cemetery	0	0
HA55	Land south of Longfield Avenue	50	0
HA56	Land west of Downend Road	0	0
	Total	50	0
OVERALL TOTAL SUPPLY 2021-26		2,883	1,565