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# HOUSING DELIVERY AND SUPPLY REPORT 2020

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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 2019, LPAs are penalised for not delivering housing by either Action Plan (<95%), Buffer (<85%) or Presumption (<45%).

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.

**LOCAL PLANS:**





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

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

Older LPs / Core Strategy’s 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. The forecast outline is as follows;

-  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.



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# HAMPSHIRE

LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Basingstoke & Deane BC	76%	105% (+29%)	None	<a href="#">4.25 years</a> (20% buffer) - December 2019	Local Plan (2016)	BDBC have a housing land supply of 4.25 years at 1 April 2019, applying a 20% buffer. This would increase to 4.86 if a 5% buffer was applied - as will now be the case because their housing delivery is about 85%. However, in both cases, the Council are unable to demonstrate 5 years of deliverable sites. The Local Plan was adopted in 2016, next year the Local Plan will be 5 years old and the housing supply requirement will need to be based upon the standard methodology number.
East Hampshire District Council	104%	172% (+68%)	None	<a href="#">5.87 years</a> (5% buffer)	Local Plan (2014)	As of 1st April 2019, the Council (outside the SDNP) can demonstrate 5.87 years of deliverable housing land supply for the period 1st April 2019 to 31st March 2024, with figures derived from the standard method. This is an equivalent surplus of 469 dwellings using the standard method. Consultation on new Local Plan is underway although in early stages.
Eastleigh Borough Council	115%	145% (+30%)	None	<a href="#">6.2 years</a> (5% buffer) - March 2020	Local Plan (2006)	Eastleigh have a healthy position in terms of delivery and supply owing to the fact they have 23 of 40 identified large sites under constructed with nearly 1,100 plots commenced. New Local Plan Examination has taken place and the Inspector has recommended modifications, as such, the Local Plan will probably be adopted in 2021.
Fareham Borough Council	137%	99% (+38%)	None	<a href="#">4.66 years</a> (5% buffer) - April 2019	Core Strategy (2011)	The Council have a supply of 4.66 years using the standard number. Supply fell significantly in 2019, if the trends continues the supply position could worsen with the imposition of a 20% buffer. New Local Plan is being prepared with the publication of a draft expected later in 2020. Likely to be a couple of years before the new Local Plan is adopted and therefore there is a window of opportunity to bring forward proposals for non-allocated sustainable sites.
Gosport Borough Council	111%	87%	Action Plan	<a href="#">6.7 years</a> (5% buffer) - December 2019	Gosport Borough Local Plan (October 2015)	Gosport proclaimed a very healthy 5YHLS in December 2019, however their delivery has slipped precariously close to 85% which would result in the imposition of a 20% buffer - this would reduce it to 5.8 years. Significantly, their supply is from their Local Plan which will be 5 years old in October 2020, the standard number will then be applied, we expect this will leave struggling to demonstrate a 5YHLS. One of watch.

LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Hart District Council	278%	241%	None	<a href="#">10.4 years</a> (5% buffer) - March 2020	Hart Local Plan (2002)	Hart have a very high level of supply and delivery on the basis of a relatively modest requirement and the fact that they are progressing a number of major development sites - including Land North of Hook - which in-itself provides about 5 years supply. Adoption of a new Local Plan is imminent following receipt of the Inspector's Report.
Havant Borough Council	147%	101%	None	<a href="#">5.4 years</a> (5% buffer) - December 2019	Core Strategy (2011)	Havant's delivery slipped significantly in 2019, if this trend continues to 2020 then no doubt they will be below 85% and have a buffer added - this could take them below 5YHLS. The new Local Plan is at a relatively early stage of preparation, we therefore expect that there will be opportunities to pursue sites under the presumption before this is adopted.
New Forest District Council	35%	43%	Presumption	<a href="#">5.1 years</a> (5% buffer)	Core Strategy (2009)	A fairly optimistic housing supply trajectory provides housing land supply of 5.1 years; this is based on anticipated annually delivery in excess of 650 units from 2023, given that past delivery has been around 300 units a year, this is unlikely to be achieved. Expect that it would be fairly easy to demonstrate that the Council do not have a 5YHLS. Notwithstanding this, delivery is so low that the presumption is in place. New Local Plan being prepared, Inspector's Report set out requirement for modifications in March 2020.
Portsmouth City Council	122%	119%	None	<a href="#">4.7 years</a> (5% buffer) - March 2019	Local Plan (2012)	The Council declare that they would have 7.3 years based on their Core Strategy, however this is out-of-date and using the standard number they have 4.7 years. The figures are from March 2019 and therefore need to be updated. Delivery is acceptable, although there is a downward trend. New Local Plan is in relatively early stages of preparation and therefore it will be a few more years until sites can be allocated to boost supply. Opportune time for housing developments.
Rushmoor Borough Council	123%	141%	None	<a href="#">7.9 years</a> (5% buffer) - June 2019	Local Plan (2019)	Rushmoor have a healthy 5YHLS and housing delivery. This appears to stem from the Aldershot Urban Extension which provides 3,850 new dwellings - most of which are to be supplied in the forthcoming 5-year period. Expect figures to be maintained in the short-term. New Local Plan adopted in 2019.



LOCATION	HDT 2018	HDT 2019	HDT MEASURE	5YHLS	ADOPTED LOCAL PLAN	FORECAST
Southampton City Council	120%	149%	None	TBC	Core Strategy Review (2015)	The Council claim to have a 5YHLS - however this is not evidenced on the public register. A recent appeal decision confirms that the Council can demonstrate a 5YHLS. This position will be updated with precise information on publication.
Test Valley Borough Council	265%	195%	None	<a href="#">7.24 years (Northern Test Valley) &amp; 6.68 years (Southern Test Valley)</a> (5% buffer) - April 2019	Revised Local Plan (2016)	The Council has prepared a Housing Implementation Strategy, which incorporates the 5YHLS position as at 1st April 2019. The Strategy set out the separate housing land supply figures for Northern Test Valley and Southern Test Valley and the methodology for how they have been calculated. As at 1st April 2019, the Housing Land Supply position for Northern Test Valley was 7.24 years, and for Southern Test Valley was 6.68 years.
Winchester City Council	121%	139%	None	<a href="#">7.1 years</a> (5% buffer) - January 2020	Joint Core Strategy (2013)	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.

