

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date **16 January 2019**

Report of: **Director of Planning and Regulation**

Subject: **FIVE YEAR HOUSING LAND SUPPLY POSITION**

SUMMARY

At their meeting on the 9th October 2017, the Executive resolved that Officers present a report to the Planning Committee on the Council's current 5-Year Housing Supply (5YHLS) position on a regular basis.

The following report provides the latest update, and supersedes the update previously provided to the Planning Committee on 12th December 2018.

RECOMMENDATION

That the Committee note: -

- (i) the content of the report and the current 5-Year Housing Land Supply position;
- (ii) that the 5-Year Housing Land Supply Position set out in the attached report (which will be updated regularly as appropriate) is a material consideration in the determination of planning applications for residential development;
- (iii) when the Government publishes the Housing Delivery Test results, Officers believe that this Council will be required to apply a 20% buffer to the 5-Year Housing Land Supply position, and Members should make decisions on planning applications on that basis; and
- (iv) that the Government are consulting on adjustments to the new standard method used to calculate Local Housing Need, following publication of the new household growth projections on 20th September 2018. If implemented these adjustments will further increase the Council's housing requirements, above that arising from the Housing Delivery Test.

INTRODUCTION

1. The following 5YHLS position updates and supersedes those previously provided to the Planning Committee. It will continue to be regularly updated as appropriate and will represent a material consideration in the determination of planning applications. It should be noted that the Council's housing land supply position can go down as well as up depending on the circumstances relevant at any given time.

NATIONAL PLANNING CHANGES

2. The revised NPPF and PPG changed how Local Planning Authorities must calculate their housing need figure. Prior to publication of the revised Framework and Guidance, housing need was calculated through a process called Objectively Assessed Need (OAN). The requirement of the revised NPPF is for housing need to now be calculated by a new standard method, as set out in the PPG.
3. The standard method uses household growth projections and house-price to earnings affordability data (produced by the Office for National Statistics) to calculate the Local Housing Need figure for a Local Planning Authority.
4. In September, the Office for National Statistics published new household growth projections. The new projections are 2016-based and update the previous 2014-based projections which were used to calculate the annual housing need figure.
5. At the Planning Committee meeting in October, Members were advised that using the new household growth projections within the standard method reduced Fareham's housing need by 65 dwellings per annum from the figure reported to September Planning Committee. The housing need figure for Fareham, using the standard method, became 479 dwellings per annum.
6. Calculation of the Council's 5-Year Housing Land Supply Position based on an annual dwelling requirement of 479 gave a projected position of 4.95 years in October 2018.
7. The Housing Delivery Test results which the Ministry of Housing, Communities and Local Government (MHCLG) were due to publish in November had still not been published as at the 8th January. Officers believe that when these results are published they will require this Council to apply a buffer of 20%.
8. At the Planning Committee on the 12th December, Members were advised that as this Council will be required to apply a 20% buffer to its 5-Year Housing Land Supply requirement, Members should determine planning applications on that basis.
9. On 26th October 2018, the Government issued a further technical consultation on changes proposed to both national planning policy and guidance in respect of housing need assessment and housing land supply. The technical consultation proposes the use of the older 2014-based ONS household projections, rather than the up-to-date lower 2018 projections, as part of the current application of the standard method to calculating local housing need. If implemented this will further increase the Council's housing requirements, above that arising from the Housing Delivery Test.

RISK ASSESSMENT

10. There are no significant risk considerations in relation to this report.

CONCLUSION

11. That the Committee note the content of the report and the updated 5YHLS position.
12. That the 5YHLS position set out in the attached report (which will continue to be updated regularly as appropriate) is a material consideration in the determination of planning application for residential development.
13. Members note the Housing Delivery Test result implications and the potential effect upon this Council's housing requirements resulting from other proposed changes to national planning policy and guidance.

Enquiries:

For further information on this report please contact Lee Smith. (Ext 4427).

Fareham Borough Council
Five-Year Housing Land Supply Position

December 2018

1.0 INTRODUCTION

- 1.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites to provide five years supply of housing against their housing requirements. The NPPF also requires an additional buffer of 5% (or 20% in the case of persistent under-delivery) to ensure choice and competition in the market for land.
- 1.2 This document has been prepared to provide the latest position on the 5 Year Housing Land Supply (5YHLS) in Fareham Borough. It will be updated at regular intervals to ensure the most accurate and up-to-date position is available. Updates will be provided to the Planning Committee when relevant and will also be advised on the Council's website.
- 1.3 This document is iterative/live and will only provide the most accurate position of 5YHLS at the time of publication. It is possible that sites will be omitted from the 5YHLS and then subsequently when circumstances change may feature again in a future iteration of the 5YHLS position (and vice versa). Likewise, delivery rates for included sites are not fixed and are subject to revision following correspondence with site promoters/ developers.

2.0 HOUSING NEED

- 2.1 The revised NPPF (July 2018) and PPG changed how Local Planning Authorities must calculate their housing need figure. Prior to publication of the revised Framework and Guidance, housing need was calculated through a process called Objectively Assessed Need (OAN). The requirement through the revised NPPF is for housing need to be calculated through a new standard method.
- 2.2 The new standard method is based on household growth projections and house-price to earnings affordability data published by the Office for National Statistics (ONS).
- 2.3 In September, the Office for National Statistics published new household growth projections for each local authority in England. The new projections are 2016-based and replaced the previous 2014-based projections which were used to calculate the annual housing need figure for the September Committee.
- 2.4 Use of the new 2016-based household growth projections within the standard method reduced the Council's Local Housing Need figure by 65 dwellings per annum from 544 dwellings to 479 dwellings.
- 2.5 There remains a requirement in the revised NPPF to include at least a 5% buffer on top of the 5-year housing requirement, "to ensure choice and competition in the market for land". The 5% buffer increases the dwellings per annum requirement to 503.
- 2.6 The level of the buffer (5% or 20%) is now determined through the Housing Delivery Test, which has been introduced as part of the revised NPPF. The NPPF advises that each Council's Housing Delivery Test result will be calculated and published by MHCLG in November of each year, with the first result due in November 2018. As at the time of completing this report (8th January) the Housing Delivery Test results had not been published.
- 2.7 Based on the Housing Delivery Test guidance that is available, Officers consider there a very strong likelihood that this Council will be required to apply a 20% buffer on its 5-year housing requirement.

- 2.8 A number of planning consultancies have undertaken their own assessments as to which Councils will be required to apply a 20% buffer, which in turn has been reported in the planning press. In all the instances that Officers have seen, planning consultancies have concluded like Officers that this Council will be required to apply a 20% buffer.
- 2.9 Applying a 20% buffer will increase this Council's annual requirement from 503 to 575 dwellings per annum. As at the date this report was prepared, this would equate to a housing land supply at Fareham of 4.5 years (a shortfall of 282 dwellings) up to 31st March 2023
- 2.10 The revised Planning Practice Guidance confirms that past under-delivery in housing supply is not required to be taken account of when using the standard method, as the affordability adjustment is applied to take account of past under-delivery.
- 2.11 On 26th October 2018, the Government issued a further technical consultation on changes proposed to both national planning policy and guidance in respect of housing need assessment and housing land supply. The response to this consultation (which closed on 7th December 2018), was agreed by the Council's Executive on the 3rd December.
- 2.12 The technical consultation proposes the use of the older 2014-based ONS household projections, rather than the up-to-date lower 2016 projections, as part of the current application of the standard method to calculating local housing need. If implemented this will further increase the Council's housing requirements, above that arising from the Housing Delivery Test.

3.0 HOUSING SUPPLY

- 3.1 The revised National Planning Policy Framework requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need. As such, this section sets out the different sources which make-up the Council's projected five-year housing supply.

Planning Permissions

- 3.2 A comprehensive list of all sites with outstanding planning permission at the start of each monitoring year (1 April 2018) is provided annually to the Council by Hampshire County Council. However, to ensure that this 5YHLS position provides the most accurate and up-to-date position, all new planning permissions up until 31st December 2018 are also taken account of. Sites with planning permission are only included within the projected supply where there is clear evidence that the site is being delivered, or will be delivered within the 5-year period. As such, where there is some indication that a planning permission will not be implemented then the site has been omitted from the 5YHLS on a precautionary basis. However, this may change if subsequent information comes to light to suggest the development will take place in the five-year period.
- 3.3 The monitoring of new permissions and the delivery projections of existing sites with planning permission will continue to be kept regularly up-to-date by Fareham Borough Council Officers, through regular correspondence with site developers.

Resolutions to Grant Planning Permission

- 3.4 Housing delivery from sites with a resolution to grant planning permission form a significant component of the projected supply. These consist of sites which have been approved by the Council's Planning Committee, but the formal grant of planning permission remains subject to matters such as the completion of a legal agreement (i.e. Section 106).

- 3.5 Based on information provided by applicants, these sites are expected to contribute fully to the Council's 5YHLS, however projections will be kept under review by the Council. It has been assessed that the 'up to' figures in the resolutions to grant permission are reasonable and achievable, however, should the subsequent reserved matters applications revise the development quantum then this may need to be reflected in future updates on the 5YHLS position, should those quantum be acceptable.

Adopted Local Plan Housing Allocations and Emerging Brownfield Sites

- 3.6 Officers have undertaken a review of the residual allocations and policy compliant sites from the adopted Local Plan to inform the 5YHLS position. This has been based on correspondence with the site promoter and Planning Officer judgement.

Members will be aware that in mid-December a substantial amount of supporting/ revised information was provided in connection with the current planning application for Welborne. The submitted information includes projected housing completions at Welborne within the next 5 years. The applicant, Buckland Development Ltd, have advised that they anticipate 30 dwellings would be delivered in 2020-21, 180 in 2021-22 and 240 in 2022-23. This would total some 450 dwellings in the five-year period. The Council's 5-year housing land supply previously anticipated 590 housing completions at Welborne during the 5-year period. This element of the Council's Housing Land Supply has been updated accordingly in the tables at Sections 4 and 5 below.

- 3.7 In instances where Officers have gathered information on the timing and delivery rates from site landowners or developers, the Council have in some instances taken a more precautionary approach to delivery than may have been proposed by the site developer. This could be, for example, if they failed to allow sufficient time for planning permissions to be secured, or if the delivery rates were considered too optimistic. It is important that the Council has a robust basis for its 5YHLS calculations, as adopting a set of unrealistic assumptions may result in a 5YHLS figure that may not be accepted by an appeal Inspector.
- 3.8 This process of liaison with site promoters and developers will remain ongoing to ensure a robust and evidenced position on 5YHLS can be demonstrated.

Windfall Allowance

- 3.9 Paragraph 70 of the revised NPPF allows for an allowance to be made for housing delivery from windfall sites, providing that there is compelling evidence that they will provide a reliable source of supply having regard to historic windfall delivery rates and expected future trends. An allowance for windfall housing from small sites (1-4 units) has been included within the projected 5-year supply, but avoids any small-site windfall development in years 1-3 of that projection and any large-site windfall from the entire 5-year projection.
- 3.10 The windfall rates used in the 5YHLS projection are set out in the Council's Housing Windfall Projections Background Paper (2017)¹.

Calculating the 5YHLS

- 3.11 In summary, the 5YHLS position in this paper is based on the following: -

¹ Available at: http://www.fareham.gov.uk/PDF/planning/local_plan/DraftLocalPlanEvidenceBase/EV24-BackgroundPaperHousingWindfallProjections.pdf

- Local Housing Need figure of 479 dwellings per annum.
- Application of a 20% buffer on the Local Housing Need figure.
- Outstanding planning permission data provided by Hampshire County Council up until 31st March 2018 and Fareham Borough Council records from 1st April 2018 until 31st December 2018.
- Sites with a resolution to grant planning permission, allocated within the adopted Local Plan and emerging brownfield sites which are expected to deliver housing over the 5-year period 1st April 2018 to 31st March 2023.
- Expected windfall development from small sites (1-4 units) in years 4 and 5 (i.e. 1st April 2021 – 31st March 2023).
- Delivery projections and rates which are derived from detailed liaison with site developers (particularly for larger development sites).

4.0 FIVE-YEAR HOUSING LAND SUPPLY POSITION

4.1 The following table provides a summary of the Council's current 5YHLS position as per the date of this paper.

HOUSING REQUIREMENT		
A	Local Housing Need: Dwellings per annum 2018-36	479
B	Local Housing Need: Total requirement for 1 st April 2018 to 31 st March 2023 (A x 5)	2395
C	20% buffer to ensure choice and competition in the market for land (B x 20%)	479
D	Total housing requirement for period from 1st April 2018 to 31st March 2023 (B+C)	2,874
E	Annual requirement for period from 1 st April 2018 to 31 st March 2023 (d/5)	575
HOUSING SUPPLY		
F	Net outstanding planning permissions for small sites (1-4 units) expected to be built by 31 st March 2023 (discounted by 10% for lapses)	135
G	Net outstanding planning permissions for large sites (5 or more units) expected to be built by 31 st March 2023	884
H	Dwellings with a Resolution to Grant Planning Permission that are expected to be built by 31 st March 2023	837
I	Dwellings allocated in Adopted Local Plan (LP2 & LP3) that are expected to be built by 31 st March 2023	517
J	Dwellings from emerging brownfield sites (Adopted Local Plan - LP1 & LP2) that are expected to be built by 31 st March 2023	145
K	Small site windfall allowance (years 4 – 5) (37 dwellings x 2 years)	74
L	Expected housing supply for the period from 1st April 2018 to 31st March 2023 (F+G+H+I+J+K)	2,592
M	Housing Land Supply Position over period from 1st April 2018 to 31st March 2023 (L – D)	-282
N	Housing Supply in Years (L / E)	4.5 years

4.2 The above table shows the Council to currently have 4.5 years of housing supply against the 5YHLS requirement. In numerical terms, the housing supply shortfall is 282 dwellings.

4.3 The full detail behind the projected five-year supply of 2,592 dwellings is provided in Section 5.

5.0 DETAILS OF PROJECTED HOUSING SUPPLY FOR THE 5-YEAR PERIOD (1ST APRIL 2018 – 31ST MARCH 2023)

PROJECTED SUPPLY	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Totals	Notes for 5Y Position
OUTSTANDING PLANNING PERMISSIONS - SMALL (1-4 dwellings) (10% discount)	50	50	35			135	10% reduction rate applied to account for likely lapses in permission. Final permission figures provided by HCC - August 2018.
OUTSTANDING PLANNING PERMISSIONS - LARGE (5 dwellings+)						884	
Cold East Hospital, Cold East Way, Sarisbury Green (03/1867/RM)	2					2	Site under construction and almost complete (HCC 2017/18 completions data).
16 Botley Road, Park Gate (03/1439/FP)	12	8				20	Development of 11 units commenced in 2017/18 (HCC 2017/18 completions data).
122 Leydene Nursery, Segensworth Road (06/0907/RM)		3				3	Nothing to indicate that the site will not be developed in the 5-year period at this stage.
70 Trinity Street, Fareham (07/0848/FP)	19	4				23	Development of 19 units commenced in 2017/18 (HCC 2017/18 completions data).
3-33 West Street, Portchester (07/0042/FP)		16				16	Planning permission has been commenced. Staircases to serve flats in place, but no flats built (May 18). Nothing however to indicate that the site will not be developed in the 5-year period.
New Park Garage, Station Road, Park Gate (09/0672/FP)		14				14	Development of all 14 units commenced in 2017/18 (HCC 2017/18 completions data).
Land off Cartwright Drive, Titchfield (14/0741/FP)	40	46				86	Site is under construction and development of all units commenced in 2017/18 (HCC 2017/18 completions data). Delivery projections as informed by HCC LAMS (2018).
100 Wickham Road, Fareham (14/1252/FP)		13				13	Details Pursuant to conditions now in P/14/1252/DP/A. Nothing to indicate that the site won't be developed in the 5-year period at this stage (May 18)
Land at Windmill Grove, Portchester (14/0033/FP)	24					24	Site is under construction and understood to almost be complete (HCC 2017/18 completions data).

PROJECTED SUPPLY	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Totals	Notes for 5Y Position
Swanwick Marina, Bridge Road (15/0424/VC)		20	30			50	There is an outstanding permission for 50 dwellings at this site. The site is still considered to be developed in the 5-year period at this stage. Delivery projections as informed by HCC LAMS (2018).
Fareham College, Bishopsfield Road (15/0690/RM)	40	8				48	Site under construction. Development of outstanding units commenced in 2017/18 (HCC 2017/18 completions data). Delivery projections as informed by HCC LAMS (2018).
The Meadows, Hamilton Road, Sarisbury Green (15/0626/FP)	71					71	Site is under construction and development of all units commenced in 2017/18 (HCC 2017/18 completions data). Delivery projections as informed by HCC LAMS (2018).
123 Bridge Road, Sarisbury Green (15/0391/FP)		5				5	Site owned by FBC. Detailed planning in place. Final stage of ecology translocation in October 2018 and development expected to start in Spring 2019. May deliver slightly earlier than projected.
Land adj. The Navigator, Swanwick (16/0398/RM)	3					3	Site under construction and almost complete (HCC 2017/18 completions data).
10-20 Land to rear of Tewkesbury Avenue (16/1333/FP)	6					6	The development is currently under construction (May 18)
4-14 Botley Road, Park Gate (16/0295/FP)		46				46	Site commenced construction in 2017/18 (HCC 2017/18 completions data). Delivery projections as informed by HCC LAMS (2018).
Former Catholic Church of our Lady of Walsingham, Portchester (16/0905/FP)	8					8	Site is under construction and almost complete (HCC 2017/18 completions data).
Land to rear of 94,96,98,100 and 102 Southampton Road (16/1147/FP)	6					6	Site is under construction and understood to almost be complete (May 18).
Land to rear of 405 & 409 Hunts Pond Road (P/16/1251/FP)		10				10	Development is under way (May 18).
Hope Lodge, 84 Fareham Park Road (P/16/1178/FP and/or P/17/1385/FP)		6				6	Site is understood to be under new ownership. Development is under way (May 18).
189-199 West Street, Fareham (P17/0293/PC)	8					8	Commencement of development considered imminent. Nothing to indicate that the site won't be developed in the 5-year period at this stage (May 18).

PROJECTED SUPPLY	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Totals	Notes for 5Y Position
Auto & Marine, 132 Highlands Road, Fareham (P/17/0366/FP)		5				5	One discharge of condition application has been submitted, but there remain further outstanding ones. Expected to be developed in 5-year period. (May 18)
Fareham Ambulance Station, Highlands Road (P/17/0213/FP)	10					10	Development commenced in 2017/18 (HCC 2017/18 completions data).
Land to rear of 184 Bridge Road (P/17/0697/FP)	8					8	It is understood that adjacent land has been secured to provide material storage during construction. Development commenced in 2017/18 (HCC 2017/18 completions data).
1 Station Industrial Park, Duncan Road, Park Gate (P/17/1219/PC)			15			15	No construction on site - remains offices. Expected to deliver in the 5-year period. (May 18)
10 East Street, Fareham (P/17/1060/FP)				5		5	No construction on site at present but this is a recent permission that is expected to deliver in the 5-year period. (May 18)
Willows End, 312 Old Swanwick Lane (P17/1390/FP)				6		6	Demolition of existing dwelling appears imminent. Details pursuant application recently approved to enable development to commence - expected to deliver in the 5-year period (May 18).
Cranleigh Road, Portchester (Appeal allowed, Reserved Matters Application P/17/1170/RM)	10	40	40	30		120	Construction on-site has commenced. Delivery projections as informed by HCC LAMS (2018).
Wykeham House School (P/17/0147/FP)	10	5				15	Development of site has commenced (May 18). Delivery projections as informed by HCC LAMS (2018)
Land east of Brook Lane, Warsash - Taylor Wimpey (P/16/1049/OA)		10	45	30		85	Permission granted by Planning Inspector following planning appeal (APP/A1720/W/17/3177435). Projections pushed back one year compared with site promoter's submission.
Hampshire Rose, Highlands Road, Fareham (P/17/0956/FP)			18			18	Site owned by FBC. Detailed planning in place. Final stage of ecology translocation in October 2018 and development expected to start in Spring 2019. May deliver slightly earlier than projected.
Former Scout Hut Coldeast Way Sarisbury Green (P/17/1420/OA)			7			7	Outline planning approved in May 2018. Land expected to be transferred from HCA to FBC in Autumn 2018.

PROJECTED SUPPLY	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Totals	Notes for 5Y Position
18-23 Wykeham Place (Former School Sports Hall), East Street, Fareham (P/18/0589/FP)		6				6	Full planning approved in August 2018. Anticipated start on site in 2019.
Land North of Funtley Road, Funtley (P/17/1135/OA)			27			27	Full planning approved November 2018.
Southampton Road (Land at Segensworth Roundabout) (P/18/0897/FP)					41	41	Full planning approved December 2018 for 75 bed care home (housing delivery test ratio applied).
123 Barnes Lane, Sarisbury Green (P/18/0690/FP)					41	41	Full planning approved December 2018 for 75 bed care home (housing delivery test ratio applied).
Land to East of Bye Road (self/custom build) (P/17/1317/OA)		4	3			7	Full planning approved January 2019.
Land to south of Rookery Avenue, Swanwick (P/18/0235/FP)		6				6	Resolution to grant full planning permission at May 2018 Planning Committee for up to 6 dwellings, subject to a Section 106 agreement.
RESOLUTION TO GRANT PLANNING PERMISSION – LARGE (5 dwellings+)						837	
Land at Brook Lane, Warsash - Foreman Homes (P/17/0845/OA)		40	70	70		180	Resolution to grant outline planning permission at January 2018 Planning Committee for up to 180 dwellings, subject to a Section 106 agreement. Projections pushed back one year compared with site promoter's submission.
Land East of Brook Lane, Warsash – Bargate Homes (P/17/0752/OA)		20	40	40	40	140	Resolution to grant outline planning permission at January 2018 Planning Committee for up to 140 dwellings, subject to a Section 106 agreement. Projections pushed back one year compared with site promoter's submission.
Heath Road, Locks Heath – Hampshire County Council (LP2 H11) (P/17/1366/OA)		20	20	30		70	Resolution to grant outline planning permission at February 2018 Planning Committee for up to 70 dwellings, subject to a Section 106 agreement.
Land South of Greenaway Lane, Warsash - Land & Partners (P/17/0998/OA)		25	60	60	12	157	Resolution to grant outline planning permission at May 2018 Planning Committee for up to 157 dwellings, subject to a Section 106 agreement. Projections pushed back one year compared with site promoter's submission.
East & West of 79 Greenaway Lane, Warsash (P/18/0107/OA)		20	10			30	Resolution to grant outline planning permission at June 2018 Planning Committee for 30 dwellings, subject to a Section 106 agreement.

PROJECTED SUPPLY	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Totals	Notes for 5Y Position
Land South of Funtley Road, Funtley (P/18/0067/OA)			15	30	10	55	Resolution to grant outline planning permission at July 2018 Planning Committee for 55 dwellings, subject to a Section 106 agreement.
Land South West of Sovereign Crescent, Locks Heath (P/18/0484/FP)		8	30			38	Resolution to grant full planning permission at September 2018 Planning Committee for 38 dwellings, subject to a Section 106 agreement.
Moraunt Drive, Portchester (P/18/0654/FP)		16	32			48	Resolution to grant full planning permission December 2018.
Southampton Road (Reside) (P/18/0068/OA)		35	50	20		105	Resolution to grant outline planning permission December 2018.
Egmont Nurseries, Brook Avenue (P/18/0592/OA)				8		8	Resolution to grant outline planning permission December 2018.
ADOPTED LOCAL PLAN HOUSING ALLOCATIONS						657	
Wynton Way, Fareham (LP2 H3)				18		18	Site currently owned by HCC. Acquisition of site from HCC is agreed in principle but subject to negotiation. Pre-app has taken place and constraints plans complete to inform layout plan and yield. Expected to realistically delivery toward the latter part of 5-year period.
335-337 Gosport Road, Fareham (LP2 H4)					12	12	Site currently owned by HCC. Pre-app has taken place and constraints plans complete to inform layout plan and yield.
Stubbington Lane, Hill Head (LP2 H12)				12		12	Site owned by FBC. Expected to deliver affordable homes in the short term. Pre-app has taken place and a concept design has been agreed in principle. Site is expected to deliver in the 5-year period.
Sea Lane, Hill Head (LP2 H13)				8		8	Site owned by FBC. Expected to deliver affordable homes in the short term.
Corner of Station Road, Portchester (LP2 H20)				17		17	Site recently purchased by FBC. Has existing resolution for 17 aged-persons apartments (P/16/0142/FP) subject to a Section 106 agreement. Expected to deliver in the short term.
Welborne (LP3)			30	180	240	450	Based on published evidence to support the Draft Local Plan (2017).
EMERGING BROWNFIELD SITES						145	

PROJECTED SUPPLY	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	Totals	Notes for 5Y Position
Fareham Magistrates Court			45			45	Outline application from site owner (Homes England) submitted November 2018.
Warsash Maritime Academy				50	50	100	Site is currently being marketed for disposal by site owner (Southampton Solent University) with October deadline for offers. Vacant possession planned for summer 2019. Projected delivery rates and timing remain subject to revision.
WINDFALL ALLOWANCE						74	
Small (1-4 units)				37	37	74	As per the rate set out in the Council's Windfall Background Paper (2017).
TOTAL PROJECTED HOUSING SUPPLY from 1st April 2018 – 31st March 2023	327	509	622	651	483	2,592	