
Calculation of Five-Year Housing Land Supply

Eastleigh Borough Council

August 2022

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Executive Summary:

- i. The Eastleigh Borough Council 'Calculation of Five-Year Housing Land Supply' document has been prepared to identify the latest five-year housing land supply position as of 1st July 2022. It comprises this main document and appendices detailing the housing sites involved. This updates and replaces the previous report covering the period 1 July 2021 to 30 June 2026.
- ii. The Eastleigh Local Plan was adopted on 25th April 2022. It identifies a planned housing requirement figure of 729 net new dwellings per annum in Eastleigh for the period 2016-2036.
- iii. As of 1st April 2022, 5,348 net new dwellings have been completed in Eastleigh since the base date of the Eastleigh Local Plan (1st April 2016), which represents a cumulative over-provision of 267 dwellings compared to the Local Plan monitoring target of 729 per annum.
- iv. On the basis of the information as presented in this document it is concluded that Eastleigh Borough Council can demonstrate a five-year supply of housing, with 5.1 years' worth of housing using the housing requirement figure and a 5% buffer, in accordance with national planning policy.
- v. A total of 3,943 dwellings are expected to be delivered between 1st July 2022 and 30th June 2027 to meet planned housing need. This is a decrease of 211 dwellings from the previous Hampshire Services report (4,154) which covered the 1st July 2021 to 30th June 2026.
- vi. The decrease is principally owing to the resolution to grant the One Horton Heath development project (ref O/20/89498) which is being brought forward alongside a Full application for 381 dwellings on the first parcel (ref F/20/89500) Once issued, this comprehensive permission will supersede two previous permissions which will no longer contribute to the supply, and which had originally expected to deliver dwellings by 2022/23. Whilst the One Horton Heath planning permission will make a greater contribution to the longer-term housing trajectory for the Borough than the originally permissions, due to upfront infrastructure investment it will provide completed dwellings later in the five year period than previously reported.
- vii. The housing requirement figure for the five-year housing land supply calculation has also increased compared to the figure from the previous Hampshire Services report. This is due to the adoption of the Local Plan which has meant that the housing requirement figure has changed from 675 per annum (using the Standard Method in 2021) to 729 per annum (using the planned housing requirement in the Local Plan). For comparison, if the Standard Method figure had continued to be the appropriate method to use then the figure for this latest report would have been 671 per annum.

1 Introduction

1.1 Hampshire Services has been instructed by Eastleigh Borough Council (“the Council”) to assemble and analyse evidence of housing land supply, in order to inform an update to the Council’s five-year housing land supply position.

1.2 The purpose of this assessment is to consider whether there are sufficient deliverable sites within Eastleigh Borough to demonstrate provision of at least five years’ worth of housing. The housing requirement that it will primarily be measured against for this update is that based on the planned housing requirement set out in the Eastleigh Local Plan adopted on 25th April 2022, including an appropriate buffer to ensure choice and competition in the market for land.

1.3 This assessment uses a base date of 1st July 2022 and covers the anticipated supply to be delivered in the five-year period from 1st July 2022 to 30th June 2027. The assessment includes up-to-date information regarding permissions, commencements, and completions, including contributions from developers on when, and how quickly, sites are likely to come forward.

2 Policy Background

2.1 The National Planning Policy Framework 2021 (NPPF) requires Local Planning Authorities to assess and demonstrate a five-year supply of deliverable sites. Specifically, paragraph 74 of the NPPF states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

2.2 Furthermore, the NPPF supports the inclusion of a windfall allowance in the five-year supply where there is compelling evidence that suggests this is a reliable source of supply.

2.3 Where an authority has an up-to-date plan-based housing requirement (adopted in the last five years), the housing requirement set out in the local plan is the basis for assessing five-year housing land supply. Otherwise, the assessment is against the local housing need figure, calculated using the government’s standard methodology.

2.4 The Eastleigh Local Plan was adopted on 25th April 2022 and therefore the housing requirement figure identified in the Plan should be used for calculating the five-year housing supply figure. The Plan identifies a figure of 729 dwellings per annum, which is the annual average used for the purpose of annual monitoring of housing delivery against the planned trajectory.

3 Methodology for Calculating the Five-Year Supply

Source of Housing Target

3.1 The total five-year housing land supply requirement for Eastleigh is 3,645 dwellings (729 dwellings per annum). This is based on the housing figure identified in Eastleigh's recently adopted Local Plan.

Housing Delivery Test

3.2 The Housing Delivery Test identifies whether past rates of development have met housing requirements. (based on the percentage of "net homes delivered against the number of homes required" over a rolling three-year period). Where the requirements of the test have been fully satisfied, there are no further requirements placed on a local authority. Where a plan-making authority's delivery rate falls below the number of homes required then certain consequences as set out in the NPPF apply, including the application of a 20% buffer on a plan-making authority's five-year housing land supply, if housing delivery falls below 85% of the required number of homes.

3.3 Results published in January 2022 showed that Eastleigh had delivered 3,250 dwellings over the three years between 1st April 2018 and 31st March 2021 against a target of 1,826 dwellings in the same period. This meant that Eastleigh Borough passed the Housing Delivery Test and is not subject to a 20% buffer.

Appropriate Buffer

3.4 The July revision of the PPG for Housing Supply and Delivery (Paragraph 022 Reference ID: 68-022-201907022) states: To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Buffers are not cumulative, meaning that an authority should add only one of the following, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate (i.e. 'confirm' - see below) a 5 year housing land supply;
- 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 75 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

3.5 Consequently the housing requirement figure identified in the Local Plan plus a 5% buffer being applied would make Eastleigh Borough Council's figure 766 dwellings per annum.

Delivery

3.6 The NPPF, and accompanying PPG, require that only those sites that are demonstrably deliverable within the five-year period are included within the calculations of supply. They go on to define ‘deliverability’, identifying sites which, by virtue of their planning status, are considered to be deliverable in principle, as well those sites where further evidence is required. Further details are provided in the PPG of the types of evidence that could be provided to demonstrate deliverability.

In identifying the sites which can be clearly identified as being deliverable, this study has specifically considered the following:

- the current planning status of the site – allocated, outline planning permission (and progress towards reserved matters), detailed planning permission, or resolution to grant planning permission;
- whether a planning performance agreement is in place for the site;
- correspondence with the developer/housebuilder/landowner or agent in relation to anticipated:
 - start date,
 - first housing completions,
 - phasing of development for the duration of the build,
 - information on site assessment work being undertaken,
 - anticipated dates for planning applications being submitted or planning permissions being approved,
 - constraints, ownership and market or cost factors that have the potential to delay delivery of the development;
- progress towards the discharge of planning conditions;
- assumed lead-in times, build-out rates and lapse rates
- general information available from public records relating to typical build-out rates of similar sites and housebuilders general rates of delivery;
- The Council’s inclusion of schemes in its Housing Programme and commitment to delivery (subject to planning) See www.eastleigh.gov.uk/media/9026/appendix-1-housing-delivery-strategy-2.pdf.

Windfall

3.7 The National Planning Policy Framework (NPPF) glossary defines windfall sites as “sites not specifically identified in the development plan”. Paragraph 71 of the NPPF allows local authorities to make an allowance for windfall sites as part of anticipated supply. However, local authorities may only make an allowance for windfall if they have “compelling evidence that they will provide a reliable source of supply”. In addition to this, any windfall allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

3.8 The PPG guidance on housing and economic land availability assessment states a windfall allowance may be justified in the five-year housing land supply calculations.

3.9 It should be noted that revisions to the NPPF no longer specifically refer to windfall sites being on previously developed land or considers exclusions should be made to development on residential gardens.

4 Deliverable Supply

4.1 Hampshire County Council undertakes monitoring of starts, completions and commitments. This data records commitments, sites which have lapsed, and completions on an annual basis including site visits each year to ascertain the situation on sites for a base date of the 1st April of each year. During the year, and outside of the annual visits to sites, data on starts, completions and new permissions are also monitored. Starts and completions during this time are gathered through the receipt of Building Control and National House-Building Council reports. The monitoring data specifically considered for this update covers the period to 1st July 2022.

4.2 On this basis, this assessment of five-year land supply has a base date of 1st July 2022 and covers the five-year period to 30th June 2027. The assessment of the deliverable supply over this five-year period is structured to consider the following sources of supply.

Small Site Commitments

4.3 The small site commitments fall within part A of the NPPF definition of deliverable. They are “sites which do not involve major development and have planning permission”. The small site commitments cover sites for less than 10 dwellings (gross). Some of these sites are under construction whilst others are yet to be implemented.

4.4 Although the PPG no longer specifically requires this, a discount on the anticipated supply of small sites with permissions by a rounded 4% has been applied to take account of the number of planning permissions on small sites that, on average, have lapsed over the period since 2006/7. This data is set out in Table 1.

Table 1: Small Sites Lapsed Planning Permissions

Year	Small Sites with Planning Permission	Net Lapsed Units	% Lapsed
2006-2007	288	2	0.7
2007-2008	288	4	1.4
2008-2009	215	14	6.5
2009-2010	181	7	3.9
2010-2011	144	14	9.7
2011-2012	123	9	7.3
2012-2013	137	11	8.0
2013-2014	159	2	1.3
2014-2015	188	6	3.2
2015-2016	213	3	1.4
2016-2017	209	4	1.9
2017-2018	196	12	6.1

Year	Small Sites with Planning Permission	Net Lapsed Units	% Lapsed
2018-2019	200	6	3.0
2019-2020	232	6	2.6
2020-2021	217	4	1.8
2021-2022	155	19	12.3
Total	3,145	123	3.9

4.5 For a 1st July 2022 base date, the monitoring data shows that there are planning permissions for a gain of 211 dwellings (gross) outstanding for sites of less than 10 dwellings. Taking account of the outstanding planning permissions for a permitted loss of 39 dwellings, the net additional number of dwellings to the supply would be 172. The detailed list of small sites with outstanding planning permissions is set out at Appendix A.

4.6 Once an allowance for lapses of 4% is included, it is considered that small site commitments will yield 165 dwellings within the five-year period.

Large Site Commitments

4.7 The large site commitments fall within parts A and B of the NPPF definition of deliverable. They are sites with detailed planning permission and sites with outline planning permission for major development. The large site commitments cover sites with a capacity for 10 or more dwellings.

4.8 These sites include developments with outline and full planning permission, some of which may have started on site, and others which are yet to be implemented but are demonstrably capable of delivering units within the five-year period to 30th June 2027.

4.9 For the large site commitments, a detailed review has been undertaken by assessing the current planning status of the site (including discharge of conditions and any planning performance agreements) and available phasing plans, supplemented by discussions with the relevant agent and/or landowner/developer of the sites, to ascertain the likely commencement and build out rate of the individual schemes. The delivery assumptions for individual sites are shown in the commentary in Appendix B along with the number of completions that have been recorded through Building Control and National House-Building Council reports for the period 1st April to 30th June 2022. However, not all sites are likely to be covered by this data, as progress information for a number of the sites either does not come through Building Control or National House-Building Control reports or the information comes through belatedly, and therefore the completion figures between 1st April to 30th June 2022 are likely to be an undercount of the actual numbers of completions during this period.

4.10 Given the detailed review undertaken, it is not considered a discount for non-implementation for large sites to be warranted which is not, in any event, required by the PPG.

4.11 For a 1st July 2022 base date there are 22 large committed sites which are expected to contribute to the five-year land supply. Of these sites, 13 were under construction and over 500 plots were recorded as having

commenced. Appendix B sets out the delivery assumptions for these sites, provides a commentary on site progress, and summarises information ascertained through direct engagement with site promoters/ developers and other sources of information.

4.12 Collectively there are 3,399 dwellings (net) which are yet to be built across these 22 sites. Of this, 2,565 dwellings are expected to be built within the five-year period to 30th June 2027. There are thus a further 834 dwellings on these sites which are expected to be delivered in Years 6+.

4.13 Information provided by site promoters/developers on delivery expectations have also been reviewed in light of the above information to ensure that delivery assumptions are realistic.

Sites subject to a Resolution to Grant Planning Permission

4.14 These sites relate to part B of the NPPF definition of deliverable i.e. sites with a grant of permission in principle. This includes sites with resolutions to grant planning permission prior to the base date of 1st July 2022. The local planning authority is working to issue permissions for those schemes with Committee resolution to grant (for example securing a section 106 agreement prior to issuing permission).

4.15 There are 5 sites within this category, these are set out at Appendix C with commentary on the latest position.

4.16 The sites within this category have a total net capacity for 2,552 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 863 of the dwellings to be delivered from this source of supply within the five-year period to 30th June 2027.

Specialist Housing for Older People

4.17 In its guidance on how to calculate a five-year housing land supply, the NPPG (para. 043, ref. ID: 3-043-20180913) states that local planning authorities should 'count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'.

4.18 To establish the amount of accommodation released in the housing market, the guidance indicates that authorities should base calculations on the average number of adults living in households using the published Census data. This is 'to establish the amount of accommodation released in the housing market.'

4.19 The 2011 Census estimated that there were 97,048 adults (aged 16 or over) living in 52,176 households in Eastleigh. This provides a ratio of 1.86 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 1.9. (see Appendix G).

4.20 There are currently 2 sites within this category, and these sites are set out at Appendix D with commentary on the latest position.

4.21 There are 198 bed spaces associated with these sites, this is the equivalent of 105 dwellings. This means that an equivalent of 105 dwellings are expected within the five-year period.

Sites in Adopted Local Plan

4.22 These sites relate to part B of the NPPF definition of deliverable i.e. sites that have been allocated in a development plan prior to the base date of 1st July 2022.

4.23 There is 1 site within this category, this is set out at Appendix E with commentary on the latest position.

4.24 The site within this category has a total net capacity for 120 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 35 of the dwellings to be delivered from this source of supply within the five-year period to 30th June 2027.

Sites in Eastleigh Borough Council's Housing Programme (Pre-Planning)

4.25 These sites relate to part B of the NPPF definition of deliverable i.e. sites that are considered deliverable where there is clear evidence that housing completions will begin on site within five years of the base date of 1st July 2022.

4.26 In a High Court Consent Order in May 2020 quashing an appeal decision which had approved outline plans for four new houses in East Northamptonshire, the Secretary of State confirmed that the NPPF's definition of a deliverable housing site is not a 'closed list' but leaves room for decision-makers to exercise their 'planning judgment'. As such, 'the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition' (Consent Order CO/917/2020; May 2020)

4.27 There are 3 sites within this category, this is set out at Appendix F with commentary on the latest position.

4.28 The sites within this category have a total net capacity for 48 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 48 of the dwellings to be delivered from this source of supply within the five-year period to 30th June 2027.

Windfall

4.29 Eastleigh Borough Council has had a consistent approach to windfall sites that has been set out and evidenced within its position statements on Five-Year Housing Land Supply, in its 'Housing Trajectory Update' published in June 2019 and the Strategic Land Availability Assessment (SLAA) prepared to inform the Eastleigh Borough Local Plan 2036.

4.30 In the Inspector's Report on the Examination of the Eastleigh Local Plan (para. 75), the Planning Inspector agreed that;

"The Council have provided evidence to justify the approach to the windfall allowance and have explained the past delivery rates in relation to windfall as I have set out above. The approach to the windfall allowance presents a justified and evidence-based approach."

4.31 Therefore, the Council consider a small sites windfall allowance totalling 162 dwellings over the five-year period (applicable to years 3, 4 and 5) is appropriate and justified.

Total expected supply 2022-2027

4.32 From the analysis of the various sources of housing supply mentioned above, the number of dwellings that can be considered deliverable over the period 1st July 2022 to 30th June 2027 is 3,943 dwellings. This is set out in Table 2 below.

Table 2: Housing Supply 1st July 2022 to 30th June 2027

Housing Supply 1st July 2022 to 30th June 2027	
Source of Supply	Number of Dwellings
Net Outstanding Permissions for small sites (1-9) units (discounted by 4% for Lapses)	165
Net Outstanding planning permissions for large sites (10 or more units)	2,565
Sites with a resolution to grant planning permission	863
Housing for Older People (C2) (Equivalent of)	105
Sites in Adopted Local Plan	35
Sites In Eastleigh Borough Council's Housing Programme (Pre-planning)	48
Windfall allowance for years 3, 4 and 5	162
Total expected supply for the period 1st July 2022 – 30th June 2027	3,943

5 The Five-Year Housing Land Supply Calculation

5.1 In this section we move on to outline the five-year land supply position, against the housing requirement figure in the Adopted Local Plan with a 5% buffer. As set out above, the five-year period is taken from 1st July 2022 to 30th June 2027.

Calculation of the Five-Year Housing Land Supply Position

5.2 Table 3 illustrates Eastleigh Borough Council's Five-Year Housing Land Supply Position with the 5% buffer applied to the housing requirement. On the basis of including sites with planning permission, sites that have resolution to permit and sites where inclusion can be justified then Eastleigh Borough can demonstrate a land supply of 5.1 years and would therefore be able to demonstrate a five-year housing land supply.

Table 3 : Five Year Land Supply Calculation (1st July 2022 Base Date)

Five Year Land Supply Calculation (1st July Base Date)

Column ID	Housing Requirement 1st July 2022 - 30th June 2027	Eastleigh Borough
a	Housing Requirement Figure in Adopted Local Plan: Dwellings per annum	729
b	Housing Requirement Figure in Adopted Local Plan for 1 st July 2022 – 30th June 2027	3,645
	Buffer	
c	5% buffer; (b*5%)	182
d	Total Housing Requirement for period from 1st July 2022 - 30th June 2027 (c+b)	3,827
e	Annual Requirement over the period 1st July 2022 - 30th June 2027 (d/5)	766
	Housing Supply 1st July 2022 - 30th June 2027	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 30th June 2027 (discounted by 4% for lapses)	165
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 30th June 2027	2,565
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 30th June 2027	863
i	Specialist Elderly Housing (C2) expected to be built by 30th June 2027	105
J	Sites in Adopted Local Plan expected to be built by 30th June 2027	35

k	Sites in Eastleigh Borough Council's Housing Programme (Pre-Planning) expected to be built by 30th June 2027	48
l	Windfall Allowance for year 3, 4 and 5	162
m	Expected Supply for the period 1st July 2022 - 30th June 2027 (f+g+h+i+j+k+l)	3,943
n	Expected Supply Surplus/Deficit over period 1st July 2022 - 30th June 2027 (m-d)	116
o	Supply in Years (m/e)	5.1

5.3 The conclusion is therefore that, based on the latest evidence, the five-year housing land supply in Eastleigh Borough exceeds five years at 5.1 years.

Appendix A: Small Site Commitments

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F/08/63689	FULL	11/12/2008	11/12/2011	STEWART HOUSE SYCAMORE AVENUE	EASTLEIGH	Commenced	3	0	3
F/09/64869	FULL	17/07/2009	17/07/2012	1 ADJ HILL PLACE	BURSLIEDON	Commenced	1	0	1
F/11/68419	FULL	03/10/2012	03/10/2015	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	Commenced	1	0	1
R/13/72928	DETAILS	18/09/2013	18/09/2015	116 REAR OF PARK ROAD	CHANDLERS FORD	Commenced	1	0	1
F/13/73761	FULL	29/12/2014	29/12/2017	38 HUNT AVENUE	NETLEY ABBEY	Commenced	2	0	2
F/14/74469	FULL	17/06/2014	17/06/2017	22 COULTAS ROAD	CHANDLERS FORD	Commenced	1	0	1
F/14/74903	FULL	01/07/2015	01/07/2018	PLOTS 1A-1F RIVERSIDE CARAVAN PARK SATCHELL LANE	HAMBLE-LE-RICE	Commenced	1	0	1
F/15/76483	FULL	30/04/2020	30/04/2023	TIMBERLEY WINCHESTER ROAD	FAIR OAK	Commenced	2	0	2
F/15/76637	FULL	05/10/2016	05/10/2019	1 OAKMOUNT AVENUE	CHANDLERS FORD	Commenced	1	1	0
F/16/78096	FULL	09/02/2017	09/02/2020	MIDLANDS ESTATE	WEST END	Commenced	2	0	2
F/17/80188	FULL	08/12/2017	01/05/2021	86 REAR OF EDWARD AVENUE	BISHOPSTOKE	Commenced	9	0	9
F/17/81163	FULL	01/11/2017	01/05/2021	MEADOW VALE, CLOVERHAYES AND SOUTHCROFT REAR OF PROVIDENCE HILL	BURSLIEDON	Commenced	1	0	1
F/17/81222	FULL	31/10/2017	01/05/2021	44 LEIGH ROAD	EASTLEIGH	Commenced	1	0	1
F/17/81693	FULL	14/03/2018	14/03/2021	STADDLESTONE, MARKS FARM	BOTLEY	Commenced	1	0	1
F/17/81763	FULL	04/05/2018	04/05/2021	185 HURSLEY ROAD	CHANDLERS FORD	Commenced	1	0	1
F/17/81797	FULL	01/05/2018	01/05/2021	HONEYPOT COTTAGE, 20B THE DRIVE	WEST END	Commenced	1	0	1
F/18/82759	FULL	11/05/2018	11/05/2021	35 FALCON SQUARE	EASTLEIGH	Commenced	1	0	1
F/18/83098	FULL	20/12/2018	20/12/2021	4 WAYLANDS PLACE ADJ BURSLIEDON ROAD	HEDGE END	Commenced	2	0	2
F/18/83292	FULL	12/04/2019	12/04/2022	HAMBLEWELL CHURCH LANE	BURSLIEDON	Commenced	1	0	1
F/19/85281	FULL	20/05/2019	20/05/2022	WEST VIEW NURSERY MARLS ROAD	BOTLEY	Commenced	1	1	0
PN/18/83580	PRIOR APPROVAL	24/08/2018	24/08/2021	46 LEIGH ROAD	EASTLEIGH	Commenced	3	0	3
F/18/83727	FULL	21/09/2018	21/09/2021	37 LAND SOUTH WEST OF CHESTNUT AVENUE	EASTLEIGH	Commenced	1	0	1
PN/18/84139	PRIOR APPROVAL	06/11/2018	06/11/2021	DENNY HOUSE, 70 LOWER NORTHAM ROAD	HEDGE END	Commenced	1	0	1
F/18/84536	FULL	15/10/2019	15/10/2022	9 BURSLIEDON ROAD	HEDGE END	Commenced	1	0	1
F/18/83447	FULL	16/08/2019	16/08/2022	282 FAIR OAK ROAD	BISHOPSTOKE	Not Started	1	0	1
X/20/89516	FULL	08/04/2021	27/08/2022	NETLEY HILL FARM ST JOHNS ROAD	HEDGE END	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
PN/19/85858	PRIOR APPROVAL	28/08/2019	28/08/2022	THE STUDIO, 188C SOUTHAMPTON ROAD	EASTLEIGH	Not Started	1	0	1
F/19/85569	FULL	20/09/2019	20/09/2022	OAKDENE WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
F/19/85333	FULL	02/10/2019	02/10/2022	10A, 10 & 12 REAR OF FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
F/19/85828	FULL	16/08/2019	16/08/2022	58 WOOLSTON ROAD	NETLEY ABBEY	Commenced	1	0	1
F/19/86047	FULL	17/10/2019	17/10/2022	31 CROWS NEST LANE	BOTLEY	Not Started	2	1	1
F/19/86248	FULL	09/12/2019	09/12/2022	FLAT 1 ASHCROFT COURT, 60 WINCHESTER ROAD	CHANDLERS FORD	Not Started	2	0	2
F/19/86481	FULL	09/12/2019	09/12/2022	210 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
F/19/86119	FULL	18/12/2019	18/12/2022	LAND EAST OF ANSON ROAD	HORTON HEATH	Not Started	1	0	1
F/19/86067	FULL	25/10/2019	25/10/2022	93 LEIGH ROAD	EASTLEIGH	Commenced	4	0	4
F/19/86926	FULL	04/02/2020	04/02/2023	27B HURSLEY ROAD	CHANDLERS FORD	Not Started	1	0	1
F/19/86219	FULL	23/12/2019	23/12/2022	108 TWYFORD ROAD	EASTLEIGH	Commenced	4	0	4
F/19/85340	FULL	05/02/2020	05/02/2023	443 FAIR OAK ROAD	EASTLEIGH	Not Started	5	0	5
F/19/87081	FULL	28/02/2020	28/02/2023	NETLEY METHODIST CHURCH, 53 NEW ROAD	NETLEY ABBEY	Not Started	1	0	1
F/19/86862	FULL	28/01/2020	28/01/2023	23-23A HURSLEY ROAD	CHANDLERS FORD	Commenced	2	0	2
F/15/76485	FULL	30/04/2020	30/04/2023	TIMBERLEY ADJ WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
PN/20/87663	PRIOR APPROVAL	11/05/2020	11/05/2023	52 MARKET STREET	EASTLEIGH	Not Started	1	0	1
F/20/87233	FULL	12/06/2020	12/06/2023	THE MALTHOUSE CHURCH LANE	BOTLEY	Commenced	3	0	3
PN/20/87616	PRIOR APPROVAL	13/05/2020	13/05/2023	FIRST FLOOR 91 BOURNEMOUTH ROAD	EASTLEIGH	Not Started	1	0	1
PN/20/87279	PRIOR APPROVAL	20/05/2020	20/05/2023	1 BROOKLYN COTTAGES PORTSMOUTH ROAD	SOUTHAMPTON	Not Started	1	0	1
F/20/87733	FULL	15/06/2020	15/06/2023	1 HOLMESLAND LANE	SOUTHAMPTON	Not Started	1	1	0
F/20/87694	FULL	06/07/2020	06/07/2023	MOORHILL MOORHILL ROAD	SOUTHAMPTON	Not Started	1	1	0
F/20/87942	FULL	23/07/2020	23/07/2023	35 SEA VIEW ESTATE	SOUTHAMPTON	Not Started	1	2	-1
F/20/88004	FULL	07/08/2020	07/08/2023	1A FRYERN ARCADE WINCHESTER ROAD	EASTLEIGH	Not Started	2	1	1
F/20/88045	FULL	30/09/2020	30/09/2023	190 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	2	1	1
F/20/88622	FULL	10/11/2020	10/11/2023	33 BURSLEDON ROAD	SOUTHAMPTON	Not Started	1	0	1
F/20/88319	FULL	13/11/2020	13/11/2023	30 WESTERN ROAD	SOUTHAMPTON	Not Started	2	1	1
F/20/88661	FULL	19/11/2020	19/11/2023	2 PRIORY ROAD	SOUTHAMPTON	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F/20/88190	FULL	02/12/2020	02/12/2023	1 OAKWOOD ROAD	EASTLEIGH	Not Started	1	1	0
F/20/88124	FULL	11/11/2020	11/11/2023	ALLINGTON MANOR FARM HOUSE ALLINGTON MANOR ALLINGTON LANE	SOUTHAMPTON	Commenced	1	1	0
F/20/88879	FULL	13/01/2021	13/01/2024	FIR TREE FARM & FOX HOLE COTTAGE FIR TREE LANE	HORTON HEATH	Not Started	0	2	-2
F/20/87926	FULL	11/02/2021	11/02/2024	OAK LODGE BRIDGE ROAD	SOUTHAMPTON	Not Started	8	1	7
F/20/89336	FULL	26/02/2021	26/02/2024	BUILDERS YARD TO REAR OF 44 TWYFORD ROAD	EASTLEIGH	Not Started	2	0	2
F/20/88658	FULL	08/03/2021	08/03/2024	HOLME FARM DURLEY ROAD	EASTLEIGH	Not Started	1	1	0
F/20/88620	FULL	20/05/2021	20/05/2024	9 NICHOL ROAD	EASTLEIGH	Commenced	1	0	1
RM/20/88841	DETAILS	18/03/2022	18/03/2024	PINEWOOD PARK	SOUTHAMPTON	Not Started	6	0	6
F/20/88398	FULL	26/03/2021	26/03/2024	22A WINCHESTER STREET	SOUTHAMPTON	Not Started	1	1	0
F/20/89483	FULL	31/03/2021	31/03/2024	MOLE COTTAGE HIGH STREET	SOUTHAMPTON	Not Started	1	1	0
PN/21/89866	PRIOR APPROVAL	31/03/2021	31/03/2024	ALLINGTON MANOR FARM ALLINGTON LANE	EASTLEIGH	Not Started	1	0	1
F/21/89762	FULL	20/04/2021	20/04/2024	21 CROWSPORT	SOUTHAMPTON	Not Started	1	1	0
PN/21/89590	PRIOR APPROVAL	28/04/2021	28/04/2024	27B HURSLEY ROAD	EASTLEIGH	Not Started	2	0	2
F/20/89409	FULL	01/02/2021	01/02/2024	1 HEATHERDENE ROAD	EASTLEIGH	Commenced	1	0	1
F/20/87782	FULL	04/05/2021	04/05/2024	ASHDENE MOORHILL ROAD	SOUTHAMPTON	Not Started	2	0	2
F/19/86015	FULL	07/05/2021	07/05/2024	27 REAR OF SEAVIEW ESTATE	NETLEY ABBEY	Not Started	1	0	1
F/20/88246	FULL	07/05/2021	07/05/2024	285 WEST END ROAD	SOUTHAMPTON	Not Started	4	1	3
F/19/85935	FULL	12/05/2021	12/05/2024	32 VALLEY ROAD	EASTLEIGH	Not Started	1	0	1
F/20/89354	FULL	13/05/2021	13/05/2024	STEADING WINCHESTER ROAD	EASTLEIGH	Not Started	1	0	1
F/20/88114	FULL	24/05/2021	24/05/2024	CHALCOT YORK ROAD	SOUTHAMPTON	Not Started	1	1	0
26357/005	FULL	19/01/2005	19/01/2010	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	Commenced	4	1	3
CS/20/88365	FULL	28/05/2021	25/05/2024	SONNET COURT SELBOURNE DRIVE	EASTLEIGH	Not Started	6	0	6
F/21/90256	FULL	01/06/2021	01/06/2024	85 HOCOMBE ROAD	EASTLEIGH	Not Started	1	1	0
F/21/90001	FULL	09/06/2021	09/06/2024	WILLOW HOUSE BRIDGE ROAD	SOUTHAMPTON	Not Started	1	0	1
F/21/90716	FULL	22/07/2021	22/07/2024	HALL LANDS FARM HALL LANDS LANE	EASTLEIGH	Not Started	1	1	0
F/21/90552	FULL	25/10/2021	25/10/2024	ABBOTTS LODGE, ABBEY HILL	NETLEY ABBEY	Commenced	2	0	2
F/21/89882	FULL	11/08/2021	11/08/2024	THORNEYDOWN FARM MOORHILL ROAD	SOUTHAMPTON	Not Started	1	1	0

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F/21/91024	FULL	13/09/2021	13/09/2024	90 MONTANA GUEST HOUSE LOWER NORTHAM ROAD	SOUTHAMPTON	Not Started	1	1	0
PN/21/90993	PRIOR APPROVAL	27/09/2021	27/09/2024	MORTIMERS FARM MORTIMERS LANE	EASTLEIGH	Not Started	5	0	5
F/21/91371	FULL	11/10/2021	11/10/2024	WINTON BOTLEY ROAD	SOUTHAMPTON	Not Started	1	1	0
F/21/91336	FULL	11/10/2021	11/10/2024	69 LAKEWOOD ROAD	EASTLEIGH	Not Started	1	1	0
F/21/91036	FULL	12/10/2021	12/10/2024	25 SOUTHERN ROAD	SOUTHAMPTON	Commenced	1	0	1
F/20/89254	FULL	13/10/2021	13/10/2024	ROMANY WAY HEATH HOUSE LANE	SOUTHAMPTON	Not Started	1	0	1
F/21/89959	FULL	14/10/2021	14/10/2024	11 DEAN COURT	SOUTHAMPTON	Not Started	1	1	0
F/21/92120	FULL	30/06/2022	30/06/2025	67 FALCON SQUARE	EASTLEIGH	Not Started	2	0	2
F/21/91532	FULL	01/11/2021	01/11/2024	7 SHAFTESBURY AVENUE	EASTLEIGH	Not Started	1	1	0
F/21/91298	FULL	03/11/2021	03/11/2024	46 STATION ROAD	SOUTHAMPTON	Not Started	1	0	1
F/21/90176	FULL	04/11/2021	04/11/2024	CROFT FARM WINCHESTER ROAD	EASTLEIGH	Not Started	1	0	1
F/21/91322	FULL	04/11/2021	04/11/2024	14 NICHOL ROAD	EASTLEIGH	Not Started	1	1	0
F/21/90585	FULL	10/11/2021	10/11/2024	3 KEBLE ROAD	EASTLEIGH	Not Started	1	0	1
F/21/90865	FULL	19/11/2021	19/11/2024	VICTORIA FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	0	1	-1
F/21/91137	FULL	15/12/2021	15/12/2024	MORTIMERS FARM MORTIMERS LANE	EASTLEIGH	Not Started	4	0	4
F/21/89986	FULL	22/12/2021	22/12/2024	LAND TO THE REAR OF OAKFIELD BOTLEY ROAD	EASTLEIGH	Not Started	1	0	1
F/21/91612	FULL	19/01/2022	19/01/2025	46 TWYFORD ROAD	EASTLEIGH	Not Started	6	1	5
F/21/90597	FULL	19/01/2022	19/01/2025	FAIRWAYS WINCHESTER ROAD	BOTLEY	Not Started	7	0	7
F/21/91590	FULL	21/01/2022	21/01/2025	NETLEY HILL FARM LAND TO THE SOUTH OF ST JOHNS ROAD	HEDGE END	Not Started	1	0	1
F/20/88079	FULL	24/01/2022	24/01/2025	82 ST JOHNS ROAD	SOUTHAMPTON	Not Started	1	0	1
PN/21/91643	PRIOR APPROVAL	26/01/2022	26/01/2025	17 SWAYTHLING ROAD	SOUTHAMPTON	Not Started	1	0	1
F/21/91367	FULL	10/02/2022	10/02/2025	44 TWYFORD ROAD	EASTLEIGH	Not Started	3	1	2
X/21/91601	FULL	17/03/2022	17/03/2025	79 MORTIMERS LANE	FAIR OAK	Not Started	5	2	3
O/22/92300	OUTLINE	17/03/2022	17/03/2025	2 LAKEWOOD CLOSE	EASTLEIGH	Not Started	1	1	0
F/22/92492	FULL	07/04/2022	07/04/2025	LEEWAY BURNETTS LANE	EASTLEIGH	Not Started	1	1	0
PN/22/02686	PRIOR APPROVAL	16/05/2022	16/05/2025	22 PIRELLI WAY	EASTLEIGH	Not Started	1	0	1
F/21/92098	FULL	27/05/2022	27/05/2025	THE HERMITAGE, LAND ADJACENT, GRANGE ROAD	NETLEY ABBEY	Not Started	9	0	9

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F/20/88787	FULL	27/05/2022	27/05/2025	16-18 BOURNEMOUTH ROAD	EASTLEIGH	Not Started	2	1	1
F/21/92102	FULL	23/06/2022	23/06/2025	17 SWAYTHLING ROAD	SOUTHAMPTON	Not Started	1	0	1
F/21/90245	FULL	22/06/2022	22/06/2025	192-194 LEIGH ROAD	EASTLEIGH	Not Started	9	0	9

Appendix B: Large Site Commitments

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul 22	Planning Status	Planning Permission Expiry	Apr-Jun 2022	Jul 22 - March 23	23/24	24/25	25/26	26/27	April - Jun 27	5 Year Supply	1 July Commentary
	Bishopstoke														
	58-64 Stoke Common Road, Bishopstoke, Eastleigh	F/19/86348 X/20/88203	7	6	Full Permission	Under construction	0	6	0	0	0	0	0	6	Full planning permission was granted on 17th March 2020 for 10 dwellings. An existing 3 dwellings are to be demolished. The development is known as Burrow View and is being brought forward by Regal Homes. The application is underway with all existing dwellings demolished and 4 of the new dwellings having been built by the end of March 2022. The remaining 6 dwellings are underway expected to complete in 2022/23.
	Botley														
	Land north and east of Boorley Green, Winchester Road, Botley	O/12/71514 R/15/77595 R/16/79470 X/18/83548	1330	374	Reserved Matters	Under Construction	51	149	150	75	0	0	0	374	The site known as Boorley Park received Outline Planning Permission for 1,400 dwellings in November 2013. 70 of the 1,400 were originally for C2 sheltered elderly accommodation. An application for 67 dwellings replacing the C2 element has now been permitted and is shown separately in the next row (F/19/86233). There is a consortium of three developers for the site which comprises Bloor Homes, Bovis Homes and Linden Homes (Bovis Home and Linden Homes are now known as Vistry). The site has received Reserved Matters approval for (a) spine road and associated infrastructure (b) 441 dwellings and (c) 889 dwellings, with the most recent approved in October 2017. So far over 950 dwellings have been completed on site with over 175 dwellings under construction at 1st July 2022. The phasing figures shown are more conservative than the figures provided by the Consortium.
	Land north and east of Boorley Green, Winchester Road, Botley	F/19/86233	66	66	Full Permission	27-May-24	0	0	15	35	16	0	0	66	The site forms the local centre of the wider Boorley Park development (Land north and east of Boorley Green, Winchester Road, Botley, see row above). The application is for mixed use retail and residential and is known as 'The Gateway' site. With Vistry delivering the residential element which will be all open market dwellings with a mixture of houses and flats. Full planning permission was granted on 27th May 2021, with a subsequent discharge of conditions application pending (DC/22/92925) and further discharge of conditions applications expected to be received in the coming months. The site is programmed to come forward in 2023 and expected to be completed by summer 2025. There is an existing dwelling site along with employment units which will all be demolished as part of this scheme.
	Land at Crows Nest Lane, Botley	O/16/78389 RM/18/83875	50	44	Full Permission	Under Construction	0	35	9	0	0	0	0	44	The site received Outline Planning Permission on 28th July 2017. The housebuilder is Foreman Homes. A reserved matters application was approved on 25th November 2019. The site is currently under construction with 6 dwellings having been completed in 2021/22 and the remaining 44 dwellings expected to complete in 2023/24.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul 22	Planning Status	Planning Permission Expiry	Apr-Jun 2022	Jul 22 - March 23	23/24	24/25	25/26	26/27	April - Jun 27	5 Year Supply	1 July Commentary
	Land north west of Boorley Green, Winchester Road, Botley	O/15/75953 RM/17/81628 RM/18/84466 RM/19/86658	680	680	Reserved Matters	Under Construction	0	50	100	100	100	100	25	475	The site received Outline Planning Permission following an appeal which was allowed in December 2016. The applicants were Gleeson Developments, Miller Homes & Welbeck Land. A Reserved Matters Application for 301 dwellings was approved on 16th January 2019. A Reserved Matters application approved on 9th April 2021 for a further 143 dwellings in Phase 2 (RM/18/84466). With a further Reserved Matters application approved on the 5th April 2022 for a further 236 dwellings in Phase 3 (RM/19/86658). The development called Boorley Gardens is being delivered by Miller Homes and Bellway Homes Wessex. With the site commencing in December 2020, with 125 plots being recorded as under construction as at 1st July 2022.
BO1	Land south of Maddoxford Lane, Boorley Green	O/16/79600 RM/19/84879 F/19/84937	72	72	Reserved Matters	27-May-25	0	0	0	20	35	17	0	72	The site received Outline Planning Permission on 29th March 2018 for 50 homes. The site was sold to Foreman Homes and a Reserved Matters Application was permitted on 2nd March 2021. Foreman Homes have subsequently gained Full permission (F/19/84937) for 73 dwellings on this site on 27th May 2022. With one existing dwelling to be demolished.
BO2	Land to the North and East of Winchester Street, Botley	O/18/83698	375	375	Outline Permission	24-Mar-26	0	0	0	0	0	30	33	63	The site is known as Botley Fields and is owned by Hampshire County Council and is allocated in Eastleigh Borough Council's recently Adopted Local Plan 2016-2036. Outline permission was granted on 24th March 2022 following the signing of the Section 106 agreement. The County Council is discussing next steps with the third-party landowners with the aim of presenting to the market an assembled site in a single (County Council) ownership. Design details for the remaining sections of the bypass and associated infrastructure – including noise bunds – is being progressed, along with negotiations with SSE in respect of the overhead power lines. Marketing for the entirety of the site is planned during 2023. Alongside the housing element significant infrastructure is also currently being constructed. The first phase of the Botley bypass works will provide a widened carriageway as well as a shared footway/cycleway along Woodhouse Lane, and support the Woodhouse Lane development to the west and provide improved access to the new Deer Park School which opened in September 2021.
	Bursledon														
	Land at Providence Hill, Bursledon	O/14/74322 R/16/77966	62	1	Reserved Matters	Under Construction	11	1	0	0	0	0	0	1	The site gained Reserved Matters approval in September 2016 for all 62 dwellings. Foreman Homes is the developer for this site. The scheme is almost complete with 61 of the 62 dwellings completed by the end of June 2022. The adjoining 92-unit scheme (RM/21/91772) which will be accessed through this site was permitted on 17th September 2021 and is listed below.
	Land at Providence Hill, (rear of Oakeley Vale) Bursledon	O/17/81166 RM/21/91772	92	92	Reserved Matters	17-Sep-23	0	0	0	20	40	32	0	92	Outline planning permission was granted for 92 dwellings on 17th September 2021. Subsequently a reserved matters application for 92 dwellings was permitted on 14th March 2022. The site is expected to follow on from the scheme for 62 dwellings (R/16/77966) which is currently nearing completion.
	Bursledon Hall, Blundell Lane, Bursledon	PN/21/91216	16	16	Prior Approval	24-Sep-24	0	0	0	16	0	0	0	16	Prior approval was granted on 24th September 2021 for change of use from offices to 16 residential flats. 13 of the flats are within the main building (Bursledon Hall) whilst the remaining 3 flats are within outbuildings known as the 'Annexe' and 'Pavilion'.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul 22	Planning Status	Planning Permission Expiry	Apr-Jun 2022	Jul 22 - March 23	23/24	24/25	25/26	26/27	April - Jun 27	5 Year Supply	1 July Commentary
	Chandlers Ford														
	Bampton House, Bampton Court, Hursley Road, Chandlers Ford	PN/21/90906	13	13	Prior Approval	10-Dec-24	0	0	13	0	0	0	0	13	Prior Approval was granted on 10th December 2021 for change of use from offices to 15 residential units. Conditions 3 and 4 have since been discharged on 24th May 2022 (DC/22/92530). Rivendale are building the scheme out under a build contract for Eastleigh Borough Council. With the scheme expected to be amended to 13 units and delivery expected in early 2023.
	Eastleigh														
	North Stoneham Park, Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892 RM/17/81168	1074	429	Reserved Matters	Under Construction	8	110	84	100	100	35	0	429	The site received Outline Planning Permission in January 2016 for 1,100 dwellings. The developer is Highwood. Reserved Matters approval has subsequently been approved for two phases: Phase 1 - 560 dwellings Phase 2 - 514 dwellings. Development has commenced on site and the developer's construction programme has informed the build out rates set out. 109 units were completed in 2018/19 and a further 322 units have been completed in 2019/20. In 2020/21 a further 174 dwellings were completed. Followed by a further 123 dwellings in 2021/22. The area of the site known as 'Avenue Park' is expected to complete during the summer of 2023. With the final area of the site known as 'Heritage Place' being delivered by Vivid and Bargate Homes, currently expected to complete in 2026/27.
	10-20 Romsey Road, Eastleigh	F/16/77785	49	49	Full Permission	Under Construction	0	49	0	0	0	0	0	49	This site received Full Planning Permission on 27th February 2018. The developer has demolished the existing properties and building works are well underway. The site is expected to complete later in 2022.
	Fair Oak														
	CWM, Corner of Mortimers Lane and Knowle Lane, Fair Oak	F/16/78074	27	27	Full Permission	Material Start	0	0	0	0	27	0	0	27	The site received Full Planning permission on 26th January 2018. A discharge of conditions application for condition numbers 3 (construction method statement), 4 (access), 5 (materials/external works/levels), 6 (contaminated land investigation/remediation), 8 (drainage), 9 (mineral safeguarding), 12 (landscaping/planting) and 15 (noise) is currently pending DC/19/86144.
	Pembers Hill Farm, Mortimers Lane, Fair Oak	O/15/77190 RM/18/83278	242	99	Reserved Matters	Under Construction	23	35	50	14	0	0	0	99	The site received reserved matters on 28th November 2018 and work commenced on site in June 2019. The site has recorded 143 completions by 1st July 2022. The build out rate shown is a more conservative rate than the developer has provided.
	Hedge End														

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul 22	Planning Status	Planning Permission Expiry	Apr-Jun 2022	Jul 22 - March 23	23/24	24/25	25/26	26/27	April - Jun 27	5 Year Supply	1 July Commentary
HE1	Land west of Woodhouse Lane	O/18/83634	605	605	Outline Permission	06-Sep-22	0	0	15	60	105	115	50	345	The site known as Woodhouse Meadows is owned by Hampshire County Council and is allocated in Eastleigh Borough Council's recently Adopted Local Plan 2016-2036. Application submitted 17th July (ref O/18/83634) with permission granted on 6th September 2019. Phase 2 marketing commenced last year and Taylor Wimpey was selected as developer, Reserved Matters application for Phase 2A and 2B is currently being worked on and submission is expected in October 2022. Infrastructure and servicing for Phases 1 and 2 is nearing completion, which enables Taylor Wimpey to start on site in spring next year subject to reserved matters approval. First completions are expected in Q4 2023/24. Marketing for Phase 1 is being prepared to launch this autumn and will follow a similar process to Phase 2. The remaining phases may be marketed together, and some completions are expected from these phases during the five year period, together with completion of the remaining site-wide infrastructure. The local centre and linear park within Phase 3 provides a differentiated housing product and sense of place, to drive sales and affordable housing delivery. Alongside the housing element significant infrastructure is also currently being constructed. The first phase of the Botley bypass works will provide a widened carriageway as well as a shared footway/cycleway along Woodhouse Lane and support the Woodhouse Lane development to the west and provide improved access to the new Deer Park School which opened in September 2021.
HE2	Land west and north of Waylands Place and Peewit Hill Close	F/17/80651	106	106	Full Permission	Material Start	0	0	0	0	10	30	9	49	The site received Full Planning Permission on 13th October 2017 and sits alongside Land at St Johns Road/Foord Road for 110 dwellings which has now completed. The developer is Foreman Homes. The site is also known as St. Johns Phase 2. The developer has confirmed that discussions with landowners continue but that currently they are unable to confirm when the development will be built. There have been a number of conditions discharged (DC/18/82328, DC/18/82434, DC/18/82751 and DC/21/89845). Works on site commenced in March 2021 and were signed off in April 2021. The application is now deemed to have been implemented.
BU2	Serenity, Heath House Lane, Hedge End	F/19/86829	122	122	Full Permission	08-Sep-24	0	10	40	40	32	0	0	122	An application was submitted on 11th November 2019 which was given a resolution to grant planning permission at Bursledon, Hamble and Hound Local Area Committee on 24th September 2020. Subsequently permission was granted on 8th September 2021. The development known as 'Hamblewood' is expected to start imminently with first completions expected in 2022/23. Currently a slightly more cautious approach to the build out rate has been taken than the developer's. There is an existing house which will be demolished as part of the development, giving a net figure of 122 dwellings. The applicants are Bargate Homes and Vivid Homes.
	Netley														
	Land North of Grange Road, Netley Abbey	O/16/78014 RM/19/86186	89	89	Reserved Matters	Site Commenced	0	0	27	62	0	0	0	89	The site received Outline Planning Permission 8th January 2018. Reserved Matters has been submitted and were approved on 10th February 2020. A Discharge of condition 7 (pumping station works, fencing & screen planting) was discharged on 20th October 2020 (DC/20/87966). Work has now commenced on site and first completions are expected in 2024/25.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul 22	Planning Status	Planning Permission Expiry	Apr-Jun 2022	Jul 22 - March 23	23/24	24/25	25/26	26/27	April - Jun 27	5 Year Supply	1 July Commentary
	Abbey Fruit Farm, Grange Road, Netley Abbey	O/16/79466 RM/19/84823	93	55	Reserved Matters	Under Construction	12	35	20	0	0	0	0	55	The site received Outline Planning Permission on 21st March 2018. The Reserved Matters application was permitted on the 26th of November 2019. A variation of condition 1 application to allow for elevational and internal layout changes to some properties was permitted 19th February 2021 (X/20/87924). The development has been sold to Crayfern Homes (now known as Elivia Homes) and they have commenced on site, with 38 dwellings completed by 1st July 2022. The existing dwelling on site has been demolished. The build out rate shown is slightly more conservative than the developer's.
	West End														
	Land off Botley Road, West End	O/15/76418 RM/18/82821	100	50	Reserved Matters	Under Construction	12	35	15	0	0	0	0	50	The site received Outline Planning Permission on 7th October 2016. The developer is Foreman Homes. A Reserved Matters application was permitted on 5th March 2019. Construction on site is currently underway, with the majority of the plots having commenced, and 50 of the plots having been completed by 1st July 2022.
	Land at Botley Road, West End (Phase 2)	F/19/85439	29	29	Full Permission	15-Dec-24	0	0	0	10	19	0	0	29	The application was initially submitted for 58 dwellings on a larger parcel of land, this has subsequently been amended to ensure a reptile area and reduce the number of dwellings to 30. There is also an existing dwelling to be demolished. The access for this site is through Land at Botley Road Phase 1 which is currently under construction (see row above). The application for this site went to Hedge end, West End and Botley Local Area Committee on 28th September 2020. At the meeting, a resolution to grant full permission was given. The application was subsequently granted on 15th December 2021.
				3,399			117	515	538	552	484	359	117	2,565	

Appendix C: Sites Subject to Resolution to Grant Planning Permission

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	Jul 22 - Mar 23	23/24	24/25	25/26	26/27	Apr 27 - Jun 27	5 Year Supply	1 July Commentary
AL2	Land West of Allbrook Way, Knowle Hill	O/19/86980	52	Resolution to grant outline permission	0	0	0	20	32	0	52	The application was previously considered at the meeting of the Eastleigh Local Area Committee on Monday 22 March 2021 with members resolving to defer the application. The application was subsequently considered at the meeting of the Eastleigh Local Area Committee on Tuesday 8th June 2021. At this meeting a resolution to grant outline planning permission was given. Due to the provision of a play area, minor changes to the proposed indicative layout have been required with the total number of units reducing from 53 to 52 and, whilst remaining at 35% provision, the number of affordable units has also reduced from 19 to 18.
HH1	Land West of Horton Heath	O/20/89498 F/20/89500	2500	Resolution to support in principle outline permission	0	0	108	170	270	95	643	The site known as One Horton Heath gained a resolution to support in principle at Horton Heath Development Committee on 30th September 2021. The scheme is for a phased mixed-use development comprising up to 2,500 residential units; Local Centre comprising retail, leisure, community and employment uses. Plus a Primary School and key infrastructure and utilities uses. This scheme looks to combine the two previous outline permissions, which were for a mixed-use development including up to 1,400 homes (O/14/75735 and O/16/79354) as well as including other areas. The outline application O/20/89498 for 2,500 dwellings is being brought forward at the same time as a Full application for the first 381 dwellings which is expected to go to committee in November 2021 (F/20/89500). Under the existing permissions for the site, the delivery of part of the distributor road site has commenced with the construction of the Bubb Lane to Burnetts Lane stretch. Currently it is anticipated that construction of the proposed development will commence in early 2023 in an area known as "Lower acre" with first occupations expected in 2024. The dwelling known as Victoria Farm is also expected to be demolished as part of the wider development. The scheme has also been chosen by The Department for Levelling Up, Housing and Communities to be part of the government's First Home Scheme - which will provide a new discount market sale scheme to promote home ownership to first time buyers.
	Treetops, Allington Lane, Fair Oak	F/21/91132	35	Resolution to grant full permission	0	15	20	0	0	0	35	The application was considered at the meeting of the Bishopstoke, Fair Oak and Horton Heath Local Area Committee on Wednesday 9th March 2022. At this meeting a resolution to grant full permission was given subject to consideration of outstanding consultation responses from Hampshire County Council, any necessary updates to conditions and the entering into a legal agreement to secure the required planning obligations and affordable housing.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	Jul 22 - Mar 23	23/24	24/25	25/26	26/27	Apr 27 - Jun 27	5 Year Supply	1 July Commentary
	land at Toynee Road	F/21/91686	105	Resolution to grant full permission	0	0	15	35	35	20	105	The site lies inside the urban edge in a highly accessible and sustainable location, and has been identified as being suitable for redevelopment as part of the previous Local Plan and the recently Adopted Local Plan. Vivid are looking to bring forward this site for 105 dwellings. At the Eastleigh Local Area Committee on the 18th January 2022 the application was recommended for permission subject to any necessary actions from outstanding consultation responses, acceptable amended plans responding to urban design, landscape & ecology comments. Completion of Habitats Regulations Appropriate Assessment and completion of the S106 agreement.
	Former Eastleigh Post Office, 14 High Street, Eastleigh	F/20/89125	28	Resolution to grant full permission	0	0	28	0	0	0	28	The site is within Eastleigh Town Centre, and is therefore within a sustainably located area. The site is being brought forward by Eastleigh Borough Council and involves promoting regeneration and change of a partly vacant brownfield site. At the Eastleigh Local Area Committee on the 19th January 2021 the application was recommended for permission subject to the applicant entering into a legal agreement to secure the requisite planning obligations and consideration of the outstanding consultation responses.
			2,720		0	15	171	225	337	115	863	

Appendix D: Specialist Elderly Housing Sites

Local Plan Site Reference	Address	Application Reference	Total Net C2 Bedrooms	Equivalent Number of Dwellings	Planning Status	Planning Permission Expiry	Completions Apr22	Jul 22 - March 23	23/24	24/25	25/26	26/27	Apr 27 - Jun 27	5 Year Supply	1 July commentary
	North Stoneham Park, Chestnut Avenue	F/19/86946	114	60	Full Permission	14-Sep-23	0	0	0	0	60	0	0	60	The site - which is linked to other developments in Stoneham Park - received permission on 14th September 2020. This part of the site is a joint application with Test Valley Borough Council for a Continuing Care Retirement Community (CCRC) Class C2 development consisting of 40 care bedrooms, providing both nursing and dementia care, 41 Care Suites offering fully supported living, 91 close care apartments. However, the total number of C2 units falling within Eastleigh Borough Council is 114 bedrooms which equates to 60 equivalent dwellings. The applicant is Cinnamon Retirement Living.
	Eastleigh Police Station, 18-24 Leigh Road, Eastleigh	F/19/85332	84	45	Under Construction	05-Aug-23	0	45	0	0	0	0	0	45	The site which gained permission on 5th August 2020 is for an 80-bed C2 care home and 4 no. 1-bed extra care units, also classified as C2. There are a further 9 flats (C3) which were delivered in 2021-22. The developer is Hamberley Development and work commenced on site in the final quarter of 2020 and site completion is expected by the end of 2022.
			198	105			0	45	0	0	60	0	0	105	

Appendix E: Sites in Adopted Local Plan

Local Plan Site Reference	Address	Total Net Dwellings	Planning Status	Jul 22 - Mar 23	23/24	24/25	25/26	26/27	Apr 27 - Jun 27	5 Year Supply	1 July commentary
BO3	Kings Copse Avenue, Botley	120	Allocated in Adopted Local Plan	0	0	0	0	15	20	35	The site is owned by Hampshire County Council and is allocated in Eastleigh Borough Council's recently Adopted Local Plan 2016- 2036. The site is expected to deliver 120 dwellings in total, with 35 of the 120 dwellings currently expected to be deliver within the next 5 years. The estimates shown are based on the site being marketed in September 2022. The chosen developer would then need to obtain a full set of site surveys and studies to support a detailed planning application; assumed preparation time of 15 months and a determination period of 12 months including the Section 106 agreement, enabling a start on site in Q4 2025/26 and first completions expected a year later.

120

0

0

0

0

15

20

35

Appendix F: Sites in Eastleigh Borough Council's Housing Programme (Pre-Planning)

Address	Application Reference	Total Net Dwellings	Planning Status	Jul 22 - Mar 23	23/24	24/25	25/26	26/27	Apr 27 - Jun 27	5 Year Supply	1 July Commentary
Land at 30-32 Queens View, Netley	Q/22/92640	20	Pre-application advice received	0	0	0	20	0	0	20	This site is in full EBC ownership with emerging redevelopment plans for a 20-unit residential scheme, subject to planning. Pre-application advice received June 2022 (Q/22/92640) with no objections in principle. This scheme has been approved for progress by the EBC Housing Programme Board (July 2022), to submit a planning application 2023, with demolition and construction targeted for spring '24.
Land at 237 Chamberlayne Road, Eastleigh	Q/21/90499	11	Pre-application advice received	0	0	11	0	0	0	11	This site is land in full EBC ownership with emerging redevelopment plans for a 11-unit residential scheme, subject to planning. Pre-application advice received 2022 (Q/21/90499) with no objections in principle. This scheme has been approved for progress by the EBC Housing Programme Board and Cabinet in 2021. Submission of a planning application in 2022. Demolition completed in 2022 following PN/20/89301 and receipt of Land Release

Address	Application Reference	Total Net Dwellings	Planning Status	Jul 22 - Mar 23	23/24	24/25	25/26	26/27	Apr 27 - Jun 27	5 Year Supply	1 July Commentary
											Funding (under the One Public Estate programme).
Land at Station Road (Arch Theatre), Chandlers Ford	Q/21/90496	17	Pre-application advice received	0	0	0	17	0	0	17	This site is in full EBC ownership with emerging redevelopment plans for a mixed-use scheme (residential and community use building), subject to planning. Pre-application advice received during 2021-22 (Q/21/90496) with no outstanding objections in principle. Submission of full planning application targeted early 2023 with start on site by Q1 2024/25 and a 24 month build period. Received Land Release Funding (under the One Public Estate programme).

48

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11

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48

Appendix G: Specialist Elderly Housing Table

The Household Reference Persons table from the 2011 Census showing the average number of adults per household (aged 16 and over) in the Eastleigh Borough area:

	Total: HRPs aged 16 or over															
	Total	1 adult in household	2 adults in household	3 adults in household	4 adults in household	5 adults in household	6 adults in household	7 adults in household	8 adults in household	9 adults in household	10 adults in household	11 adults in household	12 adults in household	13 adults in household	14 adults in household	15 or more adults in household
Eastleigh Number of adults in household		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Eastleigh Households	52,176	16,763	28,430	4,982	1,610	331	45	10	2	2	1	0	0	0	0	0
Eastleigh adults (16+)	97,048	16,763	56,860	14,946	6,440	1,655	270	70	16	18	10	0	0	0	0	0

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltoauthoritylevel>