



**Land at Satchell Lane, Hamble-le-Rice**

**PINS Ref: APP/W1715/W/22/3292580 (LPA Ref: F/20/89488)**

**Statement of Common Ground: Five Year Housing Land Supply**

## **CD13.5**

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### **1. Introduction**

- 1.1. This Housing Land Supply ("HLS") Statement of Common Ground ("SoCG") has been prepared by Mr Steven Brown (of Woolf Bond Planning), on behalf of the Appellant, Foreman Homes Ltd and Eastleigh Borough Council. It sets out both the agreed and disputed matters having regard to the five year housing land supply position.
- 1.2. This HLS SoCG identifies the requirement to be met during the five year period, the deliverability of the identified components of supply; and the subsequent five year housing land supply positions of the respective parties.

### **2. The Agreed Position**

- 2.1. It is common ground that the NPPF (2021) at paragraph 74 obligates the Council to maintain a minimum five year supply of housing land.
- 2.2. It is common ground that the relevant period for determining the availability of a five-year supply is 1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2027.
- 2.3. There is agreement with respect of the calculation of the requirement for determining the five year supply, which is derived from Policy S2 of the Eastleigh Local Plan adopted on 25<sup>th</sup> April 2022.
- 2.4. It is also agreed that although the Local Plan was adopted on 25<sup>th</sup> April 2022, it was examined (as noted in paragraph 2 of the Inspector's Report of 14<sup>th</sup> March 2022) for consistency with the advice in the 2012 NPPF.
- 2.5. There is dispute between the Council and the Appellant in relation to the extent of deliverable housing supply in Eastleigh Borough.
- 2.6. The Appellant's position is that there is inadequate deliverable supply to demonstrate a five year supply and by virtue of footnote 8 of the NPPF, paragraph 11(d) is engaged.
- 2.7. The Glossary in the 2021 NPPF and ID Ref: 68-007-20190722 PPG provides guidance on the nature and form of clear evidence which could support the inclusion of a site/source as deliverable.

- 2.8. The Council's position is that there is sufficient deliverable supply to demonstrate a five year provision.
- 2.9. The Appellant's position is that the shortfall will only be rectified if planning approval is given for housing on sites not originally envisaged for housing in the adopted Local Plan. The Council's position is that there is no shortfall to be rectified.
- 2.10. In the circumstances, the Appellant's position is that Local Plan Policies S2 and S3 are out of date for paragraph 11(d) purposes. This is disputed by the Council.

### **3. The Housing Requirement and Five Year Period**

- 3.1. It is agreed between the parties that the five year period to be used for the purpose of calculating the five year housing land supply position for this Appeal is 1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2027.
- 3.2. In so far as the strategic policies from the Local Plan, adopted in April 2022, are less than five years old, it is agreed, by operation of paragraph 74 and footnote 38 of the NPPF, that **the housing requirement falls to be measured against the housing requirement set in adopted strategic policies.**
- 3.3. It is agreed that the relevant strategic policy of the Local Plan for the purposes of paragraph 74 of the NPPF is Policy S2.
- 3.4. It is agreed that Strategic Policy S2 of the Local Plan requires a minimum of 14,580 dwellings within Eastleigh Borough from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2036. It is also agreed that this equates an annual average of at least 729 dwellings.
- 3.5. A such, the starting point to calculating the five year requirement is the minimum **729 dwelling annual requirement** derived from Policy S2 of the Local Plan. This equates to 3,645 dwellings.
- 3.6. As a result of the Housing Delivery Test ("HDT") results published on 14<sup>th</sup> January 2022, it is agreed that it is appropriate to apply a 5% buffer to the requirement.
- 3.7. This results in a minimum five year requirement of **3,827 dwellings for the five year period 1<sup>st</sup> July to 30<sup>th</sup> June 2027.**

### **4. Housing Supply**

- 4.1. The Council maintains it has a five year supply of 3,943 dwellings. This results in a surplus of 116 dwellings and a supply of 5.1 years.
- 4.2. The Appellant identifies a supply of 2,808 dwellings. This results in a significant shortfall of 1,019 dwellings and a supply of only 3.67 years.
- 4.3. The respective positions are summarised in Table 1 below.

Table 1: Respective Five Year Housing Supply Positions

	Eastleigh BC	Appellant
Requirement 1/7/2022 to 30/6/2027	3,827	3,827
Assessed deliverable supply	3,943	2,808
Extent of shortfall/surplus	<b>116</b>	<b>-1,019</b>
No. of years supply	<b>5.15yrs</b>	<b>3.67yrs</b>

- 4.4. The supply differences, including the delivery rates relied upon from the 10 sites/sources that are in dispute, are set out in Table 2 below.

Table 2: Schedule of Disputed Sites

Supply site/ source	LPA	WBP	Difference
Land to the north and east of Winchester Street, Botley	63	0	63
Land west of Woodhouse Lane, Hedge End	345	0	345
Land west of Allbrook Way, Knowle Hill	52	0	52
Land west of Horton Heath	643	132	511
Treetops, Allington Lane, Fair Oak	35	34	1
Former Eastleigh Post Office, 14 High Street	28	0	28
Kings Copse Avenue, Botley	35	0	35
Sites in Eastleigh Borough Housing Programme	48	0	48
Windfall allowance	162	110	52
<b>Total</b>	<b>1,411</b>	<b>276</b>	<b>1,135</b>

- 4.5. The respective housing land supply positions are addressed in evidence.

## 5. Implications of the Respective Five Year Positions

- 5.1. The Council's position is that it can demonstrate a five year supply for the period 1<sup>st</sup> July 2022 to 30<sup>th</sup> June 2027, such that the policies for the supply of housing are up to date.
- 5.2. The Appellant's position is the Council cannot demonstrate a five year supply of housing land, such that the policies for the supply of housing are out of date, meaning the presumption in favour of sustainable development at paragraph 11(d) of the NPPF is engaged.
- 5.3. This HLS SoCG is signed and dated below.

**Signatures**

On behalf of the Appellant:

Signed:



Name: Steven Brown BSc Hons DipTP MRTPI (Woolf Bond Planning for Foreman Homes Ltd (the Appellant))

Date: 10<sup>th</sup> October 2022

On behalf of Eastleigh Borough Council

Signed:.....



Name: Emily Howbrook BSc (Hons) MA MSc MRTPI AssocRICS CertCIH for Eastleigh Borough Council

Date: 7 October 2022

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