PROOF OF EVIDENCE

of
Emily Howbrook

FIVE YEAR LAND SUPPLY

APPENDICES

APPENDIX EH3

LIST OF CORRESPONDENCE WITH DEVELOPERS

ID	Site name	Planning ref.	Contact
1	Boorley Gardens, Boorley Green	RM/17/81628 RM/18/84466 RM/19/86658	Jackson Rowe (for Miller and Belway Homes)
2	Boorley Park, Boorley Green	R/15/77595 R/16/79470	Jackson Rowe (for Bloor and Vistry)
3	Boorley Park Gateway site, Boorley Green	F/19/86233	Technical manager (Vistry- southern)
4	Abbey Fruit farm, Grange Road	RM/19/84823	Land and Development Director, Elivia Homes
5	Land North of Grange Road, Netley Abbey	RM/19/86186	Land and Development Director, Elivia Homes
6	Serenity, Heath House Lane	F/19/86829	Head of Planning, Bargate Homes
7	Bampton House, Chandlers Ford	PN/21/90906	Operations Manager, Rivendale
8	Former Eastleigh Police Station	F/19/85332	Commercial Director, Hamberley
9	Pembers Hill Park	RM/18/83278	Contracts manager, Vistry Partnerships
10	Land at Toynbee Rd, Eastleigh	F/21/91686	Land and New business Manager (VIVID)
11	Bursledon Hall, Blundell Lane, Bursledon	PN/21/91216	Operations manager, Drug Safety Research Unit
12	Treetops, Allington Lane site	F/21/91132	Technical manager (Vistry- southern)
13	HCC sites (Woodhouse Meadows; Botley Fields; Kings Copse Avenue)	O/18/83698 O/18/83634 Policy BO3	Various (Taylor Wimpey, EBC, HCC)
14	Former Post Office, Eastleigh	F/20/89125	Project manager (EBC)
15	North Stoneham Park (Avenue Park phase 4A) plus phasing plan	RM/17/79892	Head of Construction (VIVID)
16	North Stoneham Park (Heritage Place phases 3a and 5a) (Homewood Park)	RM/17/81168	Land and planning manager Bargate
17	North Stoneham Park (CCRC)	F/19/86946	Planning Manager (Highwood)
18	One Horton Heath	F/20/89500	One Horton Heath – Project Director (EBC)

SITE ID: 1

Howbrook, Emily

Subject: FW: JR1-2262 RE: Boorley Gardens Occupations

From: Gemma Good <gemma.good@jackson-rowe.com>
Sent: 07 September 2022 13:50
To: Ansell, James <James.Ansell@hants.gov.uk>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2262 RE: Boorley Gardens Occupations

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Hi James,

We are still awaiting an update from Miller Homes who have made some adjustments to their programme (programme slippage) but below is our current draft with the slightly out of date information;

The first two columns are November and December 2022 however the bottom row is Miller occupations which are likely to slip back into Dec '22 or 2023.

		2023											
N	D	J	F	M	A	M	J	J	A	S	O	N	D
2	5	8	17	43	52	63	81	100	106	110	117	124	136
		0	5	13	5	8	14	7	4	3	6	3	8
2	3	3	4	13	4	3	4	12	2	1	1	4	4

As soon as I have some updated information I'll re-issue the tracker to you.

Kind regards,

Gemma Good MRICS
Director

[redacted]

SITE ID: 1

JACKSON ROWE
PROFESSIONAL CONSTRUCTION EXPERTS

Head Office: Harley House, Brooklands Park, Farningham Road, Crowborough, East Sussex, TN6 2JD
London Office: Union House, 182 – 194 Union Street, London, SE1 0LH

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 07 September 2022 13:41
To: Gemma Good <gemma.good@jackson-rowe.com>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Hi Gemma,

Sorry to bother you again but I was just wondering how many completions you were expecting at Boorley Gardens between January and March 2023?

You mention below that you were not expecting any in 2022 and then 100 in 2023 but I just wondered if you had any draft figures for the January to March period as we work to financial years?

Many thanks as always.

James

From: Gemma Good <gemma.good@jackson-rowe.com>
Sent: 19 July 2022 09:00
To: Ansell, James <James.Ansell@hants.gov.uk>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

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Hi James,

Re; Boorley Gardens (680 unit scheme)

I think it would be prudent to work on the following very draft assumption until we have agreed a build schedule with the developers;

2023 Miller 50 units
2023 Bellway 50 units

Ditto 2024, 2025, 2026, 2027 and 2028.

I'd hope to have a slightly more accurate tracker in place by the end of this year and then we can provide regular updates as per the Boorley Green scheme.

Kind regards,

Gemma Good MRICS
Director

[redacted]

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 19 July 2022 07:30
To: Gemma Good <gemma.good@jackson-rowe.com>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Good Morning Gemma,

Thank you for getting back to me so quickly. The aim is for the Five Year Housing Land Supply report to be finished or at least initial draft to be finished in the next couple of weeks. It is fully appreciated and understood that there may not be a firm work programme yet, and for the need to secure road space from HCC but if there are at this stage even some indicative numbers on likely annual build rates over the next 5 years, or information regarding the number of outlets expected from each developer, or any other information that may be of use then that would be very much appreciated.

Many thanks again.

James

From: Gemma Good <gemma.good@jackson-rowe.com>
Sent: 18 July 2022 08:15
To: Ansell, James <James.Ansell@hants.gov.uk>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

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Hi James,

I can provide figures for the Boorley Gardens site by Miller and Bellway however we don't anticipate any occupations until next year and we don't have a firm programme yet.

What's the latest I could delay providing any info on this please? We really need to secure road space from HCC before we can make any firm estimates as to when the development will be properly connected to the highway.

Kind regards,

Gemma Good MRICS
Director

[redacted]

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 17:54
To: Gemma Good <gemma.good@jackson-rowe.com>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Hi Gemma,

Many thanks for such a quick response, really appreciated.

Understood that this is only relating to Bloor Homes & Vistry element along the Kingsman Drive and Wallace Avenue – and this is the site that I was after.

However, does this mean that you would be in a position to provide information for other sites in the area?

The main other sites in the area that I was thinking of would be Boorley Gardens, which I believe is being delivered by Miller Homes and Bellway and the Gateway Site, which I believe is Vistry.

If you are able to provide information on any of these sites or others within the area then that would be really appreciated.

Thanks again for your time and I hope you have a nice weekend.

James

From: Gemma Good <gemma.good@jackson-rowe.com>
Sent: 15 July 2022 16:20
To: Ansell, James <James.Ansell@hants.gov.uk>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

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Hi James,

Below as requested;

Previous figures

2021/22	2022/23	2023/24	2024/25	2025/26
208	238	171	0	0

Latest Estimates

2022/23	2023/24	2024/25	2025/26	2026/27
224	203	45		

This is relating to the development for Bloor Homes and Vistry Homes comprising Kingsman Drive and Wallace Avenue spine roads. I mention this because there is a lot of development within Boorley Green and in some instances there has been some confusion as we oversee a number of sites.

Kind regards,

Gemma Good MRICS
Director

[redacted]

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 15:10
To: Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Gemma Good <gemma.good@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Good Afternoon Shaun,

I trust that you are well.

You have previously been kind enough to provide me with expected delivery rates for Boorley Park and I was wondering whether you would be able to provide any updates to the figures below, taking April 2022 as the base date.

Previous figures

2021/22	2022/23	2023/24	2024/25	2025/26
208	238	171	0	0

Latest Estimates

2022/23	2023/24	2024/25	2025/26	2026/27

Any help would be much appreciated.

Many thanks in advance.

James

James Ansell
Spatial Policy, Strategy and Research
Tel 07759135555

From: Shaun Horrill <shaun.horrill@jackson-rowe.com>
Sent: 17 March 2022 13:59

To: Ansell, James <James.Ansell@hants.gov.uk>
Cc: Gemma Good <gemma.good@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Good Afternoon James,

Please, see the below update as requested.

2021/22	2022/23	2023/24	2024/25	2025/26
208	238	171	0	0

Kind regards,

Shaun Horrill
Quantity Surveyor

[redacted]

JACKSON ROWE

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 March 2022 11:33
To: Gemma Good <gemma.good@jackson-rowe.com>
Cc: Shaun Horrill <shaun.horrill@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query [Filed 17 Mar 2022 12:52]

Good Morning Gemma,

I trust that you are well.

I was wondering whether you would kindly be able to provide me with an update on the expected build out rates at Boorley Park, as you have done on previous occasions?

Or whether the anticipated completions below are still the most up-to-date?

2021/22	2022/23	2023/24	2024/25	2025/26
227	166	180	44	

Many thanks in advance.

James

[redacted]

From: Gemma Good <gemma.good@jackson-rowe.com>
Sent: 27 July 2021 19:23
To: Ansell, James <James.Ansell@hants.gov.uk>
Cc: Shaun Horrill <shaun.horrill@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Hi James,

Please see below as requested;

2021/22	2022/23	2023/24	2024/25	2025/26
227	166	180	44	

The construction of the dwellings will be sales driven so the anticipated outputs could increase or decrease based on demand from buyers.

Kind regards,

Gemma Good MRICS
Director

[redacted]

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SITE ID: 2

Howbrook, Emily

Subject: FW: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

From: Gemma Good <gemma.good@jackson-rowe.com>
Sent: 15 July 2022 16:20
To: Ansell, James <James.Ansell@hants.gov.uk>; Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Sandy Barnes <sandy.barnes@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Hi James,

Below as requested;

Previous figures

2021/22	2022/23	2023/24	2024/25	2025/26
208	238	171	0	0

Latest Estimates

2022/23	2023/24	2024/25	2025/26	2026/27
224	203	45		

This is relating to the development for Bloor Homes and Vistry Homes comprising Kingsman Drive and Wallace Avenue spine roads. I mention this because there is a lot of development within Boorley Green and in some instances there has been some confusion as we oversee a number of sites.

Kind regards,

Gemma Good MRICS
Director

[redacted]

JACKSON ROWE
PROFESSIONAL CONSTRUCTION EXPERTS

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SITE ID: 2

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 15:10
To: Shaun Horrill <shaun.horrill@jackson-rowe.com>
Cc: Gemma Good <gemma.good@jackson-rowe.com>
Subject: RE: JR1-2137 RE: Boorley Park, Boorley Green, Eastleigh Query

Good Afternoon Shaun,

I trust that you are well.

You have previously been kind enough to provide me with expected delivery rates for Boorley Park and I was wondering whether you would be able to provide any updates to the figures below, taking April 2022 as the base date.

Previous figures

2021/22	2022/23	2023/24	2024/25	2025/26
208	238	171	0	0

Latest Estimates

2022/23	2023/24	2024/25	2025/26	2026/27

Any help would be much appreciated.

Many thanks in advance.

James

[redacted]

SITE ID: 3

Howbrook, Emily

From: Pieter Beukes <Pieter.Beukes@vistry.co.uk>
Sent: 15 September 2022 12:59
To: Howbrook, Emily
Cc: 'Ansell, James'
Subject: RE: F/19/86233 (Boorley Park local centre 66 net units)

Hello Emily,

Also forgot to mention, it is 67 units, splitting hairs :)

Full planning permission for demolition of existing buildings and dwelling with the construction of a mixed use retail and residential development comprising an A1 retail convenience store and flexible retail floorspace (A1 and A2 Use Class), and 67 residential units (C3 Use Class) with associated access, parking, landscaping, drainage, and ancillary infrastructure including pedestrian and cycle links for land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA.

Demolition has already taken place.
Tree clearance is currently being undertaken.

Enabling works commencing next week Tuesday, 20 September 2022.

Piling should be completed by December 2022.

Hope that helps.

Pieter

Pieter Beukes
Technical Manager
[redacted]
Vistry Housebuilding - Southern
Central 40 | Lime Tree Way | Chineham Park
Basingstoke | RG24 8GU | 01483 705100

From: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Sent: 15 September 2022 12:51
To: Pieter Beukes <Pieter.Beukes@vistry.co.uk>
Cc: 'Ansell, James' <james.ansell@hants.gov.uk>
Subject: RE: F/19/86233 (Boorley Park local centre 66 net units)

NOTE: Email originated outside of Vistry Group.

Hi Pieter

Thank you for the quick response. Are you able to confirm estimated start on site date please as I will no doubt be asked this?

Thank you

Emily

Emily Howbrook
Strategic Development Manager
Strategy - Strategic Planning
023 8068 8238

Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Pieter Beukes <Pieter.Beukes@vistry.co.uk>
Sent: 15 September 2022 12:48
To: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Cc: 'Ansell, James' <james.ansell@hants.gov.uk>
Subject: RE: F/19/86233 (Boorley Park local centre 66 net units)

Hi Emily,

Information for another site wasn't available. The development name has escaped me now.

We aim to have the Gateway completed by circa June 2025.

Pieter

Pieter Beukes
Technical Manager
[redacted]
Central 40 | Lime Tree Way | Chineham Park
Basingstoke | RG24 8GU | 01483 705100

From: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Sent: 15 September 2022 12:43
To: Pieter Beukes <Pieter.Beukes@vistry.co.uk>
Cc: 'Ansell, James' <james.ansell@hants.gov.uk>
Subject: F/19/86233 (Boorley Park local centre 66 net units)

NOTE: Email originated outside of Vistry Group.

Good afternoon Pieter

I am currently preparing for an upcoming inquiry and would appreciate some written evidence from Vistry regards to the above site (the Boorley Park 'Gateway' site).

I have liaised with Liz Harrison who explains the Vistry have started to submit discharge of condition applications, and we expect completions of this scheme by 2023/24. Are you able to comment on the planned programme for delivery of this scheme therefore? We had liaised with the sales team but unfortunately we were advised this information wasn't available. If you are able to assist therefore I would appreciate it.

Kind regards

Emily

SITE ID: 4

Howbrook, Emily

Subject: FW: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

From: Alastair Dineen <Alastair.Dineen@eliviahomes.co.uk>
Sent: 16 August 2022 12:00
To: Ansell, James <James.Ansell@hants.gov.uk>
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

Just out of interest James, we have now also acquired what is generally known as the 'Stratland' site, further south on Grange Road.

Planning refs are O/16/78014 and RM/19/86186.

We currently anticipate delivery will look something like:

2021/22	2022/23	2023/24	2024/25	2025/26
		27	62	

Anything else you need, just give me a shout.

Kind regards,

Alastair

ELIVIA HOMES

[redacted]

Elivia Homes Central | Apollo House, Mercury Park, Wooburn Green, High Wycombe, HP10 0HH
Elivia Homes Southern | First Floor West, Prism, 1650 Parkway, Solent Business Park, Whiteley, Fareham, PO15 7AH

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 25 July 2022 17:22
To: Alastair Dineen <Alastair.Dineen@eliviahomes.co.uk>
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

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Alastair,

Many thanks for getting back to me and for the information, including the rebrand. I have made a note of the new branding and email address.

Thanks again

James

From: Alastair Dineen <Alastair.Dineen@eliviahomes.co.uk>
Sent: 25 July 2022 16:36
To: Ansell, James <James.Ansell@hants.gov.uk>
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

James,

Firstly, Crayfern Homes has now rebranded as Elivia Homes. New branding, new office, new email addresses but same old us! Please can I ask you to update your records for us. Our Crayfern email addresses are forwarding at present but I'm not sure for how much longer they will.

We'll be all sold and occupied by the end of this calendar year so nothing in 2023/24. Chatting to our sales manager, it sounds like the projection given below was as near as makes no matters so consider it to be 'no change'.

Hope this is sufficient.

Kind regards,

Alastair

ELIVIA
HOMES

[redacted]

Elivia Homes Central | Apollo House, Mercury Park, Wooburn Green, High Wycombe, HP10 0HH
Elivia Homes Southern | First Floor West, Prism, 1650 Parkway, Solent Business Park, Whiteley, Fareham, PO15 7AH

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 14:15
To: Alastair Dineen <AlastairD@crayfernhomes.co.uk>
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

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Good Afternoon Alastair,

I trust that you are well.

You very kindly provided me the figures shown below back in March and I just wanted to check whether there had been any changes to these estimates.

2021/22	2022/23	2023/24	2024/25	2025/26
22	71			

Whether any units were now expected to be delivered in 2023/24 or if the expectation was still for all units to be delivered in this financial year (2022/23)?

Any information that you can provide will be greatly appreciated.

Thanks

James

From: Alastair Dineen <AlastairD@crayfernhomes.co.uk>
Sent: 15 March 2022 12:43
To: Ansell, James <James.Ansell@hants.gov.uk>
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

James,

Our previous estimates aren't that far wrong but I have taken the opportunity to tweak them to reflect our current expectations for the end of the fiscal year.

2021/22	2022/23	2023/24	2024/25	2025/26
22	71			

Hope this is of help but if you need anything more, please do just ask.

Kind regards,

[redacted]

Crayfern Homes, First Floor West, Prism, 1650 Parkway, Solent Business Park, Whiteley, Fareham, PO15 7AH
www.crayfernhomes.co.uk

Individually crafted award-winning homes

SITE ID: 4

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 March 2022 11:37
To: Alastair Dineen <AlastairD@crayfernhomes.co.uk>
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

Good Morning Alistair,

I trust that you are well.

Previously, you kindly provided me with estimates on dwelling completions for Royal Victoria Grange;

2021/22	2022/23	2023/24	2024/25	2025/26
30	55	8		

I was wondering whether these estimates are still the correct figures to be using or whether there have been any updated estimates which would be more appropriate to use?

Many thanks in advance for any assistance that you can provide.

James

[redacted]

SITE ID: 5

Howbrook, Emily

From: Alastair Dineen <Alastair.Dineen@eliviahomes.co.uk>
Sent: 16 August 2022 12:00
To: Ansell, James
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

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Just out of interest James, we have now also acquired what is generally known as the 'Stratland' site, further south on Grange Road.

Planning refs are O/16/78014 and RM/19/86186.

We currently anticipate delivery will look something like:

2021/22	2022/23	2023/24	2024/25	2025/26
		27	62	

Anything else you need, just give me a shout.

Kind regards,

Alastair

ELIVIA HOMES

[redacted]

Elivia Homes Central | Apollo House, Mercury Park, Wooburn Green, High Wycombe, HP10 0HH
Elivia Homes Southern | First Floor West, Prism, 1650 Parkway, Solent Business Park, Whiteley, Fareham, PO15 7AH

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From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 25 July 2022 17:22
To: Alastair Dineen <Alastair.Dineen@eliviahomes.co.uk>
Subject: RE: Abbey Fruit Farm, Grange Road, Netley Abbey - RM/19/84823 - Query

SITE ID: 6

Howbrook, Emily

Subject: FW: Serenity, Heath House Lane - F/19/86829

From: Paul Thomas <paul.thomas@bargatehomes.co.uk>
Sent: 04 August 2022 17:10
To: Ansell, James <James.Ansell@hants.gov.uk>
Subject: RE: Serenity, Heath House Lane - F/19/86829

Hi James

These figures are ok

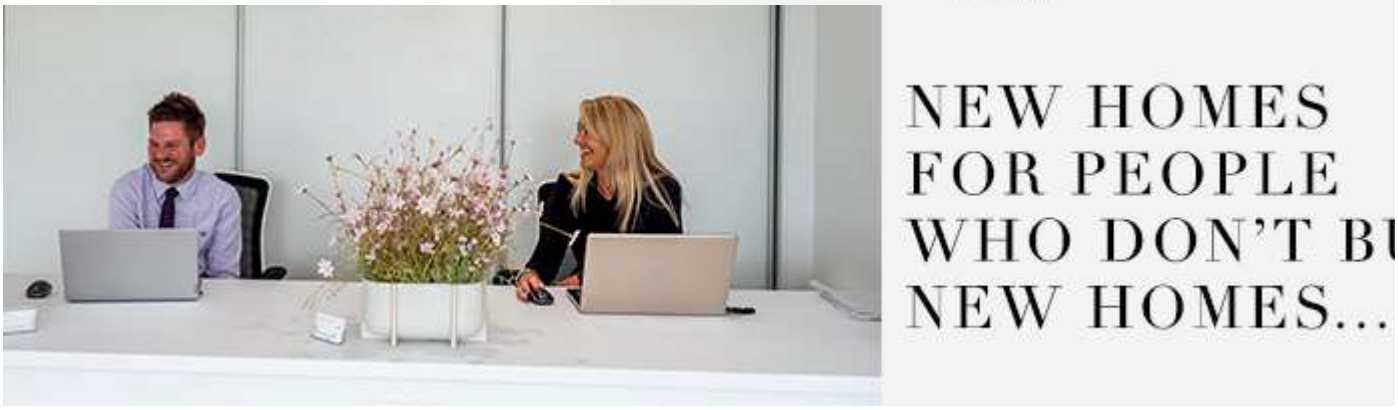
Thanks

Paul

PAUL THOMAS | Head of Planning

[redacted]

www.bargatehomes.co.uk



Address: The New Barn Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire SO50 7HD. Company Registration Number: 05626135
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this message and any attachments. Where this is the case, please do not use, share, distribute or copy this message and its attachment.

From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 15:19
To: Paul Thomas <paul.thomas@bargatehomes.co.uk>
Subject: Serenity, Heath House Lane - F/19/86829

Good Afternoon Paul,

I trust that you are well.

Previously, you kindly provided me with estimates on dwelling completions for the Heath House Lane site;

2021/22	2022/23	2023/24	2024/25	2025/26
Site start	40	40	43	

And I was wondering whether these figures were still the correct estimates for the site or whether there had been any revised estimates that it would now be more appropriate to use?

SITE ID: 7

Howbrook, Emily

From: Becci Brisland <BecciB@rivendaleprojects.co.uk>
Sent: 18 July 2022 09:35
To: Ansell, James
Subject: RE: Bampton House Query

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Good Morning James

Very well if a little hot already! I hope you are also good.

Of course, the scheme is being amended to 13 units and we are building them out – however this is under a build contract for EBC who bought the building off of us to retain for their own use so it will not be available to the public. We hope to deliver this early 2023.

Kind Regards

Becci
Operations Manager

[redacted]

Our Privacy Policy can be viewed on this link: http://rivendalehomes.co.uk/privacy-policy/

From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 17:53
To: Becci Brisland <BecciB@rivendaleprojects.co.uk>
Subject: Bampton House Query

Good Afternoon Becci,

I hope this email finds you well. I am undertaking an update on the previous work undertaken on 5-year land supply on behalf of Eastleigh Borough Council. You previously kindly provided me with information regarding a former site, 27-29 Market Street, Eastleigh, although in the end this site was sold on.

I was wondering though whether it would be possible to provide any information on a scheme which I believe that Rivendale are now working on at Bampton House, Chandlers Ford, PN/21/90906.

If you have any details with regards to commencement on site and likely completion date then that would be really appreciated.

Many thanks in advance.

James

SITE ID: 8

Howbrook, Emily

From: Tim Salisbury <timsalisbury@hamberley.co.uk>
Sent: 15 July 2022 15:34
To: Ansell, James
Subject: RE: Eastleigh Police Station, 18-24, Leigh Road, Eastleigh Query

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Hello James,

We are now targeting Practical Completion for end of September 2022 and so this has moved by a month due to delays in site.

Tim

[redacted]

From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 15:32
To: Tim Salisbury <timsalisbury@hamberley.co.uk>
Subject: RE: Eastleigh Police Station, 18-24, Leigh Road, Eastleigh Query

Good Afternoon Tim,

You may remember that you previously, kindly provided me with the expected completion date (August 2022) of the 84 C2 units at the Former Police Station in Eastleigh and I was just wondering whether the timescales were still correct or whether there has been any revision to the estimates?

Any help would be greatly appreciated.

Many thanks in advance.

James

From: Tim Salisbury <timsalisbury@hamberley.co.uk>
Sent: 27 July 2021 15:58
To: Ansell, James <James.Ansell@hants.gov.uk>
Subject: RE: Eastleigh Police Station, 18-24, Leigh Road, Eastleigh Query

James,

Please see responses below in red.

[redacted]

SITE ID: 8

E: timsalisbury@hamberley.co.uk

From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 05 July 2021 18:17
To: Enquiries <enquiries@hamberley.co.uk>
Subject: Eastleigh Police Station, 18-24, Leigh Road, Eastleigh Query

Good Afternoon,

I hope this email finds you well. I am undertaking work on 5-year land supply on behalf of Eastleigh Borough Council.

We are looking for a contact who would be able to help with the estimated completions expected on site over the next 5 years. Would this email be able to be forwarded on to a relevant contact?

Clearly, there are still a number of uncertainties in the wider economy at this time due to the potential implications ongoing from COVID-19 and other factors. Nevertheless, it would be very useful if you are able to let us know your current intentions on progressing development, including the current anticipated build out rates.

I would be grateful if you could respond by the 16th July if at all possible.

If it would be easier to have an informal chat to discuss matters given the current circumstances, then please give me a call on 0370 779 6260.

Thank you in advance.

James

[redacted]

Site Name: Eastleigh Police Station, 18-24, Leigh Road, Eastleigh

1. How many dwellings do you anticipate being built in the following monitoring years (1st April to 31st March)?

	2021/22	2022/23	2023/24	2024/25	2025/26
C3 Dwellings	9				
C2 (Bedrooms)	84				

For information and comparison, we are currently expecting 9 C3 dwellings and 84 C2 (bedrooms) to be built on site as follows:

	2021/22	2022/23	2023/24	2024/25	2025/26
C3 Dwellings		9			
C2 (Bedrooms)		84			

SITE ID: 8

2. Please indicate the factors that have been taken into account in the above predicted completion rates and, if significantly different from our expectations, an explanation of why you think there could be a difference.

   We are not delivering the 9 C3 units – this is being built by Metis Homes. The current programme for the 84 C2 units is scheduled to reach Practical Completion in August 2022.

3. Please provide details of any specific issues currently preventing the site coming forward or delaying construction (e.g. ownership/legal issues, physical constraints, economic viability, Covid-19 etc)?

   While work has commenced there is always a risk of delays and in particular relating to Covid-19 (availability of materials / workforce etc).

5. Finally, if you are aware of any useful commentary/studies which could be of assistance in informing consideration of build-out rates, or general health of the housing market, we would be grateful if you could provide a link below:

SITE ID: 9

Howbrook, Emily

Subject: FW: Pembers Hill Farm Query

From: Jack Mattison <Jack.Mattison@drewsmith.co.uk>
Sent: 19 July 2022 14:06
To: Ansell, James <James.Ansell@hants.gov.uk>
Subject: RE: Pembers Hill Farm Query

Hi James,

Please see below.

- To Date = 139
- To End '22 = 35
- To End '23 = 70

Thanks

Jack Mattison
Contracts Manager
[redacted]
Vistry Partnerships
Drew Smith House, Mill Court, The Sawmills, Durley, Southampton, SO32 2EJ

Drew Smith's charity partner of the year is Macmillan Cancer Support. If you would like to support us and this wonderful charity please click here for our fundraising page.

Read more about Drew Smith's social value and charity work here.

From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 15 July 2022 14:34
To: Jack Mattison <Jack.Mattison@drewsmith.co.uk>
Subject: RE: Pembers Hill Farm Query

NOTE: Email originated outside of Vistry Group.

Good Afternoon Jack,

I hope this email finds you well. I am undertaking an update on the previous work undertaken on 5-year land supply on behalf of Eastleigh Borough Council.

SITE ID: 9

You may remember that I corresponded with you previously with regards to Pembers Hill Farm and I was wondering whether you would be kind enough to be able to provide an update on the current expectations for housing delivery on these areas.

1. How many dwellings do you anticipate being built in the following monitoring years (1st April to 31st March)?

2022/23	2023/24	2024/25	2025/26	2026/27

For information and comparison, we are currently expecting 194 dwellings to be built on site as follows:

2022/23	2023/24	2024/25	2025/26	2026/27
50	50	22		

2. Please indicate the factors that have been taken into account in the above predicted completion rates and, if significantly different from our expectations, an explanation of why you think there could be a difference.

3. Please provide details of any specific issues currently preventing the site coming forward or delaying construction (e.g. ownership/legal issues, physical constraints, economic viability, Covid-19 etc)?

5. Finally, if you are aware of any useful commentary/studies which could be of assistance in informing consideration of build-out rates, or general health of the housing market, we would be grateful if you could provide a link below:

I would be grateful if you could respond by the 27th July if at all possible.

If it would be easier, as previously, to have an informal chat to discuss matters, then please give me a call on 07759 135555.

Many thanks in advance.

James

[redacted]

Howbrook, Emily

From: Sarah Badham <Sarah.Badham@vividhomes.co.uk>
Sent: 22 September 2022 08:27
To: Howbrook, Emily
Cc: Trill, Jon
Subject: RE: [External]: Land at Toynbee Rd, Eastleigh F/21/91686

Hi Emily,

We are ready to go once planning has been approved, we'd hoped to have been on site already. Our expectation is that the whole site will be built out by March 2025 as we are deploying a significant amount of HE grant into this scheme.

Hope that helps
Sarah

Sarah Badham
Land and New Business Manager
[redacted]

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----End of Notice----

From: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Sent: 20 September 2022 14:32
To: Sarah Badham <Sarah.Badham@vividhomes.co.uk>

SITE ID: 10

Cc: Trill, Jon <jon.trill@eastleigh.gov.uk>
Subject: [External]: Land at Toynbee Rd, Eastleigh F/21/91686

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Afternoon Sarah

I hope you don't mind me reaching out about the above site. As part of an upcoming planning inquiry I need to evidence the deliverability of the scheme. I have reported this site as a VIVID scheme so please correct me if necessary. The expected supply is 15 dwellings by March '25, with all 105 completions by July 2027, although we have had to make assumptions abut the build out rate.

Andy Smith has been chasing up planning and legal to understand progress on the legal agreement, which we believe is currently with HCC/ EBC.

If you have any information about the planned delivery of this scheme that would be much appreciated

Thanks in advance

Emily

Emily Howbrook

[redacted]

EASTLEIGH BOROUGH COUNCIL

Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

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Eastleigh Borough Council

SITE ID: 11

Howbrook, Emily

From: Derek Hall <Derek.Hall@dsru.org>
Sent: 19 August 2022 12:19
To: Ansell, James
Subject: RE: Bursledon Hall, Blundell Lane, Bursledon - Planning Application Number PN/21/91216

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Dear James, thanks for your message. Our plans for the future are not finalised yet. Due to the different working arrangements which prevailed during and after the pandemic, we are still in discussions with the Trustees about the future. Unfortunately, sometimes this can be a protracted process. I think it is safe to leave the details below as they are for now.

Best Regards

Derek Hall | Operations Manager

[redacted]

Drug Safety Research Unit,

Bursledon Hall, Blundell Lane,

Southampton, SO31 1AA, U.K.

www.dsru.org

From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 17 August 2022 12:37
To: Derek Hall <Derek.Hall@dsru.org>
Subject: Bursledon Hall, Blundell Lane, Bursledon - Planning Application Number PN/21/91216

Dear Derek,

I hope this email finds you well. I am undertaking an update on 5-year land supply on behalf of Eastleigh Borough Council.

We have identified the site **Bursledon Hall, Blundell Lane**, as a site that we believe you maybe the contact for, however please let me know if this is not the case. It would be very useful if you are able to let us know your current intentions on progressing development, including the current anticipated build out rate, and there are a few questions below in this regard.

However, if it would be easier to have an informal chat to discuss matters, then please give me a call on 07759 135555.

Many thanks in advance.

James

[redacted]

1. How many dwellings do you anticipate being built in the following monitoring years (1st April to 31st March)?

2022/23	2023/24	2024/25	2025/26	2026/27

For information and comparison, we are currently expecting 16 dwellings to be built on site as follows:

2022/23	2023/24	2024/25	2025/26	2026/27
		16		

2. Please indicate the factors that have been taken into account in the above predicted completion rates and, if significantly different from our expectations, an explanation of why you think there could be a difference.

3. Please provide details of any specific issues currently preventing the site coming forward or delaying construction (e.g. ownership/legal issues, physical constraints, economic viability, Covid-19 etc)?

5. Finally, if you are aware of any useful commentary/studies which could be of assistance in informing consideration of build-out rates, or general health of the housing market, we would be grateful if you could provide a link below:

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SITE ID: 12

Howbrook, Emily

Subject: FW: Treetops, Allington Lane site (F/21/91132)??

From: Sunit Panchal <Sunit.Panchal@vistry.co.uk>
Sent: 21 September 2022 08:51
To: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Subject: RE: Treetops, Allington Lane site (F/21/91132)??

Hi Emily,

We are looking to start works on site around July 2023 and looking at around 18 months to complete the build.

Regards,

Sunit Panchal
Technical Manager

[redacted]

Vistry Southern
Central 40 | Lime Tree Way | Chineham Park
Basingstoke | RG24 8GU | 01483 705100

Please note satellite navigation postcode: RG24 8UT
(exit off the Chineham Park roundabout to Central 40)

Bovis Homes Linden HOMES

Part of the Vistry Group

From: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Sent: 20 September 2022 18:20
To: Sunit Panchal <Sunit.Panchal@vistry.co.uk>
Subject: Treetops, Allington Lane site (F/21/91132)??

NOTE: Email originated outside of Vistry Group.

Hi Sunit

I was provided your contact details kindly by Pieter. As you can see below, I am preparing for a planning inquiry and require written confirmation where possible from developers as to their build-out intentions. As a full planning application, I imagine you'd be looking to start on site for the above site (Treetops) pretty soon. We have assumed completions by March 2024.

Any confirmation you can provide about the delivery programme would be gratefully received

Kind regards

Emily

Emily Howbrook
Strategic Development Manager
Strategy - Strat[redacted]
[redacted]

Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

Howbrook, Emily

Subject: FW: Woodhouse Meadows - Phase 2 marketing

Importance: High

From: James, Matthew (PBRS) <Matthew.James@hants.gov.uk>
Sent: 28 July 2022 13:59
To: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Cc: Hague, Louise <louise.hague@hants.gov.uk>; Hedges, Craig <Craig.Hedges2@hants.gov.uk>
Subject: Woodhouse Meadows - Phase 2 marketing
Importance: High

Dear Emily,

Further to your email to Louise Hague dated 28 June, I have reviewed the forecast housing supply and assumptions for Kings Copse Avenue, Woodhouse Meadows and Botley Fields. A summary table is provided below in respect of five-year reporting up to 30 June 2027. Assumptions are made in respect of marketing, planning and delivery which may be subject to change. I would describe the analysis as a reasonable case which could be bettered or worsened, depending on how things evolve.

	Q2-Q4 2022/23	2023/24	2024/25	2025/26	2026/27	Q1 2027/28	**Total**
Woodhouse Meadows							
Phase 1				45	60	20	**125**
Phase 2		15	60	60	23		**158**
Phases 3 / 4 / 5					32	30	**62**
Botley Fields							
Phases 1-3					30	33	**63**
Kings Copse Avenue							
Phase 1					15	20	**35**
Total		**15**	**60**	**105**	**160**	**103**	**443**

Woodhouse Meadows
Phase 2 marketing commenced last year and Taylor Wimpey was selected as developer, following a two-stage process which assessed financial offers, track record and design code response. 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.

Botley Fields

SITE ID: 13

Outline planning permission was granted in March 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.

Kings Copse Avenue
The timeline shown is based on marketing in September this year, subject to continuing discussions with [redacted] about potential acquisition. Any developer will 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 about a year later. Atkins has recently completed a detailed hydraulic drainage model, agreed with the Environment Agency (EA), that refines the flood zones and considers the impact of climate change; this results in no worsening and some betterment of the flood zones compared to current EA mapping. Access arrangements into the site are being updated in feasibility terms. The site is therefore forecast to make a contribution towards the five-year supply period.

Summary
The forecast position results in approximately 443 homes across the three sites during the five-year supply period. Peak delivery across the three sites is forecast during 2027/28.

I hope this is helpful and please let me know if you have any queries.

Kind regards

Matthew James
Planning & Urban Design Manager
Property Services
[redacted]
Email: matthew.james@hants.gov.uk
www.hants.gov.uk/propertyservices

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Property Services, CCBS. Three Minsters House, 76 High Street, Winchester SO23 8UL.

SITE ID: 13

Howbrook, Emily

To: Webb, Alex
Subject: RE: Woodhouse Lane, Hedge End

From: Simon Cater - TW Southern Counties <Simon.Cater@taylorwimpey.com>
Sent: 02 August 2022 09:11
To: Webb, Alex <Alex.Webb@eastleigh.gov.uk>; Aaron Wright - TW Southern Counties <Aaron.Wright@taylorwimpey.com>
Subject: RE: Woodhouse Lane, Hedge End

Morning Alex,

We are in the process of working up the RM application for Phase 2A and 2B with anticipated submission October 2022.

This submission timeframe is subject to finalising the land contracting with HCC which is well advanced.

If you have any further queries then happy to help.

Kind regards

Simon

From: Webb, Alex <Alex.Webb@eastleigh.gov.uk>
Sent: 27 July 2022 20:17
To: Aaron Wright - TW Southern Counties <Aaron.Wright@taylorwimpey.com>
Cc: Simon Cater - TW Southern Counties <Simon.Cater@taylorwimpey.com>
Subject: RE: Woodhouse Lane, Hedge End

Warning: This email is from an external sender, please be cautious when opening attachments or links.

Good Evening Aaron and Simon

Further to my email on Monday, are you able to let me know when you expect to make a RM application and whether TW have purchased the land as yet?

Also, in terms of intended programme for delivery, are you able to give me an approximate timescale for this?

Many thanks

Alex Webb
Senior Planning Officer
Mon/Tue/Wed 9-5 Thu/Fri 9-1
[redacted]

Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Webb, Alex <Alex.Webb@eastleigh.gov.uk>
Sent: 25 July 2022 10:22
To: Aaron Wright - TW Southern Counties <Aaron.Wright@taylorwimpey.com>
Subject: RE: Woodhouse Lane, Hedge End

Good Morning Aaron

In anticipation of further questions surrounding the need for a new nitrates budget for any future reserved matters applications in relation to this site, I have sought further clarification in relation to the original HRA and nitrate budget submitted for O/18/83634.

It is considered that the information submitted at the outline stage has screened out the nitrates issue and the 2019 budget would not need to redone, as this has previously accepted by Natural England, who had no objection. Similarly the financial contribution towards Solent Recreational Mitigation will not need to be reassessed as this was secured at the outline stage.

However, as new issues requiring assessment under the Habitat Regulations have been raised by Natural England since the granting of the outline planning permission it will be necessary to undertake a new HRA in relation to any future reserved matters applications.

For this site, the only new issue to be included in a HRA at this stage would be the mitigation impacts from recreational pressures causing erosion and disturbance on the internationally protected New Forest Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar sites. As you may be aware the Council has recently adopted an interim strategy for mitigating the impact on the New Forest, which could be used to provide any mitigation required for this site.

https://meetings.eastleigh.gov.uk/ieListDocuments.aspx?CId=254&MId=6858&Ver=4

I trust this explains the position, I have also confirmed this with Hampshire County Council.

Rgds

Alex Webb
Senior Planning Officer
Mon/Tue/Wed [redacted]
[redacted]

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SITE ID: 13

Howbrook, Emily

From: Hague, Louise <louise.hague@hants.gov.uk>
Sent: 02 March 2022 17:40
To: Howbrook, Emily
Cc: James, Matthew (PBRS); Biles, Mark; Chard, Amanda; Hedges, Craig
Subject: RE: Woodhouse Meadows - Phase 2 marketing

Dear Emily

Sorry for the delay in responding to your email.

Following selection of the preferred purchaser for the Phase 2 land on Woodhouse Meadows (formerly Woodhouse Lane) last October, we are hoping to exchange contracts with them shortly (end of April 2022 is our target). The selected developer are progressing well with preparation of their RM application and believe that they will be in a position to completion in 4Q 2022/23. If this occurs, and given the Phase 2 land is fully serviced, I believe at least 20 units will be delivered in 2023/24 and possibly up to 50/60 subject to their progress. I believe they are planning to open up the land in 2 locations.

Later this month colleagues in my team are proposing to update the housing trajectory on Woodhouse Meadows, Winchester Street and the Kings Copse Avenue sites. The delivery of these sites will be a direct reflection of the progress on servicing, the timing and programme of the Bypass and the recent decision to bring forward the KCA site without securing an outline planning consent in advance of marketing.

Regards

Louise

Louise Hague MRICS MRTPI
Senior Development Manager

[redacted].uk

www.hants.gov.uk/propertyservices

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From: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Sent: 17 January 2022 12:08
To: Hague, Louise <louise.hague@hants.gov.uk>
Subject: RE: Woodhouse Meadows - Phase 2 marketing

Hi Louise

I just wanted to message to check I was up to speed on plans for this site because of the assumptions made in our land supply monitoring reports. We currently show completions for the first phases of Woodhouse Meadows for 2023/24? I couldn't see any updates on timescales online but apologies if I'd missed anything.

Hope all is well at County. I saw Sarah is moving on, so perhaps a bit of change your end.

Kind regards

Emily

Emily Howbrook MRTPI AssocRICS
Strategic Development Manager
Strategy - Strategic Planning

As most staff are currently working from home, email is the best way to contact us.
A direct phone call may not be answered.

[redacted]

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Eastleigh Borough Council

From: Hague, Louise <louise.hague@hants.gov.uk>
Sent: 10 May 2021 09:29
To: Smith, Andy <Andy.Smith@eastleigh.gov.uk>; Payne, Chris <Chris.Payne@eastleigh.gov.uk>; Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Cc: Grandfield, Andy <Andy.Grandfield@eastleigh.gov.uk>; Wallbridge, Bob <bob.wallbridge@hants.gov.uk>; Beardon, Sarah <Sarah.Beardon@hants.gov.uk>; Collins, Claire <Claire.Collins2@hants.gov.uk>
Subject: Woodhouse Meadows - Phase 2 marketing

Good afternoon Andy,

This is just a courtesy email to let you know that the marketing for Phase 2 of Woodhouse Meadows has now officially launched.

Please visit the webpage – www.hants.gov.uk/woodhousemeadows - for further information about this opportunity. The closing date for bids is noon Friday 11th June 2021.

Given the Borough Council's interest in making an offer for the site, I would confirm that no further communications will be possible about this or other HCC landholdings during the marketing and evaluation stages other than through the formal channels. This is to ensure there is appropriate transparency for all prospective bidders. I am sure you will understand the County Council's position on this. Therefore it will be important that you follow the procedures set out in the In-tend portal relating to questions and offer requirements.

Kind regards

Louise

Louise Hague MRICS MRTPI
Senior Development Manager

[redacted]

[redacted]

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SITE ID: 14

Howbrook, Emily

Subject: FW: Post Office project contract update

From: Mackrill, Dominic <Dominic.Mackrill@eastleigh.gov.uk>
Sent: 16 September 2022 22:38
To: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Cc: 'Ansell, James' <james.ansell@hants.gov.uk>
Subject: RE: Post Office project contract update

Hi Emily, please see below headings.

Let me know if you need any more.

- Demolition starts October 2022 for 8 weeks
- Piling starts December 2022 for 4 weeks
- Concrete frame starts April 2023 for 14 weeks
- Masonry walls start May 2023 for 18 weeks
- Partitions start August 2023 for 12 weeks
- First fixing starts September 2023 for 12 weeks
- Plasterboard starts September 2023 for 12 weeks
- Watertight date November 2023
- Plastering starts December 2023 for 12 weeks
- Second fix starts December 2023 for 18 weeks
- Tiling & Decorations start January 2024 for 18 weeks
- Floor coverings start February 2024 for 12 weeks
- Lift installation starts March 2024 for 4 weeks
- Snagging & Cleaning May 2024 for 12 weeks
- External works June 2024 for 4 weeks
- Handover August 2024

Dominic Mackrill
Corporate Project Manager
Strategy - Performance and Governance
[redacted]

From: Mackrill, Dominic <Dominic.Mackrill@eastleigh.gov.uk>
Sent: Thursday, September 15, 2022 5:46:16 PM
To: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Cc: 'Ansell, James' <james.ansell@hants.gov.uk>
Subject: RE: Post Office project contract update

Hi Emily,

The current planning status is we have ROG, David Huckfield has advise the Decision notice is expected 05/10/22 after the 21 day period to be called in by Natural England ends.

The demolition is due to start within 1 week of achieving the decision notice.

The target completion date is Autumn 24. I have a detailed build program from PMC, however it's confidential and their copyright so I would need there permission to issue out if this is going into the public domain.

Any issues please let me know.

KR, Dom

Dominic Mackrill
Corporate Project Manager
Strategy - Performance and Governance
[redacted]

From: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Sent: 14 September 2022 14:59
To: Mackrill, Dominic <Dominic.Mackrill@eastleigh.gov.uk>
Cc: 'Ansell, James' <james.ansell@hants.gov.uk>
Subject: RE: Post Office project contract update

Hi Dominic

Former Eastleigh Post Office, 14 High Street, Eastleigh

Thanks for the below update. I am providing evidence for a planning inquiry, which includes demonstrating that the above site is deliverable as per the assumptions in the published land supply report https://www.eastleigh.gov.uk/media/11863/calculation-of-five-year-housing-land-supply-july-2022-final.pdf . This shows completion by April 2025.

Please can you provide me an email setting out the current planning status; the target start on site (including update on milestones leading up to it), and the build programme, to evidence the target completion date.

This will be published as evidence for the inquiry- thanks in advance

Emily

Emily Howbrook
Strategic Development Manager
Strategy - Strategic Planning
Ext.: 8238

From: Mackrill, Dominic <Dominic.Mackrill@eastleigh.gov.uk>
Sent: 07 September 2022 14:12
To: King, Sarah <Sarah.King@eastleigh.gov.uk>; Bicknell, Cllr Paul <Paul.Bicknell@eastleigh.gov.uk>; Pretty, Cllr Derek <Derek.Pretty@eastleigh.gov.uk>; Baxter, Jacqui <Jacqui.Baxter@eastleigh.gov.uk>; Bishop, Nick <nick.bishop@eastleigh.gov.uk>; Huckfield, David <David.Huckfield@eastleigh.gov.uk>
Cc: Riddoch, Guy <Guy.Riddoch@eastleigh.gov.uk>; Phillips, Paul <Paul.Phillips@eastleigh.gov.uk>; Trill, Jon <Jon.Trill@eastleigh.gov.uk>; Corporate Communications <Corporate.Communications@eastleigh.gov.uk>; Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>; Grandfield, Andy <Andy.Grandfield@eastleigh.gov.uk>; Wright, Andrew <Andrew.Wright@eastleigh.gov.uk>; Smith, Andy <Andy.Smith@eastleigh.gov.uk>; Taylor, Angela <Angela.Taylor@eastleigh.gov.uk>
Subject: Post Office project contract update

Good afternoon everyone.

The main contract with PMC to deliver the Post Office redevelopment has been signed. Thank you very much to everyone involved with support and guidance to get us past this key milestone.

There will be much work to do now before demolition starts. I will liaise with Corporate Com's on strategy and dates before we start on site.

I will also in the near future issue out an updated program of works, and subsequent project updates. There will be a detailed pre-start meeting with PMC that I will send invites out too, I propose we have this at Eastleigh House in room 11-13 and we can have a full appraisal and 'set our stall out' with PMC before we start on-site.

As always any issues or quires do let me know.

KR, Dom

Dominic Mackrill
Corporate Project Manager
Strategy - Performance and Governance
[redacted]

Howbrook, Emily

From: John Crapper <John.Crapper@vividhomes.co.uk>
Sent: 05 October 2022 09:09
To: 'Ansell, James'
Cc: Howbrook, Emily
Subject: RE: [External]: RE: North Stoneham Park Delivery Rates

James

Apologies

We have 3 active phases

1. Phase 5 (3b4a): the final homes will be complete by March 23
2. Phase 3a5a: currently on site for 322 homes: build rate @75-100 per annum: first home due to be delivered by early 23
3. Old Mansion site: 65 homes: first home mid 23. Site complete early 24

Does that assist?

John Crapper
Head of Construction
[redacted]
www.vividhomes.co.uk

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SITE ID: 15

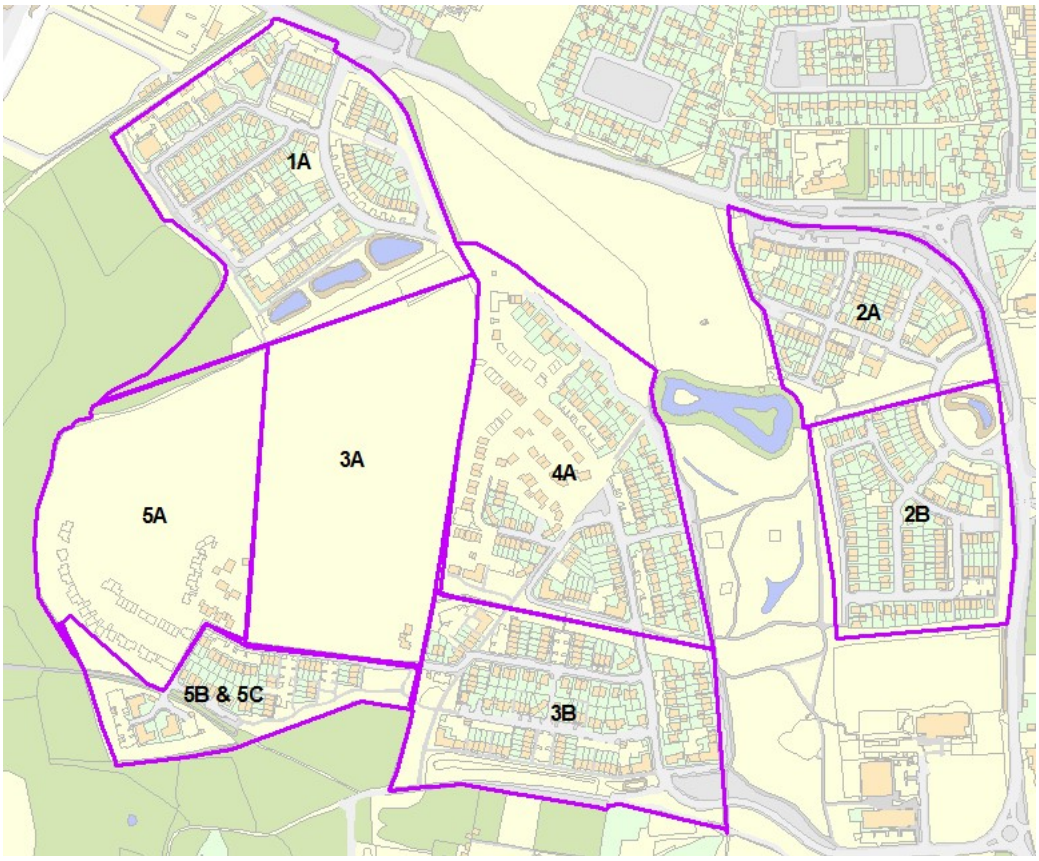
Howbrook, Emily

Subject: FW: Stoneham Park

From: Ansell, James <James.Ansell@hants.gov.uk>
Sent: 23 September 2022 17:39
To: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Subject: RE: Stoneham Park

Hi Emily,

Here's a phasing plan of Stoneham showing the areas of housing along with the situation on each Phase listed below. If you need anything more detailed then please let me know;



Phase 1A – 3 dwellings remaining (likely to be complete now)
Phase 2A – Completed
Phase 2B – Completed
Phase 3A – work commencing - 205 dwellings outstanding (Bargate) (RM/17/81168)
Phase 3B – Completed
Phase 4A – under construction – 104 dwellings outstanding (Highwood) (RM/17/79892)
Phase 5A – work commencing – 117 dwellings outstanding (Bargate) (RM/17/81168)
Phase 5B & 5C - Completed

SITE ID: 16

Howbrook, Emily

Subject: FW: Heritage Place – North Stoneham Park

From: Jonathan Quarrell <jonathan@bargatehomes.co.uk>
Sent: 08 September 2022 09:50
To: Ansell, James <James.Ansell@hants.gov.uk>
Subject: RE: Heritage Place - North Stoneham Park

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Good morning James.

Apologies to the delayed response to the below email. I have been waiting for the information from my construction colleagues.

Phase 5a is due first completion in October 2022
Phase 3a is due first completion in July 2023

The estimate for annual completions is therefore as below

2022/23	2023/24	2024/25	2025/26	2026/27	Apr-Jun27
30	60	100	100	32	

Hope that helps.

Kind regards,

Jono

JONATHAN QUARRELL | Land & Planning Manager
[redacted]
www.bargatehomes.co.uk

Address: The New Barn Vicarage Farm Business Park, Winchester Road, Fair Oak, Hampshire SO50 7HD. Company Registration Number: 05626135
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Howbrook, Emily

From: Jon Bray <j.bray@highwoodgroup.co.uk>
Sent: 27 September 2022 10:23
To: Howbrook, Emily
Cc: 'Ansell, James'
Subject: RE: F/19/86946 continuing care retirement community

Emily / James – my apologies for the delay in response.

The phasing plan is correct with all noted phases being completed by March 23. Bargate should be contacted to get an understanding of where they are at on the remaining phases (5a/3a) which I understand have now commenced.

CCRC – this is now unlikely to commence until Spring 23 with the first phase (currently anticipated to be the VCC and two independent living blocks) not being complete until spring/summer 25, second phase still to be determined.

Sorry that is a little vague, but hope it helps.

Kind regards

JON BRAY PLANNING MANAGER

HIGHWOOD

[redacted]

HIGHWOOD THE HAY BARN, UPPER ASHFIELD FARM, HOE LANE, ROMSEY, HAMPSHIRE, SO51 9NJ

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From: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Sent: 15 September 2022 11:50
To: Jon Bray <j.bray@highwoodgroup.co.uk>
Cc: 'Ansell, James' <james.ansell@hants.gov.uk>
Subject: RE: F/19/86946 continuing care retirement community

Hi Jon

I am currently preparing for an inquiry and wanted to clarify the latest on the CCRC please. If possible can you provide me a short email with programme timescales. We expect completion by 2025/26.

Also, I have a phasing plan for the whole North Stoneham development (attached), and wondered if you could comment on whether this was up to date. An updated plan would be very helpful if you had one?

Apologies if this duplicates any request you may had had from James

Kind regards

Emily

Emily Howbrook
Strategic Development Manager
Strategy - [redacted]
[redacted]

EASTLEIGH BOROUGH COUNCIL

Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Jon Bray <j.bray@highwoodgroup.co.uk>
Sent: 18 January 2022 09:08
To: Howbrook, Emily <Emily.Howbrook@eastleigh.gov.uk>
Subject: RE: F/19/86946 continuing care retirement community

Hi Emily

I'm well thanks, hope you are too.

We are currently doing survey work at the former coach house on the site following a fire last year. Andrew White had a recent site meeting with Dawn Errington and Sarah Barter (TVBC) on the issue.

Targeting a start on site in August.

Kind regards,

Jon

JON BRAY
PLANNING MANAGER

HIGHWOOD

HIGHWOOD
THE HAY BARN, UPPER ASHFIELD FARM, HOE LANE
ROMSEY, HAMPSHIRE SO51 9NJ

[redacted]
WEBSITE: HIGHWOODGROUP.CO.UK

Howbrook, Emily

From: Payne, Chris
Sent: 04 October 2022 14:33
To: Howbrook, Emily
Cc: Jones, Emma; Exley, Lloyd
Subject: RE: One Horton Heath Delivery

Dear Emily

I am pleased to confirm the following regarding commencement and subsequent residential completions at One Horton Heath.

F/20/89500 - First Residential Parcel (Phase 1)

- The project team have been working on the detailed design/construction package since July 2021.
- Resolution to Grant was received 3rdNovember 2021.
- Sign off of the Appropriate Assessment is only item that remains to be closed out from the Resolution to Grant.
- The Council has submitted its Appropriate Assessment and is due a response from Natural England as statutory consultee any day now.
- Grant of Consent is expected 28th October 2022.
- Information to discharge prestart conditions is ready to be submitted once planning permission has been released.
- Tenders for site strip, borehole installation and in parcel infrastructure are due for issue during October 2022.
- Cut and fill works commence Q1 2023 (January subject to weather conditions).
- Boreholes will be installed after cut and fill Q1/Q2 2023.
- In parcel infrastructure commences end of Q2 2023.
- The entire parcel of 381 dwellings is split in to 3 sections for construction and subsequent disposal. Sections two and three each commence 3 months after the previous section so that all sections are under construction by December 2023.
- First completions expected May 2024.
- Each section is projected to complete 72 dwellings pa across all tenures i.e., 29 OMS, 18 PRS, 25 AH.
- We expect all dwellings in the first phase to be complete by April 2027.

Link Road

- Detailed design has been carried out alongside the first phase of housing.
- Tenders are due to be issued 28th October 2022.
- Award of Contract expected in January 2023.
- Start on site planned in March 2023.
- Completion March 2024 (prior to first occupation of any dwellings).

Subsequent Residential phases

Quobleigh Breach c. 270 homes subject to RM

- Full professional team appointed
- Constraints, opportunities, and background surveys all complete.
- Target submission of RMA June 2023
- Target SoS November 2024
- 2 phases for construction and disposal purposes
- 160 dwellings to be completed by June 2027

Upper Acre c.420 homes subject to RM

- Key professionals appointed
- Constraints, opportunities, and background surveys all complete.
- Target submission of RMA February 2024
- Target SoS September 2025
- 3 phases for construction and disposal purposes
- 80 dwellings to be completed by June 2027.

I trust this confirms the Council's position as developer of the OHH site and gives confidence in the number of dwellings previously reported for completion during the next 5yr cycle.

Kind regards

Chris Payne
One Horton Heath – Project Director

[redacted]
[redacted] [redacted]
eastleigh.gov.uk @EastleighBC

Chris Payne
Horton Heath – Project Director
Strategy - One Horton Heath

Chris Payne
Horton Heath – Project Director
Strategy - One Horton Heath