

7th Nov 2022

1.0. Introduction

- 1.1. As agreed between the parties, this note has been prepared in response to the oral evidence provided by Mr J Ansell and Mr L Exley on behalf of Eastleigh Borough Council (“EBC”) at the Housing Land Supply Round Table Session held on day four of the inquiry.
- 1.2. This note is limited to addressing the oral evidence in so far as it relates to EBC’s delivery assumptions at Horton Heath.

2.0. Responding to the Oral Evidence

- 2.1. The oral evidence amplified EBC’s written evidence in relation to the assumptions made in relation to anticipated delivery rates at Horton Heath. This included reference to the impending grant of planning permission for (i) outline planning permission for up to 2,500 dwellings (LPA Ref: O/20/89498); and (ii) full planning permission for 350 dwellings (LPA Ref: and F/20/89500). Oral evidence stated the applications would be approved at Planning Committee later this month.
- 2.2. Mr L Exley sought to demonstrate how EBC’s delivery assumptions would be achieved. It was said that the Council would develop the entire site and market the dwellings. However, and of fundamental importance is the oral evidence that EBC has no track record (and therefore experience) of delivering development on this scale and complexity.
- 2.3. Assuming planning permission is granted for both applications later this month, representing the Council’s best-case scenario, there is a need to consider likely lead in times and delivery rates.
- 2.4. The Council’s written evidence relating to delivery rates from developers with a track record of delivery¹ (CD15.4 and CD15.5 refer) indicates the following:
 - Within CD15.4, it explains that at Kings Barton where Cala Homes had completed 242 dwellings by March 2020, delivery had been 61dpa. The overall site was to provide 2,000 dwellings The supporting information notes that reserved matters was approved in April 2014 with construction commencing in March 2015 and the first completions in 2016/17. Therefore, it was around 2.75years from approval of reserved matters to the first dwelling completion based upon delivery achieved in subsequent years.

¹ Which differs to the case for Horton Heath for the reasons set out at paragraph 2.2 above.

- CD15.5 provides information on lead in rates for the West of Waterlooville site. This is a development led by Taylor Wimpey where 1,471 dwellings had been completed by March 2020 at an annual average of 163 dwellings. The site was to deliver around 2,000 dwellings. The supporting information indicates that Taylor Wimpey received detailed planning permission in 2008 (likely to be after the Design Code was approved in June) with the first completions in 2009/10. Potentially the lead in time from detailed permission to completions is around 1.5 years.
- CD15.5 also indicates that for the schemes assessed (maximum of 399 dwellings) there was on average 1.6 years from detailed permission until first completion. The average delivery rate was 52dpa.

2.5. Paragraph 3.69 of the Appellant’s housing land supply proof of evidence references the Lichfield’s research (CD15.10). Figure 4 in CD15.10 indicates for all schemes (of all sizes) there is generally around 1.7 to 2 years from the grant of a detailed permission to achieving the first completion. Figure 7 of the same indicates that for schemes of 2,000+ dwellings, they can deliver on average at 160dpa or around 4% of the total number of approved dwellings. Alternatively, for schemes of between 100 and 499 dwellings, 21% annual delivery was achieved equating to 55dpa.

Detailed Planning Application for 350 Dwellings

2.6. Consistent with the approach outlined at paragraph 3.100 of the housing land supply proof of evidence, in a scenario where detailed planning permission granted this month for 350 dwellings (LPA Ref: F/20/89500) and allowing a lead time of 1.6 years (taking account of the more comprehensive assessment in CD15.5 alongside that in CD15.10), the first completion could occur in July 2024.

2.7. The detailed permission for 350 dwellings could deliver 54dpa from July 2024, reflecting paragraph 3.104 of the housing land supply proof of evidence. Table A refers.

Table A: Delivery Rates

| | 1/7/22-31/3/23 | 1/4/23-31/3/24 | 1/4/24-31/3/25 | 1/4/25-31/3/26 | 1/4/26-31/3/27 | 1/4/27-30/6/27 | Total |
|-------------|----------------|----------------|----------------|----------------|----------------|----------------|-------|
| Revised WBP | 0 | 0 | 41 | 54 | 54 | 13 | 162 |

Outline Planning Application for 2,500 Dwellings

2.8. Based upon the delivery rates in CD15.10 (figure 7), informed by the analysis set out in the housing land supply proof of evidence, this would equate to around 100dpa.

2.9. Even if outline planning permission is granted, there remains a need to obtain the relevant reserved matters permissions. Moreover, whilst EBC suggests they could have up to 3 developer outlets (for which there is no evidence), Mr Exley confirmed EBC does not have a track record of delivering sites on this scale (or complexity). In the circumstances, the Lichfield’s research represents an appropriate evidence base on which to judge future delivery rates (see also CD8.8, paragraphs 20 and 21 (noting also paragraph 3.23 of the housing land supply proof of evidence)).

- 2.10. Applying these delivery rates to the 2,500 scheme would result in the following delivery profile. The figures in Table B below table are not in addition to the 162 from the detailed permission. Rather, the 162 dwellings are included as the detailed permission is in effect phase 1 of the scheme.

Table B: Delivery Rates

| | 1/7/22-31/3/23 | 1/4/23-31/3/24 | 1/4/24-31/3/25 | 1/4/25-31/3/26 | 1/4/26-31/3/27 | 1/4/27-30/6/27 | Total |
|-------------|----------------|----------------|----------------|----------------|----------------|----------------|-------|
| EBC | 0 | 0 | 108 | 170 | 270 | 95 | 643 |
| Revised WBP | 0 | 0 | 75 | 100 | 100 | 25 | 300 |

- 2.11. In conclusion, the Appellant's revised supply figure for Horton Heath is that a maximum of 300 dwellings could be achieved in the current five year period. This is an increase from the 132 dwellings relied upon in written evidence and CD13.5.
- 2.12. The revised position reflects the impending grant of planning permissions, responding to the oral evidence provided by EBC at the Housing Land Supply Round Table Session.

3.0. Revised Delivery Assumptions

- 3.1. The revised position on Horton Heath (accepting a further 168 dwellings) is reflected in Table C below, which also reflects the amended positions by the parties for Treetops and the Post Office.
- 3.2. Table C is an update of Table 2 in CD13.5.

Table C: Schedule of Disputed Sites

| Supply site/ source | Revised LPA | Revised WBP | Revised 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 | 300 | 343 |
| Treetops, Allington Lane, Fair Oak | 34 | 34 | 0 |
| Former Eastleigh Post Office, 14 High Street | 28 | 28 | 0 |
| Kings Copse Avenue, Botley | 35 | 0 | 35 |
| Sites in Eastleigh Borough Housing Programme | 48 | 0 | 48 |
| Windfall allowance | 162 | 110 | 52 |
| Total | 1,410 | 472 | 938 |

4.0. The Respective Five Year Housing Land Supply Positions

4.1. The final housing land supply positions are summarised in Table D below, replacing Table 1 in CD13.5.

Table D: Respective Five Year Housing Land Supply Positions

| | Eastleigh BC | Appellant |
|-----------------------------------|---------------------|------------------|
| Requirement 1/7/2022 to 30/6/2027 | 3,827 | 3,827 |
| Assessed deliverable supply | 3,942 | 3,004 |
| Extent of shortfall/surplus | 115 | -823 |
| No. of years supply | 5.1yrs | 3.9yrs |

4.2. The Council claims it has a revised five year supply of 3,942 dwellings (-1 dwelling from the position set out in CD13.5). This results in a surplus of 115 dwellings and a supply of 5.1 years.

4.3. The Appellant identifies a revised supply of 3,004 dwellings (+196 dwellings from the position set out in CD13.5). This results in a significant shortfall of 823 dwellings and a supply of only 3.9 years.
