

Table 13: Windfall Development on Large Sites 2010 to 2016

| SITE REF | APPLICATION REFERENCE | DECISION DATE | ADDRESS | PARISH | PROPOSAL | YEAR OF COMPLETION | DOMINANT EX LAND USE | PDL | COMP GAINS | COMP LOSSES | NET BY YEAR |
|----------|-----------------------|---------------|---|-------------|---|--------------------|----------------------|-----|------------|-------------|-------------|
| | | | | | | 2010-11 | | | | | 71 |
| 0274 | 06/58815 R | 03-May-07 | 37-43 HENDY FORD BOURNEMOUTH ROAD | EASTLEIGH | RESERVED MATTERS PURSUANT TO OUTLINE PERMISSION 05/55740 O. ERECTION OF 150 DWELLINGS | 2010-2011 | CAR SALES | Y | 36 | 0 | |
| 0290 | 07/61223 F | 03-Jan-08 | ROTARY COURT ROTARY COURT | HOUND | ERECTION OF 12 NO. 2-BED HOUSES, 18 NO. 1 & 2-BED FLATS & OF 30 ELDERLY PERSONS SHELTERED FLATS. FOLLOWING DEMOLITION OF EXISTING | 2010-2011 | RESIDENTIAL | Y | 0 | 23 | |
| 0294 | 08/62874 F | 11-Sep-08 | 55-57 WINCHESTER ROAD | EASTLEIGH | CONSTRUCTION OF 3 STOREY BLOCK OF 14 FLATS FOLLOWING DEMOLITION OF 2 EXISTING DWELLINGS | 2010-2011 | RESIDENTIAL | Y | 0 | 2 | |
| 0284 | 09/65040 R | 22-Jul-09 | 98 TOWNHILL WAY | WEST END | DETAILS - ERECTION OF THIRTEEN DWELLINGS | 2010-2011 | INSTITUTIONAL | Y | 13 | 0 | |
| 0297 | 09/64658 F | 27-Jul-09 | THE FOUNTAIN INN 24 ST JOHNS ROAD | HEDGE END | ERECTION OF 7 FLATS AND 7 HOUSES FOLLOWING DEMOLITION OF EXISTING PUBLIC HOUSE. ACCESS FROM CHAPEL DROVE | 2010-2011 | RETAIL | Y | 14 | 0 | |
| 0296 | 08/63182 F | 06-Oct-09 | VELMORE ESTATE | EASTLEIGH | DEMOLITION OF 100 BUNGALOWS AND CONSTRUCTION OF 189 RESIDENTIAL UNITS | 2010-2011 | RESIDENTIAL | Y | 50 | 30 | |
| 0298 | 09/66309 F | 16-Apr-10 | STATION HOTEL 113 STATION ROAD | HOUND | DEMO PUBLIC HOUSE AND ERECT 14 DWELLINGS | 2010-2011 | RETAIL | Y | 14 | 1 | |
| | | | | | | 2011-12 | | | | | 203 |
| 0223 | 07/59618 R | 05-Nov-07 | FORMER SGB DEPOT SWAYTHLING ROAD | WEST END | RESERVED MATTERS TO Z/35655/2. REDEVELOPMENT OF 16 HOUSES & 22 FLATS | 2011-2012 | COMMERCIAL | Y | 38 | 0 | |
| 0290 | 07/61223 F | 03-Jan-08 | ROTARY COURT ROTARY COURT | HOUND | ERECTION OF 12 NO. 2-BED HOUSES, 18 NO. 1 & 2-BED FLATS & OF 30 ELDERLY PERSONS SHELTERED FLATS. FOLLOWING DEMOLITION OF | 2011-2012 | RESIDENTIAL | Y | 30 | 0 | |
| 0294 | 08/62874 F | 11-Sep-08 | 55-57 WINCHESTER ROAD | EASTLEIGH | CONSTRUCTION OF 3 STOREY BLOCK OF 14 FLATS FOLLOWING DEMOLITION OF 2 EXISTING DWELLINGS | 2011-2012 | RESIDENTIAL | Y | 14 | 0 | |
| 0296 | 08/63182 F | 06-Oct-09 | VELMORE ESTATE | EASTLEIGH | DEMOLITION OF 100 BUNGALOWS AND CONSTRUCTION OF 189 RESIDENTIAL UNITS | 2011-2012 | RESIDENTIAL | Y | 110 | 11 | |
| 0272 | 09/66299 R | 28-Jun-10 | KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD | HEDGE END | DETAILS - ERECTION OF 118 DWELLINGS | 2011-2012 | LEISURE | Y | 42 | 0 | |
| 0300 | 11/68476 F | 03-May-11 | RAGLAN COURT MOUNTBATTEN ROAD | EASTLEIGH | INTERNAL ALTERATIONS TO REDUCE NUMBER OF UNITS FROM 38 TO 26 | 2011-2012 | RESIDENTIAL | Y | 8 | 16 | |
| 0302 | 10/68318 F | 08-Jul-11 | LAND AT CHEPING GARDENS/MORTIMER ROAD | BOTLEY | ERECTION OF 31 REPLACEMENT DWELLINGS | 2011-2012 | RESIDENTIAL | Y | 0 | 12 | |
| | | | | | | 2012-13 | | | | | 116 |
| 0253 | 05/54320 F | 26-Sep-05 | 62 SUNDAYS HILL GARAGE BURSLEDON ROAD | HEDGE END | CONSTRUCTION OF 2 & 3 STOREY BLOCK OF 13 X 1 & 2-BED FLATS WITH ACCESS FROM BURSLEDON ROAD FOLLOW DEMO OF PETROL STATION | 2012-2013 | CAR SALES | Y | 1 | 0 | |
| 0296 | 08/63182 F | 06-Oct-09 | VELMORE ESTATE | EASTLEIGH | DEMOLITION OF 100 BUNGALOWS AND CONSTRUCTION OF 189 RESIDENTIAL UNITS | 2012-2013 | RESIDENTIAL | Y | 29 | 6 | |
| 0299 | 09/66407 F | 17-Jun-10 | 160-162 FAIR OAK ROAD | BISHOPSTOKE | DEMO COMMERCIAL BUILDING AND ERECT ELEVEN DWELLINGS | 2012-2013 | PETROL STATION | Y | 7 | 0 | |
| 0272 | 09/66299 R | 28-Jun-10 | KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD | HEDGE END | DETAILS - ERECTION OF 118 DWELLINGS | 2012-2013 | LEISURE | Y | 46 | 0 | |

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| 0298 | 10/68183 F | 03-Mar-11 | STATION HOTEL 113 STATION ROAD | HOUND | ERECTION OF 23 FLATS IN 2 BLOCKS | 2012-2013 | RETAIL | Y | 23 | 0 | |
| 0300 | 11/68476 F | 03-May-11 | RAGLAN COURT MOUNTBATTEN ROAD | EASTLEIGH | INTERNAL ALTERATIONS TO REDUCE NUMBER OF UNITS FROM 38 TO 26 | 2012-2013 | RESIDENTIAL | Y | 18 | 22 | |
| 0301 | 10/68325 F | 06-Jul-11 | 1-5 AND 10-13 WINCHESTER CLOSE/WYKEHAM CLOSE | HOUND | ERECTION OF 10 REPLACEMENT BUNGALOWS | 2012-2013 | RESIDENTIAL | Y | 0 | 6 | |
| 0304 | 10/68314 F | 07-Jul-11 | 6-15 PITMORE CLOSE | EASTLEIGH | DEMO 10 BUNGALOWS AND ERECT 6 BUNGALOWS AND 5 HOUSES | 2012-2013 | RESIDENTIAL | Y | 0 | 10 | |
| 0302 | 10/68318 F | 08-Jul-11 | LAND AT CHEPING GARDENS/MORTIMER ROAD | BOTLEY | ERECTION OF 31 REPLACEMENT DWELLINGS | 2012-2013 | RESIDENTIAL | Y | 12 | 9 | |
| 0303 | 10/68116 F | 21-Sep-11 | CENTRIS SITE LEIGH ROAD | EASTLEIGH | ERECTION OF 54 ASSISTED LIVING EXTRA CARE APARTMENTS, 3 AFFORDABLE DWELLINGS AND 327M2 OF A1 FOOD RETAIL | 2012-2013 | COMMERCIAL | Y | 57 | 0 | |
| 0305 | 10/68024 F | 14-Dec-11 | SOUTH OF MOORGREEN ROAD | WEST END | RESIDENTIAL DEVELOPMENT OF 35 DWELLINGS | 2012-2013 | GREENFIELD RUFN | | 21 | 0 | |
| 0308 | 12/70310 F | 23-Jul-12 | THE MONKSBROOK ESTATE CHERITON ROAD | EASTLEIGH | DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS | 2012-2013 | RESIDENTIAL | Y | 8 | 30 | |
| 0310 | 12/70334 F | 23-Jul-12 | SURREY COURT SURREY ROAD | CHANDLERS FORD | DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS IN A 2 AND 3-STOREY BLOCK | 2012-2013 | RESIDENTIAL | Y | 0 | 23 | |
| | | | | | | 2013-14 | | | | | 128 |
| 0253 | 05/54320 F | 26-Sep-05 | 62 SUNDAYS HILL GARAGE BURSLEDON ROAD | HEDGE END | CONSTRUCTION OF 2 & 3 STOREY BLOCK OF 13 X 1 & 2-BED FLATS WITH ACCESS FROM BURSLEDON ROAD FOLLOW DEMO OF PETROL STATION | 2013-2014 | CAR SALES | Y | 7 | 0 | |
| 0253 | 08/62290 F | 03-Jun-08 | 62 BURSLEDON ROAD | HEDGE END | CONSTRUCTION OF 2 & 3 STOREY BLOCK OF 14 NO. 1 & 2 BED FLATS FOLLOWING DEMOLITION OF FORMER PETROL STATION | 2013-2014 | CAR SALES | Y | 1 | 0 | |
| 0299 | 09/66407 F | 17-Jun-10 | 160-162 FAIR OAK ROAD | BISHOPSTOKE | DEMO COMMERCIAL BUILDING AND ERECT ELEVEN DWELLINGS | 2013-2014 | PETROL STATION | Y | 4 | 0 | |
| 0272 | 09/66299 R | 28-Jun-10 | KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD | HEDGE END | DETAILS - ERECTION OF 118 DWELLINGS | 2013-2014 | LEISURE | Y | 26 | 0 | |
| 0301 | 10/68325 F | 06-Jul-11 | 1-5 AND 10-13 WINCHESTER CLOSE/WYKEHAM CLOSE | HOUND | ERECTION OF 10 REPLACEMENT BUNGALOWS | 2013-2014 | RESIDENTIAL | Y | 10 | 4 | |
| 0304 | 10/68314 F | 07-Jul-11 | 6-15 PITMORE CLOSE | EASTLEIGH | DEMO 10 BUNGALOWS AND ERECT 6 BUNGALOWS AND 5 HOUSES | 2013-2014 | RESIDENTIAL | Y | 11 | 0 | |
| 0302 | 10/68318 F | 08-Jul-11 | LAND AT CHEPING GARDENS/MORTIMER ROAD | BOTLEY | ERECTION OF 31 REPLACEMENT DWELLINGS | 2013-2014 | RESIDENTIAL | Y | 19 | 10 | |
| 0305 | 10/68024 F | 14-Dec-11 | SOUTH OF MOORGREEN ROAD | WEST END | RESIDENTIAL DEVELOPMENT OF 35 DWELLINGS | 2013-2014 | GREENFIELD RUFN | | 14 | 0 | |
| 0310 | 12/70334 F | 23-Jul-12 | SURREY COURT SURREY ROAD | CHANDLERS FORD | DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS IN A 2 AND 3-STOREY BLOCK | 2013-2014 | RESIDENTIAL | Y | 42 | 0 | |
| 0308 | 12/70310 F | 23-Jul-12 | THE MONKSBROOK ESTATE CHERITON ROAD | EASTLEIGH | DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS | 2013-2014 | RESIDENTIAL | Y | 42 | 34 | |
| | | | | | | 2014-15 | | | | | -43 |
| 0253 | 05/54320 F | 26-Sep-05 | 62 SUNDAYS HILL GARAGE BURSLEDON ROAD | HEDGE END | CONSTRUCTION OF 2 & 3 STOREY BLOCK OF 13 X 1 & 2-BED FLATS WITH ACCESS FROM BURSLEDON ROAD FOLLOW DEMO OF PETROL STATION | 2014-2015 | CAR SALES | Y | 5 | 0 | |
| 0272 | 09/66299 R | 28-Jun-10 | KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD | HEDGE END | DETAILS - ERECTION OF 118 DWELLINGS | 2014-2015 | LEISURE | Y | 4 | 0 | |

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| 0281 | 12/71663 F | 21-Mar-13 | WILDERN MILL AND PART OF HEDGE END RETAIL PARK CHARLES WATTS WAY/TURNPIKE WAY | HEDGE END | DEMO EXISTING BUILDINGS AND ERECT 41 DWELLINGS AND A 8,310SQM RETAIL STORE | 2014-2015 | COMMERCIAL | Y | 41 | 0 | |
| 0308 | 12/70310 F | 23-Jul-12 | THE MONKS BROOK ESTATE CHERITON ROAD | EASTLEIGH | DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS | 2014-2015 | RESIDENTIAL | Y | 33 | 92 | |
| 0310 | 12/70334 F | 23-Jul-12 | SURREY COURT SURREY ROAD | CHANDLERS FORD | DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS IN A 2 AND 3-STOREY BLOCK | 2014-2015 | RESIDENTIAL | Y | 0 | 45 | |
| 0311 | 13/72552 R | 19-Aug-13 | THE FORMER BUILD CENTRE KNOWLE HILL | EASTLEIGH | DETAILS - ERECTION OF 12 DWELLINGS | 2014-2015 | COMMERCIAL | Y | 12 | 0 | |
| 0325 | 14/74053 F | 29-Aug-14 | 68-72 THE HARRIER, 68 AND 72 HAMBLE LANE | HAMBLE-LE-RICE | DEMOLISH EXISTINGS BUILDINGS AND ERECT 26 RETIREMENT APARTMENTS | 2014-2015 | FOOD AND DRIN | Y | 0 | 1 | |
| | | | | | | 2015-16 | | | | | 176 |
| 0295 | 11/70108 F | 13-Dec-12 | TRAVIS PERKINS TRADING CO LIMITED MILL STREET | EASTLEIGH | ERECTION OF 113 DWELLINGS | 2015-2016 | COMMERCIAL | Y | 7 | 0 | |
| 0308 | 12/70310 F | 23-Jul-12 | THE MONKS BROOK ESTATE CHERITON ROAD | EASTLEIGH | DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS | 2015-2016 | RESIDENTIAL | Y | 66 | 8 | |
| 0310 | 12/70334 F | 23-Jul-12 | SURREY COURT SURREY ROAD | CHANDLERS FORD | DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS IN A 2 AND 3-STOREY BLOCK | 2015-2016 | RESIDENTIAL | Y | 28 | 0 | |
| 0313 | 08/63467 F | 20-Mar-13 | 86 CHALK HILL | WEST END | CONSTRUCTION OF 3 STOREY BLOCK OF 1 & 2 BED FLATS WITH ANCILLARY PARKING FOLLOWING DEMOLITION OF EXISTING DWELLINGS | 2015-2016 | RESIDENTIAL | Y | 0 | 1 | |
| 0314 | 13/72821 F | 30-Sep-13 | RUSSELL HOUSE, 26-28 ROMSEY ROAD | EASTLEIGH | DEMO EXISTING BUILDING AND ERECT 31 SHELTERED APARTMENTS | 2015-2016 | COMMERCIAL | Y | 30 | 0 | |
| 0321 | 14/74420 J | 04-Jul-14 | 26A HIGH STREET | EASTLEIGH | PRIOR NOTIFICATION - CONVERT B1A OFFICES INTO 10 FLATS | 2015-2016 | COMMERCIAL | Y | 10 | 0 | |
| 0322 | 14/74686 F | 31-Oct-14 | LAND EAST OF PITMORE ROAD | ALLBROOK | ERECTION OF 50 DWELLINGS | 2015-2016 | AGRICULTURAL | N | 34 | 0 | |
| 0326 | 14/75539 R | 03-Feb-15 | LAND AT PHASE 1 WINCHESTER ROAD | FAIR OAK | DETAILS - ERECTION OF 41 DWELLINGS | 2015-2016 | AGRICULTURAL | N | 10 | 0 | |
| | | | | | | | | | 1047 | 396 | 651 |

651/6=108pa. 108-20%=86.4

Say, none for first 10 years then discount by 20% = 86 x 10 years = 860