

Eastleigh Borough Council

Five Year Housing Land Supply Position Statement

March 2018

Prepared by

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1 INTRODUCTION

- 1.1 GL Hearn has been appointed by Eastleigh Borough Council to advise the Council on its housing supply position. This document has been prepared to provide a summary of the five year land supply position in Eastleigh Borough using a base date of 1st January 2018. It draws upon the most recent evidence of housing completions, permissions and up-to-date intelligence on the likely delivery of new housing.
- 1.2 Eastleigh Borough Council Cabinet resolved on 14th July 2016 to use a new interim target of 630 dwellings per annum for the Borough, taking account of the latest evidence on housing need and findings from an appeal in respect of land at Bubb Lane¹. A further Inspector in the Land to the north west of Boorley Green Inquiry² found this to be a reasonable judgement on the evidence. This represents the Borough's objectively-assessed housing need based on the information currently available.
- 1.3 Eastleigh Borough Council are progressing a new Local Plan and is due to formally publish and consult on its draft Local Plan in Spring 2018. The housing requirement of 729 dpa (2016-36) being considered in the emerging Local Plan reflects a "policy-on" position whereby a proportion of unmet housing need from the wider Housing Market Area is accounted for. At the time of writing there remain are elements of the evidence base which need to be finalised, together with the Sustainability Appraisal and Habitat Regulations Assessment, which could influence the housing requirement. On this basis, it is not considered appropriate to use this figure to assess the five year land supply in Eastleigh Borough at the current time. This is consistent with the Inspector's findings in the recent appeal decision for Bubb Lane³.
- 1.4 This document therefore sets out the latest position on housing supply in accordance with the latest assessment of objectively-assessed housing need. It uses the figures for completions recorded to 31st December 2017, with recent information on supply received from developers and site promoters. It therefore adopts a base date for the five year land supply calculation of 1st January 2018, and considers a five year period from this point to 31st December 2022.
- 1.5 The five year land supply position will be updated as and when the position is reviewed in accordance with future needs, including any future planning appeals.

¹ Appeal Ref: APP/W1715/W/15/3063753

² Appeal Ref APP/W1715/W/15/2130073

³ Appeal Ref APP/W1715/W/16/3153928

2 CALCULATION OF THE FIVE YEAR HOUSING LAND SUPPLY POSITION

2.1 Tables 1 presents Eastleigh Borough Council's Five Year Housing Land Supply Position based on the 'Sedgefield' Approach with the 20% buffer applied to the housing requirement and shortfall.

Table 1: Five Year Supply Position (1st January 2018 – 31st December 2022)

	Housing Requirement 1st January 2018 – 31st December 2022	Dwgs.
a	Objectively Assessed Housing Need: Dwellings per annum, 2011-36	630
b	Total Objectively Assessed Need for 1st January 2018 – 31st December 2022	3,150
Shortfall in housing provision 1st April 2011 – 31st December 2017		
c	Dwellings required between 1st April 2011 – 31st December 2017	4,253
d	New dwellings completed, 1st April 2011 – 31st December 2017	2,797
e	Shortfall during period 1st April 2011 – 31st December 2017 (c - d)	1,456
f	20% Buffer for persistent under-delivery (b + e)*20%	921
g	Total housing requirement for period from 1st January 2018 – 31st December 2022 (b + e + f)	5,527
h	Annual requirement over the period 1st January 2018 – 31st December 2022 (g / 5)	1,105
Housing Supply 1st January 2018 – 31st December 2022		
i	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31st December 2022 (discounted by 4% for lapses)	224
j	Net outstanding planning permissions for large sites (10 or more units) expected to be built by 31st December 2022	4,678
k	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st December 2022	588
l	Sites in Planning under Negotiation expected to be built by 31st December 2022	440
m	Windfall allowance Years 3 - 5 (incl. 10% discount) (58 dwellings x 3 years)	174
n	Expected supply for the period 1st January 2018 – 31st December 2022 (i+j+k+l+m)	6,103
o	Housing Land Supply Position over period 1st January 2018 – 31st December 2022 (n-g)	577
p	Supply in Years (n / h)	5.52

2.2 Eastleigh Borough Council is currently able to demonstrate 5.52 years' worth of housing land supply in accordance with the NPPF.

Appendices

Appendix A: Small Sites – Outstanding Planning Permissions

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
13/73084 F	FULL	12-Sep-14	12-Sep-17	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	Commenced	9	0	9
14/74076 F	FULL	16-Jul-14	16-Jul-17	8 TELEGRAPH ROAD	WEST END	Commenced	1	1	0
14/74675 F	FULL	21-Aug-14	21-Aug-17	LITTLE OWL ALLINGTON LANE	WEST END	Commenced	1	0	1
13/73744 F	FULL	19-Sep-14	19-Sep-17	ASTONS 131A SATCHELL LANE	HAMBLE-LE-RICE	Commenced	1	0	1
13/73761 F	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Commenced	2	0	2
14/75359 F	FULL	05-Jan-15	05-Jan-18	73 LAKEWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
13/72562 F	FULL	08-Jan-15	08-Jan-18	77 ALLBROOK HILL	EASTLEIGH	Not Started	3	1	2
14/74952 F	FULL	21-Jan-15	21-Jan-18	288 SOUTHAMPTON ROAD	EASTLEIGH	Commenced	4	1	3
14/75345 F	FULL	23-Jan-15	23-Jan-18	84 HIGH STREET	WEST END	Not Started	1	0	1
14/74543 F	FULL	06-Feb-15	06-Feb-18	MOORGREEN FARM BURNETTS LANE	WEST END	Not Started	3	0	3
15/75762 J	PRIOR APPROVAL	06-Feb-15	06-Feb-18	48 LEIGH ROAD	EASTLEIGH	Commenced	4	0	4
14/75082 F	FULL	13-Feb-15	13-Feb-18	31-33 MARKET STREET	EASTLEIGH	Not Started	2	0	2
14/75326 F	FULL	08-Apr-15	08-Apr-18	5 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	0	1	-1
15/77084 J	PRIOR APPROVAL	06-Nov-15	15-Apr-18	QUOB COTTAGE ALLINGTON LANE	WEST END	Not Started	1	0	1
15/75824 F	FULL	17-Apr-15	17-Apr-18	8 ST JOHNS CENTRE ST JOHNS ROAD	HEDGE END	Not Started	1	0	1
14/75487 C	FULL	22-Apr-15	22-Apr-18	1 BEACH LANE	NETLEY ABBEY	25-Nov-16	1	0	1
15/76258 J	PRIOR APPROVAL	27-May-15	27-May-18	41-57 HIGH STREET	WEST END	Not Started	8	0	8
14/75254 C	FULL	08-Jun-15	08-Jun-18	STEEPLE COURT FARM CHURCH LANE	BOTLEY	Commenced	2	0	2
15/76334 F	FULL	10-Jun-15	10-Jun-18	46 STATION ROAD	NETLEY ABBEY	Not Started	1	0	1
16/77833	FULL	04-Mar-16	04-Mar-19	91 BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
15/76470 F	FULL	30-Jun-15	30-Jun-18	34 ADJ BOUNDARY ROAD	BURSLEDON	09-Jun-16	1	0	1
15/76494 F	FULL	01-Jul-15	01-Jul-18	10 FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
15/75755 F	FULL	06-Jul-15	06-Jul-18	14-16 GRANTHAM ROAD	EASTLEIGH	Not Started	6	3	3
15/76121 F	FULL	13-Jul-15	13-Jul-18	HILLTOP PINWOOD PARK	SOUTHAMPTON	Not Started	1	0	1
13/73298 F	FULL	13-Dec-13	13-Dec-16	STEWART HOUSE, SYCAMORE AVENUE	CHANDLERS FORD	01-Oct-16	2	0	2

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
15/76607 C	FULL	28-Jul-15	28-Jul-18	1-2 ROMILL CLOSE	WEST END	Not Started	4	1	3
15/76763 F	FULL	18-Sep-15	18-Sep-18	27 NIGHTINGALE AVENUE	EASTLEIGH	Not Started	1	0	1
15/77087 J	PRIOR APPROVAL	14-Oct-15	14-Oct-18	38-40 LEIGH ROAD	EASTLEIGH	Not Started	8	0	8
15/76388 F	FULL	04-Nov-15	04-Nov-18	LANE END HOUSE SNAKEMOOR LANE	BOTLEY	Not Started	1	0	1
15/77055 F	FULL	11-Nov-15	11-Nov-18	BEECH COTTAGE PYLANDS LANE	BURSLEDON	Not Started	3	1	2
15/77374 F	FULL	26-Nov-15	26-Nov-18	108 PARK ROAD	CHANDLERS FORD	01-Jan-16	1	1	0
15/77139 C	FULL	02-Dec-15	02-Dec-18	CAPSTAN HOUSE HIGH STREET	HAMBLE-LE-RICE	Not Started	2	0	2
15/77218 F	FULL	01-Dec-15	09-Dec-18	39 REAR OF THE CRESCENT	NETLEY ABBEY	Not Started	1	0	1
15/76808 C	FULL	11-Jan-16	11-Jan-19	MILLSTREAM HOUSE, DONKEY LANE	BOTLEY	Not Started	1	0	1
15/77298 F	FULL	01-Feb-16	01-Feb-19	1 COOPERS CLOSE	WEST END	Not Started	1	0	1
15/77475 F	FULL	02-Mar-16	02-Mar-19	37 TWYFORD ROAD	EASTLEIGH	05-May-16	4	1	3
16/77854 F	FULL	09-Mar-16	09-Mar-19	SOUTHBROOK FARM, BROOK LANE	BOTLEY	Not Started	1	0	1
15/77732 F	FULL	10-Mar-16	10-Mar-19	1 THE SYCAMORES, PUBROOK GARDENS	HEDGE END	01-Jan-17	1	1	0
15/77387 F	FULL	29-Mar-16	29-Mar-19	133 HILTINGBURY ROAD	CHANDLERS FORD	01-Jan-17	6	2	4
16/77820 F	FULL	29-Mar-16	29-Mar-19	2 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
16/77839 F	FULL	11-Apr-16	11-Apr-19	117 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	1	1	0
16/78002 U	CERT OF LAWFULNESS	19-Apr-16	19-Apr-19	KINGS COPSE FARM TANHOUSE LANE	BOTLEY	Not Started	1	1	0
16/77884 F	FULL	09-May-16	09-May-19	CORRINGHAM HOUSE GRANGE ROAD	BURSLEDON	Not Started	1	0	1
16/78236 F	FULL	10-May-16	10-May-19	11 LAKE ROAD	CHANDLERS FORD	09-Mar-16	1	1	0
16/78330 F	FULL	31-May-16	31-May-19	QUOB COTTAGE QUOB LANE	WEST END	Not Started	1	0	1
16/77830 F	FULL	03-Jun-16	03-Jun-19	282 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
16/78097 F	FULL	06-Jun-16	06-Jun-19	345 FAIR OAK ROAD	FAIR OAK	01-Oct-16	2	1	1
15/77365 F	FULL	08-Jun-16	08-Jun-19	443 FAIR OAK ROAD	FAIR OAK	Not Started	5	0	5
16/78396 C	FULL	08-Jun-16	08-Jun-19	STEEPLE COURT FARM CHURCH LANE	BOTLEY	Not Started	5	2	3

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
16/78394 F	FULL	14-Jun-16	14-Jun-19	51 VALLEY ROAD	CHANDLERS FORD	11-Jul-16	1	0	1
16/77972 F	FULL	28-Jun-16	28-Jun-19	2 DONCASTER ROAD	EASTLEIGH	18-Jan-18	1	0	1
16/78474 F	FULL	15-Jul-16	15-Jul-19	140 SOUTHAMPTON ROAD	EASTLEIGH	09-Feb-17	3	1	2
15/77592 O	DETAILS	20-Jun-17	20-Jun-19	COLLEGE OF FURTHER EDUCATION DESBOROUGH ROAD	EASTLEIGH	Not Started	9	0	9
16/78045 F	FULL	29-Jul-16	29-Jul-19	REAR OF 4-5 MAPLE SQUARE	EASTLEIGH	Not Started	2	0	2
15/77492 F	FULL	02-Aug-16	02-Aug-19	NAOMI FARM PYLANDS LANE	BURSLEDON	Commenced	2	0	2
15/76178 C	FULL	12-Aug-16	12-Aug-19	SOUTH WOODS SALTERNS LANE	BURSLEDON	Not Started	1	0	1
16/77881 F	FULL	25-Aug-16	25-Aug-19	21 DESBOROUGH ROAD	EASTLEIGH	Not Started	4	1	3
16/78887 F	FULL	31-Aug-16	31-Aug-19	REAR OF 15-17 CHAPEL ROAD	WEST END	Not Started	1	0	1
16/78305 C	FULL	02-Sep-16	02-Sep-19	5 STATION ROAD	NETLEY AB	Not Started	1	0	1
16/78913 F	FULL	08-Sep-16	08-Sep-19	9 BLOSSOM CLOSE	BOTLEY	Not Started	1	0	1
16/78927 C	FULL	09-Sep-16	09-Sep-19	16 CROWSPORT	HAMBLE-LE	Commenced	1	1	0
15/76637 F	FULL	05-Oct-16	05-Oct-19	1 OAKMOUNT AVENUE	CHANDLERS FORD	Not Started	1	1	0
16/79154 F	FULL	12-Oct-16	12-Oct-19	20 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
15/76914 F	FULL	24-Oct-16	24-Oct-19	45 NEW ROAD	NETLEY ABBEY	Not Started	1	0	1
16/79008 F	FULL	27-Oct-16	27-Oct-19	FORESTERS ARMS, 1 STOKE COMMON ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79209 F	FULL	03-Nov-16	03-Nov-19	HOLMES MANOR MOORHILL ROAD	WEST END	Not Started	1	1	0
16/79227 F	FULL	08-Nov-16	08-Nov-19	28 LOWER ST HELENS ROAD	HEDGE END	Not Started	1	0	1
16/79241 F	FULL	09-Nov-16	09-Nov-19	1 SWAYTHLING ROAD	WEST END	Not Started	1	0	1
16/79256 F	FULL	16-Nov-16	16-Nov-19	27 NIGHTINGALE AVENUE	EASTLEIGH	Not Started	2	0	2
16/79239 F	FULL	21-Nov-16	21-Nov-19	GARAGE COURT BETWEEN 64-65 MIDLANDS ESTATE	WEST END	Not Started	1	0	1
16/79287 C	FULL	22-Nov-16	22-Nov-19	OAKBANK OAKBANK ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79333 J	PRIOR APP	25-Nov-16	25-Nov-19	DODWELL FARM PYLANDS LANE	BURSLEDON	Commenced	1	0	1
16/79320 F	FULL	08-Dec-16	08-Dec-19	150 FAIR OAK ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79171 F	FULL	14-Dec-16	14-Dec-19	17 MALCOLM ROAD	CHANDLERS FORD	Not Started	1	1	0

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
17/80055 F	FULL	07-Sep-17	07-Sep-20	14 HOBBS LANE	HEDGE END	Not Started	8	0	8
16/79421 F	FULL	22-Dec-16	22-Dec-19	THE WILLOW, 41 GRANGE ROAD	NETLEY ABBEY	Commenced	1	0	1
16/79412 F	FULL	11-Jan-17	11-Jan-20	MISSENDEN PLACE, 272 SOUTHAMPTON ROAD	EASTLEIGH	Commenced	2	0	2
16/79543 F	FULL	25-Jan-17	25-Jan-20	ASHCROFT, 60 WINCHESTER ROAD	CHANDLERS FORD	Not Started	1	0	1
16/79478 F	FULL	27-Jan-17	27-Jan-20	84 PITMORE ROAD	EASTLEIGH	Not Started	1	1	0
16/79715 F	FULL	06-Feb-17	06-Feb-20	QUOB COTTAGE QUOB LANE	WEST END	Not Started	1	0	1
16/79578 O	O/L	08-Feb-17	08-Feb-20	ADJ FORESTERS ARMS, 1 STOKE COMMON ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79496 F	FULL	08-Feb-17	08-Feb-20	ORCHARD LODGE WINDMILL LANE	BURSLEDON	Commenced	3	0	3
16/78096 F	FULL	09-Feb-17	09-Feb-20	MIDLANDS ESTATE	WEST END	Not Started	2	0	2
17/79810 J	PRIOR APPROVAL	27-Feb-17	27-Feb-20	62 MARKET STREET	EASTLEIGH	Not Started	1	0	1
17/79862 F	FULL	09-Mar-17	09-Mar-20	87-89 TWYFORD ROAD	EASTLEIGH	Not Started	2	1	1
17/79848 C	FULL	09-Mar-17	09-Mar-20	FLATS 1-3 WESSEX MANOR SATCHELL LANE	HAMBLE-LE-RICE	Not Started	1	3	-2
16/79482 F	FULL	27-Mar-17	27-Mar-20	RICKWOOD FARM UPPER NORTHAM DRIVE	HEDGE END	Not Started	1	0	1
16/78479 F	FULL	27-Mar-17	27-Mar-20	CHRISTIAN MEETING HALL GRANADA ROAD	HEDGE END	Not Started	1	0	1
16/79348 F	FULL	13-Apr-17	13-Apr-20	REAR OF 63 UPPER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
17/80075 F	FULL	18-Apr-17	18-Apr-20	286 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
17/80066 F	FULL	18-Apr-17	18-Apr-20	17 DESBOROUGH ROAD	EASTLEIGH	Not Started	1	0	1
16/79103 F	FULL	09-May-17	09-May-20	HIDEAWAY, 12 CHERRY DROVE	HORTON HEATH	Not Started	1	0	1
17/79812 C	FULL	22-May-17	22-May-20	ROSECLIFFE MALTHA GRANGE ROAD	NETLEY ABBEY	Not Started	1	0	1
17/80049 F	FULL	08-Jun-17	08-Jun-20	9 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
17/80277 F	FULL	23-Jun-17	23-Jun-20	ADJ 74 SHAFTSBURY AVENUE	CHANDLERS FORD	Not Started	2	0	2
17/80259 F	FULL	26-Jun-17	26-Jun-20	41 TORRIDGE GARDENS	WEST END	Not Started	2	1	1
17/80282 F	FULL	14-Sep-17	14-Sep-20	ORCHARD LODGE WINDMILL LANE	BURSLEDON	Not Started	1	0	1
17/80291 C	FULL	27-Sep-17	27-Sep-20	PLOT 1 STEEPLE COURT FARM CHURCH LANE	BOTLEY	Not Started	1	0	1
17/81137 C	FULL	27-Sep-17	27-Sep-20	PLOT 5 STEEPLE COURT FARM, STEEPLE COURT CHURCH LANE	BOTLEY	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
17/80349 F	FULL	03-Jul-17	03-Jul-20	REAR OF FOXCOTTE PORTSMOUTH ROAD	BURSLEDON	Not Started	1	0	1
17/80613 C	FULL	14-Jul-17	14-Jul-20	ST ANDREWS BUILDINGS HIGH STREET	HAMBLE	Not Started	2	0	2
17/81041 F	FULL	17-Aug-17	17-Aug-20	37A VICTORIA ROAD	NETLEY ABBEY	Not Started	1	0	1
17/80867 F	FULL	23-Aug-17	23-Aug-20	26 ALEXANDRA ROAD	HEDGE END	Not Started	1	0	1
17/80256 F	FULL	07-Sep-17	07-Sep-20	ADJ 78 BURSLEDON ROAD	HEDGE END	Not Started	1	0	1
17/80991 H	FULL	22-Sep-17	22-Sep-20	FOXHOLES FARM COTTAGE FIR TREE LANE	HORTON HEATH	Not Started	1	0	1
17/80645 F	FULL	18-Sep-17	18-Sep-20	37 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
17/81323 PN	PRIOR APPROVAL	19-Sep-17	19-Sep-20	18 PIRELLI WAY	EASTLEIGH	Not Started	1	0	1
F/17/80879	FULL	01-Nov-17	01-Nov-20	38-40 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
17/81274 F	FULL	07-Nov-17	07-Nov-20	LANE END HOUSE SNAKEMOOR LANE	BOTLEY	Not Started	1	0	1
17/80400 X	FULL	08-Nov-17	08-Nov-20	345 FAIR OAK ROAD	FAIR OAK	Not Started	2	0	2
17/81222 F	FULL	31-Oct-17	31-Oct-20	44 LEIGH ROAD	EASTLEIGH	Not Started	2	0	2
17/79837 O	O/L	12-Oct-17	12-Oct-20	REAR OF WARATAH	FAIR OAK	Not Started	4	0	4
17/80841 F	FULL	31-Oct-17	31-Oct-20	44 TWYFORD ROAD	EASTLEIGH	Not Started	2	0	2
17/81163 F	FULL	01-Nov-17	01-Nov-20	REAR OF MEADOW VALE, CLOVERHAYES AND SOUTHCROFT PROVIDENCE HILL	BURSLEDON	Not Started	1	0	1
17/80123 F	FULL	10-Nov-17	10-Nov-20	100 STATION ROAD	NETLEY ABBEY	Not Started	9	0	9
17/80457 F	FULL	14-Nov-17	14-Nov-20	LAND AT GLEBE COURT	FAIR OAK	Not Started	5	0	5
15/77225 F	FULL	17-Nov-17	17-Nov-20	56 DESBOROUGH ROAD	EASTLEIGH	Not Started	2	1	1
17/80280 F	FULL	22-Nov-17	22-Nov-20	ADJ 87 HIGH STREET	WEST END	Not Started	4	0	4
17/81324 F	FULL	22-Nov-17	22-Nov-20	EVERSLEY KANES HILL	WEST END	Not Started	1	0	1
17/81664 F	FULL	24-Nov-17	24-Nov-20	9 WESTFIELD ROAD	CHANDLERS FORD	Not Started	1	0	1
16/79112 F	FULL	28-Nov-17	28-Nov-20	REAR OF 120-128 PITMORE ROAD	ALLBROOK	Not Started	8	1	7
17/81426 PN	PRIOR APPROVAL	06-Oct-17	06-Oct-20	463 FAIR OAK ROAD	FAIR OAK	Not Started	2	0	2
17/81503 PN	PRIOR APPROVAL	13-Oct-17	13-Oct-20	103 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
17/81743 PN	PRIOR APPROVAL	27-Nov-17	27-Nov-20	29 HIGH STREET	EASTLEIGH	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
17/80922 F	FULL	01-Dec-17	01-Dec-20	72 STOKE COMMON ROAD	BISHOPSTOKE	Not Started	1	0	1
17/80188 F	FULL	08-Dec-17	08-Dec-20	REAR OF 86 EDWARD AVENUE	BISHOPSTOKE	Not Started	9	0	9
17/81592 F	FULL	12-Dec-17	12-Dec-20	118 CHAPEL ROAD	WEST END	Not Started	1	0	1
17/80438 O	OUTLINE	15-Dec-17	15-Dec-20	CREEK COTTAGE, 58 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	4	1	3
TOTAL							274	41	233

Appendix B: Large Sites – Outstanding Planning Permissions

REF	SITE	APP REF	TOTAL NET DWELLINGS	NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	1 st January 2018 - 31 st March 2018	2018/19	2019/20	2020/21	2021/22	1 st April 2022 – 31 st December 2022	5 YR SUPPLY	COMMENTARY
ALLBROOK														
1	Land Adj. Penarth House, Otterbourne Hill, Allbrook	F/15/77022	20	20	Full Permission	28-Jan-19	20	0	0	0	0	0	20	The Brendoncare Foundation is developing the site for a 64 bed care homes plus 20 apartments for couples with dementia. The site was granted planning permission in January 2016. Works have commenced on site in October 2016 - all dwellings are expected to be completed by early 2018. All 20 dwellings are under construction as at 31st December 2017.
BISHOPSTOKE														
2	The Mount Hospital, Church Road, Bishopstoke	O/12/71007 R/12/71814 F/13/73226 F/14/75061	204	121	Reserved Matters	Under Construction	0	39	24	28	30	0	121	Anchor is developing the site. First phase has been completed. The Planning Agent for the site, Pegasus Planning, confirms that Phase 2 is under construction. 71 dwellings are currently under construction at 31st December 2017.
3	Land west of Church Road/ north of Breach Lane, Bishopstoke	O/13/72892 R/15/77507	85	68	Reserved Matters	Under Construction	0	23	45	0	0	0	68	Bovis is the developer for the site and commenced on site in August 2016. 57 dwellings are under construction as at 31st December 2017 and the developer has confirmed that they expect to achieve a delivery rate of 40-45 dwellings per annum until completion in 2018/19.
4	Land at Fair Oak Road, Fair Oak Road	O/14/75086	16	16	Outline Permission	16-Aug-19	0	16	0	0	0	0	16	The site is being taken forward by Radian Homes, who submitted a Reserved Matters application in June 2017. The developer has now received Reserved Matters approval on 8th February 2018, after the base date.
5	Land North of Church Road	O/16/79469	30	30	Outline Permission	20-Oct-20	0	0	15	15	0	0	30	The site is being taken forward by Bargate Homes. The site has Reserved Matters approval granted after the base date on 13th February 2018. The site is considered to have no risks within the five year period.

BOTLEY														
6	North and east of Boorley Green Winchester Road, Botley	O/12/71514 R/14/74872 R/15/77552 R/15/77595 R/16/79470	1,399	1281	Reserved Matters	Under Construction	45	180	180	180	180	135	900	There is a consortium of three developers for the site - Bloor, Bovis and Linden Homes. Reserved Matters are now approved for (a) spine road and associated infrastructure, (b) first phase of 441 dwellings and (c) second phase for 889 dwellings. Section 278 agreements for the Winchester Road and Maddoxford Lane highways works were signed on 19 April 2016. The agent, WYG has confirmed works on Winchester Road and works on Maddoxford Lane progressing well. Works also progressing on Sundays Hill Bypass. The consortium's agent has agreed that 15 dwellings per month (180 dwellings per annum) is an appropriate build out rate. First occupation was achieved on 28 February 2017. 161 dwellings are currently under construction at 31st December 2017.
7	Crow's Nest Lane, Boorley Green	O/16/78389	50	50	Outline Permission	28-Jul-20	0	0	35	15	0	0	50	Outline planning permission granted on 28th July 2017. The planning agent, Bespoke Planning, has confirmed they fully expect to be on site within 18 months. The agent has confirmed the 50 residential units will be built out within the five year period.
8	Land to north west of Boorley Green, Winchester Road (Hedge End North)	O/15/75953	680	680	Outline Permission	30-Nov-19	0	0	50	150	150	113	463	Outline permission granted at appeal to Gleeson Developments, Miller Homes & Welbeck Land. Delivery timeframes informed by the planning agent, Terrence O'Rourke.
BURSLEDON														
9	Land east of Dodwell Lane and north of Pylands Lane, Bursledon	O/12/71522 R/14/75595 R/15/76606	249	249	Reserved Matters	Under Construction	0	76	72	64	37	0	249	Bellway Homes is the developer on this site. Phase 1 and Phase 2 reserved matters approved. Build-out rate assumptions informed by discussions with Bellway. Phase 1 commenced spring 2017, phase 2 is also under construction. There are currently 49 dwellings under construction as at 31st December 2017.
10	Land west of Hamble Lane, Bursledon	O/12/71828 R/15/76830	150	116	Reserved Matters	Under Construction	27	72	17	0	0	0	116	Reserved matters granted in February 2016. Development commenced in August 2016 and 34 dwellings have been completed with a further 63 dwellings under construction at 31st December 2017. Build-out rates informed by Taylor Wimpey's construction program.

11	Land north of Bridge Road and west of Blundell Lane, Bursledon	O/13/73701, R/15/75967	90	36	Reserved Matters	Under Construction	10	26	0	0	0	0	36	Bovis is the developer for this site. Reserved matters granted September 2015. Bovis are on site - 54 dwellings have been completed and a further 34 are under construction as at 31st December 2017. The developer has confirmed that works are progressing well.
12	Land to the rear of Orchard Lodge, Windmill Lane, Bursledon	C/14/74932 C/16/77959 F/16/79496	32	32	Outline & Full Permission	Under Construction	0	32	0	0	0	0	32	Foreman Homes is the developer for this site. Outline planning permission granted in January 2016. Reserved Matters were issued 24 Nov 2016 for 29 dwellings; with a further 3 granted full planning permission on 8th February 2017. The developer has confirmed they intend to build out within a year. Site clearance is currently ongoing.
13	Berry Farm, Hamble Lane, Bursledon	F/15/76582	165	165	Full Permission	Under Construction	15	50	50	50	0	0	165	Barratt Homes is the developer for this site. Planning permission granted in March 2016. Barratt Homes has confirmed that works commenced on site in August 2017. They expect to achieve a delivery rate of 50 dwellings per annum. Two schemes permitted for 165 units, but with access from different roads. 39 dwellings are under construction at 31st December 2017.
14	Land at Providence Hill, Bursledon	O/14/74322 R/16/77966	62	62	Reserved Matters	21-Sep-18	0	32	30	0	0	0	62	Foreman Homes is the developer for this site. Reserved matters application approved on 21 September 2016. Site works are ongoing. Foreman Homes have confirmed out build out rates set out.
15	Land to the North of Cranbury Gardens, Bursledon	O/15/76883	45	45	Outline Permission	09-Jun-20	0	0	45	0	0	0	45	The site received outline planning permission on 9th June 2017. The planning agent has confirmed the site is currently on the market and there are a number of interested parties.
16	Land south of Bursledon Road, Bursledon	O/15/77121	182	182	Outline Permission	04-Aug-20	0	25	50	50	50	7	182	Outline planning permission granted on 4th August 2017. Taylor Wimpey is the developer for the site. The developer is planning to submit a Reserved Matters application in January 2018 and is intended to go to March Planning Committee, if approved, works are expected to commence on site in summer 2018.

CHANDLER'S FORD														
17	59-61 Brownhill Road	F/17/80370	12	12	Full Permission	Under Construction	3	9	0	0	0	0	12	The developer is Alfred Homes. The planning agent Savills have confirmed they expect to build out all 12 residential units over a 12 month build out period by Autumn 2018. Construction has now commenced on site.
EASTLEIGH														
18	Former Premier Foods Bakery Site, Land at Toynbee Road, Eastleigh	F/14/74873	120	11	Full Permission	Under Construction	11	0	0	0	0	0	11	Taylor Wimpey is the developer for this site. Construction started on site in early 2015. 101 units have been completed at 31st December 2017 with all remaining units under construction. Delivery assumptions informed by discussions with Taylor Wimpey.
19	Land north of Kipling Road/Woodside Ave, Eastleigh	O/13/73698 R/15/77726	94	94	Reserved Matters	Under Construction	15	69	10	0	0	0	94	Reserved matters granted in March 2016. Started on site in January 2017 and 20 dwellings are under construction as at 31st December 2017. The developers on site are Drew Smith and delivery assumptions are provided by them.
20	Eastleigh College Education Annexe, Cranbury Road,	O/15/75750	10	10	Outline Permission	07-Apr-18	0	0	10	0	0	0	10	Eastleigh College are currently in discussions with a housebuilder to sell the site. Following the submission of Reserved Matters, it is assumed the site can be delivered within the 5 year period.
21	Land south of Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892	1,100	1100	Reserved Matters	Under Construction	0	120	120	150	150	113	653	Highwood is the Master Developer. Outline Planning Permission was granted on January 2016. Highwood's construction programme has informed the build out rates set out over the next 5 years. Reserved matters application for first phase of 560 dwellings and Reserved Matters for second phase of 514 dwellings have both been approved. Development has now commenced on site.
22	Mitchell House, Southampton Road, Eastleigh	J/16/78227	67	67	Prior Approval	27-May-19	0	67	0	0	0	0	67	The developer for the site has confirmed a build period of 9 months. A discharge of condition application is awaiting a decision.
23	38 Leigh Road	F/17/81079	10	10	Full Permission	24-Aug-20	0	10	0	0	0	0	10	The development site received notification that prior approval was not required for a change of use from B1a Offices to 10 dwellings on 24th August 2017. It is expected that all 10 dwellings will be delivered within the five year period.

FAIR OAK														
24	Land off Winchester Road, Fair Oak	O/13/73707 R/14/75539 R/15/76118 R/15/77067 R/15/77100 R/16/78543	330	126	Reserved Matters	Under Construction	2	100	24	0	0	0	126	The site is being developed out by Bloor Homes (Phases 1 and 3) and Linden (Phases 2 and 4). All Reserved Matters Applications have been approved. 81 dwellings are under construction as at 31st December 2017. The planning agent, Boyer Planning, has confirmed the delivery assumptions.
25	St Swithun Wells Church and Adj Land, Allington Lane	O/13/72471 R/17/81871	72	72	Reserved Matters	18-Dec-17	0	35	37	0	0	0	72	Linden Homes are the developer on the site. The Planning Agent, WYG, is progressing the Reserved Matters application which is yet to be determined. The RMA will be considered at the March Planning Committee, with an officer recommendation for approval.
26	Corner of Knowle Lane/Mortimers Lane	O/13/72490 R/15/77751	73	40	Reserved Matters	Under Construction	9	31	0	0	0	0	40	Drew Smith Homes is the developer for this site. Reserved Matters approval received for 73 dwellings on 15th July 2016. Development commenced in November 2016. Drew Smith Homes have confirmed that all 73 units will be complete by end of July 2018. 9 dwellings are under construction as at 31st December 2017
27	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath	F/15/77500	67	67	Full Permission	18-Aug-20	0	10	30	27	0	0	67	The developer is Foreman Homes. Full permission granted on 18th August 2017. A number of Discharge of Condition applications are awaiting a decision or have received partial discharge. Foreman Homes anticipate a 23 month build-programme. Foreman Homes expect completion in Summer 2019 and note works on site are well underway.
28	Fir Tree Farm & Victoria Farmhouse, Fir Tree Lane (NW Horton Heath)	O/16/79354	450	450	Outline Permission	17-Nov-20	0	0	0	45	45	34	124	Drew Smith Homes is the developer for the site. The site received outline planning permission on 17th November 2017. The site is being brought forward alongside Land west and south of Horton Heath, West End i.e. site ref 37.
HEDGE END														
29	Land at St Johns Road/Foord Road/Dodwell Lane, Hedge End	F/15/76804	109	89	Full Permission	Under Construction	9	33	27	20	0	0	89	Foreman Homes is the developer for this site. Reserved matters application approved March 2015 for 94 dwellings. Construction started on site. New application approved in May 2016 to increase overall number of dwellings to 109 dwellings. 9 dwellings are under construction at 31st December 2017. Foreman Homes have confirmed the build out rates.

30	Land at Home Farm St Johns Road, Hedge End	F/15/76447	14	14	Full Permission	28-Mar-20	0	8	6	0	0	0	14	Planning agent Luken Beck expecting completion of 14 dwellings within two years, i.e. by 2019/20.
31	Long View, Burslesdon Road, Hedge End	F/16/77413	12	12	Full Permission	22-Mar-20	0	8	4	0	0	0	12	Metis Homes are the developer on site. The case officer has confirmed that works have started on site. Construction is expected to take approx. 18 months including upfront infrastructure delivery. The expectation is that the units will be built out in 2018 and 2019.
32	Land West and North of Waylands Place and Peewit Hill Close	F/17/80651	106	106	Full Permission	13-Oct-20	0	0	35	35	36	0	106	Foreman Homes are the developer on site. The site is situated to the south of Foreman Home's existing St Johns Road/Foord Road site and is expected to be delivered in full within the five year period.
WEST END														
33	Moorgreen Hospital, Botley Road, West End	F/15/77247	121	55	Full Permission	Under Construction	10	28	17	0	0	0	55	Barratt Homes is the developer partner of HCA for this site. Planning permission granted in March 2016. Development commenced in July 2016, and Barratt indicate their intention to complete the development by April 2019. 66 dwellings have been completed and a further 41 dwellings are currently under construction as at 31st December 2017. Barratt have confirmed they intend to achieve a build rate of 45-50 dwellings per annum.
34	Dog Kennel Farm adj and land at Telegraph Road West End	F/14/74943	13	4	Full Permission	Under Construction	4	0	0	0	0	0	4	Mildren Homes is the developer for this site. Full permission granted and work has started on the site. All 4 dwellings outstanding are under construction.
35	Land off Botley Road, West End, Hampshire	O/15/76418	100	100	Outline Permission	07-Oct-19	0	0	25	40	35	0	100	Foreman Homes are the developer on site. The developer is intending to submit a Reserved Matters application in spring 2018. .
36	Land at Hatch Farm, north of Baker Avenue, West End	F/15/77718	98	98	Full Permission	Under Construction	5	40	53	0	0	0	98	Radian Homes is the developer for the site. The site received full planning permission on 14th June 2017. An application to discharge Conditions 2-34 has been submitted and is currently outstanding. The development commenced on 28th August 2017.

37	Land west and south of Horton Heath, West End	O/14/75735	950	950	Outline Permission	22-Dec-20	0	0	30	120	120	90	360	The site recieved outline planning permission on 22nd December 2017. Drew Smith Homes are taking the site forward. The delivery assumptions are based on 2 developers building concurrently at 60 dpa. This site is to be brought forward with Land at Fir Tree Farm & Victoria Farmhouse.
TOTAL													4,678	

Appendix C: Large Sites – Resolution to Grant Planning Permission

REF	SITE	APP REF	TOTAL NET OUTSTANDING	CURRENT STATUS	1 st January 2018 - 31 st March 2018	2018/19	2019/20	2020/21	2021/22	1 st April 2022 – 31 st December 2022	5 YR SUPPLY	COMMENTARY
BOTLEY												
38	Land South of Maddoxford Lane, Boorley Green	O/16/79600	50	Resolution to Grant Outline Permission	0	0	30	20	0	0	50	The site received a resolution to grant outline planning permission on 27th March 2017. The site is to be marketed alongside discussions on the S106 Agreement. The planning officer dealing with the site has noted that the grant of permission was subject to the receipt of additional ecological studies, which have now been received. The planning agent Claremont Planning has confirmed they would fully expect the site to be delivered to the timescales shown.
EASTLEIGH												
39	10-12 Romsey Road, Eastleigh	F/16/77785	49	Resolution to Grant Full Permission	0	0	49	0	0	0	49	Site with permission (prior approval) for 12 dwellings. Site has a resolution to grant planning permission for 49 dwellings (26.03.16) subject to a S106 Agreement. <i>[This site has now been granted full permission following the signing of the S106 Agreement after the base date on 27th February 2018].</i>
40	North Stoneham Park, Chestnut Avenue, Eastleigh	F/17/81165 F/17/81167	57	Resolution to Grant Full Permission	0	0	30	27	0	0	57	The site otherwise known as Land South of Chestnut Avenue - which has a separate outline planning permission for 1,100 dwellings granted under ref O/15/76023 i.e. site ref. 21 - has a resolution to grant full planning permission for two separate parcels of land for 39 and 18 dwellings respectively, additional dwellings to the 1,110 already approved. This represents phase 3 and phase 4 of the wider development.
FAIR OAK												
41	Land at Pembers Hill Farm, Mortimers Lane, Fair Oak	O/15/77190	250	Resolution to Grant Outline Permission	0	0	70	70	70	40	250	The site has a resolution to grant outline planning permission, received on 25th January 2017. Negotiations are ongoing. A delivery rate of 70 dwellings per annum has been set out by the developer.
HOUND												
42	Land at Abbey Fruit Farm, Netley, Hound	O/16/79466	93	Resolution to Grant Outline Permission	0	0	45	45	3	0	93	Orchard Homes is the developer for this site. Resolution to grant permission outline planning permission for revised scheme given at Area Committee on 26 January 2017 <i>[A decision is due to be issued in March 2018 now that the 106 Agreement has been completed].</i>
43	Land the North Side of Grange Road, Netley Abbey	O/16/78014	89	Resolution to Grant Outline Permission	0	9	30	30	20	0	89	The Planning Agent, Paul Airey Planning Associates, has indicated Reserved Matters submissions expected within 6 months of the signing of a S106 Agreement; with a 24-32 months build out period anticipated. <i>[This site now has outline planning permission, granted after the base date on 8th January 2018 following the signing of the S106 Agreement].</i>
TOTAL											588	

Appendix D: Large Sites – Developments Under Negotiation

REF	SITE	APP REF	TOTAL DWELLINGS	5 YR NET OUTSTANDING	CURRENT STATUS	1 st January 2018 - 31 st March 2018	2018/19	2019/20	2020/21	2021/22	1 st April 2022 – 31 st December 2022	5 YR SUPPLY	COMMENTARY
	BOTLEY												
44	Land to the north and east of Winchester Street, Botley	n/a	375	375	Under Negotiation	0	0	0	80	80	60	220	The site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Inspector at Botley Road appeal in Sept 2016 concluded that it was unlikely to make a meaningful contribution to 5YLS based on evidence at that point however significant progress has now been made. A PPA has been signed and secures submission of an outline application in mid-May 2018. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc. The site makes provision within it for the preferred alignment for a Botley Bypass which has now received consent.
	HEDGE END												
45	Land to the west of Woodhouse Lane, Hedge End	n/a	605	605	Under Negotiation	0	0	0	80	80	60	220	The site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Inspector at Botley Road appeal in Sept 2016 concluded that it was unlikely to make a meaningful contribution to 5YLS based on evidence at that point however significant progress has now been made. A PPA has been signed which secures submission of a hybrid application in mid-May 2018, which is slightly delayed due to transport modelling. HCC need to progress scheme to deliver new secondary school. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc.
	TOTAL											440	