
Calculation of Five-Year Housing Land Supply

Eastleigh Borough Council

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Prepared by

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Executive Summary:

- i. The Eastleigh Borough Council 'Calculation of Five-Year Housing Land Supply' document has been prepared to identify the latest five-year housing land supply position as of 1st July 2020. It comprises this main document and appendices detailing the housing sites involved and is the fourth quarterly update produced by Hampshire Services.
- ii. On the basis of the information as presented in this document it is concluded that Eastleigh Borough Council can comfortably demonstrate a five-year supply of housing, with 5.9 years' worth of housing using the Local Housing Need figure and a 5% buffer.
- iii. A total of 4,311 dwellings are expected to be delivered between 1st July 2020 and 30th June 2025. This is an increase of 258 dwellings from the previous Hampshire Services report (4,053) which covered the 1st April 2020 to 31st March 2025. The increase within the figures is in part owing to developers having slightly more awareness of the implications of the COVID pandemic on house building which has led to a slightly more clarity on the likely delivery rates on sites. In conjunction with this there have also been a few applications that have obtained resolution to permit between April and June 2020 which are expected to deliver within the next five-years which are now included within the five-year supply figures.

1 Introduction

1.1 Hampshire Services has been instructed by Eastleigh Borough Council ("the Council") to assemble and analyse evidence of housing land supply, in order to inform an update to the Council's five-year housing land supply position.

1.2 The purpose of this assessment is to consider whether there are sufficient deliverable sites within Eastleigh Borough to demonstrate provision of at least five years' worth of housing. The housing requirement that it will primarily be measured against for this update is that based on the 'local housing need' derived from the 'standard method', including an appropriate buffer to ensure choice and competition in the market for land.

1.3 This assessment uses a base date of 1st July 2020 and covers the anticipated supply to be delivered in the five-year period from 1st July 2020 to 30th June 2025. The assessment includes up-to-date information regarding permissions, commencements, and completions, including contributions from developers on when, and how quickly, sites are likely to come forward.

2 Policy Background

2.1 The National Planning Policy Framework 2019 (NPPF) requires Local Planning Authorities to assess and demonstrate a five-year supply of deliverable sites. Specifically, paragraph 73 of the NPPF states:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

2.2 Furthermore, the NPPF supports the inclusion of a windfall allowance in the five-year supply where there is compelling evidence that suggests this is a reliable source of supply.

2.3 Where an authority has an up-to-date plan-based housing requirement (adopted in the last five years), the housing requirement set out in the local plan is the basis for assessing five-year housing land supply. Otherwise the assessment is against the local housing need figure, calculated using the government’s standard methodology. Eastleigh’s adopted Local Plan is more than five years old, and therefore the assessment of five-year housing land supply is made against the local housing need figure. Nevertheless, the Council has submitted a replacement Local Plan to the Secretary of State for examination, with adoption expected in 2020. For comparison, a five-year land supply position based on the housing requirement proposed in this Plan with a 10% buffer is set out at the end of the report.

3 Methodology for Calculating the Five-Year Supply

Source of Housing Target

3.1 The total five-year housing land supply requirement for Eastleigh is 3,470 dwellings (694 dwellings per annum). This is based on the calculation of local housing need, determined in accordance with the standard method as set out in the PPG. The previous Hampshire Services update of the five-year land supply position as of 1st April 2020 sets out this requirement in detail.

Housing Delivery Test

3.2 The Housing Delivery Test identifies whether past rates of development have met housing requirements. (based on the percentage of “net homes delivered against the number of homes required” over a rolling three-year period). Where the requirements of the test have been fully satisfied, there are no further requirements placed on a local authority. Where a plan-making authority’s delivery rate falls below the number of homes required then certain consequences as set out in the NPPF apply, including the application of a 20% buffer on a plan-making authority’s five-year housing land supply, if housing delivery falls below 85% of the required number of homes.

3.3 Results published in February 2020 showed that Eastleigh had delivered 2,572 dwellings over the three years between 1st April 2016 and 31st March 2019 against a target of 1,775 dwellings in the same period. This meant that Eastleigh Borough passed the Housing Delivery Test and is not subject to a 20% buffer.

Buffer

3.4 The July revision of the PPG for Housing Supply and Delivery (Paragraph 022 Reference ID: 68-022-201907022) states: To ensure that there is a realistic prospect of achieving the planned level of housing supply,

the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Buffers are not cumulative, meaning that an authority should add only one of the following, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5 year housing land supply;
- 10% - the buffer for authorities seeking to 'confirm' 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

3.5 Consequently the Local Housing Need plus a 5% buffer being applied would make Eastleigh's figure 729 dwellings per annum.

Delivery

3.6 The NPPF, and accompanying PPG, require that only those sites that are demonstrably deliverable within the five-year period are included within the calculations of supply. They go on to define 'deliverability', identifying sites which, by virtue of their planning status, are considered to be deliverable in principle, as well those sites where further evidence is required. Further details are provided in the PPG of the types of evidence that could be provided to demonstrate deliverability.

In identifying the sites which can be clearly identified as being deliverable, this study has specifically considered the following:

- the current planning status of the site – allocated, outline planning permission (and progress towards reserved matters), detailed planning permission, or resolution to grant planning permission;
- whether a planning performance agreement is in place for the site;
- correspondence with the developer/housebuilder/landowner or agent in relation to anticipated:
 - start date,
 - first housing completions,
 - phasing of development for the duration of the build,
 - information on site assessment work being undertaken,
 - anticipated dates for planning applications being submitted or planning permissions being approved,
 - constraints, ownership and market or cost factors that have the potential to delay delivery of the development;

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- progress towards the discharge of planning conditions;
 - assumed lead-in times, build-out rates and lapse rates
 - general information available from public records relating to typical build-out rates of similar sites and housebuilders general rates of delivery.

Windfall

3.7 The National Planning Policy Framework (NPPF) glossary defines windfall sites as “sites not specifically identified in the development plan”. Paragraph 70 of the NPPF allows local authorities to make an allowance for windfall sites as part of anticipated supply. However, local authorities may only make an allowance for windfall if they have “compelling evidence that they will provide a reliable source of supply”. In addition to this, any windfall allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

3.8 The PPG guidance on housing and economic land availability assessment states a windfall allowance may be justified in the five-year housing land supply calculations.

3.9 It should be noted that revisions to the NPPF no longer specifically refer to windfall sites being on previously developed land or considers exclusions should be made to development on residential gardens. However, in the ‘Eastleigh Borough Local Plan 2016-2036 – Housing Trajectory Update published in June 2019’ para 95. The Council have taken a more precautionary approach based on 2012-NPPF compliant approach which continues to exclude garden land. Therefore, the windfall analysis within this report will follow the borough’s current approach.

4 Deliverable Supply

4.1 Hampshire County Council undertakes monitoring of starts, completions and commitments. This data records commitments, sites which have lapsed, and completions on an annual basis including site visits each year to ascertain the situation on sites for a base date of the 1st April of each year. During the year, and outside of the annual visits to sites, data on starts, completions and new permissions are also monitored. Starts and completions during this time are gathered through the receipt of Building Control and National House-Building Council reports. The monitoring data specifically considered for this update covers the period to 1st July 2020.

4.2 On this basis, this assessment of five-year land supply has a base date of 1st July 2020 and covers the five-year period to 30th June 2025. The assessment of the deliverable supply over this five-year period is structured to consider the following sources of supply.

Small Site Commitments

4.3 The small site commitments fall within part A of the NPPF definition of deliverable. They are “sites which do not involve major development and have planning permission”. The small site commitments cover sites for less than 10 dwellings (gross). Some of these sites are under construction whilst others are yet to be implemented.

4.4 Although the PPG no longer specifically requires this, a discount on the anticipated supply of small sites with permissions by a rounded 4% has been applied to take account of the number of planning permissions on small sites that, on average, have lapsed over the period since 2006/7. This data is set out in Table 1.

Table 1: Small Sites Lapsed Planning Permissions

Year	Small Sites with Planning Permission	Net Lapsed Units	% Lapsed
2006-2007	288	2	0.7
2007-2008	288	4	1.4
2008-2009	215	14	6.5
2009-2010	181	7	3.9
2010-2011	144	14	9.7
2011-2012	123	9	7.3
2012-2013	137	11	8.0
2013-2014	159	2	1.3
2014-2015	188	6	3.2
2015-2016	213	3	1.4
2016-2017	209	4	1.9
2017-2018	196	12	6.1
2018-2019	200	6	3.0
2019-2020	232	6	2.6
Total	2,773	100	3.6

4.5 For a 1st July 2020 base date, the monitoring data shows that there are planning permissions for a gain of 275 dwellings (gross) outstanding for sites of less than 10 dwellings. Taking account of the outstanding planning permissions for a permitted loss of 33 dwellings, the net additional number of dwellings to the supply would be 242. The detailed list of small sites with outstanding planning permissions is set out at Appendix A.

4.6 Once an allowance for lapses of 4% is included, it is considered that small site commitments will yield 233 dwellings within the five-year period.

Large Site Commitments

4.7 The large site commitments fall within parts A and B of the NPPF definition of deliverable. They are sites with detailed planning permission and sites with outline planning permission for major development. The large site commitments cover sites with a capacity for 10 or more dwellings.

4.8 These sites include developments with outline and full planning permission, some of which may have started on site, and others which are yet to be implemented but are demonstrably capable of delivering units within the five-year period to 30th June 2025.

4.9 For the large site commitments, a detailed review has been undertaken by assessing the current planning status of the site (including discharge of conditions and any planning performance agreements) and available phasing plans, supplemented by discussions with the relevant agent and/or landowner/developer of the sites, to ascertain the likely commencement and build out rate of the individual schemes. The delivery assumptions for individual sites are shown in Appendix B along with the number of completions that have been recorded through Building Control and National House-Building Council reports for the period 1st April to 30th June 2020. However, not all sites are likely to be covered by this data, as progress information for a number of the sites either does not come through Building Control or National House-Building Control reports or the information comes through belatedly, and therefore the completion figures between 1st April 2020 and 30th June 2020 are likely to be an undercount of the actual numbers of completions during this period.

4.10 Given the detailed review undertaken, it is not considered a discount for non-implementation for large sites to be warranted which is not, in any event, required by the PPG.

4.11 For a 1st July 2020 base date there are 33 large committed sites which are expected to contribute to the five-year land supply. Of these sites, 17 were under construction and nearly 756 plots were recorded as having commenced. Appendix B sets out the delivery assumptions for these sites, provides a commentary on site progress, and summarises information ascertained through direct engagement with site promoters/developers and other sources of information.

4.12 Collectively there are 5,387 dwellings (net) which are yet to be built across these 33 sites. Of this, 3,639 dwellings are expected to be built within the five-year period to 30th June 2025. There are thus a further 1,748 dwellings on these sites which are expected to be delivered in Years 6+.

4.13 Information provided by site promoters/developers on delivery expectations have also been reviewed in light of the above information to ensure that delivery assumptions are realistic

Sites subject to a Resolution to Grant Planning Permission

4.14 These sites relate to part B of the NPPF definition of deliverable i.e. sites with a grant of permission in principle. This includes sites with resolutions to grant planning permission prior to the base date of 1st July 2020.

4.15 There are 5 sites within this category, these are set out at Appendix C with commentary on the latest position.

4.16 The sites within this category has a total net capacity for 619 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 318 of the dwellings to be delivered from this source of supply within the five-year period to 30th June 2025.

Specialist Housing for Older People

4.17 In its guidance on how to calculate a five-year housing land supply, the NPPG (para. 043, ref. ID: 3-043-20180913) states that local planning authorities should ‘count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement’.

4.18 To establish the amount of accommodation released in the housing market, the guidance indicates that authorities should base calculations on the average number of adults living in households using the published Census data. This is ‘to establish the amount of accommodation released in the housing market.’

4.19 The 2011 Census estimated that there were 97,048 adults (aged 16 or over) living in 52,176 households in Eastleigh. This provides a ratio of 1.86 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 1.9. The previous report by Hampshire Services explained the calculations in detail.

4.20 There is currently 1 site within this category, and this site is set out at Appendix D with commentary on the latest position.

4.21 There are 91 bed spaces associated with one of these sites, which is the equivalent of 49 dwellings. This means that an equivalent of 49 dwellings are expected within the five-year period.

Windfall

4.22 Eastleigh Borough Council has had a consistent approach to windfall sites that has been set out and evidenced within its position statements on Five-Year Housing Land Supply, its recent ‘Housing Trajectory Update’ published in June 2019 and the Strategic Land Availability Assessment (SLAA) prepared to inform the replacement Eastleigh Borough Local Plan 2036.

4.23 The Inspector at the previous Eastleigh Borough Local Plan 2029 examination in his conclusions to the hearings considered the Council’s approach to be justified. Paragraph 63 of the Inspector’s Report of February 2015 (EBC 3.4) states:

“The Council has included small site windfalls in years 3-5 of the five year supply and from year six onwards. The inclusion of the contribution from windfalls from year three is justified given the Council's evidence on the time within which planning permissions are normally implemented and thus avoids double counting.”

4.24 The Council’s ‘Housing Trajectory Update’ para 95, provides a methodology for a 2012-NPPF compliant approach that continues to exclude garden land from a small site windfall approach. The calculation is presented at Table 2.

Table 2: Windfall Calculation

Small Sites Windfall Allowance	Number of Dwellings
Net Small Site Completions 2011/12-2019/20	474
Average Annual Small Site Completions 2011/12-2019/20	53
Average Annual Small Site Completions on Garden Land 2011/12-2019/20	17
Small Sites Windfall Allowance excluding Garden Land	36

4.25 Taking a cautionary approach it is considered to be appropriate for an annual allowance within years 4 and 5 of the five-year housing land supply. This would give a total of 72 dwellings (36 dwellings per annum) over years 4 and 5 on sites of less than 10 dwellings.

4.26 Whilst the windfall allowance used in this calculation is justified and robust according to the NPPF and relevant PPG guidance, a sensitivity has been taken to determine the impact on the five-year housing supply without windfall. Windfall represents 72 dwellings out of a total supply of 4,311 dwellings, or 1.7% of total supply. Removing windfall would take off roughly 0.1 years of eligible supply.

Total expected supply 2020-2025

4.27 From the analysis of the various sources of housing supply mentioned above, the number of dwellings that can be considered deliverable over the period 1st July 2020 to 30th June 2025 is 4,311 dwellings. This is set out in Table 3 below.

Table 3: Housing Supply 1st July 2020 to 30th June 2025

Housing Supply 1st July 2020 to 30th June 2025	
Source of Supply	Number of Dwellings
Net Outstanding Permissions for small sites (1-9) units (discounted by 4% for Lapses)	233
Net Outstanding planning permissions for large sites (10 or more units)	3,639
Sites with a resolution to grant planning permission	318
Housing for Older People (C2) (Equivalent of)	49
Windfall allowance for years 4 and 5	72
Total expected supply for the period 1 st July 2020 – 30 th June 2025	4,311

5 The Five Year Housing Land Supply Calculation

5.1 In this section we move on to outline the five-year land supply position, against the local housing need figure as calculated using the standard method set out in the PPG. As set out above, the five-year period is taken from 1st July 2020 to 30th June 2025. An alternative calculation, using the emerging Local Plan 2036 housing requirement is also provided.

Calculation of the Five-Year Housing Land Supply Position

5.2 Table 4 illustrates Eastleigh Borough Council's Five-Year Housing Land Supply Position with the 5% buffer applied to the housing requirement. On the basis of including sites with planning permission and also sites that only have resolution to permit where inclusion can be justified (see appendix C) then Eastleigh Borough can demonstrate a land supply of 5.9 years, and would therefore be able to demonstrate a five-year housing land supply.

Table 4 : Five Year Land Supply Calculation (1st July 2020 Base Date)

Five Year Land Supply Calculation (1st July Base Date)

Column ID	Housing Requirement 1st July 2020 - 30 th June 2025	Eastleigh Borough
a	Objectively Assessed Housing Need: Dwellings per annum 2019-29	694
b	Total Objectively Assessed Need for 1 st July 2020 – 30 th June 2025	3,470
	Buffer	
c	5% buffer; (b*5%)	174
d	Total Housing Requirement for period from 1st July 2020 – 30th June 2025 (c+b)	3,644
e	Annual Requirement over the period 1 st July 2020 – 30 th June 2025 (d/5)	729
	Housing Supply 1st July 2020 – 30th June 2025	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 30 th June 2025 (discounted by 4% for lapses)	233
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 30 th June 2025	3,639
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 30 th June 2025	318
i	Specialist Elderly Housing (C2) expected to be built by 30 th June 2025	49
j	Windfall Allowance for year 4 and 5	72
k	Expected Supply for the period 1st July 2020 – 30th June 2025 (f+g+h+i+j)	4,311
l	Expected Supply Surplus/Deficit over period 1st July 2020 – 30th June 2025 (k-d)	667
m	Supply in Years (k/e)	5.9

5.3 As set out earlier in the report this is a slightly conservative judgement as there is no actual requirement to discount for non-delivery. **The conclusion is therefore that, based on the latest evidence, the five-year housing land supply in Eastleigh Borough comfortably exceeds five years at 5.9 years.**

Alternative Calculation of the Five-Year Housing Land Supply Position

5.4 Additionally, a calculation of the five-year housing land supply position was made against the housing requirement figure in the submitted Local Plan with a 10% buffer.

5.5 Table 5 illustrates Eastleigh Borough Council’s Five-Year Housing Land Supply Position with the 10% buffer applied to the housing requirement. On the basis of including sites with planning permission and also sites that only have resolution to permit where inclusion can be justified (see appendix C) then Eastleigh Borough can demonstrate a land supply of 5.4 years and would therefore be able to demonstrate a five-year housing land supply.

Table 5: Five Year Land Supply Calculation (1st July 2020 Base Date)

Five Year Land Supply Calculation (1st July Base Date)

Column ID	Housing Requirement 1st July 2020 – 30th June 2025	Eastleigh Borough
a	Housing Requirement Figure in Submitted Local Plan: Dwellings per annum	729
b	Housing Requirement Figure in Submitted Local Plan for 1 st July 2020 – 30 th June 2025	3,645
	Buffer	
c	10% buffer; (b*10%)	365
d	Total Housing Requirement for period from 1st July 2020 – 30th June 2025 (c+b)	4,010
e	Annual Requirement over the period 1 st July 2020 – 30 th June 2025 (d/5)	802
	Housing Supply 1st July 2020 - 30th June 2025	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 30 th June 2025 (discounted by 4% for lapses)	233
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 30 th June 2025	3,639
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 30 th June 2025	318
i	Specialist Elderly Housing (C2) expected to be built by 30 th June 2025	49
j	Windfall Allowance for year 4 and 5	72

k	Expected Supply for the period 1st July 2020 – 30th June 2025 (f+g+h+i+j)	4,311
l	Expected Supply Surplus/Deficit over period 1st July 2020 – 30th June 2025 (k-d)	301
m	Supply in Years (k/e)	5.4

Appendix A: Small Site Commitments

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
26357/005	FULL	19-Jan-05	19-Jan-10	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	Not Started	4	1	3
F 17/80280	FULL	22-Nov-17	02-Jul-11	87 ADJ HIGH STREET	WEST END	Not Started	4	0	4
F 08/63689	FULL	11-Dec-08	11-Dec-11	STEWART HOUSE SYCAMORE AVENUE	EASTLEIGH	Commenced	3	0	3
F 09/64869	FULL	17-Jul-09	17-Jul-12	1 ADJ HILL PLACE	BURSLEDON	Commenced	1	0	1
F 11/68419	FULL	03-Oct-12	03-Oct-15	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	Commenced	1	0	1
R 13/72928	DETAILS	18-Sep-13	18-Sep-15	116 REAR OF PARK ROAD	CHANDLERS FORD	Commenced	1	0	1
F 13/72384	FULL	27-Nov-13	27-Nov-16	268 LEIGH ROAD	CHANDLERS FORD	Commenced	3	0	3
F 14/73959	FULL	21-May-14	21-May-17	31 GORDON ROAD	CHANDLERS FORD	Commenced	1	0	1
F 14/74469	FULL	17-Jun-14	17-Jun-17	22 COULTAS ROAD	CHANDLERS FORD	Commenced	1	0	1
F 14/74675	FULL	21-Aug-14	21-Aug-17	LITTLE OWL ALLINGTON LANE	WEST END	Not Started	1	0	1
F 13/73084	FULL	12-Sep-14	12-Sep-16	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	Commenced	9	0	9
F 13/73761	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Commenced	2	0	2
F 14/74543	FULL	06-Feb-15	06-Feb-18	MOORGREEN FARM BURNETTS LANE	WEST END	Commenced	3	0	3
C 14/75487	FULL	22-Apr-15	22-Apr-18	1 BEACH LANE	NETLEY ABBEY	Commenced	1	0	1
F 14/74903	FULL	01-Jul-15	01-Jul-18	PLOTS 1A-1F RIVERSIDE CARAVAN PARK SATCHELL LANE	HAMBLE-LE-RICE	Commenced	4	0	4
C 15/76607	FULL	28-Jul-15	28-Jul-18	1-2 ROMILL CLOSE	WEST END	Commenced	1	0	1
C 15/76808	FULL	11-Jan-16	11-Jan-19	MILLSTREAM HOUSE DONKEY LANE	BOTLEY	Commenced	1	0	1
F 16/77839	FULL	11-Apr-16	11-Apr-19	117 HILTINGBURY ROAD	CHANDLERS FORD	Commenced	1	0	1
C 15/76178	FULL	12-Aug-16	12-Aug-19	SOUTH WOODS SALTERNS LANE	BURSLEDON	Commenced	1	0	1
F 15/76637	FULL	05-Oct-16	05-Oct-19	1 OAKMOUNT AVENUE	CHANDLERS FORD	Not Started	1	1	0
F 16/79478	FULL	27-Jan-17	27-Jan-20	84 PITMORE ROAD	EASTLEIGH	Commenced	1	0	1
F 16/79715	FULL	06-Feb-17	06-Feb-20	QUOB COTTAGE QUOB LANE	WEST END	Commenced	1	0	1
F 16/78096	FULL	09-Feb-17	09-Feb-20	MIDLANDS ESTATE	WEST END	Not Started	2	0	2
F 16/78479	FULL	27-Mar-17	27-Mar-20	CHRISTIAN MEETING HALL GRANADA ROAD	HEDGE END	Commenced	1	0	1
F 16/79348	FULL	13-Apr-17	13-Apr-20	63 REAR OF UPPER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
F 17/80075	FULL	18-Apr-17	18-Apr-20	286 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 17/80066	FULL	18-Apr-17	18-Apr-20	17 DESBOROUGH ROAD	EASTLEIGH	Not Started	1	1	0
F 17/80049	FULL	08-Jun-17	08-Jun-20	9 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
F 17/80277	FULL	23-Jun-17	23-Jun-20	74 ADJ SHAFTSBURY AVENUE	CHANDLERS FORD	Not Started	2	0	2
F 17/80256	FULL	07-Sep-17	07-Sep-20	78 ADJ BURSLEDON ROAD	HEDGE END	Not Started	1	0	1
PN 17/81323	PRIOR APPROVAL	19-Sep-17	19-Sep-20	18 PIRELLI WAY	EASTLEIGH	Not Started	1	0	1
F 17/81342	FULL	13-Oct-17	13-Oct-20	HOLMES MANOR (ANNEXE - SOUTH LODGE) MOORHILL ROAD	WEST END	Not Started	1	1	0
F 17/80841	FULL	31-Oct-17	31-Oct-20	44 TWYFORD ROAD	EASTLEIGH	Not Started	2	0	2
F 17/81222	FULL	31-Oct-17	31-Oct-20	44 LEIGH ROAD	EASTLEIGH	Commenced	1	0	1
F 17/81163	FULL	01-Nov-17	01-Nov-20	MEADOW VALE, CLOVERHAYES AND SOUTHCROFT REAR OF PROVIDENCE HILL	BURSLEDON	Not Started	1	0	1
C 17/80337	FULL	08-Nov-17	08-Nov-20	28 CROWSPORT	HAMBLE-LE-RICE	Not Started	1	1	0
F 17/80123	FULL	10-Nov-17	10-Nov-20	100 STATION ROAD	NETLEY ABBEY	Commenced	9	0	9
F 15/77225	FULL	17-Nov-17	17-Nov-20	56 DESBOROUGH ROAD	EASTLEIGH	Not Started	2	1	1
F 17/81664	FULL	24-Nov-17	24-Nov-20	9 WESTFIELD ROAD	CHANDLERS FORD	Not Started	1	0	1
PN 17/81743	PRIOR APPROVAL	27-Nov-17	27-Nov-20	29 HIGH STREET	EASTLEIGH	Not Started	1	0	1
F 17/80188	FULL	08-Dec-17	08-Dec-20	86 REAR OF EDWARD AVENUE	BISHOPSTOKE	Not Started	9	0	9
F 17/81592	FULL	12-Dec-17	12-Dec-20	118 CHAPEL ROAD	WEST END	Not Started	1	0	1
H 17/81639	FULL	03-Jan-18	03-Jan-21	63 PASSFIELD AVENUE	EASTLEIGH	Not Started	1	0	1
F 17/81618	FULL	10-Jan-18	10-Jan-21	MOORGREEN FARM BURNETTS LANE	WEST END	Not Started	1	0	1
F 17/80851	FULL	08-Feb-18	08-Feb-21	51 GARAGE BLOCK ADJ VERDON AVENUE	HAMBLE	Not Started	1	0	1
F 17/81693	FULL	14-Mar-18	14-Mar-21	STADDLESTONE, MARKS FARM	BOTLEY	Not Started	1	0	1
F 18/82263	FULL	22-Mar-18	22-Mar-21	OASIS RIDING CENTRE - BEECH COTTAGE (THE RIDINGS) PYLANDS LANE	BURSLEDON	Commenced	1	0	1
PN 17/82190	PRIOR APPROVAL	07-Feb-18	07-Feb-21	13 HIGH STREET	EASTLEIGH	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
H 17/82211	FULL	14-Feb-18	14-Feb-21	5 CAMPION CLOSE	EASTLEIGH	Not Started	1	0	1
F 17/81797	FULL	01-May-18	01-May-21	HONEYPOT COTTAGE, 20B THE DRIVE	WEST END	Not Started	1	0	1
F 17/81763	FULL	04-May-18	04-May-21	185 HURSLEY ROAD	CHANDLERS FORD	Not Started	1	1	0
F 18/82759	FULL	11-May-18	11-May-21	35 FALCON SQUARE	EASTLEIGH	Not Started	1	0	1
F 18/82484	FULL	15-May-18	15-May-21	42 LONGCLOSE ROAD	HEDGE END	Not Started	1	0	1
F 18/82604	FULL	29-May-18	29-May-21	130 PITMORE ROAD	EASTLEIGH	Commenced	1	0	1
F 18/82520	FULL	28-Jun-18	28-Jun-21	ABBAY COURT SCHOOL LANE	HAMBLE-LE-RICE	Not Started	1	1	0
F 17/82179	FULL	06-Jul-18	06-Jul-21	BUSH BUNGALOW BOTLEY ROAD	FAIR OAK	Not Started	1	0	1
F 18/82470	FULL	13-Jul-18	13-Jul-21	TILBURY PYLANDS LANE	BURSLLEDON	Not Started	2	1	1
F 18/83174	FULL	27-Jul-18	27-Jul-21	TWINOAKS GUEST HOUSE, 43 UPPER NORTHAM ROAD	HEDGE END	Not Started	1	1	0
PN 18/82651	PRIOR APPROVAL	13-Jul-18	13-Jul-21	49-57 HIGH STREET	WEST END	Not Started	5	0	5
F 18/83290	FULL	09-Aug-18	09-Aug-21	103 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
F 18/83458	FULL	21-Aug-18	21-Aug-21	349 FAIR OAK ROAD	FAIR OAK	Commenced	2	0	2
PN 18/83580	PRIOR APPROVAL	24-Aug-18	24-Aug-21	46 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
F 18/83613	FULL	07-Sep-18	07-Sep-21	76 PITMORE ROAD	EASTLEIGH	Commenced	1	0	1
F 18/82581	FULL	17-Sep-18	17-Sep-21	FIR TREE FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	4	0	4
F 18/83727	FULL	21-Sep-18	21-Sep-21	37 LAND SOUTH WEST OF CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
F 18/82929	FULL	05-Oct-18	05-Oct-21	37 KINGSWAY	CHANDLERS FORD	Not Started	2	1	1
F 18/83717	FULL	08-Oct-18	08-Oct-21	117 SANDY LANE	FAIR OAK	Commenced	2	0	2
H 18/84302	FULL	06-Dec-18	06-Dec-21	17 SHERWOOD AVENUE	HEDGE END	Not Started	1	0	1
F 18/84073	FULL	07-Dec-18	07-Dec-21	229 HILTINGBURY ROAD	CHANDLERS FORD	Commenced	6	0	6
PN 18/84177	PRIOR APPROVAL	07-Dec-18	07-Dec-21	CROFT FARM WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
F 18/84334	FULL	19-Dec-18	19-Dec-21	5 BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
F 18/83098	FULL	20-Dec-18	20-Dec-21	4 WAYLANDS PLACE ADJ BURSLLEDON ROAD	HEDGE END	Not Started	2	0	2

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 18/84370	FULL	20-Dec-18	20-Dec-21	QUOB FARM HOUSE QUOB FARM CLOSE	WEST END	Commenced	7	4	3
PN 18/84430	PRIOR APPROVAL	21-Dec-18	21-Dec-21	ARKENFIELD STABLES ALLINGTON LANE	WEST END	Not Started	1	0	1
F 18/82248	FULL	21-Dec-18	21-Dec-21	BROWNFIELD SITE BLUNDELL LANE	BURSLEDON	Not Started	1	0	1
PN 18/83923	PRIOR APPROVAL	09-Nov-18	09-Nov-21	49-57 HIGH STREET	WEST END	Not Started	4	0	4
PN 18/84139	PRIOR APPROVAL	06-Nov-18	06-Nov-21	DENNY HOUSE, 70 LOWER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
O 17/80373	O/L	10-Jan-19	10-Jan-22	LAND ADJOINING PINWOOD PARK	WEST END	Not Started	6	0	6
F 18/84241	FULL	30-Jan-19	30-Jan-22	146 (5 WEST HORTON CLOSE) REAR OF FAIR OAK ROAD	BISHOPSTOKE	Commenced	1	0	1
F 18/83906	FULL	12-Feb-19	12-Feb-22	49-57 HIGH STREET	WEST END	Not Started	3	0	3
F 18/83513	FULL	12-Feb-19	12-Feb-22	THE MILL HOUSE GRANGE ROAD	NETLEY ABBEY	Commenced	9	0	9
F 18/84627	FULL	12-Feb-19	12-Feb-22	46 COMMON ROAD	CHANDLERS FORD	Not Started	1	1	0
F 18/84481	FULL	13-Feb-19	13-Feb-22	SAXON COURT COTTAGE SAXON COURT	HORTON HEATH	Commenced	1	0	1
RM 18/82519	DETAILS	11-Mar-19	11-Mar-21	CREEK COTTAGE, 58 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	4	1	3
RM 18/84037	DETAILS	13-Mar-19	13-Mar-21	WARATAH REAR OF WINCHESTER ROAD	FAIR OAK	Commenced	4	0	4
F 18/84121	FULL	28-Mar-19	28-Mar-22	RUSSELLS EQUESTRIAN CENTRE LAND ADJ ALLINGHAM LANE	WEST END	Not Started	1	0	1
PN 19/84936	FULL	28-Feb-19	28-Feb-24	FOXHOLES FARM FIR TREE LANE	HORTON HEATH	Not Started	0	1	-1
F 18/84569	FULL	10-Apr-19	10-Apr-22	1 WESTFIELD ROAD	CHANDLERS FORD	Not Started	1	0	1
F 18/83292	FULL	12-Apr-19	12-Apr-22	HAMBLEWELL CHURCH LANE	BURSLEDON	Not Started	1	0	1
H 19/84771	FULL	07-May-19	07-May-22	GLENDOWER GRANGE ROAD	NETLEY ABBEY	Not Started	1	0	1
F 19/85281	FULL	20-May-19	20-May-22	WEST VIEW NURSERY MARLS ROAD	BOTLEY	Not Started	1	1	0
F 19/84941	FULL	31-May-19	31-May-22	4 BISHOPSTOKE ROAD	EASTLEIGH	Not Started	2	1	1
PN 19/85571	PRIOR APPROVAL	25-Jun-19	25-Jun-22	46A HIGH STREET	WEST END	Not Started	1	0	1
F 19/84958	FULL	25-Jul-19	25-Jul-22	VICTORIA FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	0	1	-1
F 19/85828	FULL	16-Aug-19	16-Aug-22	58 WOOLSTON ROAD	NETLEY ABBEY	Commenced	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 18/83447	FULL	16-Aug-19	16-Aug-22	282 FAIR OAK ROAD	BISHOPSTOKE	Not Started	1	0	1
F 19/85325	FULL	23-Aug-19	23-Aug-22	LAND TO NORTH WEST OF GRANGE ROAD	NETLEY	Commenced	9	0	9
F 18/82592	FULL	27-Aug-19	27-Aug-22	NETLEY HILL FARM LAND SOUTH OF ST JOHN'S ROAD	HEDGE END	Not Started	1	0	1
F 18/84511	FULL	27-Aug-19	27-Aug-22	BUILDERS YARD AT END OF MOUNT VIEW REAR OF 44 TWYFORD ROAD	EASTLEIGH	Not Started	6	0	6
F 19/85569	FULL	20-Sep-19	20-Sep-22	OAKDENE WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
F 19/85981	FULL	19-Sep-19	19-Sep-22	84 LEIGH ROAD	EASTLEIGH	Not Started	4	1	3
PN 19/85858	PRIOR APPROVAL	28-Aug-19	28-Aug-22	THE STUDIO, 188C SOUTHAMPTON ROAD	EASTLEIGH	Not Started	1	0	1
F 19/86232	FULL	02-Oct-19	02-Oct-22	FLAT 44 ALAN CHUN HOUSE MOORE CRESCENT	NETLEY ABBEY	Not Started	0	1	-1
F 19/85333	FULL	02-Oct-19	02-Oct-22	10A, 10 & 12 REAR OF FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
F 19/86122	FULL	08-Oct-19	08-Oct-22	LYAL, 7 OAKHURST WAY	NETLEY ABBEY	Not Started	1	0	1
F 19/85045	FULL	08-Oct-19	08-Oct-22	44 ST JOHNS ROAD	HEDGE END	Not Started	1	0	1
F 18/84536	FULL	15-Oct-19	15-Oct-22	9 BURSLEDON ROAD	HEDGE END	Not Started	2	1	1
F 19/86047	FULL	17-Oct-19	17-Oct-22	31 CROWS NEST LANE	BOTLEY	Not Started	2	1	1
O 19/86223	O/L	22-Oct-19	22-Oct-22	285 WEST END ROAD	WEST END	Not Started	2	1	1
F 19/86067	FULL	25-Oct-19	25-Oct-22	93 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
F 19/85624	FULL	29-Nov-19	29-Nov-22	LANGLEIGH BOTLEY ROAD	HORTON HEATH	Not Started	4	0	4
F 19/86119	FULL	18-Dec-19	18-Dec-22	LAND EAST OF ANSON ROAD	HORTON HEATH	Not Started	1	0	1
F 19/86166	FULL	03-Dec-19	07-Dec-22	27 HAIG ROAD	BISHOPSTOKE	Not Started	1	0	1
F 19/86479	FULL	06-Dec-19	06-Dec-22	3 FRYERN COURT OAKMOUNT ROAD	CHANDLERS FORD	Not Started	0	1	-1
F 19/86248	FULL	09-Dec-19	09-Dec-22	FLAT 1 ASHCROFT COURT, 60 WINCHESTER ROAD	CHANDLERS FORD	Not Started	2	0	2
F 19/86481	FULL	09-Dec-19	09-Dec-22	210 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
F 19/86219	FULL	23-Dec-19	23-Dec-22	108 TWYFORD ROAD	EASTLEIGH	Not Started	4	1	3
F 19/86328	FULL	08-Jan-20	08-Jan-23	BRIGADIER GERARD BOTLEY ROAD	HORTON HEATH	Commenced	4	0	4
F 19/86862	FULL	28-Jan-20	28-Jan-23	23-23A HURSLEY ROAD	CHANDLERS FORD	Not Started	2	0	2
F 19/86926	FULL	04-Feb-20	04-Feb-23	27B HURSLEY ROAD	CHANDLERS FORD	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 19/85340	FULL	05-Feb-20	05-Feb-23	443 FAIR OAK ROAD	EASTLEIGH	Not Started	5	0	5
F 19/86822	FULL	07-Feb-20	07-Feb-23	MYRTLE DENE ADJ WINDMILL LANE	BURSLEDON	Not Started	1	0	1
F 19/86905	FULL	06-Mar-20	06-Mar-23	SANS PEUR, 21 GRANGE ROAD	HEDGE END	Not Started	1	1	0
F 19/86587	FULL	11-Mar-20	11-Mar-23	20 SPENCER ROAD	EASTLEIGH	Not Started	1	0	1
F 19/87081	FULL	28-Feb-20	28-Feb-23	NETLEY METHODIST CHURCH, 53 NEW ROAD	NETLEY ABBEY	Not Started	1	0	1
F 20/87224	FULL	15-Apr-20	15-Apr-23	FORMER 79 STATION ROAD	SOUTHAMPTON	Commenced	7	0	7
PN 20/87279	PRIOR APPROVAL	20-May-20	20-May-23	1 BROOKLYN COTTAGES PORTSMOUTH ROAD	SOUTHAMPTON	Not Started	1	0	1
F 20/87588	FULL	21-May-20	21-May-23	WINTON BOTLEY ROAD	WEST END	Not Started	1	1	0
F 20/87233	FULL	12-Jun-20	12-Jun-23	THE MALTHOUSE CHURCH LANE	BOTLEY	Not Started	3	0	3
PN 20/87663	PRIOR APPROVAL	11-May-20	11-May-23	52 MARKET STREET	EASTLEIGH	Not Started	1	0	1
F 20/87733	FULL	15-Jun-20	15-Jun-23	1 HOLMESLAND LANE	SOUTHAMPTON	Not Started	1	1	0
PN 20/87616	PRIOR APPROVAL	13-May-20	13-May-23	FIRST FLOOR 91 BOURNEMOUTH ROAD	EASTLEIGH	Not Started	1	0	1
F 15/76485	FULL	30-Apr-20	30-Apr-23	TIMBERLEY ADJ WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
F 15/76483	FULL	30-Apr-20	30-Apr-23	TIMBERLEY WINCHESTER ROAD	FAIR OAK	Not Started	2	0	2
							275	33	242

Appendix B: Large Site Commitments

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
	Bishopstoke														
	The Mount Hospital, Church Road, Bishopstoke, Eastleigh	O/12/71007 R/12/71814 F/13/73226 F/14/75061 F/17/80513	217	53	Reserved Matters	Under Construction	0	30	23	0	0	0	0	53	The site received Outline Planning Permission in 2012 and a number of subsequent Reserved Matters applications and Full Planning applications have enabled the delivery of 164 dwellings over 3 Phases. 22 units were completed last year, 2 more than expected. Thus the 53 will continue to be rolled out at the same delivery rate. Blocks 27 to 31 are currently under construction. There are no site-specific risks associated with the delivery of the remaining dwellings.
	58-64 Stoke Common Road, Bishopstoke, Eastleigh	F/19/86348	7	7	Full Permission	17-Mar-23	0	0	0	7	0	0	0	7	Full planning permission was granted on 17th March 2020 for 10 dwellings. An existing 3 dwellings are to be demolished.
	Botley														
	Land north and east of Boorley Green, Winchester Road, Botley	O/12/71514 R/15/77595 R/16/79470	1330	699	Reserved Matters	Under Construction	5	116	175	175	150	83	0	699	The site received Outline Planning Permission for 1,400 dwellings in November 2013. 70 of the 1,400 were originally for C2 sheltered elderly accommodation. An application for resolution to permit for 67 dwellings replacing the C2 element is now within Appendix C. There is a consortium of three developers for the site which comprises Bloor Homes, Bovis Homes and Linden Homes. The site has received Reserved Matters approval for (a) spine road and associated infrastructure (b) 441 dwellings and (c) 889 dwellings, with the most recent approved in October 2017. Of note, Section 278 agreements for the Winchester Road and Maddoxford Lane highways works associated with the site were signed on 19 April 2016. So far 630 dwellings have been completed on site with over 100 dwellings under construction on 1st July 2020. The phasing figures shown are slightly more conservative than the figures provided by the Consortium.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
	Land at Crows Nest Lane, Botley	O/16/78389 RM/18/83875	50	50	Reserved Matters	25-May-20	0	0	0	35	15	0	0	50	The site received Outline Planning Permission on 28th July 2017. The housebuilder is Foreman Homes. A reserved matters application was approved on 25th November 2019. Discharge of outline conditions 6 (CEMP) and 20 (ventilation scheme) DC/19/86185; Discharge of outline conditions 5 (materials), 7 (levels, roads, footpaths, access, street lighting), 8 (foul sewage), 11 (pumping stations), 13 (landscaping scheme), 14 (landscape management & maintenance) and 27 (communal communications technology) DC/20/87240;)Discharge of conditions 2 (Bird Hazard Management Plan), 3 (Design/construction details of weir & headwall), 4 (Nesting bird mitigation measures), 5 (Tree pit details), 6 (Details of porches/dormers/windows) and 7 (Front door colours) DC/20/87304 and Discharge of conditions 8 (boundary treatment/paving) and 9 (tree protection plan) DC/2088469 are pending.
	Land north west of Boorley Green, Winchester Road, Botley	O/15/75953 RM/17/81628	680	680	Reserved Matters	16-Jan-21	0	0	0	50	75	75	19	219	The site received Outline Planning Permission following an appeal which was allowed in December 2016. The applicants were Gleeson Developments, Miller Homes & Welbeck Land. A Reserved Matters Application for 301 dwellings was approved on 16th January 2019. A Reserved Matters Application has been submitted for a further 143 in Phase 2 (RM/18/84466) and is currently under consideration. A further application for Phase 3 (RM/19/86658) of the development has also been submitted for 236 dwellings and is also under consideration. The development called Boorley Gardens is likely to be sold to developers by the site promoters. Whilst Miller Homes is a developer, Welbeck is not, and they have control over the access under promotion agreement. The site is therefore looking to being parcelled up as a whole and taken to market. Timing is therefore subject to the post COVID-19 market. Miller Homes and Luken Beck on behalf of the consortium are currently submitting Discharge of Condition Applications.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
BO1	Land south of Maddoxford Lane, Boorley Green	O/16/79600 RM/19/84879	49	49	Outline Permission	29-Mar-20	0	0	0	30	19	0	0	49	The site received Outline Planning Permission on 29th March 2018. The site was sold to Foreman Homes and a Reserved Matters Application was submitted 30th January 2019. The developer has confirmed that the site is still at the planning stage and therefore a conservative approach has been applied with the first expected completions being moved back into 2022/23. An existing dwelling is expected to be demolished. Foreman Homes also have a full application (F/19/84937) for 86 dwellings pending for this site. This application would supersede the permission for 49 if approved. Application RM/19/84879 for details in relation to approved outline O/16/79600 is pending a decision.
	Bursledon														
	Land east of Dodwell Lane/North of Pylands Lane, Bursledon	O/12/71522 R/14/75595 R/15/76606	249	1	Reserved Matters	Under Construction	0	1	0	0	0	0	0	1	The site has Reserved Matters approvals for all 249 dwellings over two phases. Bellway Homes is the developer of the site. 108 dwellings were completed in 2018/19 with a further 104 dwellings completed in 2019/20. The 1 remaining dwelling is expected to complete in 2020/21.
	Land south of Bursledon Road, Bursledon	F/18/82322	200	136	Full Permission	Under Construction	1	74	62	0	0	0	0	136	The site received Full Planning Permission on 29th March 2018. The developer for the site is Taylor Wimpey. The development is known as Kestrel Park and is part of a wider scheme in Bursledon along with Kingfisher Grange and Cranbury Gardens. Nearly all of the 200 dwellings have now been started with 63 completions in 2019/20. A slightly more conservative approach has been applied than the developer's expected build out rate.
	Land north of Cranbury Gardens, Bursledon	O/15/76883 RM/19/84802	45	45	Reserved Matters	Under Construction	0	35	10	0	0	0	0	45	45 Dwellings (16 of which are affordable) built as part of the Taylor Wimpey Development South of Bursledon Road. The Development is known as Cranbury Gardens. It received detailed planning permission on 30th April 2019. All 45 plots are under construction. A slightly more conservative approach has been applied than the developer's expected build out rate.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
	Land at Providence Hill, Bursledon	O/14/74322 R/16/77966	62	49	Reserved Matters	Under Construction	1	39	10	0	0	0	0	49	The site gained Reserved Matters approval in September 2016 for all 62 dwellings. Foreman Homes is the developer for this site. They have confirmed that the scheme is well underway, and 13 dwellings were completed by the end of June 2020. Only 6 of the 62 dwellings have not been commenced. The adjoining 92-unit scheme (O/17/81166) which will be accessed through this site is listed in Appendix C.
	Berry Farm Hamble Lane, Bursledon	F/15/76582	165	27	Full Permission	Under Construction	0	25	2	0	0	0	0	27	The site received Full Planning permission in March 2016. Barratt Homes is the developer of the site. Only 2 of the 165 plots have not commenced. There have been 66 completions in 2019/20. The developers currently expect to complete the development by May 2021.
	Chandlers Ford														
	9 Valley Road, Chandlers Ford	F/18/84154	12	12	Full Permission	Under Construction	0	6	6	0	0	0	0	12	The site received full planning permission on 19th July 2019 and is currently under construction. Doswell Projects Ltd have confirmed the build out rate.
	Eastleigh														
	North Stoneham Park, Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892 RM/17/81168	1074	584	Reserved Matters	Under Construction	59	91	110	100	125	150	8	584	The site received Outline Planning Permission in January 2016 for 1,100 dwellings. The developer is Highwood. Reserved Matters approval has subsequently been approved for two phases: Phase 1 - 560 dwellings Phase 2 - 514 dwellings Development has commenced on site and the developer's construction programme has informed the build out rates set out. Inspector at Mallards Way appeal agreed with this approach to delivery. 109 units were completed in 2018/19 and a further 322 units have been completed in 2019/20. Between April and June 2020, a further 59 dwellings were completed.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
	1C and 1D North Stoneham Park, Chestnut Avenue / Stoneham Lane	RM/18/84537	26	26	Reserved Matters		0	0	0	26	0	0	0	26	The site - which is linked to other developments in Stoneham Park - received Full Planning Permission for 26 dwellings on 14th March 2019. The developer is Highwood. The site will be brought forward alongside the wider site and will be delivered within the five-year period. Retirement homes developers Cinnamon are expected to be bringing the site forward with the site looking to commence towards the end of 2020.
	10-20 Romsey Road, Eastleigh	F/16/77785	49	49	Full Permission	Under Construction	0	0	49	0	0	0	0	49	This site received Full Planning Permission on 27th February 2018. The developer has demolished the existing properties and building works have commenced. The site is likely to complete in 2021/22.
	4-6 High Street, Eastleigh	F/18/84679	10	10	Full Permission	29-Mar-22	0	0	0	10	0	0	0	10	10 flats above and behind retained ground and first floor commercial premises. Full planning permission was given on the 29th of March 2019. No conditions have been discharged.
	27-29 Market Street, Eastleigh	PN/19/86710	10	10	Prior Approval	09-Dec-22	0	0	0	10	0	0	0	10	Prior approval was granted on 9th December 2019 for change of use of the 1st and 2nd floors from office use to 10 flats. Whilst Rivendale obtained the planning permission, this scheme is now owned by Eastleigh Borough Council.
	Fair Oak														
	St. Swithun Wells Church and Adjacent Land, Allington Lane, Fair Oak	O/13/72471 RM/17/81871	72	31	Reserved Matters	Under Construction	0	31	0	0	0	0	0	31	The site received Reserved Matters approval on 21st March 2018 for all 72 dwellings. The developer is Linden Homes. The development is under construction and has had 41 completions in 2019/20. All remaining dwellings are under construction.
	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 1)	F/15/77500	67	52	Full Permission	Under Construction	1	29	23	0	0	0	0	52	The site received Full Planning permission on 18th August 2017. The developer is Foreman Homes and they have confirmed that the timeline shown is correct. One dwelling has been completed in 2018/19, with a further 13 dwellings having been recorded as completed 2019/20. All remaining dwellings are under construction. Phase 2 of the site (listed below) is for 37 dwellings.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 2)	F/16/79704	37	37	Full Permission	Under Construction	0	22	15	0	0	0	0	37	This is phase 2 of the Hammerley Farm site and is also being developed by Foreman Homes. Full planning permission was granted on 5th October 2018 for 37 dwellings. The site is under construction and is expected to complete in 2021/22.
HH1	Fir Tree Farm and Victoria Farm, Fir Tree Lane, Horton Heath	O/16/79354	450	450	Outline Permission	Material Start	0	0	0	0	50	100	25	175	The site received Outline Planning Permission on 17th November 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/14/75735). Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation FO5, and will be bringing forward the land covered by those three elements as one single major development which is expected to begin delivering residential units from 2023. The site now includes two phases called A1 and sub phase A2. Permission has been kept live through a variation application (X/19/86303), submission of first reserved matters (RM/19/86792) for the A1 footpath (Firtree-Quobleigh) and discharge of conditions. Eastleigh Borough Council are looking to submit a new outline planning application in Feb 2021. The first Phase RM is scheduled for submission Nov this year, with a target of March 2021 for a decision. The first parcel is likely to be up to 500 homes. Phase A1 is the footpath and sub phase A2 is the access infrastructure (roundabout at Allington Lane and first bit of road into the site). Work on the infrastructure is likely to start in quarter 1 of 2020/21.
FO5	Land east of Knowle Lane, Fair Oak	F/17/80640 RM/18/83737	34	29	Reserved Matters	Under Construction	0	29	0	0	0	0	0	29	The site received Hybrid Planning Permission including Outline Planning Permission for 34 dwellings on 26th January 2018. Reserved matters application was approved on 1st November 2018 and work has commenced on all plots on site with 5 completions recorded by the end of March 2020. The developer has confirmed that they are expecting the remaining 29 to be completed in 2020/21.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
	CWM, Corner of Mortimers Lane and Knowle Lane, Fair Oak	F/16/78074	27	27	Full Permission	26-Jan-21	0	0	0	27	0	0	0	27	The site received Full Planning permission on 26th January 2018. A discharge of conditions application for condition numbers 3 (construction method statement), 4 (access), 5 (materials/external works/levels), 6 (contaminated land investigation/remediation), 8 (drainage), 9 (mineral safeguarding), 12 (landscaping/planting) and 15 (noise) is currently pending DC/19/86144.
	Pembers Hill Farm, Mortimers Lane, Fair Oak	O/15/77190 RM/18/83278	242	242	Reserved Matters	Under Construction	0	40	50	50	50	52	0	242	The site received reserved matters on 28th November 2018 and work commenced on site in June 2019. Around 10-15 plots up to roof at the 1st April 2020. Drew Smith have confirmed the estimated build out rate on site. Whilst delays were experienced during the Covid lockdown period and for some time afterwards, other areas were able to progress well.
FO2	Land north of Mortimers Lane, Fair Oak (Phase 1)	F/17/82099	59	22	Full Permission	Under Construction	1	22	0	0	0	0	0	22	Full planning permission was granted on 21st March 2018. Works have commenced on site and 36 dwellings were completed in 2019/20. The remaining 22 are expected to complete in 2020/21.
FO2	Land North of Mortimers Lane and West of Hall Lands Lane (Phase 2)	F/18/83986	26	26	Full Permission	04-Dec-22	0	0	10	16	0	0	0	26	The site is additional to Land North of Mortimers Lane (F/17/82099). The application was validated on 11th October 2018 and granted permission on 4th December 2019. A Variation of conditions 2 (approved plans) and 20 (tree protection) application is currently pending X/20/87552. The scheme is expected to follow on from Phase 1.
FO3	Fair Oak Lodge, Allington Lane	O/17/81864 RM/18/84195	48	42	Reserved Matters	Under Construction	0	32	10	0	0	0	0	42	Reserved matters were granted on 14th January 2019. Bargate are the developer and have confirmed that groundworks commenced in September 2019. There were 6 completions in 2019/20. There is a loss of an existing dwelling, so the net figures are only for 48. The developer has confirmed that they are expecting 32 completions to be delivered this financial year, leaving 10 to rollover into next year.
	Hedge End														

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
HE1	Land west of Woodhouse Lane	O/18/83634	605	605	Outline Permission	06-Sep-22	0	0	0	0	20	85	18	123	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 17th July (ref O/18/83694) with permission granted on 9th September 2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine reserved matter application. These delays reflect the Mallards Road Inspector's decisions. Essential infrastructure works are expected to go out to tender early Q1 2020/21. Current plans are for the 1st phase of Woodhouse Lane (phase 2a & 2b) and Winchester Street (phase 1) to be brought to the market in January 2021.
HE2	Land west and north of Waylands Place and Peewit Hill Close	F/17/80651	106	106	Full Permission	20-Oct-20	0	0	0	45	40	21	0	106	The site received Full Planning Permission on 13th October 2017 and sits alongside Land at St Johns Road/Foord Road for 110 dwellings which has now completed. The developer is Foreman Homes. The site is also known as St. Johns Phase 2. The developer has confirmed that discussions with landowners continue but that currently they are unable to confirm when the development will be built. A cautious approach has therefore been taken and the build out rates have been moved back towards the end of the 5-year supply.
	Netley														
	Land North of Grange Road, Netley Abbey	O/16/78014 RM/19/86186	89	89	Reserved Matters	10-Feb-21	0	0	0	0	45	44	0	89	The site received Outline Planning Permission 8th January 2018. Reserved Matters has been submitted and was approved on 10th February 2020. A Discharge of condition 7 (pumping station works, fencing & screen planting) is currently pending. The site is however likely to be sold on. The programme has therefore been pushed back towards the end of the 5 years.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary
	Abbey Fruit Farm, Grange Road, Netley Abbey	O/16/79466 RM/19/84823	92	92	Reserved Matters	26-Nov-20	0	0	0	20	45	27	0	92	The site received Outline Planning Permission on 21st March 2018. The developer for the site is Orchard Homes. The Reserved Matters application was permitted on the 26th November 2019. We are awaiting developer confirmation but have pushed the programme back one year. There is an existing dwelling on site that will be lost as part of the scheme. A variation of condition 1 application to allow for elevational and internal layout changes to some properties is currently pending X/20/87924. The development has been sold to Crayfern Homes and they will be building the scheme out.
	West End														
	Land off Botley Road, West End	O/15/76418 RM/18/82821	100	100	Reserved Matters	Site Preparation	0	5	30	30	30	5	0	100	The site received Outline Planning Permission on 7th October 2016. The developer is Foreman Homes. A Reserved Matters application was permitted on 5th March 2019. The developer has confirmed that site preparation has taken place in November 2019.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jul20	Planning Status	Planning Permission Expiry	Completions Apr-Jun 20	Jul20-Mar21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 Year Supply	1 July commentary	
HH1	Chalcroft Farm and Land West of Burnetts Lane, Horton Heath	O/14/75735	950	950	Outline Permission	Material Start	0	0	0	40	170	160	50	420	The site received Outline Planning Permission on 22nd December 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/16/79354). Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation FO5, and will be bringing forward the land covered by those three elements as one single major development which is expected to begin delivering residential units from 2023. The permission has been kept live by an application for variation (X/18/84413) which amended the phasing and added a Phase 1A for a footway/cycleway along Burnetts Lane. Application (X/19/86475) is a further variation that amends the phasing parameter plan to include Phase 1B for access and infrastructure works. These access works have been implemented under the revised outline. There has also been a submission of the first reserved matters (RM/18/84657) for the Phase 1A footway/cycleway. Eastleigh Borough Council are looking to submit a new outline planning application in Feb 2021. The first Phase RM is scheduled for submission Nov this year, with a target of March 2021 for a decision. The first parcel is likely to be up to 500 homes. Phase A1 is the footpath and sub phase A2 is the access infrastructure (roundabout at Allington Lane and first bit of road into the site). Work on the infrastructure is likely to start in quarter 1 of 2020/21.	
				5,387					627	585	671	834	802	120	3,639	

Appendix C: Sites Subject to Resolution to Grant Planning Permission

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	Jul 20-Mar 21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 YEAR SUPPLY	1 July Commentary
	LAND ADJOINING 4 BROOKFIELD, PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON SO31 8AU	O/17/80899	20	Resolution to grant outline permission	0	0	0	0	20	0	20	The applicant company's agreement with the landowners is that the site has to be purchased upon obtaining planning permission and so the signing of the S106 has been delayed until a purchaser has been found for the site. They have confirmed that they are negotiating the sale of the site with a development company.
	LAND OFF PROVIDENCE HILL, BURSLEDON	O/17/81166	92	Resolution to grant outline permission	0	0	0	20	40	32	92	Pending subject to HCC comments, environmental assessment, and engagement with Natural England and S106.
BO2	LAND TO THE NORTH AND EAST OF WINCHESTER STREET, BOTLEY	O/18/83698	375	Resolution to grant outline permission	0	0	0	0	45	29	74	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 25th July (ref O/18/83698). Resolution to grant outline secured at committee in January 2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine reserved matter application. These delays reflect the Mallards Road Inspector's decisions. Essential infrastructure works are expected to go out to tender early Q1 2020/21. Current plans are for the 1st phase of Woodhouse Lane (phase 2a & 2b) and Winchester Street (phase 1) to be brought to the market in January 2021.
	LAND NORTH AND EAST OF BOORLEY GREEN, WINCHESTER ROAD, BOTLEY	F/19/86233	67	Resolution to grant full permission	0	0	0	30	37	0	67	Site forms the local centre of the wider Boorley Park development (Land north and east of Boorley Green, Winchester Road, Botley, see Appendix B). The application is for mixed use retail and residential. With the residential element being all open market dwellings with a mixture of houses and flats. Resolution to grant planning permission made by Members of HEWEB LAC on 15th June 2020.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	Jul 20-Mar 21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 YEAR SUPPLY	1 July Commentary
	North Stoneham Park, Chestnut Avenue [Additional to 1,100]	F/19/87086	65	Resolution to grant full permission	0	0	0	50	162	106	318	The Stage 3 site - which is linked to other developments in Stoneham Park - received a resolution to grant permission at committee on the 9th June 2020. The developer is Highwood. The site previously had full planning under F/19/87086 for 39 dwellings (Appendix B in previous updates). The scheme for 65 is expected to be delivered within the five-year period.
			619		0	0	0	50	162	106	318	

Appendix D: Specialist Elderly Housing Sites Subject to Resolution to Grant Planning Permission

Local Plan Site Reference	Address	Application Reference	Total Net C2 Bedrooms	Equivalent Number of Dwellings	Planning Status	Completions Apr-Jun 20	Jul 20-Mar 21	21/22	22/23	23/24	24/25	Apr25-Jun25	5 YEAR SUPPLY	1 July Commentary
	North Stoneham Park, Chestnut Avenue	F/19/86946	91	49	Resolution to grant full permission	0	0	0	0	49	0	0	49	The site - which is linked to other developments in Stoneham Park - received a resolution to grant permission at committee on the 9th June 2020. This part of the site is a joint application with Test Valley Borough Council for a Continuing Care Retirement Community (CCRC) Class C2 development consisting of 40 care bedrooms, providing both nursing and dementia care, 41 Care Suites offering fully supported living, 91 close care apartments. However, the total number of C2 units falling within Eastleigh Borough Council is 91 bedrooms which equates to 49 equivalent dwellings. The applicant is Cinnamon Retirement Living.
			91	49		0	0	0	0	49	0	0	49	