

Eastleigh Borough

Local Plan Review

Interim Brownfield Potential Background Paper

December 2024



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future together



This background paper supports the Eastleigh Borough Local Plan Review. It provides an initial assessment of the potential to deliver new homes on previously developed land within existing urban areas in the Borough.

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Eastleigh Borough Local Plan Review

Background Paper: Interim Brownfield potential

1. Introduction

- 1.1 Eastleigh Borough Council (EBC) is collating evidence to inform its emerging Local Plan Review 2024-44. As part of this process, EBC is exploring prospective options and strategies for accommodating housing need and has undertaken to seek to accommodate to bring forward a component of this requirement for new housing through an assessment of the prospects offered by brownfield potential within its key settlements.

Definition

- 1.2 The National Planning Policy Framework (NPPF) is supportive of development on suitable previously developed 'brownfield' land and encourages local planning authorities to maximise the development of suitable sites within existing settlements for homes¹. This approach can have the result of reducing development pressure on greenfield land and encouraging development in built-up locations where local services and public transport are available.
- 1.3 In principle the notion of maximising brownfield housing potential focuses as much growth as possible on the most sustainable settlements within the Borough. This would generally lead to shorter journeys to access services and facilities and provide prospective opportunities for sustainable transport improvements locally as well as into Southampton.
- 1.4 In the assessment that follows, the Council has opted to obtain a baseline for urban and brownfield potential within the Borough, as opposed to identifying urban and brownfield capacity. Evaluating urban capacity is a longer, different kind of exercise and a methodological note regarding the differences between the two types of assessment is provided at Appendix A. The Council has opted to identify a baseline of brownfield housing potential for the Local Plan Review since this incorporates the totality of development achieved in urban areas.
- 1.5 The baseline potential figure can subsequently be used for medium- to longer-term assumptions, thus avoiding false precision in terms of numbers. In the meantime, the Local Plan will be monitored and kept under review.
- 1.6 The UK government has, over the last two decades, implemented several key policy initiatives to promote the use of previously developed or 'brownfield' land. These policies aim to encourage regeneration, reduce pressure on greenfield sites, and make better use of existing urban areas. The following have been some of the more significant initiatives:

¹ NPPF (December 2023) especially section 11 *Making Effective Use of Land*. The definition does not, however, include domestic gardens

- The ‘brownfield first’ policy² encourages local authorities to prioritise brownfield over greenfield sites for new development. It has been a recurring theme in various planning policies and initiatives over the years and, from 2017, local planning authorities have been required to maintain *Brownfield Land Registers*. These registers identify brownfield sites suitable for housing development, helping developers and planners identify prospective sites for new homes.
- Various funding programmes have also been introduced to support brownfield development. For example, the *Brownfield Land Release Fund* provides grants to local authorities to help unlock brownfield sites for housing. Similarly, the *Housing Infrastructure Fund* has been used to improve infrastructure to support the development of brownfield sites.
- Changes to *Permitted Development Rights* have made it easier to convert certain types of buildings on brownfield land (e.g. offices to residential). This has facilitated the quicker re-use of existing buildings and land.

1.7 Maximising town centres is important. The Council works collaboratively with other local authorities on matters that are of common interest across South Hampshire. Whilst non-statutory, this Partnership has established numerous important principles over the years, one of which being the commitment to ‘town centres first’ – ensuring that the sub region’s city and town centres are optimised for development as a way of helping to preserve as much countryside as possible as an important environmental, recreational and place-making resource. This strategic principle is underpinned at SPS1 in the Partnership’s most recent Spatial Position Statement³.

1.8 The assessment of brownfield potential in Eastleigh Borough for the Local Plan Review is set out in the sections that follow, and incorporates Issues and Options consultation questions, which we would appreciate your input on. To begin with, in Section 2, the paper presents development completion trends within the Borough’s settlement hierarchy⁴.

2. Establishing the baseline

2.1 As indicated in Section 1 a first task is to seek to establish a baseline of past information that can be reliably extrapolated forwards, as a trend, into the period covered by the Local Plan Review. A baseline can most easily be obtained by monitoring development completions achieved across Eastleigh Borough. These possess the following parameters:

- Fifteen years’ figures (2009-2023, inclusive);
- Previously developed land;
- Sites of ten dwellings or more.

² ‘Brownfield First’ started appearing in UK government planning guidance in 2000 (PPG3)

³ [PFSH Spatial Position Statement 2023 - Partnership for South Hampshire \(push.gov.uk\)](https://push.gov.uk/pfsh-spatial-position-statement-2023-partnership-for-south-hampshire)

⁴ Settlement Hierarchy: extract from EBLP 2016-2036, Table 1

2.2 The second tier to reviewing monitoring of past completions, is to make use of an allowance for approvals occurring on small sites, consisting of 9 or fewer homes. The two principal sources of urban development completions can subsequently be aggregated, as summarised in Table 1 below:

Table 1: A baseline of completions

A	'Large sites' of 10 dwellings or more, net, including but not limited to:
B	'Small site' of 9 or fewer dwellings

2.3 Such urban completions will typically consist of large-house or institution conversions; flats over shops; changes of use relating to former non-residential premises (e.g. offices, shops, other commercial premises).

Outputs

2.4 The output table for 'large-site' urban completions in Eastleigh Borough is included at Appendix C.

2.5 In the fifteen years between 2009 and 2023 large site development on previously developed land (PDL) in urban locations across the Borough resulted in **2,245** dwellings, net, comprising both allocations and windfalls ('unplanned' development schemes), at an annual average from 15 years of **150** dwellings.

2.6 A figure for 'small site' development on PDL across the Borough states meanwhile that, in the eight years from 2016-17, **436** new housing units have arisen, at an annual average over 8 years of **55** dwellings.

Table 2: Small site completions (2016/17 to 2023/24)

Year	Small site completions	Garden / similar development (to be discounted)
2016-17	66	38
2017-18	77	30
2018-19	52	16
2019-20	33	27
2020-21	52	29
2021-22	58	18
2022-23	57	32
2023-24	41	9
Averages	55 dwellings per annum	(-25)

Small site allowance therefore = 30 dpa

2.7 From the above, an annual average for housing units can therefore be calculated, using each completion’s dataset:

- | |
|---|
| <ul style="list-style-type: none"> ○ Large site – 150 net per annum⁵ ○ Small site – 30 per annum ○ Total – 180 per annum |
|---|

Windfall

2.8 Development completions on previously developed land captures all activity within built-up areas, including housing allocated through local plan policy. It reflects how Hampshire County Council as monitoring authority records such information. Once such ‘planned’ housing allocations have been removed, a total of **1,608** housing units have been provided on large sites across the Borough between 2009 and 2023 (inclusive). This equates to **107** homes, net, on an annual basis.

2.9 Further discussion on the numbers relating to past urban completions across the Borough is included in Appendix B. In Section 3 below, meanwhile, this paper explores how to extend PDL housing potential in the Borough into the future.

3. Eastleigh Borough: Future brownfield potential

3.1 The preceding section established the past baseline of brownfield completions within Eastleigh Borough. This section explores how, most appropriately, to employ this information to help arrive at a reliable guide to the future supply of this source of housing to contribute to the Borough’s overall need in the Local Plan Review.

3.2 Using the housing trajectory as a starting point it is proposed to employ the baseline trend (Section 2) later in the plan period, to take account of current planning permissions in the process of being completed. In this regard, the Council applies a large site windfall allowance from year 10 onwards, together with a small site windfall allowance from year 4 onwards, in the following way:

Small sites’ allowance	Years 1-3: as per housing trajectory Year 4 onwards: 30 units per annum
Large sites’ allowance	Years 1-9: as per housing trajectory Year 10 onwards: <i>either</i> 150 units per annum (with allocations) <i>or</i> 107 units per annum (without allocations)

⁵ 2,245 divided by 15

3.3 Into the future, brownfield potential in the Borough can therefore be summarised thus:

20-year approach	Source	Dwellings	Notes
Years 4-20 Years 1-3 discounted to avoid duplication in housing trajectory	Small sites allowance plus	510	(30dws x 17 yrs)
Year 10 onwards Years 1-9 discounted to avoid duplication in housing trajectory	Either large allocations excluded Or large allocations included	1,177 1,650	(107 dws x 11yrs) (150 dws x 11yrs)
Small + large sites	Large allocations excluded	1,687	Minimum
TOTAL 20 YRS	Large allocations included	2,160	Maximum

Housing Trajectory

3.4 The Council's housing trajectory takes account of *all* projected housing completions over the next period. As a point of clarity, the numbers used in this brownfield potential assessment are merely a sub-set of the trajectory and *not* additional to it.

Consultation Question 1

Do stakeholders have any comments on the figures proposed above for brownfield potential?

3.5 As stated in the previous section it is believed that such PDL sites will continue to come forward in the near- and mid-term future since evidence demonstrates that conversions from offices, commercial premises, large houses have occurred either on a regular basis, or even, as in the case of institutional conversions, tend to be on the increase. It is moreover likely that national and local policy measures will continue to affirm the re-use of brownfield sites. Retail conversions in the Borough, albeit more sluggish in recent years, are equally likely to provide a relatively regular source of housing supply given the ongoing transition in shopping habits, from premises to online, which is likely to continue over the forthcoming period.

Consultation Question 2

Do stakeholders have any evidence to suggest that such sources of brownfield potential will not continue to come forward in the same way as in the past?

3.6 In terms of site size meanwhile, that has occurred in the past, the *Pirelli* site in Eastleigh - which yielded 312 dwellings - was uncharacteristically large when compared to the average. Whilst such opportunities do not present regularly, in principle sites yielding more than 50 new dwellings (net) have been quite plentiful – these are identified at Appendix C – and, for the Local Plan Review period, areas of significant opportunity in Eastleigh are already allocated within the adopted Local Plan. Moreover, the Borough Council seems committed to disposing of certain office and car park assets that could yield significant housing potential in the forthcoming period. These two prospective sources – opportunities and disposals - tend credibly to underscore that the baseline figure can be maintained into the future.

3.7 For the purposes of the Local Plan Review period it is useful to establish whether there are further, specific sources of housing supply that can bolster the baseline through the forthcoming plan period. This Issues & Options consultation paper explores such sources below – and makes a judgement on them, albeit stakeholder feedback will also be critical in terms of whether such sources are able to raise the urban potential higher above the baseline trend, or whether they help to justify it.

3.8 It is believed that the sources below in Table 2 have the most credible future brownfield housing potential within the Borough:

Table 3: Possible sources of further potential - overview

I.	Planning	Local Plan opportunity areas
II.	Planning	SLAA sites in urban areas
III.	Council	Assets (inc. offices, car parks)
IV.	Council	Empty property

Local Plan opportunity areas

3.9 Within Section 11 of the NPPF⁶ - *Making effective use of land* - the Government expects planning policies to optimise the use of land especially at locations that enjoy good accessibility, where an uplift in the average density of residential development should be sought⁷.

3.10 The Eastleigh Borough Local Plan, adopted in 2022, incorporates a number of urban opportunities, most of which include potential for housing. Some are policy allocations which carry an indicative housing number⁸. There are, in addition, area policies for which EBLP has not identified a scale of growth:

⁶ [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101381/nppf-2019.pdf) – a revised version of which is being consulted upon

⁷ An example of such potential is consent 22/93553, an office-to-residential conversion for 13 new homes at **76 dwellings per hectare** (dph), at Bampton Ct, Hurley Rd, Eastleigh. Minimum density currently sought is 40 dph (policy DM23, EBLP)

⁸ These include, most significantly, the following:

Policy CF1 Common Rd Ind Est, Chandler’s Ford	30 dwellings
Policy CF2 Rear of Parade / 75-99 Hiltingbury Rd, C Ford	16 dwellings
Policy CF3 Central Precinct, Chandler’s Ford	85 dwellings
Policy H3 Home Farm, Hedge End	16 dwellings

- Policy E3 - Eastleigh Town Centre
- Policy E4 – Eastleigh Urban Renaissance Quarter
- Policy E6 – Eastleigh Riverside

E3 Eastleigh Town Centre

3.11 This area, identified for regeneration, is captured within Eastleigh’s recognised town centre boundaries. Policy specifically identifies mixed use redevelopment of the block between Romsey Road and Leigh Road, where *inter alia* new housing, including student accommodation, could be incorporated.

Consultation Question 3

What scale of housing potential could Policy E3 Eastleigh Town Centre reasonably yield, particularly through increasing densities and / or adding storeys?

E4 Eastleigh Urban Renaissance Quarter

3.12 The Renaissance Quarter is identified to the north and west of Eastleigh Town Centre, with mixed use opportunities to redevelop areas *inter alia* for new housing upwards to three storeys - and higher than this where appropriate.

Consultation Question 4

What scale of housing potential could Policy E4 Eastleigh Urban Renaissance Quarter reasonably yield, particularly through increasing densities and / or adding storeys?

E6 Eastleigh Riverside

3.13 This sizeable zone, of existing industrial units and some greenfield potential, lies east and south-east of Eastleigh town centre and railway station and, currently, constitutes an important employment area. Barton Road Industrial Estate is adjacent to both and may be suitable for housing. Riverside is likely to be the focus of sub-regionally significant employment development connected with Solent Freeport, known as ‘Navigator Quarter’⁹. However, restrictions on development exist, since some of the area is a Public Safety Zone for take-off / landing at Southampton Airport.

Consultation Question 5

Given that some employment land would be lost, what scale of housing might the Barton Road Industrial Estate area of Policy E6 reasonably yield, in particular by increasing densities and / or adding storeys (where feasible owing to the Airport Safety Zone)?

Consultation Question 6

Are any of the scales of growth proposed above for policies E3, E4 or E6 so significant as to suggest that brownfield potential in Eastleigh can be radically increased?

SLAA sites

3.14 A small number of potential sites have been submitted to the Council's SLAA¹⁰. It is nonetheless acknowledged that site promoters tend to focus efforts on greenfield land with development prospects. The SLAA therefore cannot contribute in a major way to increasing brownfield potential.

Council assets

3.15 The Council Assets department has committed to a systematic appraisal of property. Useful sources of urban housing supply are likely in particular to be surplus car parks and offices. However, at the time of Issues & Options consultation, the degree of potential is not known with precision. Notwithstanding this, such a source of supply¹¹ is likely to have a material effect during the 2030s and, on this basis, the Council believes that *de minimis* the baseline figure can comfortably be maintained – perhaps exceeded - during the period covered by the Eastleigh Local Plan Review.

Empty property

3.16 The Council housing department states that this source yields only low returns currently (maybe the equivalent of 30 dwellings over 20 years – 1.5 per annum). This notwithstanding the Council believes that, if a dedicated empty homes officer were in post, this figure could be amplified tenfold. It is therefore assumed that a dedicated officer could be in post for the final ten years of the Local Plan Review period and able to leverage an additional 150 units from this source of housing potential. As there is presently no certainty about this source of urban housing potential it will require further corporate discussion. As such this source cannot realistically be added to the supply.

4. Conclusions on Brownfield Potential in Eastleigh Borough

- 4.1 Eastleigh Borough Council (EBC) is collating evidence to inform its emerging Local Plan Review 2029-44 and has undertaken to seek to accommodate to bring forward a component of this requirement for new housing through an assessment of the prospects offered by brownfield potential within its key settlements.
- 4.2 The National Planning Policy Framework (NPPF) is supportive of development on suitable previously developed 'brownfield' land and encourages local planning authorities to maximise the development of suitable windfall sites within existing settlements for homes. The Council has opted to identify a baseline of brownfield housing potential for the Local Plan Review since this incorporates the totality of development achieved in urban areas.
- 4.3 A figure for brownfield potential can thus be used for medium- to longer-term assumptions, thus avoiding false precision in terms of numbers. An estimate for brownfield development across Eastleigh Borough over 20 years is therefore posited as being in the range between **1,687 – 2,160** housing units.

¹⁰ The Eastleigh SLAA is published here [Strategic Land Availability Assessment \(eastleigh.gov.uk\)](https://www.eastleigh.gov.uk/strategic-land-availability-assessment)

¹¹ Such potential is likely to include the disposal of offices and car park assets

Appendix A: Brownfield Housing Potential – methodological note

Assessing brownfield capacity and brownfield potential are two distinct methodologies used to understand the ability of urban areas to accommodate development. Whilst they are related, they serve different purposes and are based on different sets of assumptions and data.

Assessing Brownfield Capacity

Brownfield capacity assessment involves estimating the amount of land available within urban areas that could prospectively be developed or redeveloped. It focuses on identifying and quantifying specific sites that have the capacity for new development.

Assessing Brownfield Potential

Brownfield potential assessment uses historical data on development activity – ‘completions’. It provides a baseline of how much development has occurred, based on past trends. Urban potential, it is considered, provides a more realistic estimate than urban capacity since it is based on the entirety of what has been achieved historically.

Both methodologies are valuable tools in urban planning, each offering different insights. Urban capacity assessments provide a detailed understanding of specific development opportunities, whilst PDL potential assessments offer a realistic understanding of historical trends.

Broadly speaking, Eastleigh BC has opted to use the brownfield potential methodology to obtain a baseline for this assessment.

Treatment of allocations

It is felt that a baseline assessment of brownfield housing potential in the borough of Eastleigh should incorporate brownfield allocations rather than remove them. Incorporating brownfield allocations provides a more comprehensive past picture of brownfield housing development.

Appendix B: Analysis of Eastleigh Completions data – detail

Within the large-site completions data there are a number of analyses that help comprehend better the assessment of past development trends within the Borough’s urban limits:

- i. By location (tiers within the Borough’s settlement hierarchy);
- ii. By year
- iii. By type (conversions, change-of-use, above shops, etc)
- iv. By size

Completions by location

Past large-site completions trends show that 47 schemes have come forward across the Borough in the period 2009-2023. The table below shows the break-down of these schemes by settlement – and where these settlements currently sit within the Borough’s hierarchy:

Table: Large site completions by settlement

Settlement	Tier (EBLP)	Homes	% of total	Schemes	Ave per scheme
Eastleigh	1	1,304	58.0	21	59
Hedge End	2	186	8.5	4	46
Chandler’s Ford	2	23	1.0	2	12
Bishopstoke	3	216	10.0	5	43
Netley Abbey	3	195	8.5	5	39
West End	3	185	8.5	4	46
Fair Oak	3	34	1.5	1	41
Bursledon	3	26	1.0	1	26
Hamble-le-Rice	3	25	1.0	1	25
Botley	3	14	0.5	1	14
Horton Heath	4	37	1.5	1	37
Total	-	2,245	100%	46	48

From the table above, it emerges that:

- 58% of schemes in the Borough’s urban areas have occurred in Eastleigh;
- Two-thirds of them have occurred in Tier 1 and 2 settlements in the hierarchy;
- But... a third has nevertheless occurred in Tier 3 and 4 settlements;
- Average scheme-size has been 48 units, net.

Completions by year

The schemes break down annually as shown below:

2010	5
2011	4
2012	3
2013	2

2014	2
2015	3
2016	4
2017	3
2018	3
2019	5
2020	6
2021	1
2022	1
2023	3
Total	43

(3 schemes did not complete by the end of 2023)

The above series appears to indicate that scheme numbers have remained reasonably constant over the period in question, with a reduction in the period 2021-23, corresponding to the start of the coronavirus pandemic and its consequent impacts upon gross domestic product.

Completions by type

From 47 schemes the table below meanwhile shows that, by type, four main sources have contributed between 2009 and 2023.

- office and commercial conversions;
- residential conversions (large-house subdivision);
- institutional conversions (e.g. former hospital or police premises, etc);
- shop conversions.

Table: Large-site completions by type

<i>Housing from type</i>	<i>Schemes</i>	<i>Frequency</i>
Office conversions	16	A scheme just about every year on average
Residential conversions	9	A scheme at least every other year on average
Institutional conversions	13	Strong skew towards last third of period
Retail	7	Strong skew towards first third of period
Other	1	
Total	46	

As can be seen in the table above, in the final column about ‘frequency’ of schemes coming forward, there has been a strong bias towards institutional and office conversions (30 out of 47 schemes); some have also been retail and residential conversions. On the basis of a 15-year sample this seems to suggest that such sources overall are reasonably reliable, with no signs of having slowed down, aside from the economic and productivity effects associated with the coronavirus pandemic that began in 2021.

Completions by size

Further analysis meanwhile elicits the following about size of scheme:

- 10-19 net new dwellings 18
- 20-49 net new dwellings 14
- 50-99 net dwellings 10
- 100+ net new dwellings 5

Size of urban scheme, as shown above, also tends to demonstrate that there is a broad range of sites being delivered. A substantial majority are schemes of 49 net new dwellings or fewer. Only 15 have been of 50 units or above.

Appendix C

Brownfield 'Large Site' Completions: Eastleigh Borough 2009-2023

<i>ORIGIN</i>	<i>APP REF</i>	<i>COMP DAT</i>	<i>ADDRESS</i>	<i>LOCALITY</i>	<i>TOWN</i>	<i>PDL</i>	<i>NET</i>
WINDFALL	05/54320 F	01-Jan-15	62 SUNDAYS HILL GARAGE BURSLEDON ROAD FORMER SGB DEPOT		HEDGE END	Y	13
WINDFALL	07/59618 R	31-Mar-12	SWAYTHLING ROAD 345-353 LAND TO REAR OF FAIR OAK ROAD & 12-	WEST END		Y	38
WINDFALL	07/61376 F	31-Mar-10	18 NEW ROAD	FAIR OAK	EASTLEIGH	Y	13
WINDFALL	09/65040 R	31-Mar-11	98 TOWNHILL WAY 37-43 HENDY FORD	CHANDLERS FORD	WEST END EASTLEIGH	Y	13 99
WINDFALL	06/58815 R	15-Dec-10	BOURNEMOUTH ROAD NIGHTINGALE CENTRE NIGHTINGALE AVENUE		EASTLEIGH	Y	33
WINDFALL	08/62207 F	31-Mar-10	WILDERN MILL AND PART OF HEDGE END RETAIL PARK CHARLES WATTS WAY/TURNTPIKE WAY		HEDGE END	Y	41
WINDFALL	12/71663 F	31-Mar-15	KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD		HEDGE END	Y	118
WINDFALL	06/57836 F	31-Mar-10	LAND AT BODMIN ROAD	BISHOPSTOKE	EASTLEIGH	Y	79
WINDFALL	07/60415 F	31-Mar-10	68-96 TWYFORD ROAD		EASTLEIGH	Y	82
WINDFALL	07/61223 F	21-Sep-11	ROTARY COURT ROTARY COURT	NETLEY ABBEY	SOUTHAMPTON	Y	37
WINDFALL	08/62874 F	28-Mar-12	55-57 WINCHESTER ROAD	CHANDLERS FORD	EASTLEIGH	Y	12
WINDFALL	09/64658 F	26-Jan-11	THE FOUNTAIN INN 24 ST JOHNS ROAD	HEDGE END	SOUTHAMPTON	Y	13
WINDFALL	14/74053 F	31-Mar-17	68-72 THE HARRIER, 68 AND 72 HAMBLE LANE		HAMBLE-LE- RICE	Y	25
WINDFALL	08/63182 F	18-Mar-13	VELMORE ESTATE		EASTLEIGH	Y	89
WINDFALL	11/70108 F	24-Nov-17	TRAVIS PERKINS TRADING CO LIMITED MILL STREET		EASTLEIGH	Y	113
WINDFALL	09/66309 F	16-Mar-11	STATION HOTEL 113 STATION ROAD		NETLEY ABBEY	Y	13
WINDFALL	10/68183 F	25-Jun-12	STATION HOTEL 113 STATION ROAD		NETLEY ABBEY	Y	23
WINDFALL	09/66407 F	31-Mar-14	160-162 FAIR OAK ROAD		BISHOPSTOKE	Y	11
ALLOCATION	12/71007 O	31-Mar-19	THE MOUNT HOSPITAL CHURCH ROAD		BISHOPSTOKE	Y	89
ALLOCATION	13/73226 F	31-Mar-18	THE MOUNT HOSPITAL CHURCH ROAD		BISHOPSTOKE	Y	51
ALLOCATION	14/75061 F	31-Mar-19	THE MOUNT HOSPITAL BLOCK 7 CHURCH ROAD		BISHOPSTOKE	Y	16
ALLOCATION	17/80513 F		BISHOPSTOKE PARK CARE VILLAGE BREACH LANE		BISHOPSTOKE	Y	49

WINDFALL	18/83737	16-Nov-20	LAND EAST OF (PASTURE WALK) KNOWLE LANE	FAIR OAK	Y	34
WINDFALL	10/68116 F	01-Apr-13	CENTRIS SITE LEIGH ROAD	EASTLEIGH	Y	57
WINDFALL	12/70310 F	05-Oct-16	THE MONKSBROOK ESTATE CHERITON ROAD	EASTLEIGH	Y	73
ALLOCATION	11/70044 F	17-Mar-16	PRYSMIAN CABLES (SIROCCO PARK) (FORMER PIRELLI FACTORY SITE) LEIGH ROAD	EASTLEIGH	Y	312
WINDFALL	13/72552 R	01-Oct-14	THE FORMER BUILD CENTRE KNOWLE HILL	EASTLEIGH	Y	12
WINDFALL	14/74420 J	03-Mar-16	26A HIGH STREET	EASTLEIGH	Y	10
WINDFALL	13/72821 F	18-May-16	RUSSELL HOUSE, 26-28 ROMSEY ROAD	EASTLEIGH	Y	31
ALLOCATION	14/74873 F	16-Apr-18	FORMER PREMIER FOODS BAKERY SITE TOYNBEE ROAD	EASTLEIGH	Y	120
WINDFALL	16/77785 F	31-Mar-23	10-20 ROMSEY ROAD	EASTLEIGH	Y	49
WINDFALL	17/81079	13-Apr-18	38 LEIGH ROAD	EASTLEIGH	Y	10
WINDFALL	14/74932 C	31-Mar-20	ORCHARD LODGE REAR OF WINDMILL LANE	BURSLEDON	Y	26
WINDFALL	15/77247 F	24-Oct-19	MOORGREEN HOSPITAL BOTLEY ROAD	WEST END	Y	121
WINDFALL	16/78227 J	02-Jun-20	MITCHELL HOUSE SOUTHAMPTON ROAD	EASTLEIGH	Y	67
WINDFALL	16/78077 F	01-Dec-17	THE MALLARD CENTRE NIGHTINGALE AVENUE	EASTLEIGH	Y	12
WINDFALL	17/80370 F	26-Mar-19	WOODHILL SCHOOL, 59-61 BROWNHILL ROAD	CHANDLERS FORD	Y	11
WINDFALL	15/76447 F	31-Mar-20	HOME FARM ST JOHNS ROAD	HEDGE END	Y	14
WINDFALL	16/79704 F	31-Mar-22	LAND AT HAMMERLEY FARM PHASE 2 BURNETTS LANE	HORTON HEATH	Y	37
WINDFALL	19/84823	31-Mar-23	ABBNEY FRUIT FARM GRANGE ROAD	NETLEY ABBEY	Y	92
WINDFALL	17/80382 F	10-Mar-20	BRAXELLS FARMHOUSE, BRAXELLS FARM WINCHESTER ROAD	BOTLEY	Y	14
WINDFALL	18/82602	19-Sep-19	JOHN DARLING MALL CS	EASTLEIGH	Y	18
WINDFALL	17/82001 F	29-Jan-20	OSBORNE QUARTERS POLICE TRAINING CENTRE ROYAL VICTORIA COUNTRY PARK	NETLEY ABBEY	Y	30
WINDFALL	18/84154 F	21-Jun-21	9 VALLEY ROAD	CHANDLERS FORD	Y	12

WINDFALL	19/85332 F	31-Mar-23	EASTLEIGH POLICE STATION, 18-24 LEIGH ROAD	EASTLEIGH	Y	13
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Appendix D

Brownfield Completions above 50 dwellings – net (excerpt from Appendix C)

37-43 HENDY FORD BOURNEMOUTH ROAD	EASTLEIGH	99
KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD	HEDGE END	118
LAND AT BODMIN ROAD	EASTLEIGH	79
68-96 TWYFORD ROAD	EASTLEIGH	82
VELMORE ESTATE	EASTLEIGH	89
TRAVIS PERKINS TRADING CO LIMITED MILL STREET	EASTLEIGH	113
THE MOUNT HOSPITAL CHURCH ROAD	BISHOPSTOKE	89
THE MOUNT HOSPITAL CHURCH ROAD	BISHOPSTOKE	51
CENTRIS SITE LEIGH ROAD	EASTLEIGH	57
THE MONKSBROOK ESTATE CHERITON ROAD	EASTLEIGH	73
PRYSMIAN CABLES (FORMER PIRELLI) LEIGH ROAD	EASTLEIGH	312
FORMER PREMIER FOODS BAKERY SITE TOYNBEE RD	EASTLEIGH	120
MOORGREEN HOSPITAL BOTLEY ROAD	WEST END	121
MITCHELL HOUSE SOUTHAMPTON ROAD	EASTLEIGH	67
ABBAY FRUIT FARM GRANGE ROAD	NETLEY ABBEY	92



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