



Eastleigh Borough Council Authority
**Annual Monitoring Report
2015 - 2016**

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GLOSSARY OF TERMS

Authority's Monitoring Report (AMR): Section 113 of the Localism Act (2011) requires that a monitoring report must be published assessing the implementation of policy and progress of the Local Development Scheme.

Community Infrastructure Levy (CIL): Is a levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required

Development Plan: The Development Plan comprises the Development Plan Documents contained within the Local Development Framework and the Minerals and Waste Plan Local Plan produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South Downs National Park Authorities.

Development Plan Documents (DPD): Planning documents that are subject to independent examination and form part of the overall Development Plan. For Eastleigh the Development Plan Documents formerly included the Local Plan Review (2001-2011). The Local Plan Review will be replaced by a new Local Plan in due course. Individual Development Plan Documents or parts of a DPD can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme (LDS).

Evidence Base: A range of information to inform the preparation of the Local Development Framework

HBIC: Hampshire Biodiversity Information Centre. The HBIC Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

Biodiversity Action Plan (BAP): a working document that provides a framework for the maintenance and enhancement of the biodiversity of the Borough.

Local Development Document (LDD): The documents that set out planning policies and guidance for specific topics or for geographical areas – includes DPDs and SPDs.

Local Development Scheme (LDS): A public statement which sets out the Local Development Documents the Council will prepare for the Local Plan and sets out a timetable for their production.

Local Plan Review: The existing statutory plan for the Borough setting out policies for controlling development and proposals for particular areas/sites adopted in 2001.

Local Plan 2011-2036: Local Plan will replace Local Plan Review 2001 - 2011 once adopted.

National Planning Policy Framework: The National Planning Policy Framework (NPPF) published on 27 March 2012 sets out the Government's planning policies for England.

Net Floorspace: Amount of gross floorspace gained minus any loss of floorspace.

Partnership for Urban South Hampshire (PUSH): PUSH is a partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. It has been established to deliver sustainable, economic-led growth and regeneration in South Hampshire

Post Construction Design Review Assessments: evaluates the impact of larger housing, leisure, community and mixed use schemes on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to local character; and practicalities such as residential amenity, waste/recycling storage and car parking

Previously Developed Land (PDL): Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (often referred to as 'brownfield land') (definition taken from NPPF: CLG, March 2012)

Strategic Environmental Assessment: An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.

Supplementary Planning Document: A document providing further guidance on specific policies or topics, design guidance or site development guidance. SPDs are subject to rigorous procedures of community involvement and will be a material consideration in decision-making. The Council has produced a number of SPDs which can be found on the Planning pages of the Council's website.

Supplementary Planning Guidance: A document providing further guidance on specific policies or topics, design guidance or site development guidance, prepared before the enactment of the Planning and Compulsory Purchase Act 2004 to supplement policies in the Local Plan.

Sustainability Appraisal: An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. All Development Plan Documents are subject to a sustainability appraisal. The SA Scoping Report

identifies the information needed for the appraisal, and describes the methodology. It is updated periodically.

INDICATORS

Housing		
Core Indicator	CH1	Plan period and housing targets
Core Indicator	CH2	Past and projected net additional dwellings
Core Indicator	CH3	New and converted dwellings on previously developed land
Core Indicator	CH4	Net additional gypsy and traveller pitches
Core Indicator	CH5	Affordable housing completions
Local Indicator	L1	Net additional travelling showpeople pitches
Local Indicator	L2	Average size of completed dwellings
Local Indicator	L3	Average mix of completed dwellings
Local Indicator	L4	Number of dwellings on strategic sites
Local Indicator	L5	Older person's accommodation completed
Local Indicator	L6	Densities of completed dwellings
Employment		
Core Indicator	CBD 1	Overall change in employment floorspace
Core Indicator	CBD 2	Change in employment floorspace on previously developed land
Core Indicator	CBD 3	Employment land available by type
Core Indicator	CBD 4	Floorspace completed for 'Town Centre' Uses
Biodiversity and Nature Conservation		
Core Indicator	E2	Changes in areas of biodiversity importance
Environmental Sustainability		
Core Indicator	E1	Planning applications granted contrary to Environment Agency advice on flooding and water quality grounds
Built Environment		
Core Indicator	CH6	Post construction review assessments (previously build for life assessments)
Conservation and Listed Buildings		
Local Indicator	L15	Applications refused due to impact on the historic environment
Transport		
Local Indicator	L20	Eastleigh Borough Council Travel Plan objectives
Local Indicator	L21	Rail passenger numbers at stations within Eastleigh Borough

Local Indicator	L22	Eastleigh Borough Council Car Club usage
Local Indicator	L23	Number of cycle movements
Local Indicator	L24	Road safety
Local Indicator	L25	Total passenger and total aircraft movements at Southampton Airport
Town District and Local Centres		
Core Indicator	CBD 4	Floorspace completed for 'town centre' uses
Local Indicator	L26	Vacancies in town and district centres
Local Indicator	L27	Pedestrian footfall in Eastleigh town centre
Open Space and Recreation		
Local Indicator	L28	Planning applications determined for public open space, sport and recreation facilities
Community Infrastructure		
Local Indicator	L29	Development of identified community infrastructure
Local Indicator	L30	Number on school rolls compared with capacity
Spatial Portrait		
Contextual Indicator	-	Past Population Change
Contextual Indicator	-	Gross Value Added
Contextual Indicator	-	Economic Activity
Contextual Indicator	-	Job Seekers Allowance Claimants
Contextual Indicator	-	Total Jobs
Contextual Indicator	-	Affordability of housing
Contextual Indicator	-	Qualifications
Contextual Indicator	-	Employment by Occupation
Contextual Indicator	-	Business Demography
Contextual Indicator	-	Life expectancy and mortality rates
Contextual Indicator	-	Levels of obesity
Contextual Indicator	-	Adults participating in sport and active recreation
Contextual Indicator	-	Deprivation and crime statistics
Contextual Indicator	-	Nature Designations
Contextual	-	Carbon Dioxide Emissions

Indicator		
Contextual Indicator	-	Built Heritage Designations
Contextual Indicator	-	Commuting patterns

EXECUTIVE SUMMARY

- I. This Authority Monitoring Report (AMR) produced by Eastleigh Borough Council covers the period 1 April 2015 to 31 March 2016.
- II. The purpose of the AMR is to monitor the performance of planning policies on the area in which they apply. It also includes an update on meeting the milestones set out in the Council's Local Development Scheme (LDS), which details the timetable for introducing a new Eastleigh Borough Local Plan 2011-2036 to replace the Eastleigh Borough Local Plan Review 2001-2011 (the Adopted Local Plan).
- III. The document generally covers the period from 1st April 2015 to 31st March 2016, but also identifies longer-term trends which are relevant to the performance of local planning policies.
- IV. Since the end of this monitoring period, the LDS has been updated and important milestones have been met. Therefore this document also includes a 'Summary Update' box relating to the key LDS updates that have occurred between 1st April 2015 and 1st March 2016.

Monitoring the Local Development Scheme (LDS)

- V. At the time of preparing this report, the Borough's most recent LDS (the programme for preparing a Local Plan) was last updated and adopted in September 2016. Although this is outside of the monitoring period. This version of the LDS will still be referred to as the most up to date programme for the preparation of the Eastleigh Borough Local Plan 2011-2036.

Monitoring the Development Plan Documents

- VI. The Localism Act (2011) enables local authorities to choose what targets and indicators to include in their monitoring report whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. Section 4 of the AMR is structured to follow the adopted Local Plan Review (2001-2011) chapters for ease of reference. Within this there are a number of performance indicators which are reported. These relate to Core Indicators which used to be specified by the Department for Communities and Local Government (DCLG) and Local Indicators (identified by the Council). Whilst there is no longer a requirement to report the core indicators to DCLG these two sets of indicators are continued in the current AMR for consistency and to allow comparison with previous publications. The spatial portrait of the Borough also includes a number of contextual indicators. The general themes which emerge from the indicators are set out below.

Core Indicators:

VII. Monitoring has indicated that policies have been used successfully in:

- Focussing the majority of new development on previously developed land within existing settlements.
- Anticipating the limited capacity of previously developed land to accommodate future housing needs and identifying the subsequent need to allocate greenfield sites for housing in the submitted Local Plan
- Protecting the Borough's natural environments.
- Not permitting development that would lead to increased flood risk
- Permitting schemes for renewable energy

Further monitoring is needed to determine whether policies have been successful in:

- protecting existing community facilities and;
- focussing new retail development in the defined town and district centres.

Local Indicators:

VIII. Monitoring has indicated that policies have been used successfully in supporting environmental improvements in Eastleigh Town Centre.

IX. Whilst there is evidence to suggest that policies are enabling poorly-designed schemes to be refused, other monitoring of completed sites indicates that there is still considerable scope to improve the quality of schemes being permitted and built out. Similarly, in relation to the protection of the countryside and the Borough's historic environment, there is evidence that policies continue to provide a sufficient basis upon which to refuse inappropriate development. Further research needs to be undertaken in the future however to ensure that these policies are being used fully to resist inappropriate development that could affect these important features of the Borough.

X. Local indicators have also highlighted that there has generally been an increase in the use of rail as a means of personal transport; that pedestrian footfall in Eastleigh Town Centre has been maintained; and that school capacity will need to be monitored relative to the proposed development included within the 2011-2036 Local Plan for Eastleigh Borough.

Contextual Indicators:

XI. The spatial portrait of the Borough shows that:

- The Borough's population has increased steadily since 2001, and on this basis it is projected to increase further in the period up to 2037¹, with particular growth in the 65+ age group.
- The Borough quickly recovered from the 2008-2009 economic downturn, although it does not perform as strongly against other parts of south Hampshire or the UK in terms of productivity (GVA per worker).

¹ 2015 Sub-national population projections look forward to 2037

- The Borough has relatively high levels of economic activity and low levels of unemployment. The number of jobs within the Borough has generally increased over time since 2001, although there have been periods without job growth (the latest figures from 2011 to 2013 show a small decline in jobs).
- Local businesses have also shown greater resilience than nationally in surviving the economic downturn. Currently, within Eastleigh Borough, over 40% of businesses survive longer than 5 years.
- Life expectancy has increased since 2001 whilst death rates have been consistently below the national average. This indicates that the health of the Borough's residents has generally improved over the period of the adopted Local Plan. However, in line with national and regional trends, estimated levels of obesity are high, while levels of physical activity in the Borough appear to have declined, which could lead to future health-related problems.
- The built and natural heritage designations within the Borough have either been conserved or have increased in size or number since 2001.
- Estimates of local carbon dioxide emissions have shown an overall decrease - with some fluctuations - since 2005.
- Residents are generally travelling further to work, although the proportion of residents working in the Borough compared to non-residents commuting to work within the Borough has risen slightly since 2001.

1 INTRODUCTION

- 1.1.1 In line with section 113 of the Localism Act 2011, the requirement to submit an annual monitoring report to the Secretary of State under the regulations of the Planning and Compulsory Purchase Act 2004 has been removed. However, the duty to monitor remains. The Council will continue to produce monitoring reports for public information on an annual basis; these reports will be made publically available. Part 8 of the Town and Country Planning Regulations 2012 sets out what must be covered.
- 1.1.2 Local Authorities are now able to choose what targets and indicators to include in their monitoring whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. This report the period 1 April 2015 to 31 March 2016.
- 1.1.3 The Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (known as the Strategic Environmental Assessment (SEA) Directive) states that “Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1). The Monitoring Report provides an important mechanism of providing this information in accordance with the SEA Directive.
- 1.1.4 Monitoring of the economic, social and environmental characteristics of the area is an essential part of preparing the Eastleigh Borough Local Plan 2011-2036, to establish what is happening now, what may happen in the future, and how trends can be used to determine whether action is required. An important aspect of the Local Plan is flexibility to provide updates to reflect changing circumstances. Monitoring is necessary for this, and reflects the concept of ‘plan, monitor and manage’, whereby monitoring trends and characteristics may then be considered as part of a policy review that may be required during the life of an adopted plan. The Authority’s Monitoring Report (AMR) is the mechanism for achieving this.
- 1.1.5 In summary, the purpose of this report is to monitor:
- The progress of the timetable of the Local Plan known as the Local Development Scheme (LDS), with explanation if targets have been met and if not why and whether a review of the LDS should be undertaken;
 - Whether the saved policies of the Eastleigh Borough Local Plan Review (2001-2011) are still achieving their objectives and targets;
 - Whether policies have had the intended consequences; and
 - If the objectives and assumptions behind policies are still relevant.
- 1.1.6 Although the requirement to produce monitoring reports has changed, the Council has retained the indicators used in previous AMRs in order to identify long term trends. Policy performance is monitored through the following types of indicators:

- Contextual indicators which help describe the general context of the local authority area;
- Core indicators were previously set by the Government, and provide an assessment of the impact of planning policies on certain key issues such as the rate of dwelling completions; and
- Local indicators are relevant to Eastleigh Borough and supplement the core indicators, and provide a local and more specific context against which policies can be assessed.

1.1.7 To avoid duplication in data collection, the indicators which are used to monitor the sustainability appraisal framework baseline information of the Council's Sustainability Appraisal / Strategic Environmental Assessment Scoping Report have largely been incorporated. This information sets out the objectives and criteria which the Council uses to assess how sustainable the documents and policies in its Local Plan are. Relevant baseline information is set out and referred to in this document.

2 SPATIAL PORTRAIT OF EASTLEIGH BOROUGH

2.1 Introduction

2.1.1 This section of the monitoring report reviews the contextual indicators that are relevant to land-use planning within the Borough. The adopted Eastleigh Borough Local Plan Review covered the period 2001-2011, although many of its policies remain in operation. For monitoring purposes, the changes that have taken place since 2001 have therefore been highlighted, in addition to describing the current state of affairs.

2.2 Local Geography

2.2.1 Eastleigh Borough covers an area of 79.8 square kilometres (7,980 hectares) and is located within the South Hampshire sub-region, as illustrated in Figures 2.1 and 2.2:

Figure 2.1: Map of Eastleigh Borough



Source: Eastleigh Borough Council

Figure 2.2: Eastleigh Borough within the South Hampshire context



Source: PUSH, Eastleigh Borough Council.

2.2.2 The Borough adjoins the districts of Southampton, Fareham, Test Valley and Winchester, and has a population of 125,199 (2011 Census). This total, consisting of 61,384 males and 63,815 females, represents an increase of 7.2% in the Borough’s population since the 2001 Census, as illustrated in Table 2.2 below.

2.2.3 The main settlements within the Borough are identified below within Table 2.1.

Table 2.1: Settlement hierarchy for Eastleigh Borough.

Hierarchy level	Settlement
1	Eastleigh
2	Chandler’s Ford
	Hedge End
3	Bishopstoke
	Botley
	Bursledon
	Fair Oak
	Hamble
	Netley Abbey
	West End
4	Allbrook, Boorley Green, Butlocks Heath, Horton Heath, and Old Netley

Source: Eastleigh Borough Council

2.2.4 There are currently 10 parishes across the Borough (Allbrook and North Boyatt, Bishopstoke, Botley, Bursledon, Chandler’s Ford, Fair Oak and Horton Heath, Hamble-le-Rice, Hedge End, Hound, and West End) with only one area (Eastleigh) that is un-parished.

2.3 Population

2.3.1 The Borough is predominantly both urban and suburban in nature, with just under a quarter (23.8%) of its land area classified as rural (source: NOMIS, April 2015). The average population density in 2011 was about 15.7 people per hectare. By comparison Southampton had a population density of about 47.5 people per hectare and Fareham 15 people per hectare.

2.3.2 Variations in population influence the amount and type of housing, employment land, infrastructure and services that need to be planned for. Changes result from new residential development, in- and out-migration, and from fluctuations in mortality and birth rates.

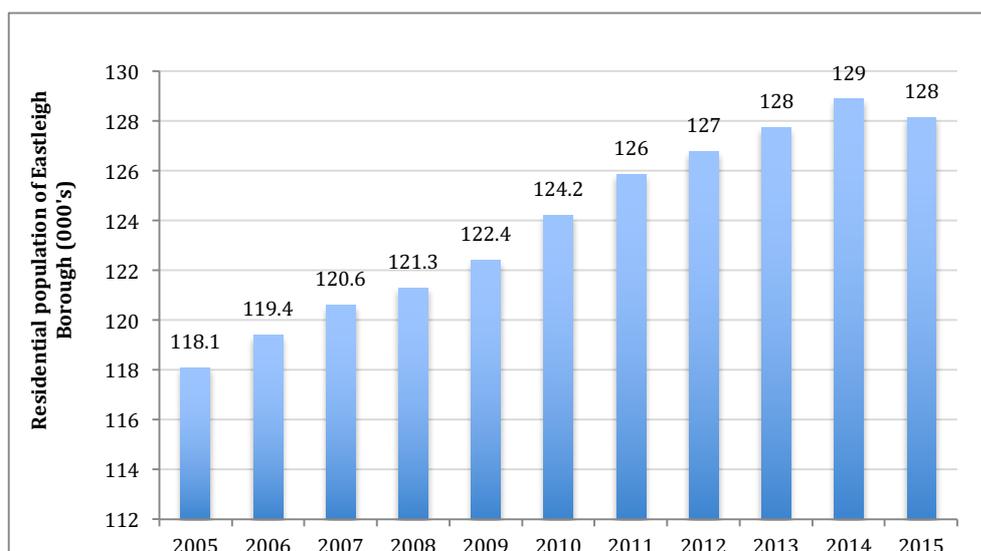
Table 2.2: Population of the borough's parishes

Parish	2001 Census	2011 Census	% Change
Allbrook & North Boyatt	1,807	1,755	-3.0
Bishopstoke	9,843	9,974	1.3
Botley	5,155	5,083	-1.4
Bursledon	6,048	6,188	2.3
Chandler's Ford	22,588	23,916	5.6
Eastleigh Unparished Area	19,767	24,011	17.7
Fair Oak & Horton Heath	9,842	10,212	3.6
Hamble-le-Rice	4,147	4,695	11.7
Hedge End	18,697	20,790	10.1
Hound	6,846	7,105	3.6
West End	11,429	11,470	0.4
Total	116,169	125,199	7.2

Source: 2011 census

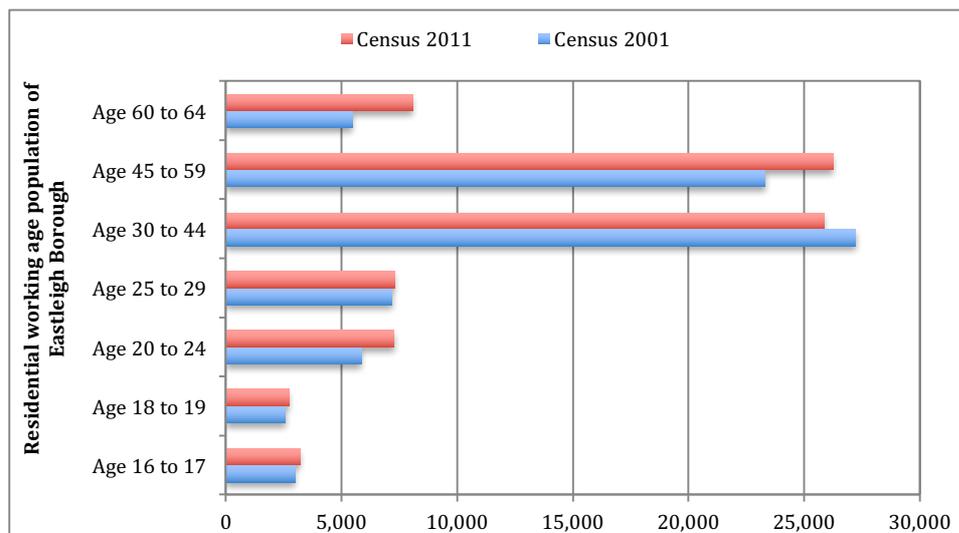
2.3.3 Figure 2.3 below shows the overall change in the Borough's resident population over the last ten years and demonstrates that there has been a steady increase over the period of the Eastleigh Borough Local Plan Review (2001-2011). Figure 2.4 provides a breakdown of the residential working age population and shows that there has been an increase in the population for the majority of age groups between 2001 and 2011, with the exception of the 30-44 age group.

Figure 2.3: Residential population of Eastleigh Borough, 2005-2015



Source: ONS, mid-year population estimates, 2016

Figure 2.4: Residential working age population of Eastleigh Borough by different age groups, 2001 and 2011.



Source: ONS, 2001 & 2011 Census

2.3.4 Further information on the Borough's population is available in Background Paper C1 Demography (July 2014). This is to be updated in support of the emerging Local Plan 2011-2036. The implications of past population change are considered through other background papers in the Council's evidence base, such as the Strategic Housing Market Assessment 2014, Housing Background Paper 2015 and the Community Infrastructure Background Paper (2014) (to be updated) as well as the PPG17 study for public open space which is currently under review and due for publication in early 2017. The UK's sub-national population projections are based on past demographic change; hence the steady growth of the Borough's population means that the population is projected to increase to around 156,300 by 2038. This is an increase of around 27,400 persons from 2012. (source: 2014-based sub-national population projections released in 2014, ONS). There is expected to be a notable rise in the 70 - 84 age groups as the "baby boom" generation continues to age, in the context of increased life expectancy.

2.4 Economy, Economic Activity and Income

Economic Performance

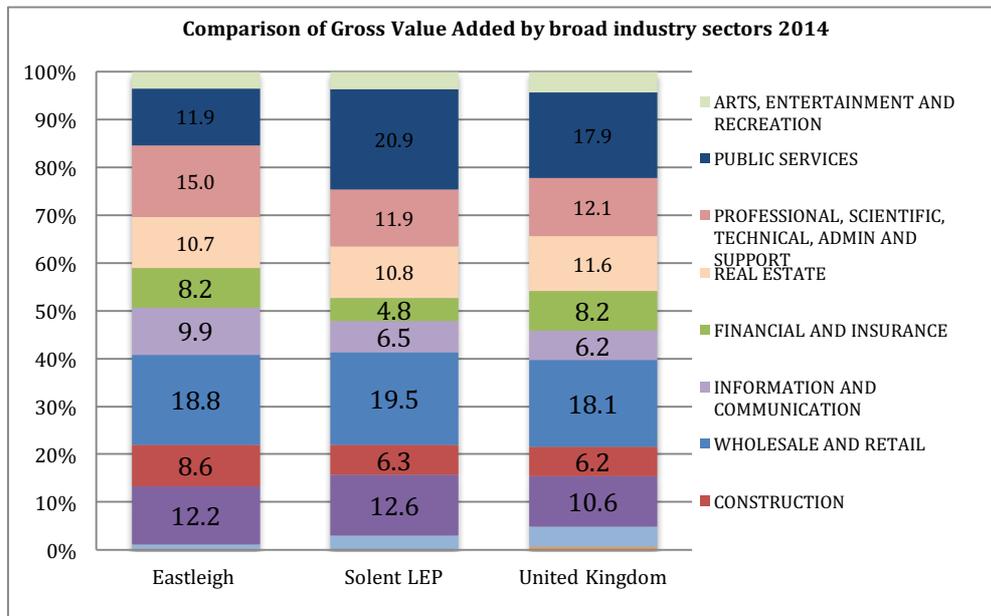
2.4.1 GVA (income approach) represents the increase in the value of the economy due to the production of goods and services. The most up-to-date data provided by the ONS relating to GVA (income approach) was produced in May 2016, and summarised through Figure 2.5 below. The GVA (income approach) data shows that across all industries within Eastleigh Borough the value of the local economy grew by approximately 11% over a five-year period between 2010 and 2014, and based on recent data provided by the ONS, currently stands at around £3.45 billion. This is above the pre-recession level and indicates that the economy of Eastleigh experienced a shorter recession and faster recovery than the national economy (source: Eastleigh Local Economy 2013/14, Hampshire County Council). GVA per head of the resident population is also relatively high

within the Borough compared to UK and South East levels (source Experian 2013).

2.4.2 The productivity of the Borough, measured in terms of GVA per employee, is however very similar to the national level and lower than the South East figure. In view of the GVA per head of resident population, this means that the Borough has a large workforce relative to its economic output, compared to the UK or the South East region. In part, this can be explained by the relative importance of economic sectors such as manufacturing and construction in Eastleigh.

2.4.3 Figure 2.5 provides a breakdown of the contribution from each broad industry sector towards the Borough's economic output in 2011. It also shows how these sectors contributed towards the economies of the Solent Local Enterprise Partnership area and the UK. This figure shows that a greater proportion of the Borough's output comes from the manufacturing, construction, public services industry wholesale and retail sectors than is the case either nationally or sub-regionally. The Borough is not however dependent on any one particular broad sector for its economic prosperity.

Figure 2.5: Comparison of Gross Value Added by broad industry sectors



Source: ONS 2016

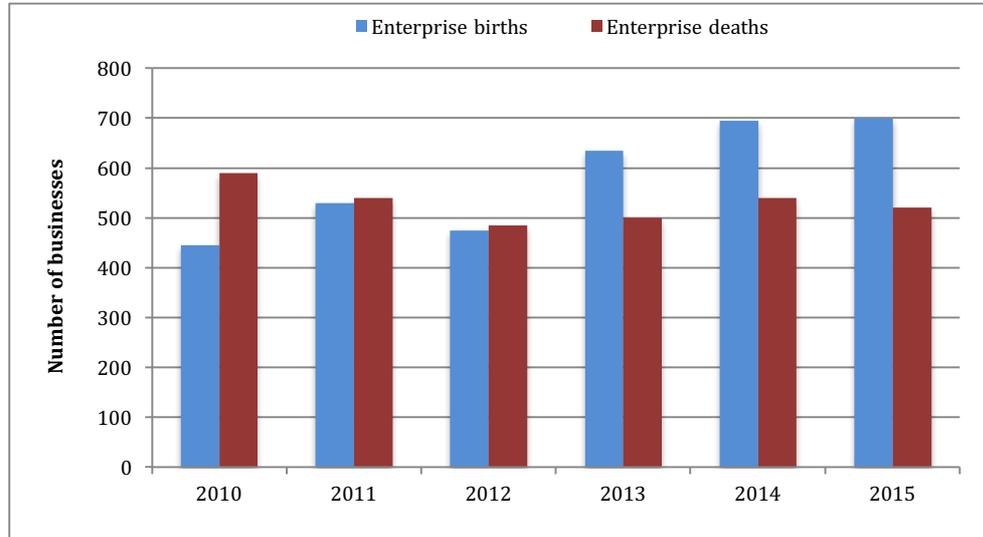
2.4.4 With regard to knowledge and high technology businesses, these are usually concentrated within the broad industrial sectors: information and communication; professional, scientific and technical activities; and financial and insurance activities. Although the Borough is home to companies working within these sectors, the proportional GVA output was generally lower than for the Solent LEP area or the UK as a whole (see Figure 2.5).

Business Demography

2.4.5 Based on most recent up-to-date data, the total number of businesses within the Borough stood at 5,325 in 2016. This is a year on year consecutive increase since 2012. Business births have also risen year on

year since then. Business deaths in 2015 have declined since the previous year of 2014 as Figure 2.6 demonstrates. This is positive since relatively low levels of business enterprise (the births of new businesses) have in the past been a continuing concern across the Solent LEP sub-region (source: Solent Strategic Economic Plan 2014-20, Solent LEP, March 2014).

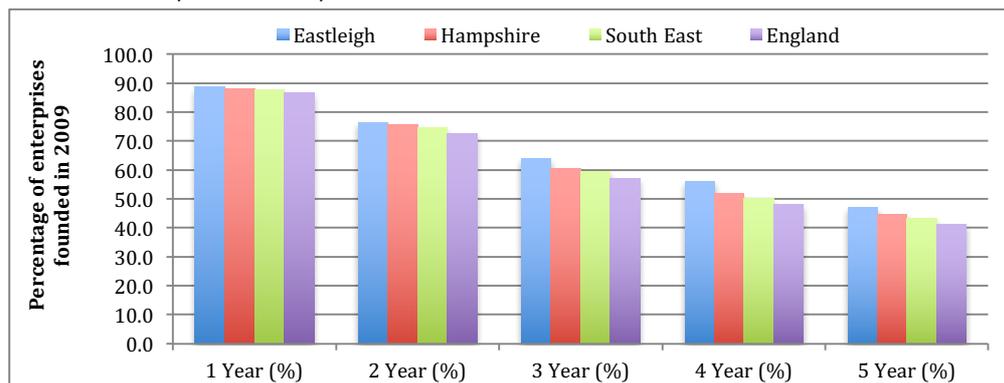
Figure 2.6: Business births and deaths 2010-2015 within Eastleigh Borough



Source: ONS, Business Demography 2015

2.4.6 The rate of business survival within the Borough is measured in terms of the proportion of businesses from 2010 that remained active after a number (one to five) of years. This is relatively high compared to sub-regional, regional and national rates (see Figure 2.7). This indicates that local businesses are relatively robust when compared to business survival rates within the wider region and beyond.

Figure 2.7: Proportion of businesses that started in 2009 and remained active over the specified time period.

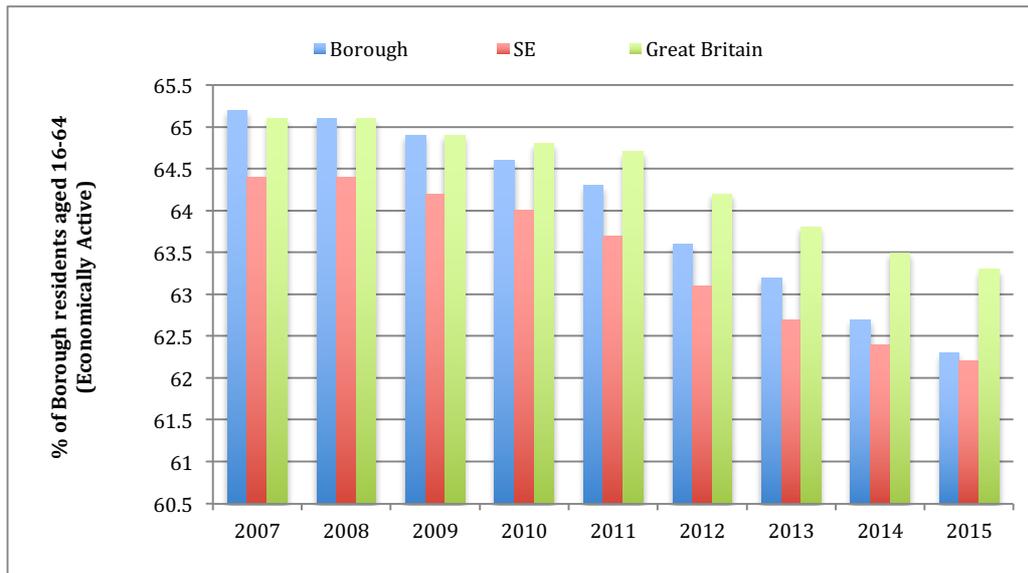


Source: ONS, Business Demography 2013 (released November 2014)

Economic Activity

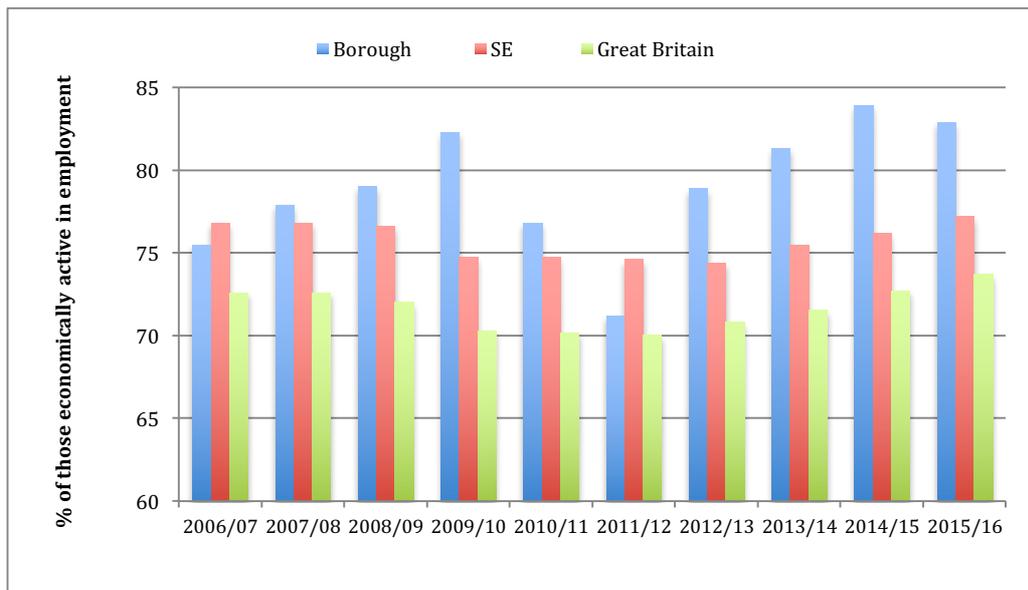
2.4.7 In 2015 62.3% of the Borough's residents were aged 16-64 and therefore considered economically active (see figure 2.8), which is just above the regional (62.2%) and below the national (63.3%) average. Figure 2.9 shows that in 2015 the proportion of residents in employment (83%) was also above the national (74%) and regional averages (77%) (source: ONS, Annual Population Survey, 2015).

Figure 2.8: Economically active persons as a proportion of residents aged 16-64



Source: ONS (via NOMIS), Annual Population Survey, 2016

Figure 2.9: Employed economically active persons

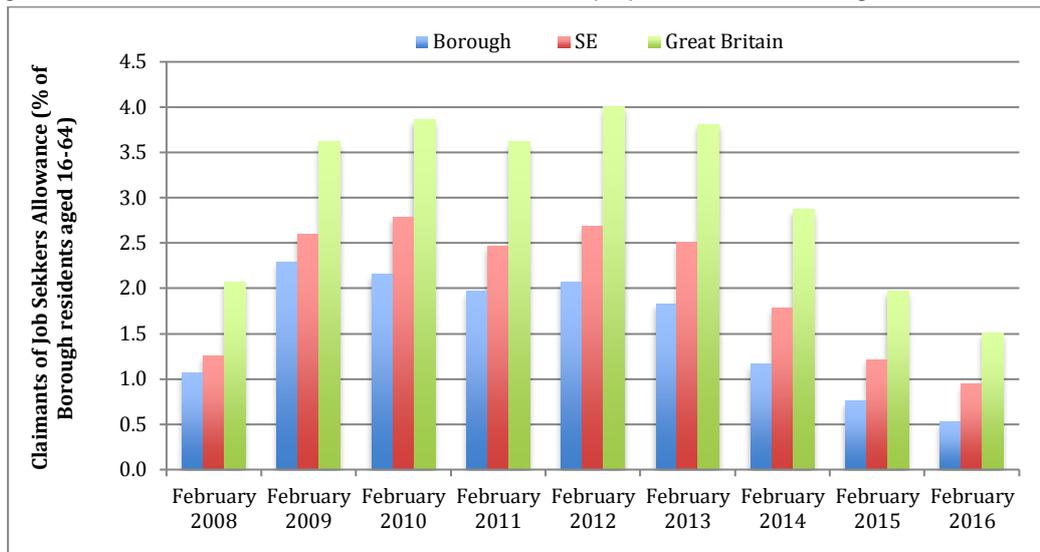


Source: ONS (via NOMIS), Annual Population Survey, 2016

Job Seekers Allowance Claimants

2.4.8 There has been a downward trend in the number of Job Seekers Allowance (JSA) claimants in Eastleigh since 2012 as shown in Figure 2.10. This is in line with trends within both the south east region and on a national scale. The percentage of claimants (0.5% in February 2016) as a proportion of the working age population remains below the national (1.5%) and regional (0.9%) levels. As Figure 2.10 illustrates, the decrease in JSA claimants in the Borough reflects the national and local trends of falling unemployment since 2012 (source: ONS, 2015).

Figure 2.10: Job Seekers Allowance claimants as a proportion of residents aged 16-64



Source: ONS (via NOMIS), 2015

Qualifications

2.4.9 The proportion of residents of working age (those aged between 16 and 64) in the Borough with a degree level qualification has decreased from 33.4% in 2010 to 30.9% in 2015. In 2015 there was a reduction by around 4,600 residents in Eastleigh Borough with a degree qualification or higher. This is most likely due to the decision to increase tuition fees in 2010. Since most degrees last 3-4 years it is plausible that the effects are visible now. Table 2.3 below shows the break down of qualifications held by the population across the Borough.

Table 2.3: Qualifications of residents aged 16 to 64 (%)

		NVQ 4 Equivalent & Above (e.g. degree or above)	NVQ3 Equivalent & Above (e.g. 2 or more A-levels)	NVQ2 Equivalent & Above (e.g. 5 or more GCSEs at grades A-C)	NVQ1 Equivalent & Above (e.g. fewer than 5 GCSEs at grades A-C)	Other Qualifications (includes foreign & professional qualifications)	No Qualifications (no formal qualifications held)
2011	Eastleigh Borough	33.4	59.5	79.5	90.9	3.5	5.6
	South East	36.1	56.8	73.3	86.6	5.5	7.9
	Great Britain	32.8	52.6	69.5	82.5	6.8	10.7
2012	Eastleigh Borough	33.4	65.1	83.8	93.9	Not available*	Not available*
	South East	36.8	58.2	75.4	87.7	5.4	6.9
	Great Britain	34.2	54.9	71.8	83.9	6.3	9.7
2013	Eastleigh Borough	36.8	59.7	78.2	90.4	4.3	5.3
	South East	38.2	59.3	76.5	88.4	5.2	6.5
	Great Britain	35.1	55.7	72.4	84.3	6.3	9.4
2014	Eastleigh Borough	37.6	63.9	80.5	93.3	Not available*	Not available*
	South East	39.1	60.5	77.1	89.2	5.2	5.6
	Great Britain	36	56.7	73.3	85	6.2	8.8
2015	Eastleigh Borough	30.9	58	74.7	90.5	Not available*	Not available*
	South East	39.8	58.8	76.8	88.5	5.2	6.3
	Great Britain	37.1	55.8	73.6	84.9	6.5	8.6

Note: *Sample size too small for reliable estimate

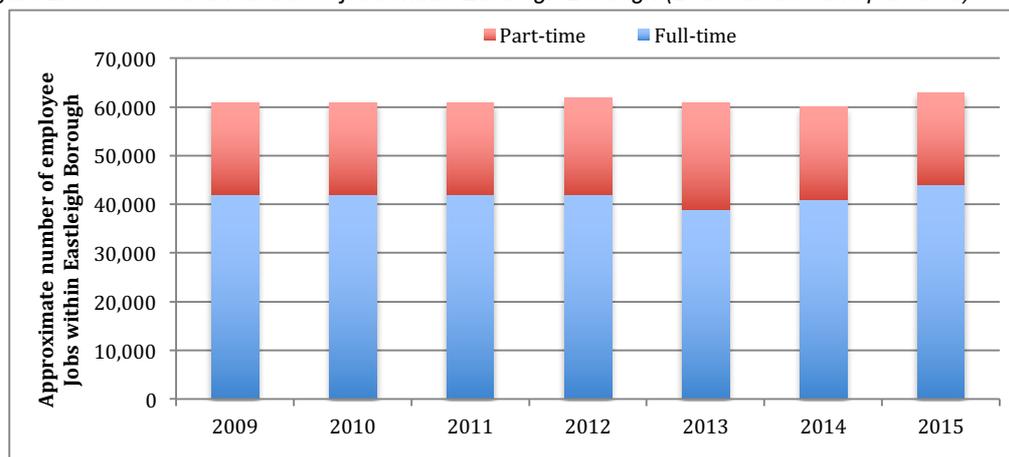
Total jobs

2.4.10 Since 2009, the total number of jobs within the Borough has increased from approximately 60,000 to 63,000 jobs in 2015 (source: NOMIS jobs density, 2016). In 2015, approximately half of existing employment opportunities within Eastleigh Borough were within the following industries:

- Manufacturing (9%);
- Wholesale and Retail (19%);
- Professional/Scientific services (9%);
- Health and Social work (7%); and,
- Education (7%).

2.4.11 As shown in Figure 2.11 below, although the total number of jobs between 2009 and 2015 had increased, there has been fluctuations between 2012 and 2015. This appears to be due to variations in both retail and wholesale, and social work industries. Out of the 63,000 jobs existing within Eastleigh Borough in 2015, approximately 19,000 (30%) of these were available on a part-time basis and 44,000 (70%) were full-time positions.

Figure 2.11: Total number of jobs within Eastleigh Borough (Both full-time and part-time)

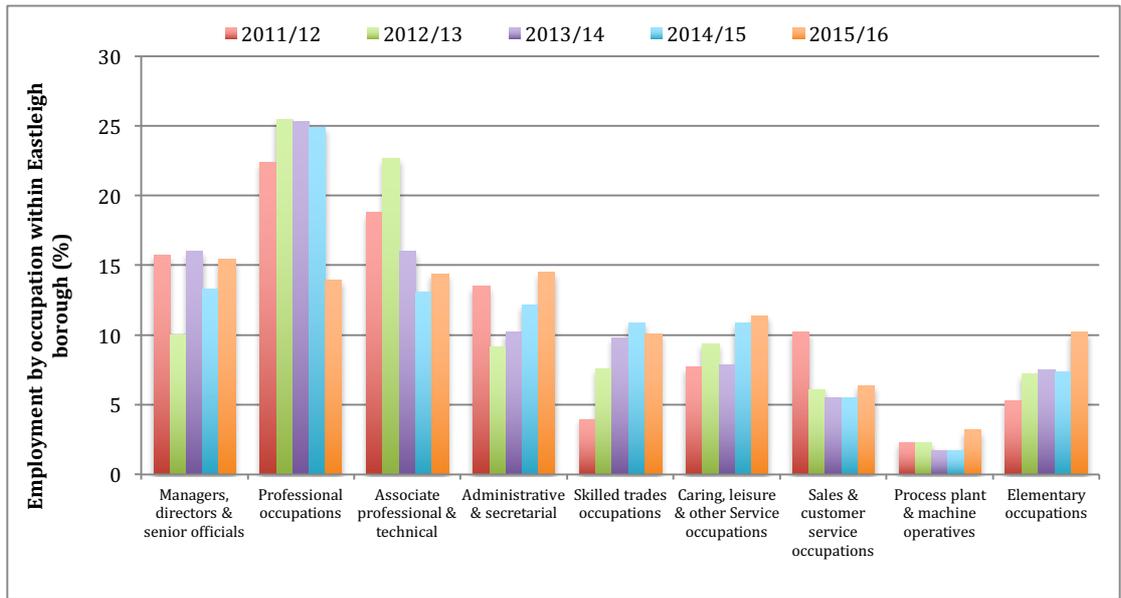


Source: ONS (NOMIS) (2016)

Employment by Occupation

2.4.12 Eastleigh's residential population is predominantly employed in professional and technical occupations, as Figure 2.12 below illustrates. However, it should be noted that this does not necessarily reflect the available jobs within the Borough. It is also evident through comparison, that the decline in the number of residents with formal qualifications such as university degrees has potential to result in a significant decline in residents in professional occupations since 2014/15 and an increase in residents with occupation in skilled, semi-skilled and unskilled occupations.

Figure 2.12: Percentage of residents employed by occupation type 2005 - 2016

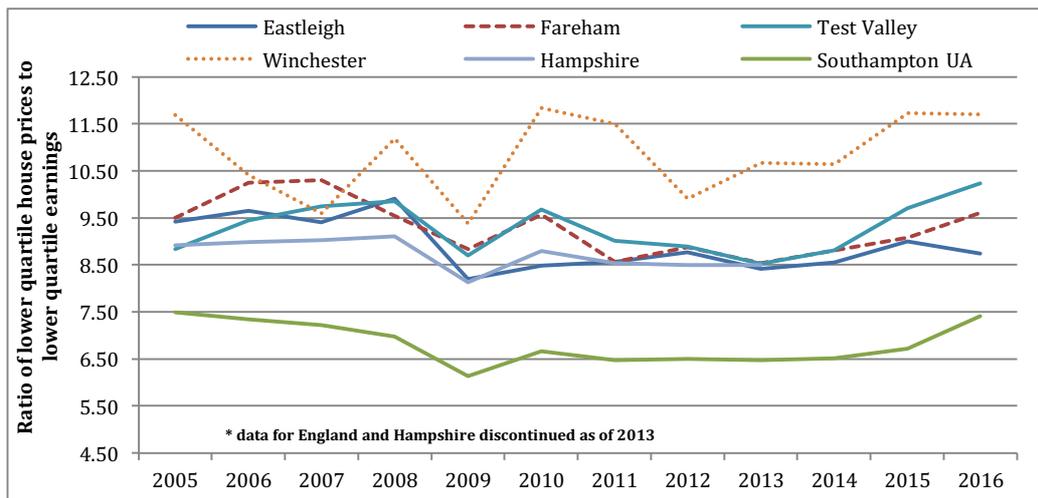


Source: ONS, Annual Population Survey, 2011-16

Affordability of Housing

2.4.13 As figure 2.13 illustrates the ratio of lower quartile house prices to lower quartile earnings increased relatively consistently from 2005 until the recession of 2008-2009. Since then the ratio has remained relatively level for the Borough, which is consistent with the trend demonstrated by the neighbouring authorities. As of 2016, the ratio for Eastleigh was 8.74 and slightly lower than the average ratio across the neighbouring Boroughs.

Figure 2.13: Trends in ratio of lower quartile house prices to lower quartile earnings from 2005-2016.



Source: DCLG (Department for Communities and Local Government), live tables on housing market and house prices (last updated April 2014)

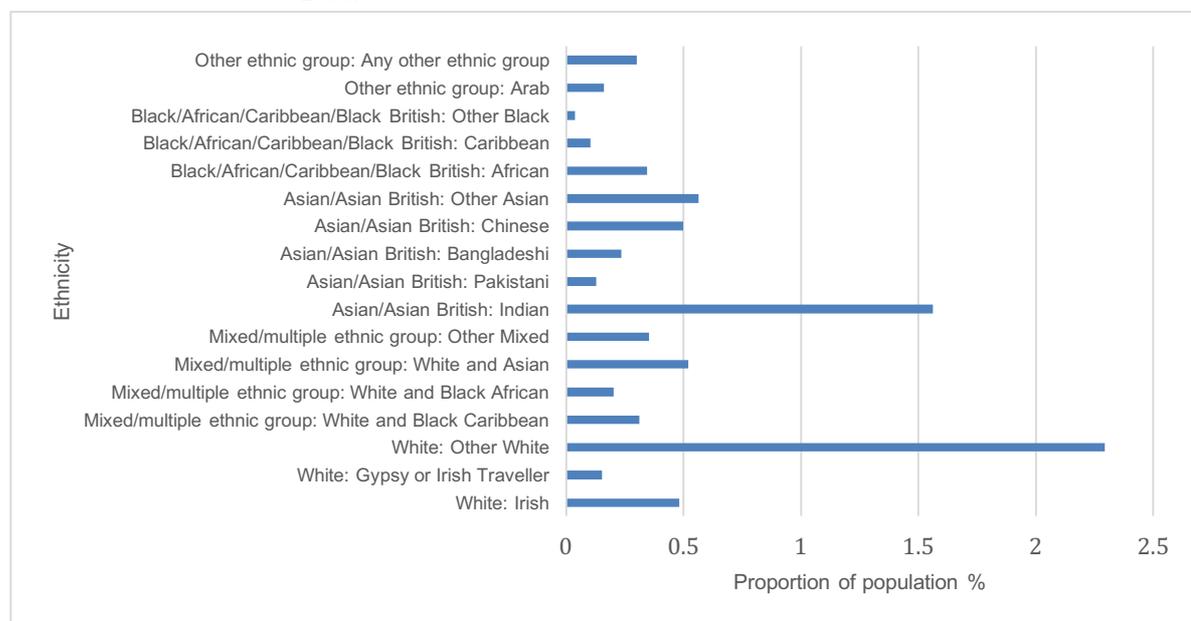
2.5 Society, Health and Public Safety

Ethnicity and Diversity

2.5.1 Between the 2001 and 2011 censuses there was an increase in the ethnic diversity mix within the Borough with the vast majority of ethnic mix (91.8%) comprised of 'White British' residents in 2011 compared to 95.5% in 2001. Figure 2.14 shown below shows the breakdown of the ethnic mix which comprises the remaining 8.2%.

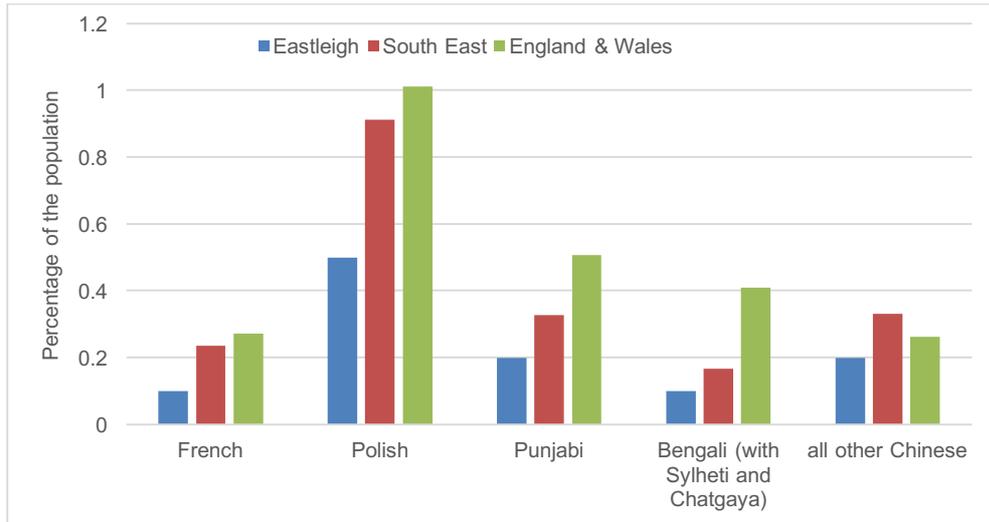
2.5.2 Figure 2.15 shows the percentage of the Borough's population where the first language spoken other than English compared alongside the regional and national figures. Alongside the national figures, the first languages spoken in the Borough other than English represent less than half the national average as a percentage of the population. The only exception is Chinese as a first language spoken which showed that generally across the region there were more Chinese speakers than the national average.

Figure 2.14: Ethnic diversity mix of the Eastleigh population (excluding White British) as of 2011.



Source: 2011 Census data

Figure 2.15: First languages spoken other than English as a percentage of the population

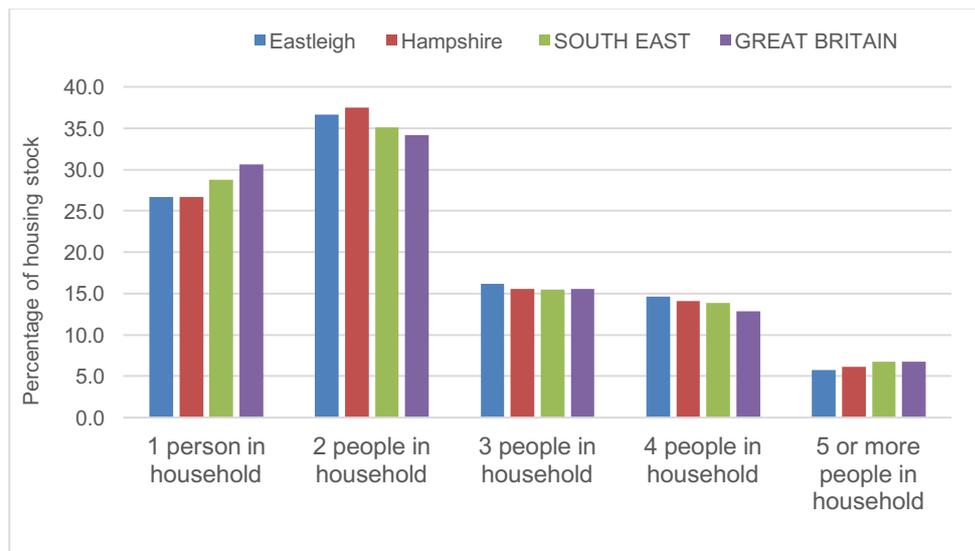


Source: Census 2011.

Household composition

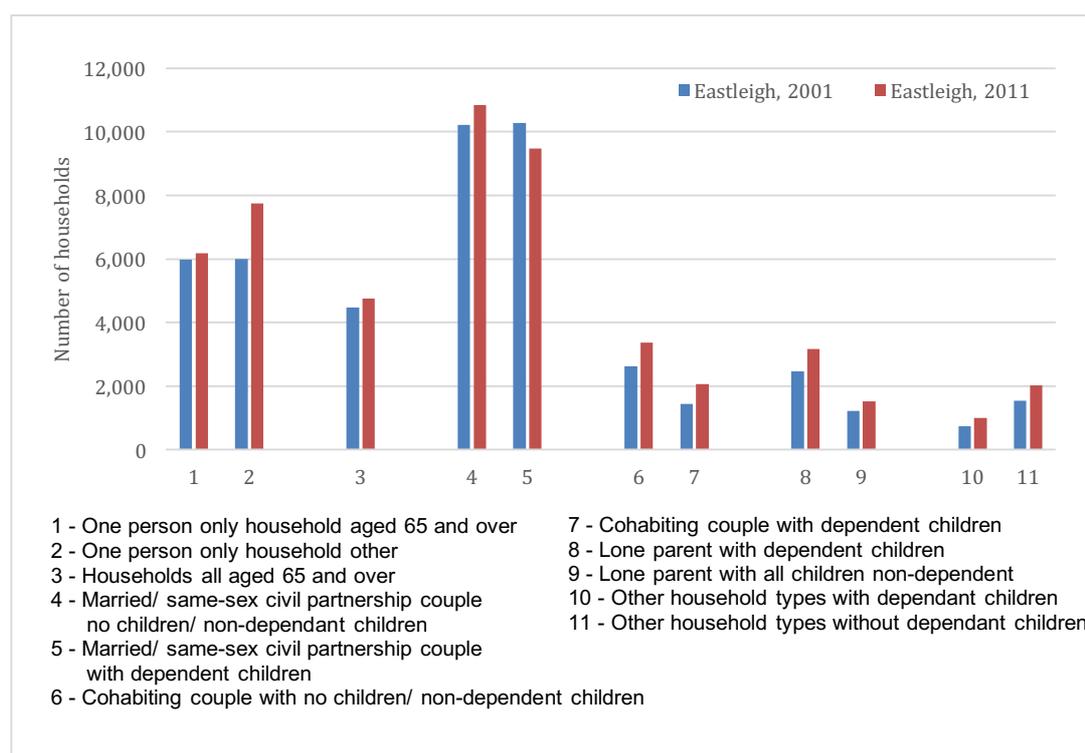
2.5.3 Figure 2.16 below demonstrates the number of inhabitants per household within Eastleigh in comparison with the sub-regional, regional and national position. According to the most recent data source (2011 census data). There are less households containing just one inhabitant when compared to the national and regional position. There is also fewer households containing 5 or more inhabitants when compared with national and regional positions. This reflects Eastleigh Boroughs ageing population and is also a positive indicator for levels of overcrowding. Figure 2.17 below demonstrates Eastleigh Boroughs housing position in respect of marital status and child dependency.

Figure 2.16: Comparison of household numbers as a percentage of the total housing stock from district to national level



Source: Census 2011.

Figure 2.17: Household compositions in Eastleigh Borough 2001 and 2011



Source: 2001 and 2011 Census data

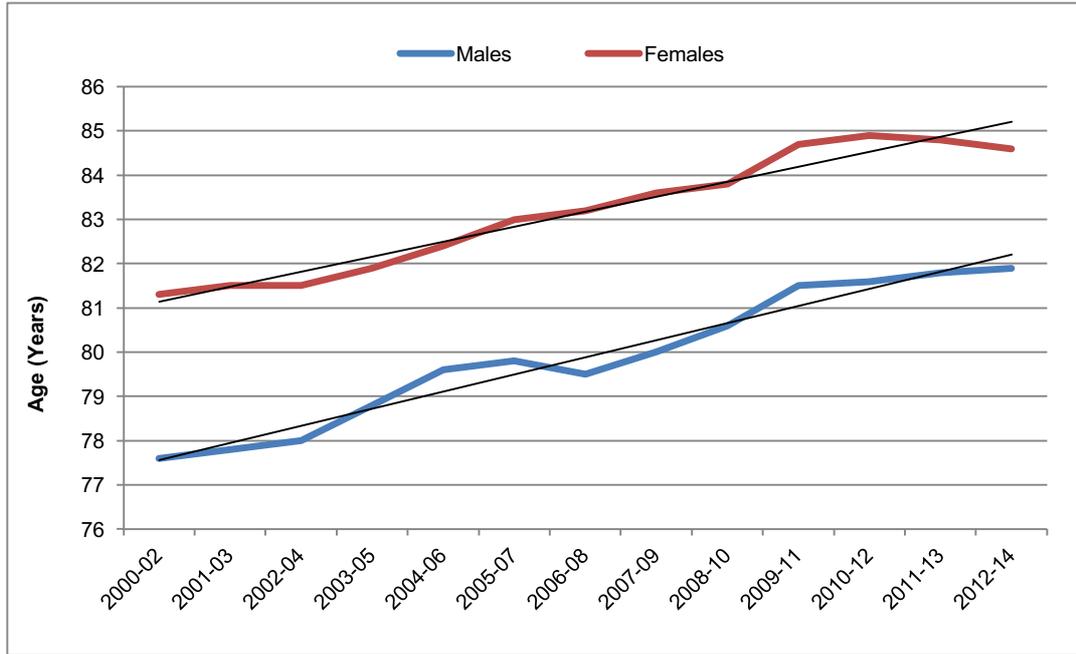
Life expectancy and mortality rates

2.5.4 Life expectancy is generally considered to be a good summary indicator of the health status of the population. Health and life expectancy are affected by a wide range of factors such as access to medical care and recreational opportunities, lifestyle, diet, and social and economic deprivation. Land-use planning can help to improve health and life expectancies by shaping these influences. Figure 2.18 shows that during 2012-14 life expectancy at birth was 81.9 years for males and 84.6 years for females according to the latest figures for the period 2012-2014 released by ONS in November 2015. These figures are higher than the national (England) average which is 79.6 years for males and 83.2 years for females.

2.5.5 Life expectancy within the Borough has increased steadily over the last decade, although there appears to have been a very slight, decrease in life expectancy for females in the latest successive set of figures. This indicates that the health of the local population has generally improved during the period of the adopted Local Plan.

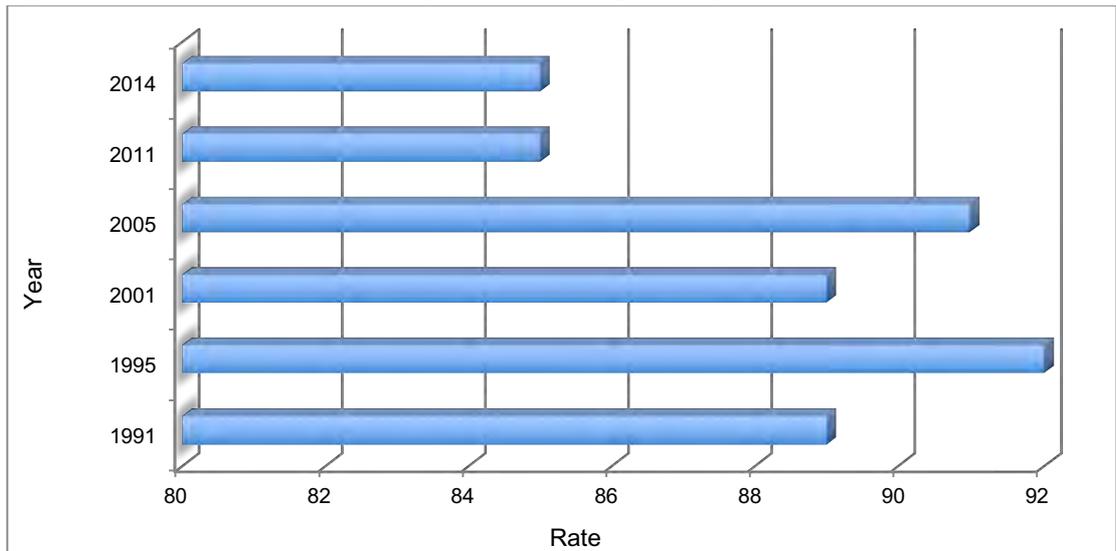
2.5.6 In addition to life expectancy, age-standardised mortality rates provide a good indication of the overall health of the Borough’s population. These rates compare the number of deaths in the resident population to what would be expected if the Borough had the same age-specific death rates as England and Wales. Since 1991, Figure 2.19 shows that deaths in Eastleigh have been consistently below the national average rate.

Figure 2.18: Life expectancy at birth within the Borough from 2000/02 to 2012/14



Source: ONS 2016

Figure 2.19: Standardised mortality rates for Eastleigh Borough, 1991-2014



Source: ONS, Death Registrations Summary Statistics, 2016 and HCC, 2015

Levels of obesity

- 2.5.7 Obesity is associated with a range of long-term health problems and is a growing cause of hospital admissions in England. The planning system has potential to challenge obesity levels by ensuring that a community has sufficient opportunities for physical recreation and by enabling movement by active modes of transport such as walking and cycling.
- 2.5.8 According to Department of Health estimates for 2013-15, 67.7% of adults in the Borough had excess weight, which compared with 65.8% for Hampshire, 63.3% for the SE Region, and 64.8% for England. An estimated 19.1% of adults in the Borough were classed as obese, which compared with 21.1% for Hampshire, 20.3% for the SE Region, and 21.9% for England. With respect to children, the 2013/14 Health Survey for

England (HSE) found that 14.5% of Year 6 children in the Borough were obese, which compared with 18.4% in Hampshire, 16.4% in the SE Region, and 19.1% for England. These results indicate that the percentages of obese children and adults in the Borough are high, but have fallen since 2012-14. These levels are similar to those for Hampshire although Hampshire obesity levels have increased since 2012-14.

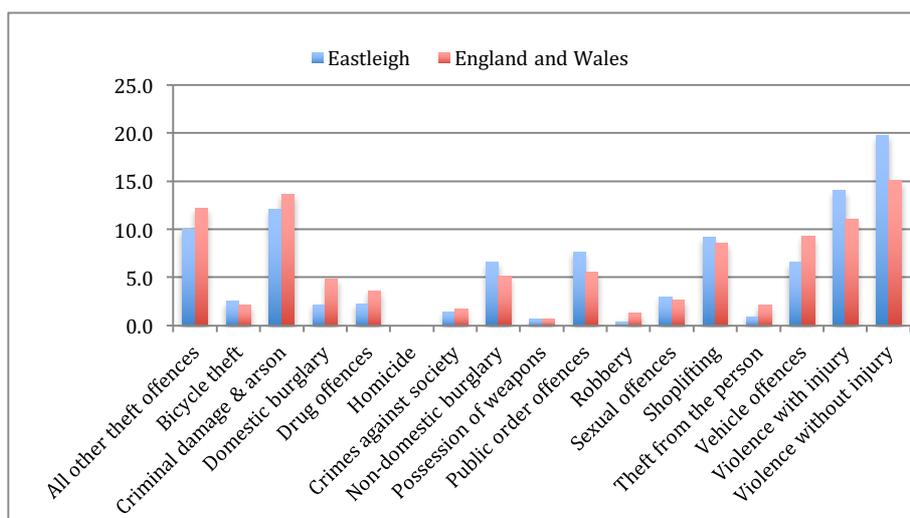
Adults participating in sport and active recreation

- 2.5.9 According to Sport England's Active People Survey 2015, levels of physical activity within the Borough appear to have declined in the most recent year for which data is available. The percentage of physically active adults (those achieving at least 150 minutes of physical activity per week in accordance with the UK Chief Medical Officer's recommended guidelines) in the Borough rose from 56.4% in 2012/13 to 60.1% in 2013/14, but then dropped to 50.8% in 2014/15, while the comparative figure for England held steady at 54.6% in 2012/13, before rising slightly to 57.0% in 2014/15. (Source: Sport England, Active People Survey 2014/15, via Public Health England's Health Profiles).

Deprivation and crime statistics

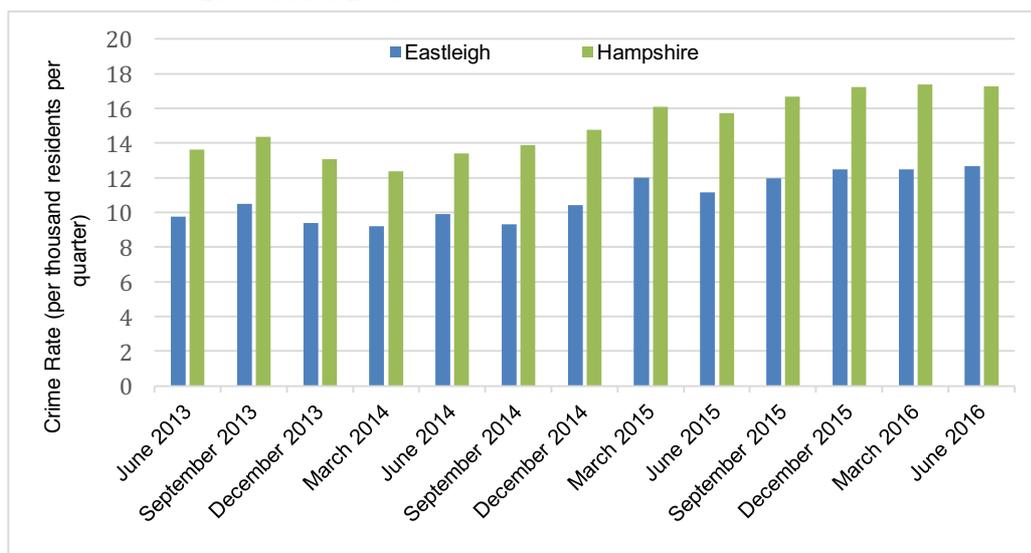
- 2.5.10 In the 2015 Index of Multiple Deprivation, which mainly draws on statistics for 2012/13, Eastleigh Borough was placed within the least deprived quartile of districts in England and Wales, and was ranked 298 out of 326 districts (where 1 is the most deprived). The average multiple deprivation score for Eastleigh was 10.02, compared with the Hampshire score of 11.92 (where a higher score means a greater level of deprivation). Pockets of deprivation do, however, exist in the Borough and these fall within the Pilands Wood, Velmore, Riverside, West Bishopstoke, Netley Abbey, Nightingale, Eastleigh Central, and Eastleigh South areas. (Source: Department for Communities and Local Government, 2015).
- 2.5.11 Figure 2.20 shows the distribution of recorded crimes for the year June 2015 to June 2016 in Eastleigh Borough and across England and Wales. Overall, the distribution of recorded crimes within the Borough was relatively consistent with the distribution for the whole of England and Wales, although a slightly smaller proportion of the locally recorded crimes were for vehicle offences and domestic burglaries, while a slightly larger proportion were for violence offences and for criminal damage or arson and public order offences.
- 2.5.12 Figure 2.21 compares crime rates (crimes per thousand residents) over the 3 years leading up to June 2016 for Eastleigh Borough and Hampshire. The overall crime rate for the Borough has been consistently lower than the average rate for Hampshire as a whole and the group of comparator districts. The overall crime rate remained flat for the Borough and for Hampshire from December 2015 to June 2016. However further analysis shows that whilst there was a slight decrease across most types of offences, this was countered by a marked increase in violence related offences at Borough level and across Hampshire.
- 2.5.13 The distribution of crime shown in figure 2.20 and the crime rates shown in 2.21 indicate a pattern of increased offences relating to violence being recorded locally compared to the national average, however levels of crime generally remain the same as the national average or lower.

Figure 2.20: Distribution of crimes recorded for Eastleigh Borough and England and Wales during 2016.



Source: ONS, Crime in England and Wales, 2016

Figure 2.21: Crime rates for Eastleigh Borough, Hampshire and comparator districts, June 2013 to June 2016



Source: ONS, 2016

2.6 Natural and Historic Environment

Nature designations

2.6.1 The Borough has a range of international, national and local nature designations, which accounts for 25% of the Borough's total area. Table 2.4 below provides information on the number and extent of the designated sites. Since 2005 (when details were first included in the Monitoring Report), there has been no substantive change to the areas of the Borough that are nationally or internationally designated for their nature conservation value.

Table 2.4: Nature conservation designations in Eastleigh Borough

Designation	Area (ha)	Proportion of Boroughs Total Area (%)
Local Nature Reserve (LNR)	232	2.7
National Nature Reserve (NNR)	0	0
Ramsar	184	2.2
Special Area for Conservation (SAC)	296	3.5
Special Protection Area (SPA)	184	2.2
Site of Special Scientific Interest (SSSI)	426	5.0
Site of Importance for Nature Conservation (SINC)	814	9.6
Total	1,446	25.2

Source: HBIC 2014

Built & Historic Environment

- 2.6.2 Table 2.5 below illustrates the extent of historic assets throughout the Borough. Since 2001, there had been no change to the number of scheduled ancient monuments, historic parks and gardens or conservation areas within the Borough; however three additional buildings have been listed (as Grade II buildings) between 2002 and 2014. Hound Parish Council has recently requested to make 3 additions to the Local List.

Table 2.5: Built heritage designations

Designation	Number of Designations
Scheduled Ancient Monuments	10
Conservation Areas	8
Grade II Listed Buildings	173
Grade II* Listed Buildings	9
Local Listings	38
Historic parks and gardens*	33

Source: Historic England and Eastleigh Borough Council

Note: Historic parks and gardens includes a number of local cemeteries that were not listed in the Hampshire Register of Historic Parks and Gardens (June 2000), but which have heritage value

- 2.6.3 With regards to the built environment; a number of significant regeneration projects have been completed across the Borough since 2001. These include large-scale residential developments south of Leigh Road (the former Pirelli Works) and an extension to the Swan Centre in Eastleigh Town Centre, for leisure-related development. There has also been significant progress towards the regeneration of the Eastleigh Renaissance Quarter with planning permission for 113 homes at the Travis Perkins site (Mill Street) granted in 2012 and 155 flats on Twyford Road granted in 2007. These proposals help to implement the vision for the Renaissance Quarter as described by the adopted Local Plan (policy 53.BE). By contrast, despite ongoing discussions between landowners, developers and the local planning authority, no significant progress has been made on the redevelopment of Barton Park to provide a mix of uses including offices, visitor attracting facilities and other employment uses (policy 56.BE).
- 2.6.4 A number of major housing schemes are presently under negotiation with the Council and are due to come forward as formal planning applications in 2017, these would significantly contribute towards meeting the 5-year housing supply. The sites include; a second phase to the residential development on land to the South of Foord Road and west of Dodwell Lane in Hedge End, the site presently has consent for 109 dwellings which are under construction with negotiations for a further 50 homes taking place between Foreman Homes and the Council; Hampshire County Council have undertaken preparatory technical survey work and masterplanning work on a site to the west of Woodhouse Lane, also in

Hedge End in anticipation of an outline planning submission in 2017 for a development of up to 800 houses, 90 of which could be delivered by 2021; and in Botley there is a second site owned by Hampshire county Council located to the north and east of Winchester Street, preparatory technical survey work and masterplanning work has also been undertaken ahead of submitting an outline application in 2017.

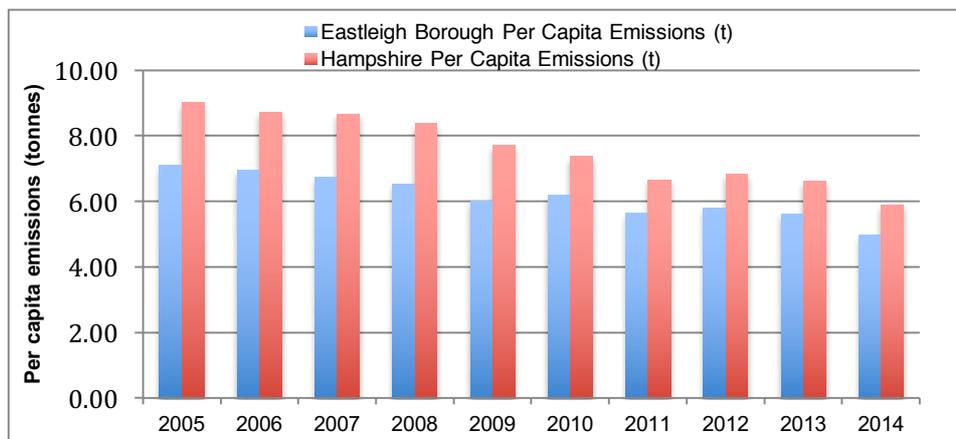
Carbon dioxide emissions

2.6.5 Estimates for carbon dioxide emissions are available from the Department for Energy and Climate Change (DECC) at regional and local authority level, and cover the period 2005 to 2014. Figure 2.23 shows that carbon dioxide emissions per capita for the Borough are lower than for Hampshire as a whole, and have decreased despite some fluctuations by around 20% between 2005 and 2014. The total estimated carbon dioxide emissions have also decreased within the Borough over the same period by approximately 14%, although those for Hampshire as a whole decreased by around 22%.

2.6.6 In 2014 approximately 27% of CO₂ emissions were released within the Borough as result of industry and commercial activities, followed by a further 31% released due to domestic related activities and 42% due to transport related activities. Figure 2.22 shows that since 2005, carbon emissions from all sources have decreased. The rate of decrease varies between the three broad categories of carbon emissions sources. Transport carbon emissions decreased at a steady rate from 135 Kt in 2005 to 119 Kt in 2013. Industry and Commercial and Domestic carbon emissions show a much greater and continued decrease since 2005 with the exceptions of 2010 and 2012 when slight increases were recorded for both categories, however in both cases emissions are still far greater than transport emissions by approximately 100Kt.

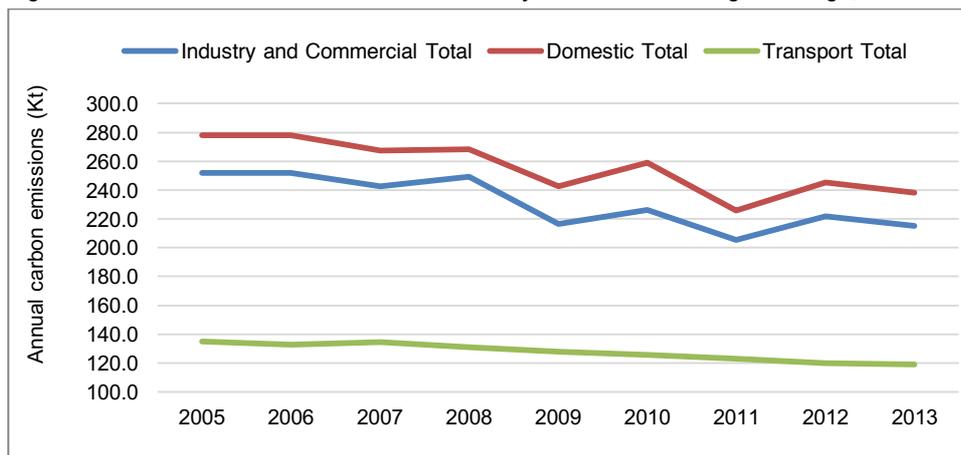
2.6.7 Figure 2.22 shows that the Council's own estimated carbon dioxide emissions for the period 2014/15 have reduced by 27% relative to a 2007/8 baseline (source: Eastleigh Borough Council GHG emissions data).

Figure 2.22: *Estimated per capita carbon dioxide emissions (tonnes of CO₂ per person) for Eastleigh Borough and Hampshire, 2005-2014*



Source: Local and Regional CO₂ Emissions Estimates for 2005-2014, DECC (published June 2016)

Figure 2.23: Estimated carbon emissions by source for Eastleigh Borough, 2005-2014¹



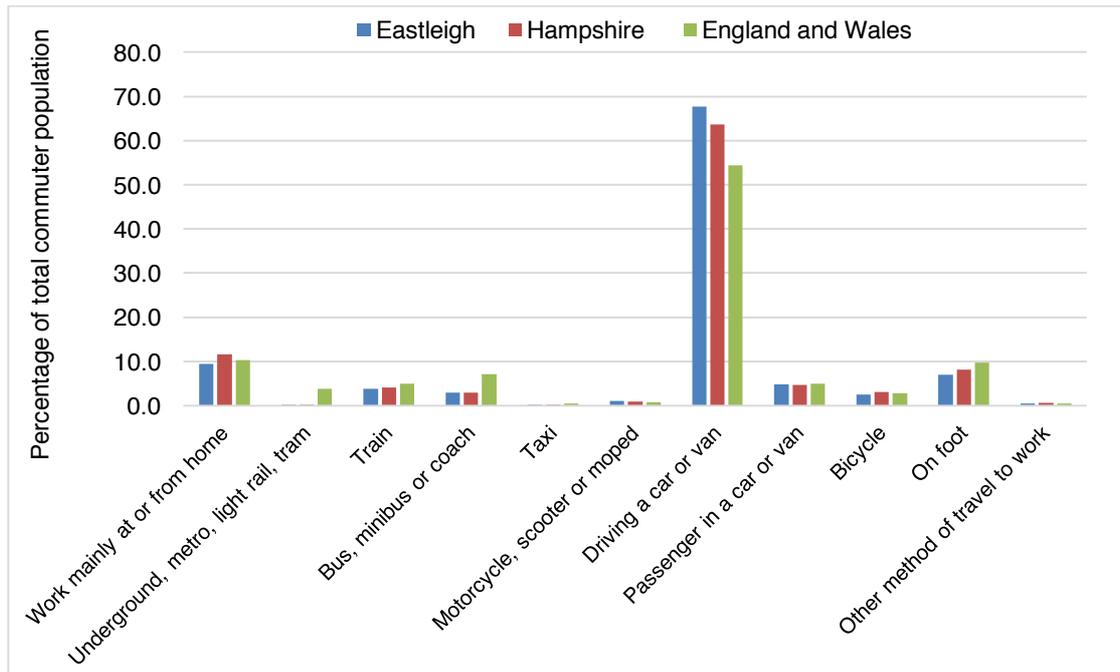
Source: Local and Regional CO₂ Emissions Estimates for 2005-2014, DECC (published June 2016)

2.7 Transport

- 2.7.1 Information from the 2011 Census demonstrated an 8% increase in the average distance travelled to the workplace since 2001. On average, commuters travelled 14.4km in 2011 compared to 13.3km in 2001, which suggests that residents are generally travelling a further distance to work. However, because the national (England & Wales) average commuting distance increased by 12% between 2001 and 2011 to 15km, it still exceeded the average commute within the Borough (source: 2001 & 2011 Census).
- 2.7.2 The Borough was a small exporter of labour in 2011, with a workplace ratio of 0.96 (source: 2011 Census). This means that more local residents commuted to workplaces outside the Borough than those commuting into the Borough for work. The balance of in-commuting and out-commuting was slightly different to that reported by the 2001 Census, when the Borough had a workplace ratio of 0.89, which meant that the Borough was a relatively larger exporter of labour in 2001 than in 2011. Overall, the net commuting outflow was around 3,350 persons in 2001 compared to 1,530 persons in 2011 (source: 2001 & 2011 Census).
- 2.7.3 Data from the 2011 Census shown in Figure 2.24 shows that whilst driving a car or van to work is by far the most common mode of commuter travel at national, county and borough level, there are comparatively few people who travel as a passenger by car or van. This would suggest that the majority of commuter traffic is dominated by single occupant cars and vans. Passengers in cars and vans follow the same trends locally and nationally, however the data shows a significantly higher percentage of people who drive to work within the borough compared to national level.

¹ Carbon dioxide emissions within the scope of influence of the Local Authority have only been included, data for motorways and diesel railways have been excluded.

Figure 2.24: Comparison of modes of commuter transport at borough, county and national levels



Source: 2011 Census data

Implications for the Local Plan

- 2.7.4 Since 2001, both the number of residents and the number of total jobs has increased within the Borough. The emerging Local Plan for the Borough will be expected to accommodate the needs of an increasing population, especially as it ages and the needs for facilities and services change. A mix of dwelling types and sizes will also be required to meet the changing requirements that are expected to be brought about by the increase to the older population (65 years+).
- 2.7.5 The Borough's recent economic performance has been relatively strong and as a result future policies and proposals will need to sustain this by enabling the continued growth of businesses. Effort is still needed to increase the levels of business enterprise and local skills, and planning policies will need to complement these initiatives. Taking account of these implications, the emerging Local Plan (2011-2036) will need to propose a number of new employment land allocations and policies which support the redevelopment and modernisation of business premises. Policies to support the development of education and training facilities will be required.
- 2.7.6 Further growth in economic sectors that are associated with knowledge and high technology businesses would be desirable, to help improve the Borough's contribution to sub-regional economic objectives. Although the Borough has a reasonably diverse economic base, policies contained within a future Local Plan for the Borough will need to ensure that a range and choice of development sites are made available for the different requirements of local businesses and, where feasible, the strategic sectors highlighted by the Solent LEP.
- 2.7.7 There are a range of natural and historic designations within the Borough and policies will be required to protect these from inappropriate

development. It is also likely that there will be further opportunities to enhance the contribution that these assets along with the built and natural environment can potentially contribute towards the quality of life of the Borough's residents. Policies to reduce the emissions associated with new commercial and residential properties will need to be included within a successive Local Plan and will be in line with the future air quality strategy for Eastleigh Borough.

- 2.7.8 Areas of deprivation could be supported by the provision of accessible employment opportunities, in addition to new facilities for education and training needs. For all of the Borough's residents, it will be important to increase opportunities for using active transport modes and for physical recreation.
- 2.7.9 The increase of jobs within the Borough coupled with the reduction to out-commuting suggests that residents have become more inclined to seek work locally since 2001. However, the increase in the average commuting distance over this period still suggests that workers are willing to travel in order to find suitable employment. Census data would also suggest that most common means of commuter transport is by car, and that the majority of people drive with no passengers.

3 PLANNING POLICY AND IMPLEMENTATION

3.1 *Local Development Scheme*

- 3.1.1 One of the functions of the AMR is to monitor progress of the Council's Local Development Scheme (LDS).
- 3.1.2 Since the 31st March 2016, and therefore outside of the monitoring period for this report, the Council has made further revisions to the LDS. The most recent LDS, adopted in September 2016, provides opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering the Local Plan.
- 3.1.3 The most recent LDS replaces the LDS published in April 2015. In accordance with this superceded document the following public consultations were undertaken:
- Issues and Options consultations document for the Eastleigh Borough Local 2011-2036 was published for public consultation 23 December 2015, with a closing date for representation of 17 February 2016.
 - The revised Statement of Community Involvement (SCI) was subject to public consultation in June and July 2015.

3.2 *Development Plan Documents (DPD's)*

Eastleigh Borough Local Plan Review 2001-2011

- 3.2.1 The Plan was formally adopted by the Council on 25th May 2006. Many of the key proposals set out in the Plan have now been implemented particularly housing and employment allocations.
- 3.2.2 The Local Plan's policies would have expired 3 years after adoption unless the Secretary of State issued a direction to save them. In November 2008 Eastleigh Borough Council submitted a list of proposed Saved Policies to the Secretary of State with a request that these should be saved until they can be replaced by the new Local Development Framework. This included the majority of the policies in the adopted Local Plan. The Secretary of State issued a Direction on 14 May 2009 to save the policies as requested by the Borough Council.

Eastleigh Borough Local Plan 2011-2029

- 3.2.3 The 2011-2029 draft plan was submitted to the Planning Inspectorate in July 2014 and an Examination in Public (EiP) was held in November 2014. The Planning Inspector published his 'Preliminary Conclusions' on 26th November 2014 in which he identified a number of shortcomings relating to

the identification of housing needs, housing requirement and land supply. Following this, the Planning Inspector advised that hearings planned for January/February 2015 were to be cancelled. The Council then determined on 18th December 2014 that work should begin on a new local plan for the period 2011-2036 and the Planning Inspector submitted his report on the Examination recommending non-adoption of the submitted Local Plan. The submitted 2011-2029 Local Plan remains the latest expression of the Council's policies for use of land.

Statement of Community Involvement (SCI)

- 3.2.4 The current SCI was consulted upon and formally adopted on 30th November 2015. This document informs the consultation process on the emerging Eastleigh Borough Local Plan 2011-2036.

3.3 Planning Guidance

- 3.3.1 Many of the Supplementary Planning Documents/Guidance (SPDs) have been saved as they relate to the saved policies of the Local Plan Review. New documents and evidence studies adopted over this monitoring period include:
- Eastleigh Housing Needs Study (June 2015)
 - Eastleigh Gypsy, Traveller and Travelling Show People Accommodation Assessment (May, 2015)
 - Economy and Employment Land Briefing Note (June 2015)
 - the 'Eastleigh Town Centre Vision' (November 2014)
- 3.3.2 A full list of adopted planning guidance can be found on the Council's website.
- 3.3.3 When an emerging Local Plan for Eastleigh Borough comes forward to replace the existing adopted plan, much of the planning guidance will be updated and replaced as appropriate to supplement the new policies and proposals coming forward.

3.4 Neighbourhood Development Plans

- 3.4.1 The Localism Act 2011 creates the legal framework for the preparation of Neighbourhood Development Plans (NDP). Subject to satisfying the necessary regulation and processes the NDP will, upon adoption, form part of the Development Plan. Within this monitoring period, the Council had approved the designation of two Neighbourhood Area's, namely Botley and Bishopstoke areas. The designation of a Neighbourhood Area enables a Neighbourhood Plan to be prepared for the designated area. There have been no applications for the designation of any other Neighbourhood Area since April 2016.

3.5 Community Infrastructure Levy

- 3.5.1 The Community Infrastructure Levy Regulations 2010 (as amended) came into force on 6 April 2011. On the 1st April 2015, the pooling of developer contributions secured through Section 106 of the Town and Country Planning Act 1990 were restricted and more powers were given to CIL meaning that opportunities to secure developer contributions would be very limited if CIL is not in place.
- 3.5.2 The Council completed consultation on the Draft Charging Schedule Modifications in August 2014 however progress on the Draft Charging Schedule has been stalled due to the requirement to prepare the new Local Plan 2011-2036.

3.6 Duty to Co-operate

- 3.6.1 Section 110 of the Localism Act 2011 requires plan-making authorities to engage constructively, actively and on an ongoing basis with regards to strategic and cross-boundary planning matters.
- 3.6.2 The authorities in south Hampshire (the cities of Portsmouth and Southampton and neighbouring and districts of Eastleigh, Gosport, Fareham, Havant and part of New Forest) had already established a system of cooperative working through the Partnership for Urban South Hampshire (PUSH) established in 2004.
- 3.6.3 PUSH has established structures for identifying development requirements and agreeing how these should be met across the sub-region, i.e. a distribution of new development across the constituent authorities and measures to monitor the outcomes of this process. These include working with and consulting the bodies listed under Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 3.6.4 In recognition of Part 8, Regulation 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 local planning authorities are required to provide details of engagement with relevant bodies through the AMR. Eastleigh Borough Council has jointly worked with Partnership for Urban South Hampshire (PUSH) and Hampshire County Council on evidence base studies in support of Development Plan Documents and Supplementary Planning Documents. The Council is also working with neighbouring authorities and consultees on policy development and monitoring.
- 3.6.5 The most recent version of the 'Statement of compliance with the Duty to Co-operate' can be found on the Council's website. The Council is preparing a new Local Plan so this statement will be updated as part of this process.
- 3.6.6 As part of the evidence base for the Local Plan, in January 2014, the South Hampshire Strategic Housing Market Assessment (SHMA) was published. The PUSH authorities (which includes Eastleigh Borough Council) are currently working on an update to the PUSH South Hampshire Strategy to 2036, through assessing the availability of land that can

sustainably accommodate development, having regard to environmental constraints and impacts, economic development and infrastructure capacity. Undertaking this work jointly has supported the Council with regard to Duty to Co-operate.

- 3.6.7 Between April 1 2013 and 31 March 2014 work continued on the Solent Disturbance and Mitigation Strategy with neighbouring authorities covering the South Coast, the Environment Agency, Natural England, RSPB and Wildlife Trust. On 25th March 2014 the PUSH Joint Committee resolved to approve an interim mitigation strategy which included a Project Initiation Officer, developer contributions of £172 per dwelling and a ranger project. Following the conclusion of the Solent Disturbance and Mitigation Strategy research project, a Solent Recreation and Mitigation Partnership (SRMP) was established. This is a partnership of local authorities and key organisations. A Solent Recreation Mitigation Partnership Coordinator was appointed who is tasked with facilitating the implementation of the interim Solent Recreation Mitigation Strategy. The first annual report has been prepared by the SRMP which provides an update on progress of the Interim Solent Recreation Mitigation Strategy for 2014/15.
- 3.6.8 During this monitoring period work began on a Gypsy, Traveller and Travelling Show-people Accommodation Assessment commissioned jointly by Eastleigh Borough and Southampton City Council. The study provided an assessment of need for both local authority areas and has produced two reports setting out the need identified for each authority. Research and data collection involved communication with neighbouring authorities and the study takes into account potential in-migration from neighbouring authorities.
- 3.6.9 During the monitoring period the Council has continued to engage with the Marine Management Organisation in response to consultation relating to the South Inshore and Offshore Marine Plans.

4 MONITORING PERFORMANCE AGAINST THE LOCAL PLAN REVIEW

4.1 *Housing Provision*

Local Plan Review Policy Objectives	To ensure there is sufficient additional housing
Local Plan Review Saved Policy	71.H, 72.H, 75.H-86.H (note that the policy for housing supply, 70.H, was not saved as it refers to out-of-date structure plan targets.
Sustainability Appraisal Objective	Provide sufficient, housing to meet identified local needs, including affordability and special needs
Targets	Local Plan Review 2001-11 housing land supply targets considered out of date. Provision of 3,150 new dwellings (630 per annum) between 04/2016 and 03/2021 (revised benchmark as of July 2016)

Core Indicators CH1 & CH2: Plan Period & Housing Targets; and Past & Projected net Additional Dwellings

- 4.1.1 The five-year housing land supply calculations as at 1st April 2016 are set out within Appendix 1 of this report. These calculations are based on data collected between April 1st 2011 and 31st March 2016. It should be noted however that this position has been updated more recently in the quarterly publication of the Council's Housing Implementation Strategy.
- 4.1.2 The cabinet report for 14 July 2016 (outside of the monitoring period of this report) outlined the outcome of the recent updated PUSH position statement and recent appeal decisions which allowed the previous interim objectively assessed need (OAN) to be tested. This informed the revised housing requirement of 15,570 dwellings to be delivered between 2011 and 2036. This would require a delivery of 630 dwellings per annum.
- 4.1.3 Planning Practice Guidance indicates that the shortfall since 2011 should need to be addressed in the first five years. An additional buffer of at least 5% to allow for choice and competition in the market for land should also be added to the requirement; this buffer should be increased to 20% where there is a record of persistent under delivery. The Council is of the view that a 20% buffer is appropriate. This results in a five-year housing requirement of 3,780 dwellings. This does not include the accumulated shortfall of housing since 2011.
- 4.1.4 Through the combination of housing development commitments (planning permissions and resolutions to permit) and developments that are the subject of pre-application negotiation (which are likely to be delivered within five years) and likely to prove acceptable, the Borough Council believes that a total of at least 4,918 new dwelling completions can be delivered over the five years from 1 April 2016.

- 4.1.5 The calculations set out in Appendix 1 which illustrates that the Borough is not currently able to demonstrate a five year supply of housing. Appendix 2 provide details of sites contributing to the Borough's five-year supply.
- 4.1.6 A summary of Eastleigh Borough's housing land supply position is provided in Table 4.1 below.

Table 4.1: *Housing land supply position (as of April 2016)*

Plan/Strategy	Requirement 1 April 2016 to 31 March 2021 (dwellings)	Calculation (Supply/yearly housing requirement)	Supply position (years)
PUSH SHMA requirement (20% buffer & Sedgefield method)	5,551 (1,110 per annum over 5 years)	4,918/1,110	4.43

Source: GL Hearn

4.2 *Mixed and Sustainable Communities*

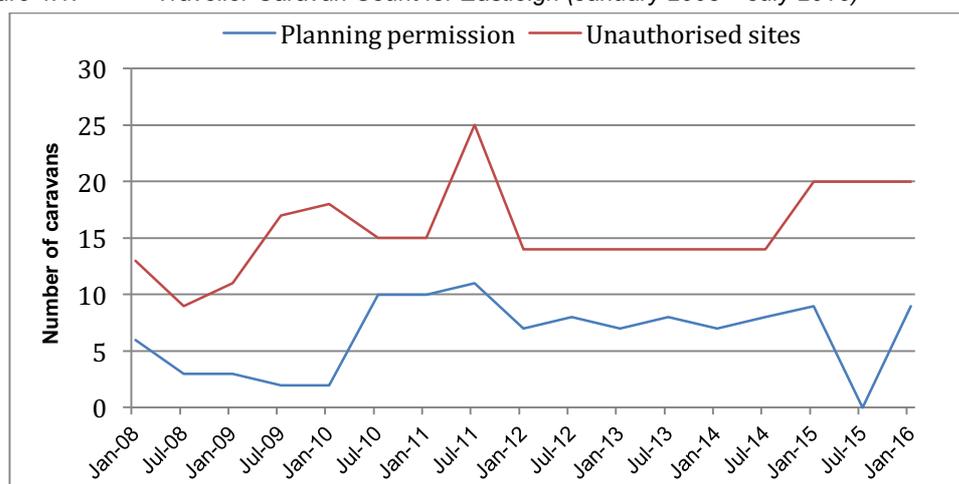
Local Plan Review Policy Objectives	Ensure that the housing policies [of the Local Plan] create or maintain mixed and balanced communities, and that they address the needs of all sections of the community including those in need of affordable housing
Local Plan Review Saved Policies	73.H, 74.H, 87.H
Sustainability Appraisal Objective	Provide sufficient, housing to meet identified local needs, including affordability and special needs
Target	<ul style="list-style-type: none"> • 150 affordable dwellings per annum (2012-2017) (Eastleigh Borough Housing Strategy) • 4 permanent pitches for gypsies and travellers, and 6 plots for travelling show-people between 2006 and 2016¹ • Open-market housing: 38% small (2 bed and less) and 62% larger dwellings (3 bed or more) • Affordable housing: 76% small and 24% larger dwellings to be delivered between 2011-2036 (South Hampshire Strategic Housing Market Assessment, 2014).

Core Indicator CH4: Additional Gypsy & Traveller Pitches & Local Indicator L1: Additional Travelling Show-people Pitches

- 4.2.1 The Gypsy Traveller and Travelling Show-people Accommodation Assessment 2014 provides an evidence base to enable Eastleigh Borough Council to comply with their requirements towards gypsies, travellers and travelling show-people under the Housing Act 2004, the National Planning Policy Framework 2012 and Planning Policy for Traveller Sites 2012. The main objective of this assessment was to provide the Council with robust, and up-to-date evidence about the accommodation needs of gypsies, travellers and travelling show-people in the study area during the 15 year period until 2029.
- 4.2.2 The degree to which the target number for provision of pitches and plots in the Borough has been met is assessed through indicators comprising: the numbers of additional Gypsy and Traveller and Travelling Show-people pitches and/or dwellings permitted. Two sources of data are used, the DCLG Caravan Count (Figure 4.1), and records of planning application permissions (Table 4.2) are discussed below.
- 4.2.3 The Traveller Caravan Count is a statistical count of the number of caravans sited on both authorised and unauthorised sites across England on a specific date in January and June each year. The Count provides a useful baseline of the trends of travelling community population within the Borough. However, the count includes caravans and not households and is therefore difficult to interpret for households. The survey is a 'snapshot in time' conducted by the Local Authority on a specific date twice per year. Figure 4.1 illustrates the results of these surveys.

¹ South East England Partnership Board (2009) Partial review of the Regional Spatial Strategy for the South East

Figure 4.1: Traveller Caravan Count for Eastleigh (January 2008 – July 2016)



Source: DCLG 2016

4.2.4 The primary data source for assessing if the target identified has been met is records of planning applications received by the Council. The number of planning permissions granted which resulted in a permanent gypsy and traveller pitches since 2006 are shown in table 4.2 below.

Table 4.2: Permitted travelling communities planning applications 2006-2015

Monitoring year	Applications permitted	Number of pitches	Application details
2015-2016	1	2	F/15/77176 - Use of land to form 2 no. permanent plots for use by travelling show people including storage for vehicles, up to 12 caravans and associated equipment, and access roadway and landscaping – The Old Fair Ground, Junction of Botley Road/Bursledon Road, Bursledon – PERMIT (28/01/2016)
2014 - 2015	0	n/a	n/a
2013 - 2014	1 ²	1	X/13/72016: Costalot Stables, Blind Lane - Relief of condition 1 of planning permission F/11/68768 (retention of mobile home for use by 1No. Gypsy family and associated structures comprising of an annexe and sheds) to allow the use to be permanent
2012 - 2013	0	n/a	n/a
2011 - 2012	0	n/a	n/a
2010 - 2011	1	3	F/10/66559: Bay Farm, Grange Road – Change of use of land to gypsy caravan site accommodating 3no. mobile homes, 3no. touring caravans and 3 day rooms
2009 - 2010	1	2	F/09/66165 : Ridge Farm, Grange Road - Change of use of land from agriculture to a retain mixed use of agriculture & a private gypsy caravan site (2 pitches) and associated hard standing
2008 - 2009	1	3	F/08/62837: Home Farm, Grange Road - Change of Use of land to long stay caravan site for 3no. Caravans and ancillary hardstanding and day room
2007 - 2008	0	n/a	n/a
2006 - 2007	0	n/a	n/a
Total	5	11	

Source: Eastleigh Borough Council

4.2.5 Since April 2006, permission has been granted for 11 pitches across 5 sites for gypsies and travellers. This exceeds the target of 4 permanent pitches for gypsies and travellers between 2006 and 2016. No applications were received for travelling show-people plots during this time and

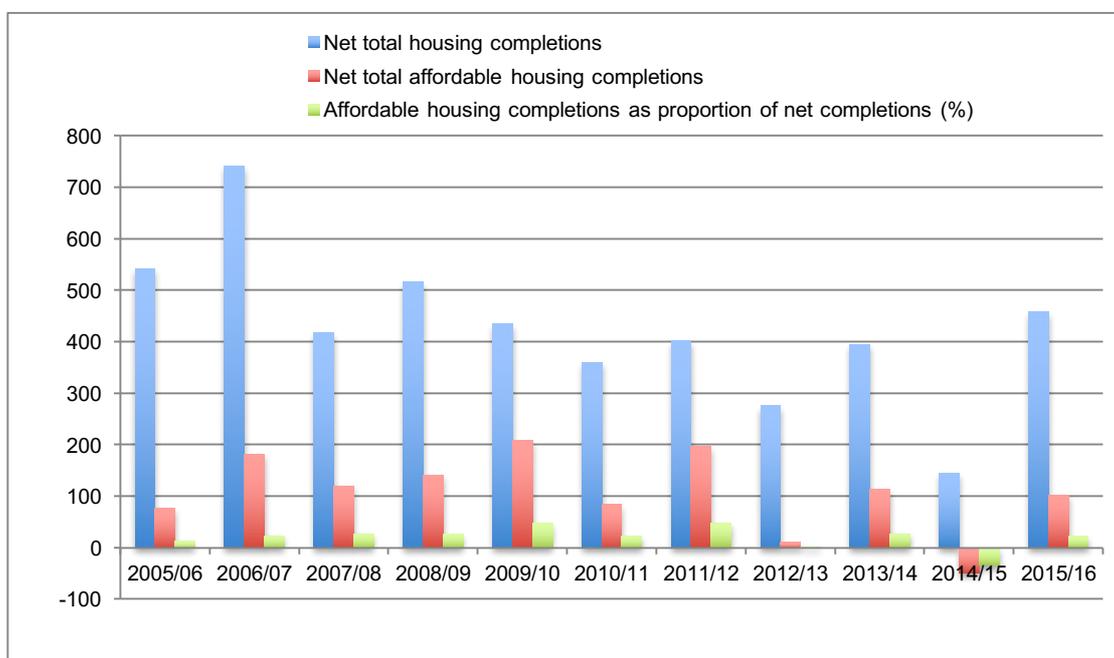
² In addition to this, approval of a variation of conditions was granted in 2013 (X/13/72534). The original permission for the site was for a specific family of the travelling community. The approval of this variation of conditions opens up use of the site to the wider travelling community.

therefore this target has not been met via permissions. The Eastleigh Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2014 identifies a site at Netley Firs, Kanes Hill, Hedge End, to be allocated for use as a travelling showman’s yard for approximately 8 plots. A future successive local plan will require site allocations to support the adequate delivery of these sites.

Core Indicator CH5: Affordable Housing Completions

4.2.6 As Figure 4.2 indicates below, since 2005, the Borough has delivered a total value of 1,196 net additional affordable housing. Between April 2012 and March 2016 the target for affordable housing delivery was 600, within this period 181 were delivered, signalling significant under delivery although the provision of net affordable housing was significantly greater in 2015/16 than in 2014/15.

Figure 4.2: Affordable housing completions in Eastleigh Borough 2005 to 2015



Source: Hampshire CC and Eastleigh BC Land Monitoring 2015

Table 4.3: Affordable Housing Completions 2005-2016

	Net Affordable Housing Completions	Net Total Housing Completions	Affordable Housing Completions as Proportion of Net Completions (%)
2015/2016	103	458	22.5
2014/2015	-48	145	0 (-33)
2013/2014	116	394	29
2012/2013	10	275	4
2011/2012	197	402	49
2010/2011	85	361	24
2009/2010	209	434	48
2008/2009	142	516	27
2007/2008	122	417	29
2006/2007	182	742	24
2005/2006	78	542	14

Source: Hampshire County Council Land Supply & Eastleigh Borough Council Housing Services, 2016

4.2.7 The Council’s Affordable Housing SPD was adopted in July 2009, and from 1 April 2010 it required sites of 5-14 dwellings to include a 20% element of affordable housing. Since 2010 affordable housing completions have, as a

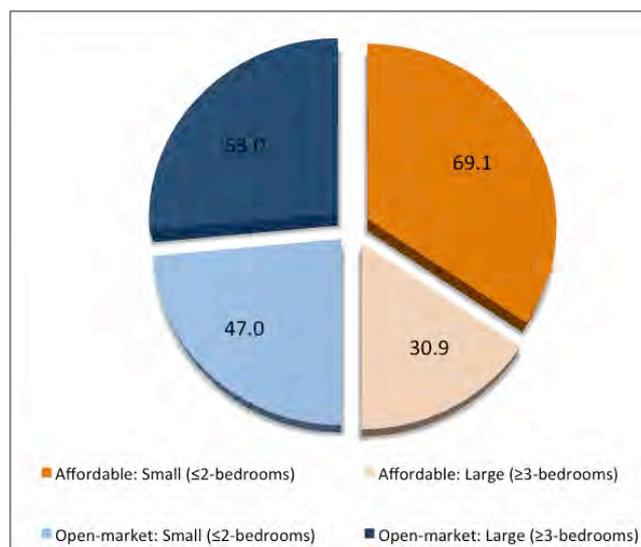
proportion of net completions, in all but two years been over 25% and in two years almost 50% of net total housing completions.

Local Indicator L2: Average Size of Completed Dwellings & Local Indicator L3: Average Mix of Completed Dwellings

4.2.8 The NPPF confirms that a mix of housing types and sizes should be provided for, in order to meet the different needs within communities. The Strategic Housing Market Assessment (2014) states that across the sub-region there is an expectation that the focus of new market housing will be two and three bedroom properties, whilst affordable housing delivery is likely to be more focussed on one and two bedroom properties.

4.2.9 As Figure 4.3 illustrates between 2011/12 and 2015/16, 47.0% of open-market dwellings were categorised as small (2-bedroom or less) and 53.0% of open-market dwellings were categorised as large (3-bedrooms or over). The South Hampshire SHMA, produced on behalf of PUSH, contains targets for delivery of these dwelling sizes across this tenure as being 38% and 69% respectively, up until 2036. Up until 2015, the mix of open-market housing delivery within Eastleigh appeared to accord with these targets although during 2015/16 the sizes of dwelling delivered has somewhat moved away from these targets by around 7%. As for the delivery of affordable housing, since 2011/12 69.1% of affordable housing delivered in Eastleigh were categorised as small and 30.9% of dwellings were categorised as large. The targets contained within the SHMA require the delivery of these dwelling sizes across this tenure of 76% and 24% respectively. The provision of affordable housing within Eastleigh since 2011 is close to matching this target of housing mix although a slight shortfall in the supply of small affordable dwellings is evident. There has also been a slight move away from these targets in the latest 2015/16 figures.

Figure 4.3: Size (number of bedrooms) of new dwellings within Eastleigh Borough (%) (2011/12 - 2015/16).



Source: Hampshire County Council and Eastleigh Borough Council Land Supply Monitoring

Local Indicator L5: Older Persons Accommodation

- 4.2.10 The projected increase to the elderly population of the Borough will have implications for the type of housing required. The Council has prepared a supplementary planning document: 'Accommodation for Older People and Those in Need of Care' adopted in May 2011 which provides further guidance for assessing planning applications for elderly people's accommodation, e.g. sheltered and extra care housing, residential homes, care homes, and assisted living. It provides guidance on appropriate locations and key features which should be included with such developments.
- 4.2.11 The PUSH SHMA considered the potential future need for specialist housing for older people across the South Hampshire sub-region, concluding that approximately 10,745 additional units were required by 2030. Hampshire County Council published a report in 2009 which, when updated to take account of more recent data and projections, provided an indication of the level of provision required. As table 4.4 illustrates there is a significant need for leasehold sheltered housing and registered care home personal care. However these findings need to be treated with a degree of caution as they project forward past trends.

Table 4.4: Indicative levels of provision for various forms of accommodation for older people in Eastleigh Borough between 2013 and 2029

	House type/ tenure	2013 provision ³	Need by 2029 ⁴	Change
A	Sheltered housing for rent	629	890	261
B	Leasehold sheltered housing	368	1335	967
C	Enhanced sheltered housing for rent	94	178	84
D	Enhanced sheltered housing for lease	0	178	178
E	Extra care sheltered housing for rent	71	223	152
F	Extra care sheltered housing for lease	0	223	223
G	Housing for people with dementia	0	178	178
H	Registered care home. Personal care	196	1157	961
I	Registered care home. Nursing care	452	801	349

Source: Housing Learning and Improvement Network's 'SHOP' toolkit, 2014

- 4.2.12 Within the 2015/16 monitoring period, permission was granted for the following older person's accommodation:
- **F/15/77008** - Reconfiguration of existing care home layout, removal of roof on single storey eastern wing of building, replacement with flat roof first floor to provide four additional bedrooms (amendment to F/14/75623) – Brookdale House Residential Home, 31 Hursley Road, Chandler's Ford (PERMIT – 28/10/2015)
 - **F/15/75934** - Change of use from 7-bed care home (C2 use) to 1no. 3 bed dwellinghouse (C3 use) & 1no. 8 bed house in multiple occupation (sui generis use) with provision of associated bin & cycle storage, landscaping & alterations to car parking – Kimber House, 68-70 Bursledon Road, Hedge End (PERMIT – 02/04/2015)

³ Source: Elderly Accommodation Counsel, national housing database 2013

⁴ Source: Updated population projections based on 10,140 dwellings and taking into account levels of provision per 1,000 of the population aged 75+ as set out in Figure 15 in the HCC study.

- **O/15/76023** - Outline application with all matters reserved (except for access) for the demolition of existing buildings/structures and the development of: 1) on land south of Chestnut Avenue (North Stoneham Park) - residential care home
- **F/15/77022** - Erection of dementia care centre comprising 64no. care beds and 20no. 1 & 2 bed supported apartments with associated access off Otterbourne Hill, car parking, amenity space, boundary treatments and landscaping (PERMIT – 28/01/2016)
- **F/15/77732** - Change of use from domestic dwelling (C3) to residential care home (C2) – 1 Pudbrooke Gardens, Hedge End (PERMIT – 10/03/2016)

Implications for the Local Plan:

- 4.2.13 Local Plan policies will need to continue to seek affordable housing and a range of dwelling sizes and types to meet local needs of present and future residents of the Borough in order to maintain mixed and sustainable communities. Policies must also be flexible to respond to changes in market conditions.
- 4.2.14 The Housing Background Paper sets out the need for the size and type of future dwellings; whilst the Accommodation for Older People SPD will ensure that specific needs are met. With an ageing population, it is important that the Plan makes provision for the differing needs and aspirations of older people and those with disabilities. Providing for high quality, accessible and adaptable developments, which can meet the changing aspirations of generations, is vital to ensure that our communities are well balanced and sustainable. Future monitoring reports will consider other specialised accommodation needs.

4.3 Efficient Use of Land

Local Plan Review Policy Objectives	Ensure that as many of the necessary (new) dwellings as possible will be accommodated within existing built-up areas or on land already committed for development
Local Plan Review Saved Policy	No relevant policy regarding previously developed land, however policy 72.H refers to dwelling densities (efficient use of land)
Sustainability Appraisal Objective	Protect and conserve natural resources.
Targets	Density of at least 30 dwellings per hectare

Core Indicator CH3: New & Converted Dwellings on Previously Developed Land (PDL)

- 4.3.1 The NPPF requires that planning policies and decisions encourage the effective use of land by re-using land that has been previously developed. Table 4.5 below shows that during 2014/2015, 8% of dwellings provided through conversions or developments took place on PDL. The non-PDL (greenfield) within allocated sites element is largely a result of development at Dowds Farm (phase 4).

Table 4.5: *New and converted Dwellings net completions on PDL (2005-2016)*

Year	% New and converted Dwellings on PDL	% New Dwellings on Greenfield Allocated Sites (adopted plan)	% New Dwellings on Greenfield Land (Not Allocated within adopted plan)
2015/2016	61	12	27
2014/2015	28	7	65
2013/2014	57	19	24
2012/2013	47	41	12
2011/2012	65.3	34	0.7
2010/2011	33	66	1
2009/2010	72.3	25.5	2.3
2008/2009	35.4	51.7	12.7
2007/2008	44.3	45.3	10.3
2006/2007	88.4	10.4	0.9
2005/2006	97.5	Not Monitored	Not Monitored

Source: Hampshire County Council land supply monitoring, 2015

Indicator L6: Densities of Completed Dwellings

- 4.3.2 Policy 72.H of the he adopted Local Plan Review requires residential developments to achieve optimum densities. Dwelling densities in the last year have predominantly been completed at between 30 and 50 dwellings per hectare, as they have since 2010/11.

Table 4.6: Densities of completed dwellings (%) 2005-2016

	2005/ 06	2006 /07	2007 /08	2008/ 09	2009/ 10	2010/ 11	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16
<30 Dwellings per Hectare	11.5	8.9	38.2	5.9	6.6	24.3	8.9	10.1	22.2	25.2	36.1
Between 30 and 50 Dwellings per Hectare	24.6	16.6	27.9	51.5	30.4	59.4	61.2	55.5	56.4	69.4	44.2
>50 Dwellings per Hectare	63.7	74.5	33.8	42.6	79.9	16.3	29.9	34.4	21.4	5.4	19.7

Source: Hampshire County Council Land Supply Monitoring, 2016

Implications for the Local Plan:

- 4.3.3 The supply of previously development land is finite, so it is difficult to ensure that there will be high levels of development in the future on previously developed land.
- 4.3.4 An updated SLAA is currently being undertaken and will identify previously developed land that is both deliverable and developable in the period up until 2036.

4.4 Employment

Local Plan Review Policy Objectives	<ul style="list-style-type: none"> • Avoidance of too little or too much economic growth, balancing growth with the needs of the labour force. • Improve economic competitiveness. • Reduce the need to travel by car. • Prioritise the redevelopment of urban sites. • Locate office development in town centres. • Secure premises for 'start-up' firms. • Promote social inclusion.
Local Plan Review Saved Policies	109.E, 111.E, 112.E, 113.E, 114.E, 117.E, 118.E
Sustainability Appraisal Objective	Develop a dynamic and diverse economy.
Targets	- 114,000m ² of net additional employment floorspace in the period 2011-2026 (PUSH South Hampshire Strategy (October 2012))

Core Indicators BD1 & BD2: Change in Employment Floorspace (Overall and on Previously Developed Land)

- 4.4.1 Saved policies within The Local Plan Review seek to retain sites in employment use to secure a diverse choice of employment (policies 117.E and 118.E). In 2012, the Partnership for Urban South Hampshire (PUSH) published more up-to-date targets that propose a total of 114,000m² net additional employment floorspace within the Borough, over the period 2011-2034. This target is comprised of 40,000m² of B1(a) (office) floorspace and 74,000m² of B1 (b-c), B2 and B8 floorspace (light industrial, general industrial and storage and distribution respectively). These targets have been agreed as part of a joint framework to inform and support the preparation of local plans across south Hampshire (the PUSH South Hampshire Strategy (October 2012)). The amount of employment development within the Borough since 2011 is shown in Table 4.7.

Table 4.7: Completions and anticipated delivery of employment floorspace

Parish	Net B Class Floorspace Completions (m ²) 2011-16 ¹	Net B Class Floorspace Completions (m ²) 2015-16
Chandler's Ford	22,920	255
Eastleigh	282	706
Fair Oak & Horton Heath	901	-301
Hamble	460	9,512
Hound	0	0
Hedge End	9,510	0
West End	931	911
All parishes	43,226	11,083

Source: Hampshire County Council Land Supply Monitoring

- 4.4.2 If development were to continue at the current annualised rate experienced since 2011 at 10,116m², approximately 151,740m² of new floorspace would be developed by 2036.
- 4.4.3 For this monitoring period a net gain of 11,053m² of employment floorspace has been provided, this gain is mainly due to the redevelopment of the British Aerospace site in Hamble-Le-Rice. Employment floorspace completions are shown in Table 4.8 below.

Table 4.8: Employment floorspace completions 2015/16

Use Class	Previously developed land?	Gross Floorspace Completed (m ²)	Losses (m ²)	Net Additional Floorspace Completed (m ²)
B1a Offices	Yes	463	206	257
B1b: Research & Development	No completions	0	0	0
B1c: Light Industry	No completions	0	0	0
B2: General Industrial	Yes	10,218	0	10,218
B8: Storage & Distribution	Yes	1,166	0	1,166
Mixed B1-B8 (unable to split)	No completions	0	558	-588
All B Class	Yes	11,847	764	11,083

Source: Hampshire County Council Land Supply Monitoring, 2015/16

- 4.4.4 Between 2010/11 – 2015/16 Eastleigh Borough had lost 25,137m² of employment floorspace to non-employment uses with 14,800m² (over half) of the total loss of employment floorspace between 2011-16 attributable to this monitoring period alone.
- 4.4.5 The loss of floorspace due to its redevelopment for non-employment uses between 2011 and 2016 are shown within Table 4.9 below. During 2015/16 the significant loss of employment floorspace to non-employment uses was mainly due to the redevelopment of the 'Former Premier Foods Bakery Site' off of Tonybee Road which is being redeveloped to provide 120 dwellings and the redevelopment of the Travis Perkins Site off of Mill Street to provide 113 dwellings.

Table 4.9: Losses of employment floorspace to other uses 2011-2016

Use Class	Total loss to non-employment uses (m ²) 2011-2016
B1a: Offices	2,080
B1b: Research & Development	0
B1c: Light Industry	230
B2: General Industrial	12,319
B8: Storage & Distribution	2,333
Mixed B1-B8 (unable to split)	7,675
All B use classes	25,137

Source: Hampshire County Council Land Supply Monitoring, 2011/16

Core Indicator BD3: Employment Land Available by Type

- 4.4.6 Information based upon outstanding planning permissions and adopted Local Plan Review allocations indicate that approximately 26,400m² of additional employment floorspace was available at 31 March 2015. Market intelligence that is reported in the Borough Council's Employment Land Review (July 2014) indicates that there is currently insufficient industrial and warehouse floorspace within the Borough and its surrounding areas (i.e. within south Hampshire) to provide businesses with choice and

flexibility. The respective Employment Land Review is currently in the process of review.

Table 4.10: *Employment land available by type (2016)*

Use Class	Permitted floorspace (m ²)	Allocated floorspace (Ha)
B1a-c (unable to split)	6,291	0
B1-B8 (unable to split)	19,057	26.5
B1a	1,230	0
B1b	0	0
B1c	1,360	0
B2	781	0
B8	992	0
TOTAL	29,711	26.5

Source: Hampshire County Council Land Supply Monitoring, 2014/16 and Eastleigh Borough Council Employment Land Review (July 2014)

Note:¹The available floorspace in 2016 is a snapshot of information that was correct at 31 March 2016.

- 4.4.7 Appendix 5 provides full details of the sites to deliver employment use either through commitment sites or allocated sites saved policies 111.E and 112.E of the Revised Local Plan 2001-2011 were carried forward in to the submissions Local Plan 2011-2029. There is still potential to deliver employment floorspace at these sites with the revised plan period 2011-2036.

Implications for the Local Plan

- 4.4.8 The loss of employment floorspace to other uses has been lower than historical standards since 2011, whilst in 2014/15 all new employment development occurred on previously developed land. Due to the anticipated redevelopment of several large employment sites within Eastleigh and Chandler's Ford, it will remain important to monitor the loss of floorspace in order to better inform the preparation of the 2011-2036 Local Plan.
- 4.4.9 The current benchmark and target for employment land provision is contained within the PUSH South Hampshire Strategy which requires 114,000m² of employment floorspace to be delivered within Eastleigh Borough between 2011 and 2026. As of 31st March 2016, 43,226m² has been delivered.

4.5 Biodiversity and Nature Conservation

Local Plan Review Policy Objectives	Limited environmental impact; identification, protection and enhancement of areas of nature conservation and importance; promotion and enhancement of biodiversity
Local Plan Review Saved Policies	22NC, 23.NC, 25.NC, 26.NC and 27.NC
Sustainability Appraisal Objectives	<ul style="list-style-type: none"> • Protect and conserve natural resources. • Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.
Targets	No loss of areas of biodiversity importance.

Core Indicator E2: Changes in Areas of Biodiversity Importance

- 4.5.1 Based on the policy performance described in more detail below, there appears to have been limited impact on areas of biodiversity importance over the past year as a result of development.
- 4.5.2 There was no change to the extent of statutory nature conservation sites¹ during 2015-2016 (31 March to 1 April) in the Borough. The total extent of these sites for this monitoring period is 1,322ha. There has been no change since the previous monitoring period.

Implications for the Local Plan:

- 4.5.3 There is a need to carry forward existing robust policies to prevent loss and create new areas of biodiversity importance. It will be important to ensure that the management agreements which form part of any planning obligation are being implemented satisfactorily. In December 2014 the 'Interim Solent Recreation Mitigation Strategy' was produced by the Solent Recreation Mitigation Partnership. The document looks at the relationship between increased population in and around the Solent and impact that recreational use of the Solent's shoreline may have upon migrating and over-wintering birds relying on the Solent and Southampton Water Special Protection Area (SPA).

¹ Statutory designated sites include all designations apart from SINCS

4.6 Environmental Sustainability

Local Plan Review Policy Objectives	No specific objective, but policies seek to minimise environmental impact
Local Plan Review Saved Policies	28.ES, 29.ES, 30.ES, 31.ES, 32.ES, 33.ES, 43.ES, 35.ES, 36.ES, 37.ES, 38.ES, 39.ES, 40.ES, 41.ES, 42.ES, 43.ES, 44.ES and 45.ES
Sustainability Appraisal Objectives	<ul style="list-style-type: none"> • Reduce air, soil, water, light and noise pollution • Plan for the anticipated levels of climate change • Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions • Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste
Targets	No targets

Core Indicator E1: Planning Applications Granted Contrary to Environment Agency Advice on Flooding & Water Quality Grounds

- 4.6.1 The Environment Agency raised objection to nine planning applications during this monitoring period. Eight related to flood risk assessment, with one also related to inadequate details provided for surface water drainage. The Environment Agency also raised one objection to an application due to insufficient information provided regarding water quality.
- 4.6.2 Three of the objections were overcome by additional information submitted and the applications were approved; whilst one application was approved with a condition attached requiring further details to be submitted pursuant to flood risk assessment. A further application was approved with the applicant notified that consent from the EA was required prior to commencement.
- 4.6.3 However four of the planning applications which the EA raised objection to were refused planning permission due to reasons including, the submission of insufficient information relating to FRA which was therefore judged contrary to saved policies included in the Eastleigh Borough Local Plan. One application which also received an EA objection was ultimately withdrawn.

4.7 Built Environment

Local Plan Review Policy Objective	<ul style="list-style-type: none"> • Make towns and villages more attractive places to live by bringing about urban renaissance. • Make the most effective use of PDL within built-up areas. • Achieve good design and good quality materials, hard landscape and planting. • Prevent conflict between incompatible land uses; protect elements of the built environment and public realm which are of value including trees. • Place more emphasis on the need of pedestrian, cyclists, and public transport users rather than car drivers. • Promote environmental improvements and introduce more public art into built areas.
Local Plan Review Saved Policies	53.BE, 54.BE, 55.BE, 56.BE, 57.B3, 58.BE, 59.BE, 61.BE, 62.BE, 63.BE, 64.BE, 65.BE, 66.BE, 67.BE & 68.BE.
Sustainability Appraisal Objectives	<ul style="list-style-type: none"> • Reduce air, soil, water, light and noise pollution. • Plan for the anticipated levels of climate change. • Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions. • Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.
Target	Improve the quality of new development

Core Indicator H6: Post-construction review assessments

- 4.7.1 Seven recently completed residential, mixed use and non-residential developments were reviewed by the Council during December 2016. This review evaluated their impact on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to local character; and practicalities such as residential amenity, waste/recycling, cycle storage and car parking. Table 4.11 lists the sites that were reviewed and the overall scores that they achieved.

Table 4.11: Post-construction review assessments (2015/16)

Planning Application Reference	Address	Score (% of achievable max)	Rating (Excellent, Very Good, Good, Mediocre, Poor)
F/12/70310	The Monksbrook Estate, Cheriton Road, Eastleigh, SO50 5BA	77	Very Good
F/14/75237	Lakeside Country Park, Wide Lane, Eastleigh, SO50 5PE	78	Very Good
F/13/72740	Pavilion on the Park, 1 Kingfisher Road, Eastleigh, SO50 9LH	51	Mediocre
F/12/70334	Surrey Court, Surrey Road, Chandler's Ford, Eastleigh, SO53 3FQ	63	Good
O/13/73707	Land off Winchester Road, Fair Oak, Eastleigh, SO50 8GL	63	Good
F/14/74053	The Harrier and neighbouring buildings, 68-72 Hamble Lane, Hamble-Le-Rice, Southampton, SO31 4JS	52	Mediocre
O/12/71007, R/12/71814, F/13/73226, F/14/75061	The Mount Hospital, Church Road, Bishopstoke, Eastleigh, SO50 6ZB	78	Very Good

Source: Eastleigh Borough Council Implementation and Design Team (December 2016)

- 4.7.2 Some of the reviewed developments achieved high scores in terms of their proximity to, and integration with existing transport networks, whilst other developments were judged successful in creating an attractive sense of place. Five out of the seven post-construction review assessments achieved a 'very good' or 'good' result against the combined set of criteria. This shows an increase of developments achieving high scores when compared to the previous monitoring period where less than a third of the developments achieved a 'good' result. This indicates that the full set of design requirements from policy 59.BE and the Council's Quality Places Supplementary Planning Document is proving achievable and that developments of high design quality developments have been delivered in the Borough.
- 4.7.3 Furthermore, all of the evaluated schemes received planning permission following the Council adopting its Quality Places SPD in November 2011. This shows an increase in proposals of high design quality has improved since the previous monitoring period of post-construction reviews where the evaluated schemes had received planning permission in advance of the adoption of the Quality Places SPD.
- 4.7.4 Overall, the results of Table 4.11 indicate that the achievement of high quality places are given sufficient weight in the Council's decision-making processes and that policy 59.BE and the Council's Quality Places SPD are being successfully implemented.

Implications for the Local Plan:

- 4.7.5 The post-construction review process has highlighted that significant progress has been made in realising the national policy objective of improving the quality of the built environment.
- 4.7.6 The design requirements set out in Policy 59.E and the Council's Quality Places SPD have contributed to the delivery of high quality design, by helping to clarify what is expected from developers and applicants.
- 4.7.7 The results of the post-construction review assessments show that local policy and guidance has been positively implemented and taken into consideration during pre-application discussions. The monitoring results show that progress has been made as greater weight has been given to design considerations throughout the planning application process.
- 4.7.8 Future monitoring will continue to appraise a sample of applications permitted and implemented to ensure that design policies are being fully utilised in resisting inappropriate development.

4.8 Heritage Conservation and Listed Buildings

Local Plan Review Policy Objectives	<ul style="list-style-type: none"> Identify and protect areas of special archaeological, historic, or architectural interest. Encourage the enhancement of such areas where appropriate. Afford protection to the listed buildings in the Borough.
Local Plan Review Saved Policy	166.LB - 184.LB
Sustainability Appraisal Objective	Protect, enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.
Targets	No Targets

Core Indicator L15: Applications Refused Due to Impact on the Historic Environment

- 4.8.1 Between 1 April 2015 and 31 March 2016, 21 planning applications were granted for buildings requiring listed building consent. Two applications were refused, one on the grounds that the proposals would be detrimental to the setting of a group of Grade II listed buildings; and the other application was refused as the development would result in an incongruous feature that would be detrimental to the setting of a Grade II listed building. Both are contrary to 174.LB.
- 4.8.2 It is positive that the number of decisions based on the criteria established by the policies relating to conservation areas and listed buildings are moderate, as it demonstrates clarity of policy requirements, the success of the council's proactive approach in engaging with applicants through encouraged pre-application discussion and during the decision-making process.

Implications for the Local Plan

- 4.8.3 Policies of the Local Plan Review generally appear to be working with regard to the protection of the historic environment. The continued proactive approach between the council and applicants will help to ensure that the built heritage of the Borough remains protected. The policies of the a successive local plan for Eastleigh Borough will need to update the existing policy position but will continue to protect, sustain and enhance the Borough's built heritage.

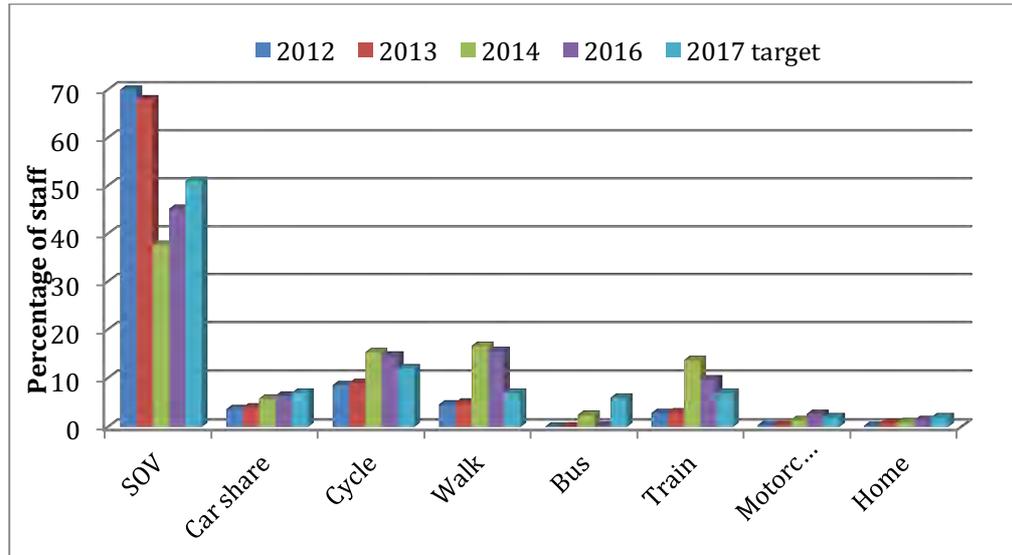
4.9 Transport

Local Plan Review Policy Objectives	<ul style="list-style-type: none"> • Reduction in the need to travel. • To encourage further provision and use of public transport. • Ensure the location of new development is within locations that can be accessed by a wider means of transport other than the car. • Improve provision for cycling and walking. • Give priority to provision to the needs of pedestrians, cyclists and public transport users. • Meet the targets of the Road Traffic Reduction Act 1997. • Encourage where appropriate the transfer of freight from road to rail
Local Plan Review Saved Policy	100.T, 101.T
Sustainability Appraisal Objective	Reduce road traffic and congestion through reducing the need to travel by car/ lorry and improving sustainable travel choice
Targets	No Targets

Local Indicator L20: Eastleigh Borough Council Travel Plan objectives

- 4.9.1 Two key objectives of the EH (Eastleigh House) Travel Plan are to reduce the carbon footprint of staff commuting to Eastleigh House; and to reduce the carbon footprint of employees and Councillors travelling during the course of work. EH Travel Plan progress is monitored through the regular review of indicators. These include an annual staff travel survey as well as other factors such as the number of bicycles and motorbikes parked in the EH bike shelter, and the usage of car club vehicles.
- 4.9.2 The responses to the 2016 staff travel survey indicate that since 2012, there has been a strong modal shift away from single occupancy vehicle (SOV) commuting from 70% in 2012 to 45.2% in 2016. Some of the 2017 targets are also being exceeded, with an increase of staff cycling, walking and commuting by train (Figure 4.4). Although this is a positive move towards achieving the travel plan targets, it is unlikely that the travel plan measures alone have encouraged this modal shift. Instead, the lack of free on-site staff parking since moving offices is likely to be the main factor in delivering such strong shift away from SOV commuting.

Figure 4.4 Eastleigh Borough Council staff travel modes 2012 – 2016

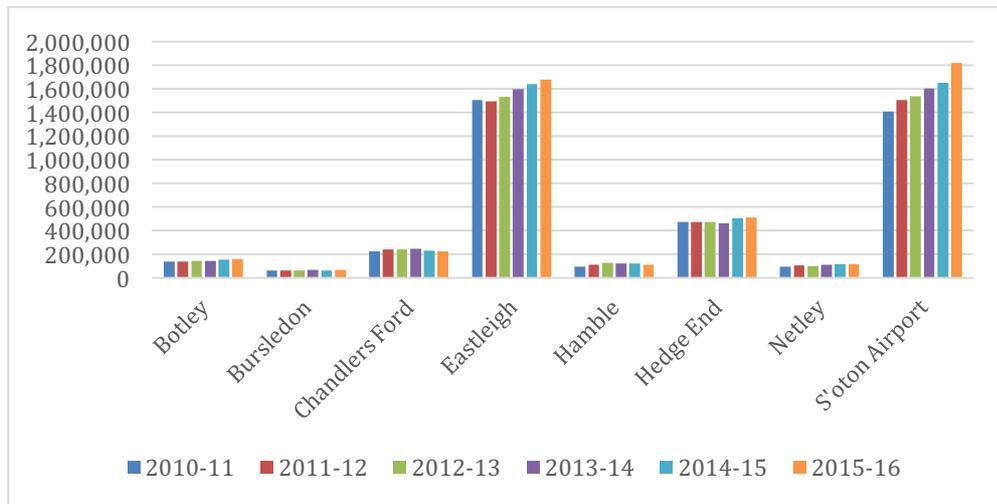


Source: Eastleigh Borough Council, Eastleigh House Travel Plan Monitoring Report, Autumn 2014.

Local Indicator L21: Rail passenger numbers at stations within Eastleigh Borough

4.9.3 Whilst car usage remains high, there has been a 4.41% increase in the estimate station usage numbers in the last year across the stations located within the Borough, and an increase in passenger numbers at all but two of the rail stations. This may suggest that reliance on the car could be decreasing, although the increase in the resident population can have some impact on the figures too. Passenger numbers have steadily increased at Botley, Bursledon, Eastleigh, Hedge End, Netley and Southampton Airport Parkway for 2015/16 against the previous year, most notably at Southampton Airport (Parkway) where a 10.16% increase in station usage is estimated. However, passenger numbers for Chandlers Ford and Hamble have remained low and continued to decrease slightly. This is likely due to the infrequent service and limited range of destinations served by these stations making commuting from these stations an unrealistic alternative to SOV journeys. See Figure 4.5 below.

Figure 4.5: Estimates of Station Usage in Eastleigh Borough



Source: Office of Rail and Road, 2016

Local Indicator L22: Eastleigh Borough Council Car Club usage

- 4.9.4 The Borough Council implemented a Car Club in Eastleigh town centre in January 2010. The Eastleigh Car Club is operated by Co-wheels and provides pool cars for Eastleigh Borough Council staff as well as access to vehicles for members of the public. The Car Club vehicles have been used by staff for a total of 1,201 bookings, travelling a total of 22,339 miles between 1st April 2015 and 31st March 2016. When compared to the number of bookings (1,312 bookings) and mileage (24,470 miles) in the 2014/15 monitoring period, this represents an 8% decrease in number of bookings and a 9% decrease in miles travelled. This decrease is likely to be partly attributed to the increase in public use of the car club fleet. The total number of car club bookings is shown below in Figure 4.6 and the total car club mileage is shown below in Figure 4.7.
- 4.9.5 The Car Club vehicles have been used by members of the public for a total of 573 bookings, travelling a total of 14,735 miles between 1st April 2015 and 31st March 2016. When compared to a number of bookings (367 bookings) and mileage (8527 miles) in the 2014/15 monitoring period, this represents a 56% increase in the number of bookings and a 73% increase in miles travelled. Please note that the total number of public bookings also includes missed bookings.

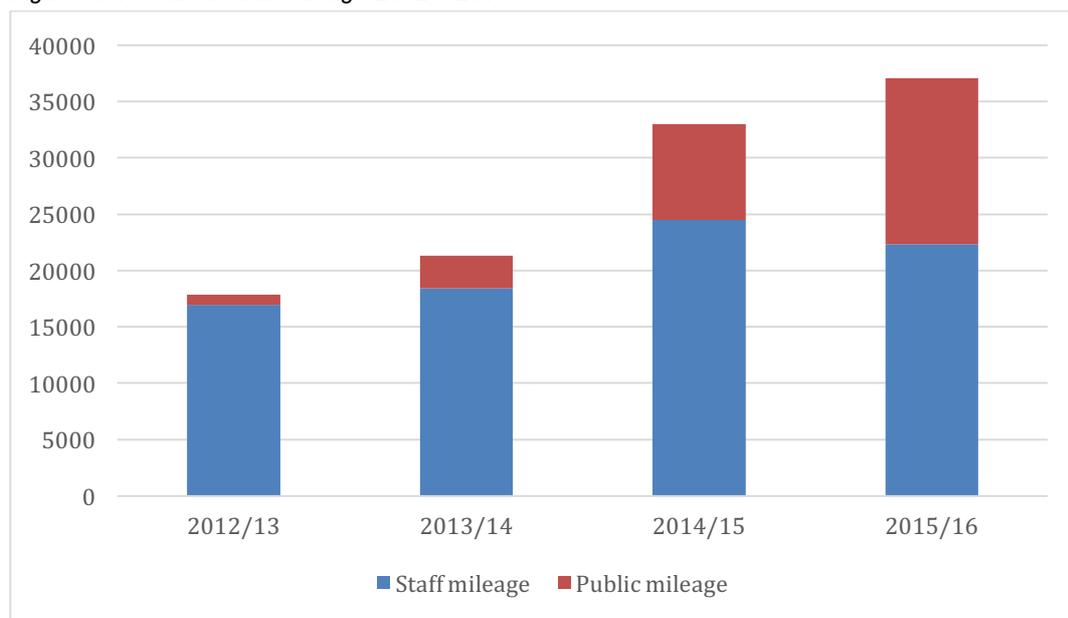
Figure 4.6: Total number of car club bookings 2012 – 2016¹



Source: Eastleigh Borough Council Car Club Monitoring, 2016

¹ The number of public bookings also includes missed bookings.

Figure 4.7: Total car club mileage 2012 – 2016

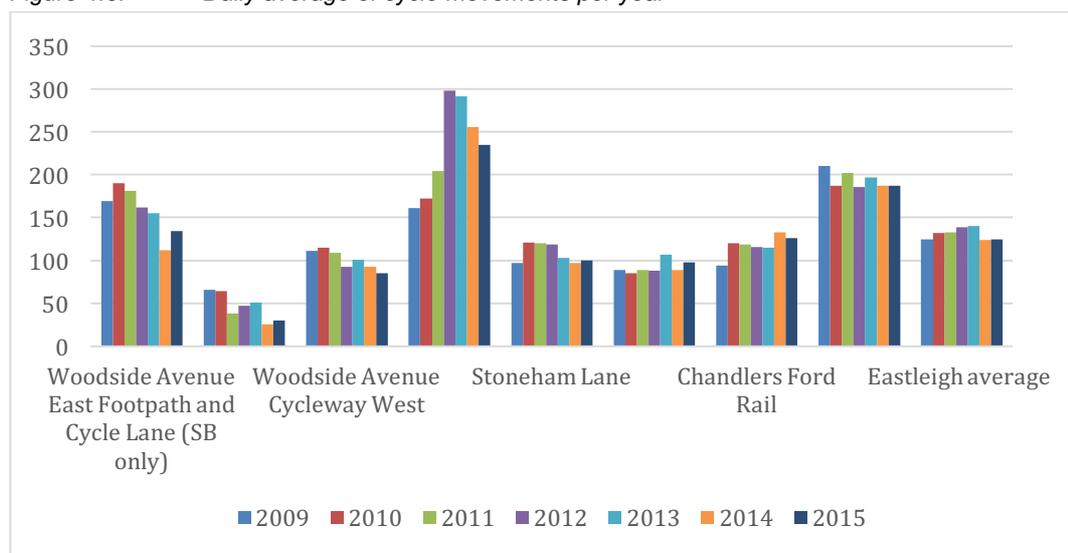


Source: Eastleigh Borough Council Car Club Monitoring, 2016

Local Indicator L23: Number of cycle movements

4.9.6 Hampshire County Council undertake monitoring of cycle movements through counters placed on cycle paths. The 'Eastleigh Cycle Data Review' has been produced using data collected from Hampshire County Council's cycle counters. Figure 4.8 shows the daily average of cycle movements per year at cycle paths in Eastleigh Borough. The average movements for Eastleigh are also presented in Figure 4.8 and show that in 2015 there was an average of 124 cycle movements, this showed no change compared to 2014 which also recorded an average of 124 cycle movements in Eastleigh.

Figure 4.8: Daily average of cycle movements per year



Source: Hampshire County Council, 2016

Local Indicator L24: Road safety

- 4.9.7 There has been a steady decline of accidents on the roads, Hampshire as a county is below the national average for road accidents and fatalities. Over the monitoring period (2014/15) there were 57 people killed or seriously injured on the roads in the Borough².

Local Indicator L25 Total passenger and total aircraft movements at Southampton Airport

- 4.9.8 In 2015, Southampton Airport served a total of 1.77 million passengers compared with 1.83 million passengers in 2014 travelling to around 40 destinations within the UK and Europe. There were a total of 34,300 air transport movements in 2015³ compared to 37,713 in 2014. The number of passengers has declined slightly in this period however the figures are expected to increase for future monitoring periods, with the announcement of additional routes from summer 2016.

Implications for the Local Plan:

- 4.9.9 It is clear that residents and visitors use a wide range of transport modes to move to/from and around the Borough. The increase in passenger rail usage and the use of walking and cycling as a means of transport illustrate the need to improve accessibility to new developments by sustainable modes of transport. The need for developments to be accessible by sustainable forms of transport will need to be supported by policy contained within a successive Local Plan for the Borough.
- 4.9.10 The future growth of Southampton Airport should be supported by policy contained within a succeeding local plan for Eastleigh Borough provided that there is sufficient capacity in the local transport networks to absorb the impacts of any new development.

² Source: Hampshire County Council Monitoring

³ Source: Southampton Airport facts & figures, www.southamptonairport.com

4.10 Town, District and Local Centres

Local Plan Review Policy Objectives	<ul style="list-style-type: none"> • Sustain and enhance the viability and vitality of the Borough's towns, district, and local centres. • Reduce the need to travel, especially by car • Maintain an efficient, competitive, and innovative retail sector, by focusing new development first on town and local centres
Local Plan Review Saved Policy	125.TC, 127.TC, 128.TC, 129.TC, 132.TC, 133.TC, 134.TC, 136.TC, 137.TC, 138.TC, 139.TC, 140.TC, 141.TC
Sustainability Appraisal Objective	Develop a dynamic and diverse economy
Targets	<ul style="list-style-type: none"> • Increase floorspace for main town centre uses in all defined centres • Increase footfall in Eastleigh town centre • Maintain the focus on retailing as the main town centre use in town, district and local centres

4.10.1 A test of policy for main town centre uses is its impact on the vitality and viability of a shopping centre. This can be reviewed by monitoring a variety of indicators such as the diversity of land uses, vacancy levels, customer perceptions, pedestrian flows, accessibility, retailer representation, commercial rents and yields, crime, and environmental quality. Information on the diversity of uses, vacancies and pedestrian flows is monitored annually by the Council, whilst projects and developments to improve the town centre environment are on-going and updates can be reported on an annual basis.

4.10.2 The overall success of the Local Plan Review (2001-2011) cannot be determined through an annual report of updated information, but only through a more extended review of performance against the wider variety of indicators. Nevertheless, some information and commentary is provided for the site specific policies and targets below.

Core Indicator BD4: Floorspace Completed for 'Town Centre' Uses

4.10.3 National and local planning policies seek to concentrate the development of new town centre uses within existing town centres. The main town centre uses are summarised below:

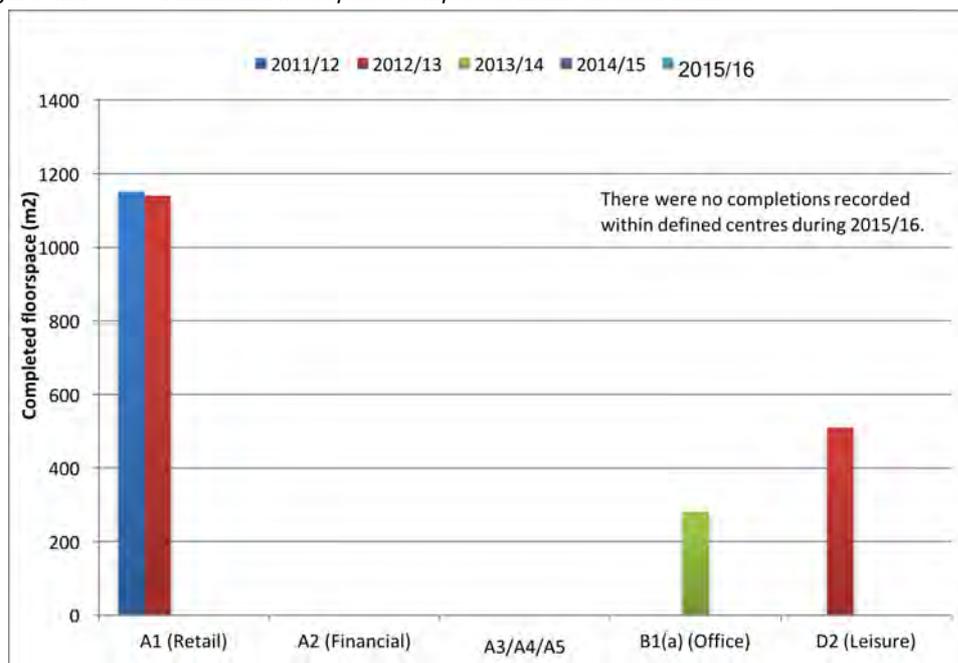
- Retail (including warehouse clubs and factory outlet stores).
- Leisure, entertainment facilities, and more intensive sport and recreation uses (cinemas, restaurants, drive through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls).
- Offices (both commercial and those of public bodies).
- Arts, culture and tourism (including theatres, museums, galleries and concert halls, hotels, and conference facilities).

4.10.4 Figure 4.9 shows the amount of floorspace that has been developed for these main town centre uses within the defined town and district centres of the Borough since 2011. This shows that development for retail uses has largely taken place within the defined centres up until

the 2013/14 monitoring period. However there has been no increase in floorspace within defined centres at all during this monitoring period; this was also applicable for the previous monitoring period (2014/15), which is a concern for the future viability of town (and village) centres.

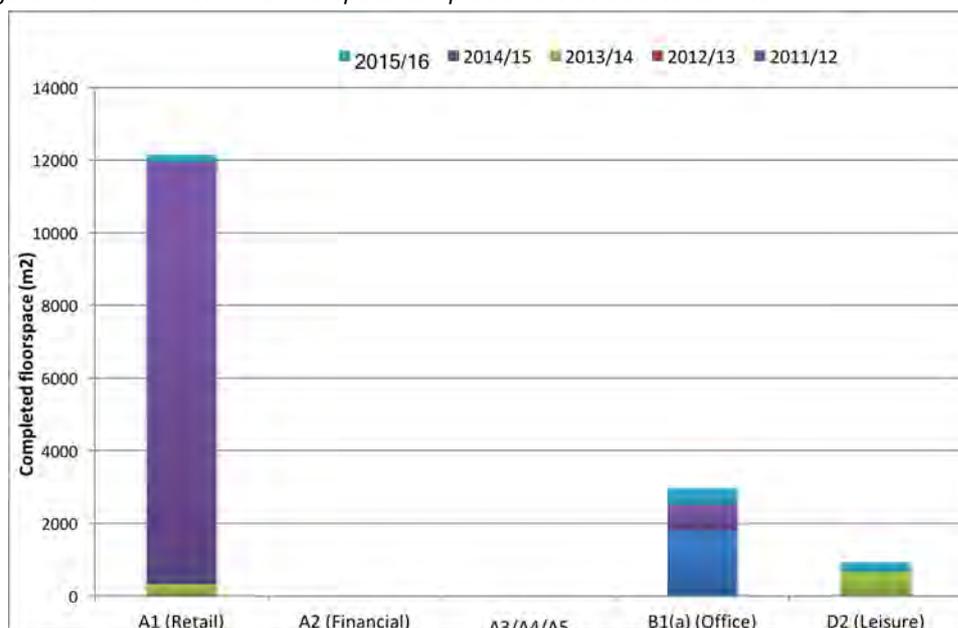
4.10.5 Figure 4.10 shows the amount of floorspace that has been developed outside of the defined town and district centres of the Borough since 2011. Overall, apart from small increases to retail, office and leisure floorspaces located outside defined centres, there is a concerning trend showing no additional floorspace arising within defined centres.

Figure 4.9: Additional floorspace completed within defined centres



Sources: Hampshire County Council land monitoring; Eastleigh Borough Council Details of Occupancy (2011-2014); Valuation Office Agency

Figure 4.10: Additional floorspace completed outside defined centres



Sources: Hampshire County Council land monitoring; Eastleigh Borough Council Details of Occupancy (2011-2014); Valuation Office Agency

Local Indicator L26: Vacancies in town and district centres

- 4.10.6 A high concentration of vacant properties within a retail centre can detract from its vitality and viability by reducing the centre's attractiveness for shoppers. This is because when many of the shop units are not in active use, there is less reason for visiting the centre, as there will often be a smaller number of retail and leisure attractions. Table 4.12 shows the percentage of shop frontages within the town and district centres that were vacant in each year since 2011. Overall, the extent of vacant frontages has decreased in Fryern District Centre (Chandler's Ford), but has increased in parts of Eastleigh Town Centre and Hedge End Village Centre.

Table 4.12: *The proportion of vacant property frontages in the town and district centres, 2012-2016*

Name of Centre and Zone	Vacant frontages (%)					Summary
	2012	2013	2014	2015	2016	
Eastleigh Town Centre - core shopping zone	8%	4%	9%	15%	12%	Decrease
Eastleigh Town Centre - primary zone	11%	11%	5%	5%	2%	Decrease
Eastleigh Town Centre - secondary zone	11%	14%	10%	8%	8%	No change
Hedge End Village Centre - primary zone	0%	0%	0%	4%	14%	Increase
Hedge End Village Centre - secondary zone	0%	0%	0%	0%	0%	No change
Fryern Centre - primary zone	1%	8%	6%	4%	1%	Decrease
Fryern Centre - secondary zone	12%	11%	13%	0%	12%	Increase

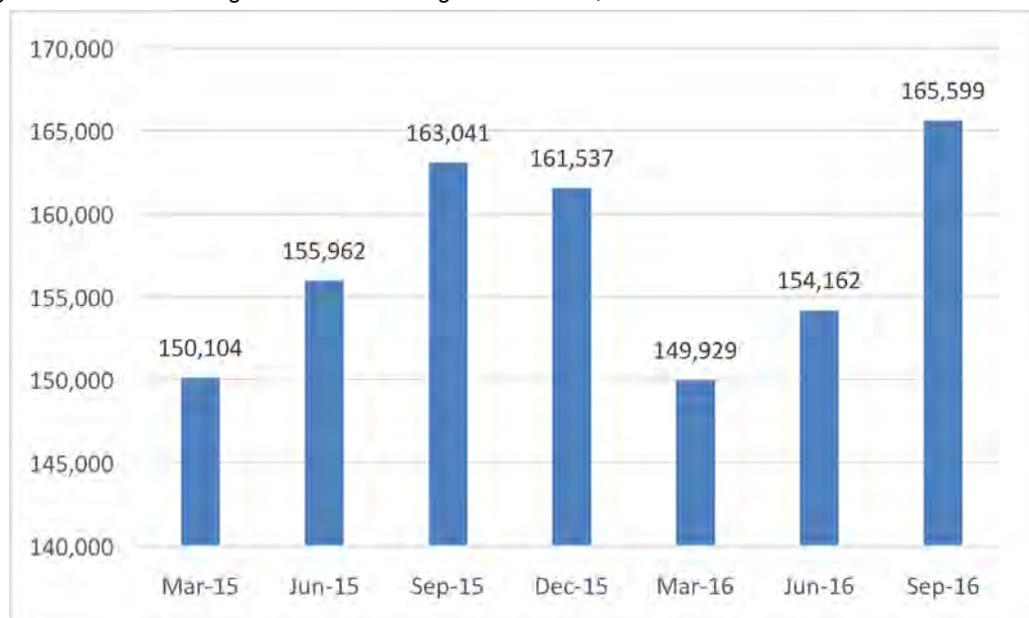
Source: Eastleigh Borough Council, Details of Occupancy Background Papers 2012-16

- 4.10.7 A decrease in vacancies indicates an increase in town centre uses except where this is a result of redevelopment for other uses such as housing. Other information from the Council's annual Details of Occupancy Survey suggests that in 2015/16 there was little change in occupancy levels across all centres and zones across the Borough aside from Hedge End Village Centre's primary zone which experienced a successive increase in vacant frontages, of which was a significant increase from 2014/15. Another significant change was the increase in vacant frontages from 0% to 12% since last year in the Fryern Centre's secondary zone, although historically over the last five years has experienced on average around 10% of vacant frontages.
- 4.10.8 The Eastleigh Business Improvement District (BID) gives businesses and organisations in Eastleigh Town Centre more control over their future and it is expected to enhance the trading environment. The BID will run for a five year term and commenced from April 2014. As part of a health check for the town centre, Eastleigh BID monitor the flow of footfall in two locations (Wells Place and Market Place). Figure 4.11 gives details of the average

footfall across Eastleigh town centre for every quarter from January 2015 – September 2016.

- 4.10.9 Prior to January 2015 monitoring of pedestrian footfall was undertaken on behalf of the Council by Pedestrian Market Research Services Ltd during September and December of each year, however this has now been superseded by the footfall counts undertaken by the Eastleigh BID. The footfall information collected prior to January 2015 is not taken into account below due to the use of different locations used to collect information.
- 4.10.10 Figure 4.11 illustrates a marginal decrease in footfall during the months of March and June in 2016 compared to the same periods in 2015. However there is an increase in the average footfall recorded in September 2016 compared to the previous year. September represents the highest average footfall recorded in both periods and also exceeds December in 2015. The slightly lower footfall in December could be due to the low levels of town centre activity which take place on Christmas Day, hence lowering the monthly average.

Figure 4.11: Average footfall in Eastleigh town centre, 2015-2016



Source: Eastleigh Business Improvement District, January 2017

Implications for the Local Plan:

- 4.10.11 The use of shop frontages within the defined centres; the development of town centre uses; the extent of vacant properties; and the number of visitors are all indicators of vitality and viability within the Borough's shopping centres. Since the last monitoring period there has been a general increase in take-up of residential premises within defined areas.
- 4.10.12 There have been marginal decreases in footfall in March and June 2016 and an increase during September 2016 when compared to the same period's in the previous year. However, it should be noted that all changes are small (between 0% - 2%). Future AMR's will continue to monitor the average footfall in Eastleigh Town Centre.
- 4.10.13 The absence of additional floorspace in town centre uses and the steady increase in retail development which has taken place outside defined

centres during this monitoring period is a concern. However a number of projects to enhance the environment and attractiveness of Eastleigh town centre as included in the 'Eastleigh Town Centre Vision' have been completed, such as the Eastleigh Railway Station Forecourt Improvements completed in May 2015. It should also be noted that planning permission has been granted for A1 (Retail) applications within the town centre boundary in 2015/16. Furthermore, an update of Eastleigh Borough Council's Retail & commercial needs assessment is to be delivered in early 2017, which will provide a quantitative and qualitative assessment of the future need for retail and commercial leisure floorspace in the borough and will be a key aspect used to inform the emerging Eastleigh Borough Local Plan 2011-2036.

4.11 **Open Space, Sport and Recreation**

Local Plan Review Policy Objectives	<ul style="list-style-type: none"> To ensure the adequate provision of high quality, and accessible public open space, sports and recreation facilities. To protect and improve existing public open space and recreational facilities. To establish a green network of public open space. To allow only for less intensive recreational activities, or to discourage public access, in sensitive areas. To improve cycle and pedestrian links to appropriate categories of public open space
Local Plan Review Saved Policies	147.OS-149.OS
Sustainability Appraisal Objectives	<ul style="list-style-type: none"> Enhance the Borough's multifunctional green infrastructure networks. Safeguard and improve community health, safety and well being.
Targets	Overall quantitative standard of 3.1ha per 1,000 population (Planning for Open Space, Sport and Recreation Study 2014)

Local Indicator L28: Planning applications determined for public open space, sport & recreation

- 4.11.1 A total of 10 planning applications were permitted for the improvement of public open space between April 1st 2015 and March 31st 2016. These applications were associated with new sports clubhouses and associated facilities, marina moorings, sports pavilions, playing areas and pitches and open space associated with major residential development. One also included sea defence works at the Netley Sailing Club.

4.11.2

Implications for the Local Plan

- 4.11.3 The 'Planning for Open Space, Sport and Recreation Study' (former PPG17) dated October 2014 was prepared in support of the submitted Local Plan 2011-2029 with the intention to inform policy and to protect and aim to enhance existing open space and ensure there is sufficient space and facilities within the Borough for future use. A Playing Pitch Strategy for the Borough has also been prepared and was published in October 2014. Future AMR's will monitor whether completions for open space, sport and recreation facilities are meeting the identified needs as set out in the Planning for Open Space, Sport and Recreation Study and Playing Pitch Strategy. A review of the Open Space, Sport and Recreation needs is being undertaken at the time of preparing the AMR and is expected to be published in early 2017.

4.12 Community Infrastructure

Local Plan Review Policy Objectives	Whilst there are no explicit objectives set out in the Local Plan Review for community infrastructure, the general intention of policies is to provide accessible local services and facilities, and to ensure that the provision of community infrastructure keeps pace with need.
Local Plan Review Saved Policies	185.IN, 186.IN, 187.IN, 188.IN, 189.IN, 190.IN, 191.IN
Sustainability Appraisal Objective	Safeguard and improve community health, safety and wellbeing.
Targets	None

Local Indicator L29: Development of identified community infrastructure

- 4.12.1 Local Plan Review saved policies for specific sites and projects (187.IN-189.IN), as well as general policies to ensure the effective use of existing infrastructure and to meet the submitted requirements of new development (190.IN-191.IN). The following table summarises developments relating to particular sites identified by the Local Plan Review since 2001.

Table 4.13: *Development of community infrastructure identified in the Eastleigh Borough Local Plan Review 2001-2011*

Site	Local Plan Review Policy	Summary of relevant planning applications
Moorgreen Hospital	187.IN	Extension to Willow Ward (Feb 2003) Extension to Tom Rudd Unit (Nov 2003) Additional 35 car parking spaces (July 2004)
Nuffield Hospital	187.IN	Three-storey extension and parking for additional 68 cars (August 2001) External alterations to building and car park layout (November 2011)
Tankerville	188.IN	Siting of two temporary classrooms (November 2004) Extension and refurbishment of education centre & new consulting rooms for NHS services (June 2008) Extension to day hospital (July 2009)
Dowd's Farm	189.IN	New 210 place primary school (March 2007) Expansion of school to two form entry (420 places) (March 2014)

Source: Eastleigh Borough Council

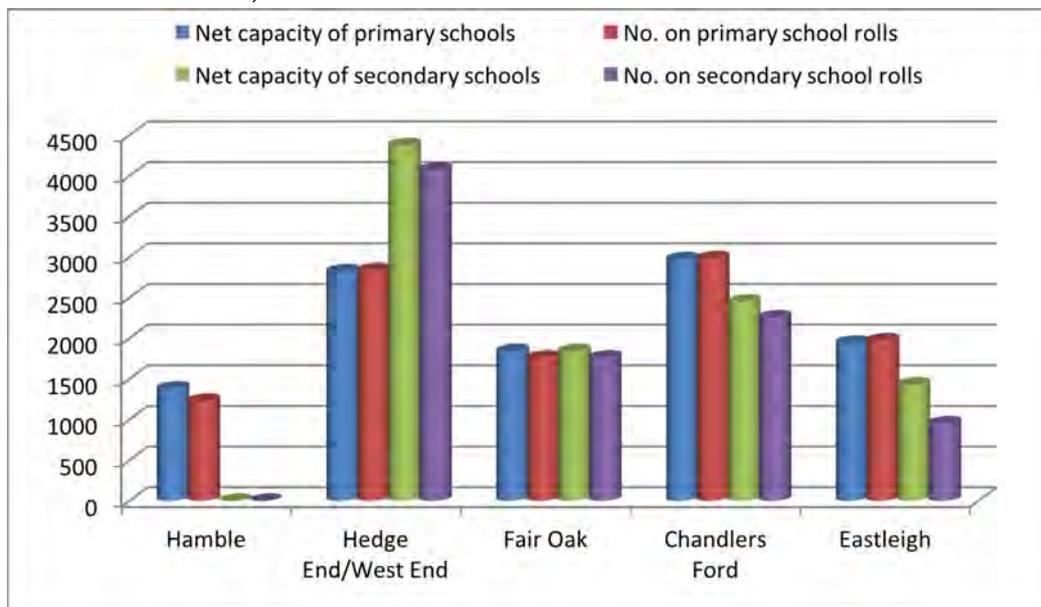
4.12.2 Since 2001, all developments within the Moorgreen Hospital and Nuffield Hospital sites have involved the provision of healthcare services, which means there have been no developments contrary to policy 187.IN. Similarly, all developments within the Tankerville Special Policy area have involved health or education facilities and have therefore complied with policy 188.IN. There continues to be interest in the partial redevelopment of the Moorgreen Hospital site for residential use. Therefore a development brief was adopted by the Council in April 2015 to inform future planning applications. A planning application was granted permission in March 2016 for the redevelopment of part of the site to provide 121 dwellings. The proposed new primary school at Dowd’s Farm (policy 189.IN) has been developed and a proposal for its expansion has been permitted.

4.12.3 Policies 190.IN and 191.IN of the Local Plan Review seek to ensure that new development can be acceptably accommodated by existing and proposed infrastructure. Between April 2015 and March 2016, developer contributions for 62 outline schemes/proposals were secured for community infrastructure such as public open space, primary and secondary education and public art from major residential development at Berry Farm, Hamble Lane (Bursledon) and Moorgreen Hospital, Botley Road (West End).

Local Indicator L30: Number on school rolls compared with capacity

4.12.4 Figure 4.12 shows the net capacity of the primary and secondary schools within the Borough, compared to the number on the school rolls at October 2013. This table shows that although there was surplus capacity in all secondary schools, there were some issues for primary school provision. Specifically, the number of pupils exceeded the capacity of local primary schools in the areas of Hedge End, West End, Chandler’s Ford and Eastleigh.

Figure 4.12: The capacity of primary and secondary schools in the Borough (October 2013)



Source: HCC Children’s Services

- 4.12.5 The planned new housing for the period 2011-2036 is likely to increase the pressure for school places within the Borough. During the monitoring period, new primary schools and extensions to existing schools have been granted permission in Eastleigh, Hedge End and West End and an application for a new primary school is proposed at Boorley Green. In addition, a primary and secondary school is proposed at Horton Heath, to accommodate the Borough's future educational requirements. Subsequent editions of the AMR will monitor progress towards their development in the context of school rolls and school capacities.

Implications for the Local Plan:

- 4.12.6 The Local Plan Review policies have been effective at protecting existing community facilities and providing new ones, however it is not clear whether they have always been sufficient as not enough evidence exists to confirm whether or not facilities have been redeveloped despite policy concerns.
- 4.12.7 Monitoring indicates that the increasing population of the Borough is likely to increase the pressure on local primary and secondary school provision. In order to meet the associated land-use requirements, a successive Local Plan for the Borough will need to both identify and include proposals to meet the need for new schools and for enhancements to existing facilities. The delivery of new education facilities will be monitored against demand in future editions of the AMR.
- 4.12.8 In addition, other requirements (e.g. for new cemeteries and allotments) will need to be met. These are identified within the Council's Infrastructure Delivery Plan (July 2014), which provides a database of projects that can be monitored over time. Future editions of the AMR will consider progress towards the delivery of this key infrastructure.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 *Performance against the Local Development Scheme*

- 5.1.1 Since the 31st March 2016 the Council has made further revisions to the LDS. The latest LDS was adopted in September 2016.
- 5.1.2 Since 2015 work has further progressed on a Local Plan for Eastleigh Borough covering the period 2011-2036. The revised LDS 2016 provides the opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering a Local Plan.
- 5.1.3 A substantial amount of time and resources is likely to be required in order to revise and update the existing evidence base to ensure the most sustainable and deliverable locations are justified within the emerging Local Plan.
- 5.1.4 A number of background studies and technical supporting documents will be drawn upon to inform the development of the Local Plan. These documents will be revised and updated as necessary.
- 5.1.5 Eastleigh Borough Council will continue to work closely with neighbouring authorities in the spirit of Duty to Cooperate in the preparation of the emerging Local Plan. Technical studies may be undertaken jointly where appropriate, as well as continued close working alongside the Partnership for Urban South Hampshire.

5.2 *Performance of the Adopted Local Plan*

- 5.2.1 Within this monitoring report, the policies of the Adopted Local Plan have been monitored against a series of indicators, which have been separated into 'core' and 'local' indicators. The Core Indicators in this document are those which used to be specified by the Department for Communities and Local Government for monitoring purposes, whereas the Local Indicators are those that have been defined by Eastleigh Borough Council.
- 5.2.2 The main achievements of the adopted Local Plan policies are highlighted at the beginning of this report in the Executive Summary. The Executive Summary also highlights a number of economic, environmental and social conclusions or trends for the Borough, arising from the monitoring of contextual indicators. As the name suggests, these provide a context for the future direction of planning within the Borough.

- 5.2.3 Due to time and resource constraints and/or the lack of relevant information, it has not been possible to monitor the existing policies and recent planning decisions using all of the new and existing indicators. Information on those which have not featured within this AMR are given in the table below. Depending on staff resources, amendments to the AMR may be published to include data for (some of) these indicators. Alternatively, these indicators will be used in the next AMR. Please note that all of the Core Indicators have been monitored in this report.

Table 5.1: Local & Contextual Indicators that have not been covered in this AMR

Housing		
Local Indicator		Affordable housing completions on sites of 15 dwellings or more
Countryside		
Local Indicator		Net additional dwellings outside the urban edge
Local Indicator		Number of new buildings developed/material changes of use in countryside gaps
Biodiversity and Nature Conservation		
Local Indicator		Extent of BAP priority habitats and species
Environmental Sustainability		
Local Indicator		Properties at risk of flooding – Environment Agency
Local Indicator		Watercourses classified as 'good' or 'very good'
Local Indicator		Applications refused due to the creation of noise, air pollution or land contamination
Local Indicator		Status of Air Quality Management Areas
Local Indicator		Renewable energy generation
Local Indicator		Compliance with Bathing Waters Directive
Local Indicator		New properties in areas of coastal change
Local Indicator		Projects to enable adaption to climate change
Local Indicator		Number of applications requiring noise mitigation measures
Local Indicator		Sites affected by land contamination
Local Indicator		Areas of land with potential for minerals use sterilised
Local Indicator		Initiatives to increase awareness of climate change
Local Indicator		Percentage of household waste recycled
Local Indicator		Type and capacity of waste management facilities
Built Environment		
Local Indicator		Applications refused due to poor design
Local Indicator		Number of schemes awarded design awards
Local Indicator		Dwellings permitted which meet internal space standards
Local Indicator		Percentage of developments meeting the requirements of the Code for Sustainable Homes or BREEAM
Conservation and Listed Buildings		
Local Indicator		Conservation Areas covered by up to date appraisals (completed within last 5 years)
Local Indicator		Heritage classified as 'At Risk' by Heritage England or Eastleigh Borough Council
Local Indicator		Applications to conserve or enhance or increase access to heritage assets
Local Indicator		Historic gardens, landscapes and archaeological assets affected by development
Local Indicator		Applications to conserve, enhance or increase access to heritage assets
Transport		
Local Indicator		Average distance travelled to fixed place of work
Local Indicator		Delivery of new road schemes
Local Indicator		Residential development within 1km and 3km of train/bus stops
Local Indicator		Level of growth of traffic on key routes
Local Indicator		Proportion of new development providing cycle parking
Local Indicator		Number of non-car mode trips per annum
Local Indicator		Provision of new walking and cycling links
Town, District and Local Centres		
Local Indicator		Retail and non-retail frontage/floorspace in town, district and local centres
Local Indicator		Town centre developments and projects completed since 2011
Open Space and Recreation		
Local Indicator		Open space, sport and recreation standards
Local Indicator		Open spaces managed to Green Flag Award standard
Local Indicator		Area of parks and green space per 1000 population
Local Indicator		Number of sports pitches per 1000 population
Local Indicator		% of people within 500m/5mins of accessible green space
Tourism and the Arts		
Local Indicator		Public art projects delivered
Local Indicator		Cultural and arts facilities delivered
Local Indicator		Planning applications granted for tourism uses
Community Facilities		
Local Indicator		Applications permitted for new community facilities
Local Indicator		Applications refused due to the loss of a community facility
Local Indicator		Number of new cemetery plots provided
Local Indicator		Applications permitted for new community facilities
Local Indicator		Applications refused due to the loss of a community facility
Spatial Portrait		

Contextual Indicator		Access to super-fast broadband
Contextual Indicator		Residents satisfaction with neighbourhood
Contextual Indicator		Adults who feel they can influence decisions about the local area

5.2.4 The following table (Table 5.2) highlights those policy areas where indicators suggest that action is needed to meet the objectives and policies of the Adopted and emerging Local Plans. The proposed responses are also detailed in this table.

Table 5.2: *Issues and Actions*

Policy Objective	Issue	Action
Housing		
Meet overall housing need	Maintain five year land supply.	Continue to prepare housing implementation strategy and monitor delivery
Mixed and balanced communities	Ensure affordable housing targets are met Ensure appropriate mix of dwelling types and sizes	Monitor the number of affordable homes delivered on different size sites Monitor the delivery of affordable housing in other parts of the Southampton Housing Market Area Monitor the delivery of dwelling types and sizes
	Anticipated increase in older people as the population ages	Monitor number of specialist housing completions in 2015-16 monitoring report
Efficient use of land	Ensure that as many of the proposed new dwellings as possible will be accommodated within the existing built-up areas	Monitor the number of new dwellings planned for existing urban areas (policy S3)
Employment		
Sustainable economic growth	Ensure rate of employment development increases to meet future needs	Continue to monitor the change in employment floorspace overall and compare this with the Employment Land Delivery Schedule of the submitted Local Plan
Countryside		
Protect the countryside from inappropriate development	Whilst numbers of applications refused as a result of adverse impact on countryside have been monitored there are other indicators which should be considered	Monitor number of additional dwellings outside of the urban edge, the amount of high quality agricultural land lost to development, and new developments in countryside gaps in the 2016-17 Monitoring Report
Nature Conservation		
Protection of natural environment/ biodiversity	Maintain the approach to protecting and (where possible) enhancing biodiversity and nature conservation interests, in the context of delivering new development	Monitor the effectiveness of the Solent Disturbance and Mitigation Project in the 2016-17 Monitoring Report, once data becomes available.
Environmental Sustainability		
Reduction in air, soil, water, light and noise pollution	The variety of indicators used needs to be increased as not all of the sources of pollution have been considered	Include additional indicators in 2016-17 Monitoring Report
Reduce water pollution	Actions to improve status of watercourses need to be implemented	Discussions with EA and colleagues to identify and implement actions to improve water quality
Improvement in air quality	Some areas with the Eastleigh	Monitor the implementation of

	AQMA are not meeting the requirements	projects to improve pedestrian, cycle and public transport projects affecting Eastleigh and highway improvements that could reduce congestion (policies S7, S8, E9 and E11)
Design & Built Environment		
Achieve good design	Results of post construction review assessments indicate that high quality places need to be given more weight in the decision making process	Additional training for Development Management Officers and Councillors
Conservation & Listed Buildings		
Enhance, protect and manage conservation areas	Three of the conservation areas appraisals were completed over five years ago	Monitor the progress towards updating the Borough's conservation area appraisals against the indicative timescale set out in this report
Transport		
Encourage use of sustainable transport	Travel plan data is not always being monitored	Ensure that monitoring continues where resources allow
Town and District Centres		
Sustain and enhance the vitality and viability of town district and local centres	The requirements for the use of shop frontages have not been met	Monitor the use of shop frontages against the revised targets of the submitted Local Plan
Maintain an efficient, competitive and innovative retail sector by focusing development on town and local centres	Although progress has been made, aspects of the Eastleigh Town Centre Vision have not yet been achieved. There is concern that development has significantly moved away from centres during this monitoring period and towards out-of-town retail parks (e.g. Hedge End)	Continue to monitor town centre development projects
Open space, sport & recreation		
Adequate provision of high quality open space	Monitoring is infrequent, so it is difficult to determine whether or not the Borough is meeting its targets	Commence the planned update of the PPG17 study in 2015
Community Infrastructure		
Access and capacity at schools	Pupils exceed capacity at some primary schools	Ensure that proposals for new residential development take full account of educational needs. Continue to liaise with school places planning team at Hampshire County Council.

Appendix 1: Year Housing Land Supply Assessment as at 31 March 2016

The calculations below relate to monitoring data with a 31st March 2016 date. More recent updates are published quarterly within the Housing Implementation Strategy

Extract from Housing Implementation Strategy (31 March 2016)

Housing Requirements

Overall housing requirement

In order to measure progress against the borough's housing requirement it is necessary to consider the basis for determining the overall housing target given the adopted local plan is now out-of-date in relation to housing land supply policies and there is no basis in that plan for identifying the future housing requirement.

The PUSH SHMA is considered the most appropriate starting point. Therefore, in the short term, the Council will continue to focus on addressing housing needs at a housing market level which results in an interim housing requirement for the borough of 630 dwellings per annum, 15,750 dwellings over the plan period up until 2036.

This housing delivery requirement was recommended and resolved at a recent Cabinet meeting in July 2016 resulting in the adoption of a new interim target for monitoring housing delivery of 630 dwellings per annum.

Housing supply components

Data collection

The calculations that follow are based on comprehensive monitoring of housing completions and the progress of outstanding planning permissions to a 31 March 2016 base date through a joint survey between Hampshire County Council and the Borough Council. It includes site visits to every site to verify the building control and council tax data. The data used in this report is still subject to final agreement/ and sign off but represents the most accurate picture at the current time.

Sources of supply

In order for sites to be considered as a source of supply within the next five years they must be both deliverable and developable. The NPPF states that:

“to be considered deliverable, sites should be available now, offer a suitable location for development now, be achievable, with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be

implemented within five years, for example, that they will not be viable, there is no longer a demand for the type of units or the site is subject to long-term phasing plans”.

Based on this advice, the following sources of supply are identified as being capable of delivering housing in the borough within the next five years:

(A) Existing commitments

Sites included within this source of supply are developments which have the benefit of an outline or full planning permission and will yield completions within five years.

Each planning permission has been assessed to ensure that only new dwellings that are realistically deliverable within the next 5 years are counted within the 5 year housing land supply. Appendix 1 contains a schedule of small sites (less than 10 dwellings) with outstanding planning permissions and appendix 2 a schedule of larger sites (10 dwellings or more) along with evidence to support the deliverability of each of these sites.

In order to provide a robust estimate of how many of the dwellings that are the subject of outstanding planning permissions are likely to be delivered, an analysis of lapse rates has been undertaken. This compared the net number of previously permitted dwellings where permission was allowed to expire against the total number of dwellings with outstanding planning permission. This analysis looked at the annual rate of lapses each year since 2001. The findings indicate that outstanding permissions should be discounted by 4% to allow for lapses.

(B) Sites the subject of a resolution to grant planning permission

These sites are the subject of committee resolutions to grant planning permission but are awaiting the completion of legal agreements. They are also included in the schedule in Appendix 2. As with outstanding permissions this total has been discounted by 4% to allow for lapses.

(C) Developments under negotiation

Sites identified in the Council's Strategic Land Availability Assessment which are within the urban edge and as such can be permitted in accordance with the policies of the adopted Local Plan Review (2001-2011) have been included as a source of supply where they are considered likely to yield completions in the next 5 years.

It is recognised that the policies set out in the adopted Local Plan Review (2001 - 2011) are now out of date. Therefore, whilst recognising that planning applications for residential development on land outside the urban edge would be contrary to the adopted development plan, it is considered that the NPPF (which is a material planning consideration of potentially significant weight) provides for sites outside the urban edge ('green field sites') to come forward in certain circumstances.

At paragraph 216 the NPPF advises in this respect that relevant policies and proposals in emerging plans may be given weight in decision-taking according to:

- *“the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*

- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*

The findings of the inspector in relation to the submitted Eastleigh Borough Local Plan 2011 - 2029 regarding the borough's housing requirements clearly undermine the Plan's strategy and policies for guiding future development. The proposed allocations and development management policies remain untested. Therefore only extremely limited weight can be attributed to the policies of this plan. Nevertheless, it represents the most recent statement of the Council's development strategy for the borough.

Whilst the weight that can be attributed to the submitted Local Plan is very little there are a number of sites (including two strategic sites) which were allocated in that plan where planning applications have been submitted. The promoters of two of the strategic sites, land west and south of Horton Heath, West End (WE1) and land to the south of Chestnut Avenue, Eastleigh (policy E1) in their trajectories indicate that they expect completions on site within the next five years. The other sites included in the five-year supply and falling into this category which had been allocated within the submitted Eastleigh Borough Local Plan 2011-2029 (of a less strategic nature) are all at an advanced stage of discussions.

(D) Small-site Windfall Developments

Eastleigh borough has a number of large urban areas where planning policies have in recent years encouraged residential development on small sites (less than 10 dwellings), including infilling, changes of use and redevelopment. The relatively recent changes in national planning policy in relation to garden land states that these should no longer be considered as 'brownfield' are noted. However, within Eastleigh borough this is not considered likely to have any material effect on the way in which applications on such sites will be assessed. As such, an allowance for the continued contribution to housing supply from small 'windfall' sites is considered to be appropriate. The NPPF makes provision for this in paragraph 48:

"Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens".

It is acknowledged that the capacity of brownfield housing sites to provide for further incremental housing development must be finite and that sites are becoming more constrained. Similarly, future planning policies or changes in the housing market may result in some sites which would previously have come forward, no longer coming forward e.g. conversion of family housing to flats. On the other hand, design is evolving and housing professionals are becoming more creative at finding solutions to overcome obstacles to the development of sites.

In order to provide evidence to support the inclusion of windfall sites, the Council has looked in detail at past housing completions. Each housing completion has been

examined to establish whether the site had previously been identified by the SHLAA, was an allocated site, or if it has been developed on a residential garden. Sites that did not meet any of these criteria were identified as windfall sites.

A small sites completions allowance has been calculated for years 3, 4 and 5 based on past average windfall completions by parish, with a 10% discount applied. The projected yield has been further discounted to exclude those sites which could reasonably be expected to come forward from residential gardens (approximately 8 dwellings per annum¹). The inspector in his conclusions following the Eastleigh Borough Local Plan hearings held in November 2014 considered this approach to be justified (para 63).

Total supply

The table below sets out the total number of new dwelling completions the Council believes will be delivered over the next five years as at 31 March 2016.

Source of supply	Number of dwellings
Small sites with planning permission (including 4% discount for lapses)	205 ¹
Large sites with planning permission	3,534
Sites with a resolution to grant planning permission (1% discount for lapses)	805
Developments under negotiation	200
Windfall allowance (years 3,4 & 5)	174 ²
Total	4,918

Five year supply calculation

Completions

Between 1 April 2011 and 31 March 2016, 1,674 dwellings have been completed within the borough.

Shortfall

The borough's five-year housing supply must recover any past shortfall in provision against the Local Plan requirement. Discounting this, completions since 1 April 2011 represent a shortfall to 31 March 2016 of 1,476 homes.

The PPG advises that: "local planning authorities should aim to deal with any undersupply (of housing) within the first five years of the plan period where possible". This is also referred to as the 'Sedgefield method' of dealing with any shortfall. The inspector in his preliminary conclusions on the Eastleigh Borough Local Plan 2011 - 2029 was also of the view that shortfall should be made up in the first five years (para 72 Inspectors Final Report (IFR)).

¹ Discount has been applied to allow for planning permissions lapsing (calculation = 214 – 4%)

² Discount has been applied to account for non-implementation (calculation = 191 -10%)

Buffer to provide for choice and competition in the market

The NPPF requires that an additional buffer of at least 5% to allow for choice and competition in the market for land should be applied. The NPPF states that this buffer should be increased to 20% where there is a persistent record of past under-delivery in the supply of new housing.

The inspector in his Final Report on the Eastleigh Borough Local Plan 2011 - 2029 indicated that the assessment of past delivery needs to be considered over at least ten years (para 74 IFR). He was also of the view that for the period prior to 2011 delivery should be compared against the overall requirement of the adopted Local Plan Review (2001 - 2011) as this document covers the entire period (para 74 IFR)

Over the 10 year period the Local Plan's annual average was met in only two years. The inspector concluded that this was clear evidence of persistent under-delivery and a 20% buffer should be applied. (para 78 IFR).

The inspector also indicated that given the PUSH SHMA represents a new starting point of assessment of needs from 2011 that there is no need to add any backlog before this date to the requirement (para 78 IFR).

	Housing Target	Calculation	Number of dwellings
A	PUSH SHMA annual requirement 2011 - 2036	-	630
B	PUSH SHMA requirement	630 x 25	15,750
C	PUSH SHMA five year requirement	A x 5	3,150

Buffer (to provide for choice and competition in the market)

	20% Buffer (for persistent under-delivery)	Calculation	Number of dwellings
D	Five year requirement + 20% buffer	C + 20%	3,780

Making up the shortfall

	Progress against requirement 2011 - 2036	Calculation	Number of dwellings
E	Completions 1/4/2011 - 31/03/2016	-	1,674
F	Residual requirement 1/04/2016 to 31/3/2036	B - E	14,076
Calculating the shortfall/surplus 2011 - 2014			
G	Requirement 1/4/2011 to 31/03/2016	A x 5 ³	3,150
H	Deficit against requirement	G - E	1,476

	'Sedgefield Method' - shortfall addressed in first five years	Calculation	Number of dwellings
I	Five-year requirement + shortfall + 20% buffer	C + H + 20%	5,551
J	Annual requirement over the period 1st April 2016 to 31st March 2021	I / 5	1,110

Calculating total supply of housing relied upon for delivery

³ Number of years since the start of the monitoring period.

Source of supply	Number of dwellings
Planning Permissions (small sites) (4% discount applied to allow for permissions lapsing):	205
Planning Permissions (large sites)	3,534
Resolutions to permit	200
Planning Applications/Under negotiation Discussions (no discounting):	805
Windfall Allowance (years 3, 4 and 5):	174
Total	4,918

Plan/Strategy	Requirement 1 April 2015 to 31 March 2020 (dwellings) ⁴	Supply position (years)
PUSH SHMA requirement (20% buffer & Sedgefield method)	4,918 (987 per annum)	4.43

⁴ Calculation: 5 year supply divided by annual requirement of plan/method

Appendix 2: Five Year Housing Land Supply Position - July 2016

Small Sites – Outstanding Planning Permissions

Large Sites – Outstanding Planning Permissions Large

Sites – Resolution to Grant Planning Permission Large

Sites – Developments Under Negotiation

Small Sites – Outstanding Planning Permissions

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUT-STANDING GAIN DWELLINGS	OUT-STANDING LOSS DWELLINGS	NET OUT-STANDING DWELLINGS
13/73827 F	FULL	03-Mar-14	03-Mar-17	79 REAR OF STOKE PARK ROAD	BISHOPSTOKE	Not Started	1	0	1
14/74747 F	FULL	29-Sep-14	29-Sep-17	36 EAST DRIVE	BISHOPSTOKE	Not Started	1	0	1
15/76105 F	FULL	05-Aug-15	05-Aug-18	152 REAR OF FAIR OAK ROAD	BISHOPSTOKE	02-Oct-15	1	0	1
13/73429 F	FULL	02-Dec-13	02-Dec-16	LONGMEAD ARMS, 47 LONGMEAD AVENUE	BISHOPSTOKE	Not Started	6	0	6
08/63527 F	FULL	30-Oct-08	30-Oct-11	HAWTHORN COTTAGE BROAD OAK	BOTLEY	05-Jul-11	1	0	1
13/72542 F	FULL	02-Aug-13	02-Aug-16	BROOKLANDS HIGH STREET	BOTLEY	Not Started	1	0	1
13/72065 C	FULL	05-Aug-13	05-Aug-16	RIVER COTTAGE, 2 HAMBLE WOOD	BOTLEY	Not Started	1	0	1
14/75578 F	FULL	12-Feb-15	12-Feb-18	DIDCOT WINCHESTER ROAD	BOTLEY	25-Aug-15	1	0	1
15/76388 F	FULL	04-Nov-15	04-Nov-18	LANE END HOUSE SNAKEMOOR LANE	BOTLEY	Not Started	1	0	1
14/75254 C	FULL	08-Jun-15	08-Jun-18	STEEPLE COURT FARM CHURCH LANE	BOTLEY	Not Started	2	0	2
15/77172 C	FULL	22-Dec-15	22-Dec-18	21 WINCHESTER STREET	BOTLEY	Not Started	9	1	8
15/76808 C	FULL	11-Jan-16	11-Jan-19	MILLSTREAM HOUSE, DONKEY LANE	BOTLEY	Not Started	1	0	1
16/77854 F	FULL	09-Mar-16	09-Mar-19	SOUTHBROOK FARM, BROOK LANE	BOTLEY	Not Started	1	0	1
15/76915 C	FULL	06-Oct-15	06-Oct-18	THE CROFT SALTERNS LANE	BURSLEDON	Not Started	1	1	0
09/64869 F	FULL	17-Jul-09	17-Jul-12	1 ADJ HILL PLACE	BURSLEDON	02-Jul-12	1	0	1
15/75914 F	FULL	20-Mar-15	20-Mar-18	BURSLEDENE WINDMILL LANE	BURSLEDON	19-May-15	1	0	1
15/76470 F	FULL	30-Jun-15	30-Jun-18	34 ADJ BOUNDARY ROAD	BURSLEDON	Not Started	1	0	1
14/75370 F	FULL	03-Dec-14	03-Dec-17	FAIR VIEW PYLANDS LANE	BURSLEDON	Not Started	3	1	2
15/77055 F	FULL	11-Nov-15	11-Nov-18	BEECH COTTAGE PYLANDS LANE	BURSLEDON	Not Started	3	1	2
14/74789 F	FULL	31-Oct-14	31-Oct-17	PYLANDS HOUSE PYLANDS LANE	BURSLEDON	Not Started	3	0	3
13/72512 F	FULL	26-Jun-13	26-Jun-16	VICTORIA COTTAGE LOWFORD HILL	BURSLEDON	23-Nov-15	4	0	4
13/72845 F	FULL	28-Aug-13	28-Aug-16	49 KINGSWAY	CHANDLERS FORD	Not Started	1	1	0
13/73690 F	FULL	11-Feb-14	11-Feb-17	31 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
13/73784 F	FULL	07-Mar-14	07-Mar-17	30 WESTERN ROAD	CHANDLERS FORD	Not Started	1	1	0
14/73959 F	FULL	21-May-14	21-May-17	31 GORDON ROAD	CHANDLERS FORD	Not Started	1	1	0

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUT-STANDING GAIN DWELLINGS	OUT-STANDING LOSS DWELLINGS	NET OUT-STANDING DWELLINGS
14/75359 F	FULL	05-Jan-15	05-Jan-18	73 LAKEWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
15/76643 F	FULL	27-Jul-15	27-Jul-18	21 WESTERN ROAD	CHANDLERS FORD	Not Started	1	1	0
15/77152/ F	FULL	23-Nov-15	23-Nov-18	237 WINCHESTER ROAD	CHANDLERS FORD	Not Started	1	1	0
15/77374 F	FULL	26-Nov-15	26-Nov-18	108 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
13/72928 R	DETAILS	18-Sep-13	18-Sep-15	116 REAR OF PARK ROAD	CHANDLERS FORD	05-Jun-15	1	0	1
12/71763 F	FULL	20-Mar-13	20-Mar-16	1 OAKMOUNT AVENUE	CHANDLERS FORD	Commeced	1	0	1
14/74177 F	FULL	01-Jul-14	01-Jul-17	127 KINGSWAY	CHANDLERS FORD	Not Started	2	1	1
14/74469 F	FULL	17-Jun-14	17-Jun-17	22 COULTAS ROAD	CHANDLERS FORD	17-Sep-15	1	0	1
14/75118 S	FULL	06-Oct-14	06-Oct-17	49 BOURNEMOUTH ROAD	CHANDLERS FORD	01-Oct-15	1	0	1
14/74362 F	FULL	24-Jun-15	24-Jun-18	91 REAR OF BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
13/72384 F	FULL	27-Nov-13	27-Nov-16	268 LEIGH ROAD	CHANDLERS FORD	Not Started	3	0	3
15/77387 F	FULL	29-Mar-16	29-Mar-19	133 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	6	2	4
16/77820 F	FULL	29-Mar-16	29-Mar-19	2 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
13/72411 F	FULL	03-Jul-13	03-Jul-16	30A LEIGH ROAD	EASTLEIGH	Not Started	1	0	1
13/72555 F	FULL	24-Jul-13	24-Jul-16	24A HIGH STREET	EASTLEIGH	Not Started	2	1	1
13/73558 F	FULL	23-Jan-14	23-Jan-17	184 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	1	0	1
12/70726 F	FULL	13-Feb-14	13-Feb-17	1 ADJ SPENCER ROAD	EASTLEIGH	Not Started	1	0	1
13/72987 F	FULL	13-May-14	13-May-17	11 MAPLE SQUARE	EASTLEIGH	Not Started	1	0	1
14/75447 F	FULL	15-Dec-14	15-Dec-17	65B NUTBEEM ROAD	EASTLEIGH	Not Started	2	1	1
14/75208 F	FULL	12-Nov-14	12-Nov-17	39 NIGHTINGALE AVENUE	EASTLEIGH	01-Apr-15	1	0	1
15/76494 F	FULL	01-Jul-15	01-Jul-18	10 FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
15/76763 F	FULL	18-Sep-15	18-Sep-18	27 NIGHTINGALE AVENUE	EASTLEIGH	Not Started	1	0	1
15/76954 U	CERT OF LAWFULNESS	02-Oct-15	43375	74 WHYTEWAYS	EASTLEIGH	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUT-STANDING GAIN DWELLINGS	OUT-STANDING LOSS DWELLINGS	NET OUT-STANDING DWELLINGS
13/72524 F	FULL	02-Jul-13	02-Jul-16	BADI MIRCHI, 190 LEIGH ROAD	EASTLEIGH	06-Nov-15	2	0	2
13/72562 F	FULL	08-Jan-15	08-Jan-18	77 ALLBROOK HILL	EASTLEIGH	Not Started	3	1	2
14/75082 F	FULL	13-Feb-15	13-Feb-18	31-33 MARKET STREET	EASTLEIGH	Not Started	2	0	2
14/74952 F	FULL	21-Jan-15	21-Jan-18	288 SOUTHAMPTON ROAD	EASTLEIGH	01-Jan-16	4	1	3
15/75755 F	FULL	06-Jul-15	06-Jul-18	14-16 GRANTHAM ROAD	EASTLEIGH	Not Started	6	3	3
15/75762 J	PRIOR APPROVAL	06-Feb-15	06-May-16	48 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
15/77541 J	PRIOR APPROVAL	30-Dec-15	30-May-16	105 DESBOROUGH ROAD	EASTLEIGH	22-Jan-16	4	0	4
15/76329 F	FULL	05-Oct-15	05-Oct-18	129 CHAMBERLAYNE ROAD	EASTLEIGH	Not Started	6	1	5
14/75030 J	PRIOR APPROVAL	17-Sep-14	30-May-16	18 ROMSEY ROAD	EASTLEIGH	Not Started	7	0	7
15/77087 J	PRIOR APPROVAL	14-Oct-15	30-May-16	38-40 LEIGH ROAD	EASTLEIGH	Not Started	8	0	8
14/74660 F	FULL	31-Oct-14	31-Oct-17	CORNER OF WIDE LANE/SOUTH STREET	EASTLEIGH	01-Jan-16	9	0	9
15/77429 F	FULL	08-Jan-16	08-Jan-19	106 MONKS WAY	EASTLEIGH	Not Started	1	0	1
15/77475 F	FULL	02-Mar-16	02-Mar-19	37 TWYFORD ROAD	EASTLEIGH	Not Started	4	1	3
12/71002 F	FULL	01-Mar-13	01-Mar-16	BROADOAK STABLES MOBILE HOME MORTIMERS LANE	FAIR OAK	01-Jan-16	1	0	1
14/75055 F	FULL	30-Sep-14	30-Sep-17	15 DENHAM FIELDS	FAIR OAK	Not Started	1	0	1
14/75202 R	DETAILS	19-Dec-14	19-Dec-16	PEAR TREE COTTAGE ADJ WINCHESTER ROAD	FAIR OAK	27-Nov-14	1	0	1
14/74591 F	FULL	01-Jul-14	01-Jul-17	BOXWOOD HOUSE WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
14/74181 F	FULL	09-Jul-14	09-Jul-17	WOODROW COTTAGE WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
14/74957 F	FULL	29-Sep-14	29-Sep-17	141 SANDY LANE	FAIR OAK	Not Started	1	0	1
15/76730 F	FULL	30-Nov-15	30-Nov-18	345 FAIR OAK ROAD	FAIR OAK	Not Started	2	1	1
14/75053 F	FULL	07-Oct-14	07-Oct-17	39 WITT ROAD	FAIR OAK	13-Jan-15	2	0	2
14/75326 F	FULL	08-Apr-15	08-Apr-18	5 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	0	1	-1
13/72242 C	FULL	03-May-13	03-May-16	PENMERE HOUSE SCHOOL LANE	HAMBLE-LE-RICE	Not Started	1	1	0
13/73744 F	FULL	19-Sep-14	19-Sep-17	ASTONS 131A SATCHELL LANE	HAMBLE-LE-RICE	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUT-STANDING GAIN DWELLINGS	OUT-STANDING LOSS DWELLINGS	NET OUT-STANDING DWELLINGS
15/77139 C	FULL	02-Dec-15	02-Dec-18	CAPSTAN HOUSE HIGH STREET	HAMBLE-LE-RICE	Not Started	2	0	2
15/75866 J	PRIOR APPROVAL	12-Mar-15	30-May-16	MARINERS HOUSE HIGH STREET	HAMBLE-LE-RICE	01-Jan-16	3	0	3
14/74903 F	FULL	01-Jul-15	01-Jul-18	PLOTS 1A-1F RIVERSIDE CARAVAN PARK SACHELL LANE	HAMBLE-LE-RICE	Not Started	6	0	6
14/75719 C	FULL	25-Mar-15	25-Mar-18	THE ANCHORAGE HIGH STREET	HAMBLE-LE-RICE	17-Feb-16	4	0	4
15/75824 F	FULL	17-Apr-15	17-Apr-18	8 ST JOHNS CENTRE ST JOHNS ROAD	HEDGE END	Not Started	1	0	1
15/77413 F	FULL	14-Dec-15	14-Dec-18	11 CHURCH ROAD	HEDGE END	Not Started	2	1	1
15/77504 F	FULL	16-Dec-15	16-Dec-18	57 UPPER NORTHAM ROAD	HEDGE END	Not Started	2	1	1
15/76325 F	FULL	06-Jul-15	06-Jul-18	AMBULANCE STATION BIRCH ROAD	HEDGE END	21-Sep-15	2	0	2
15/77313 F	FULL	09-Dec-15	09-Dec-18	GARAGE BLOCK SIMMONS CLOSE	HEDGE END	Not Started	2	0	2
15/76668 F	FULL	16-Oct-15	16-Oct-18	30 ADJ BURSLEDON ROAD	HEDGE END	23-Feb-16	3	0	3
14/74922 F	FULL	19-Dec-14	19-Dec-17	LAND ACRES HEATH HOUSE LANE	HEDGE END	01-Jan-16	4	0	4
13/73084 F	FULL	12-Sep-14	12-Sep-16	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	Not Started	9	3	6
15/77732 F	FULL	10-Mar-16	10-Mar-19	1 THE SYCAMORES, PUBROOK GARDENS	HEDGE END	Not Started	1	1	0
15/76359 F	FULL	10-Jul-15	10-Aug-18	HIDEAWAY, 12 CHERRY DROVE	HORTON HEATH	Not Started	1	0	1
15/75793 F	FULL	18-Mar-15	18-Mar-18	ST MARTINS BOTLEY ROAD	HORTON HEATH	16-Feb-16	3		3
11/68419 F	FULL	03-Oct-12	03-Oct-15	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	02-Oct-15	1	0	1
15/76334 F	FULL	10-Jun-15	10-Jun-18	46 STATION ROAD	NETLEY ABBEY	Not Started	1	0	1
14/75487 C	FULL	22-Apr-15	22-Apr-18	1 BEACH LANE	NETLEY ABBEY	Not Started	1	0	1
13/73260 C	FULL	21-Jan-14	21-Jan-17	PLOT 2 BEACH LANE	NETLEY ABBEY	25-Apr-14	1	0	1
14/75094 P	PRIOR APPROVAL	02-Oct-14	30-May-16	HOUND CORNER FRUIT FARM HAMBLE LANE	NETLEY ABBEY	01-Jan-16	1	0	1
15/76227 F	FULL	01-Jul-15	01-Jul-18	86 STATION ROAD	NETLEY ABBEY	Not Started	1	0	1
15/77218 F	FULL	01-Dec-15	09-Dec-18	39 REAR OF THE CRESCENT	NETLEY ABBEY	Not Started	1	0	1
14/75048 F	FULL	23-Oct-14	23-Oct-17	29 REAR OF STATION ROAD	NETLEY ABBEY	01-Jan-15	2	0	2
14/75267 J	PRIOR APPROVAL	27-Nov-14	30-May-16	30 QUEENS VIEW	NETLEY ABBEY	Not Started	2	0	2

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUT-STANDING GAIN DWELLINGS	OUT-STANDING LOSS DWELLINGS	NET OUT-STANDING DWELLINGS
13/73761 F	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Not Started	2	0	2
15/76416 F	FULL	12-Jun-15	12-Jun-18	TELEMARK HOUSE, 11 SELLWOOD ROAD	NETLEY ABBEY	Not Started	2	0	2
14/74221 F	FULL	03-Jul-15	03-Jul-18	40-41 BETWEEN THE CRESCENT	NETLEY ABBEY	Not Started	4	0	4
26357/005	FULL	19-Jan-05	17-Jan-10	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	Started	5	1	4
14/73873 C	FULL	28-Mar-14	28-Mar-17	ABBOTTS LODGE ABBEY HILL	NETLEY ABBEY	01-Apr-15	1	0	1
15/76121 F	FULL	13-Jul-15	13-Jul-18	HILLTOP PINWOOD PARK	SOUTHAMPTON	Not Started	1	0	1
14/74076 F	FULL	16-Jul-14	16-Jul-17	8 TELEGRAPH ROAD	WEST END	Not Started	1	1	0
14/74797 F	FULL	14-Aug-14	14-Aug-17	63A MOORGREEN ROAD	WEST END	Not Started	1	0	1
14/74675 F	FULL	21-Aug-14	21-Aug-17	LITTLE OWL ALLINGTON LANE	WEST END	Not Started	1	0	1
14/75345 F	FULL	23-Jan-15	23-Jan-18	84 HIGH STREET	WEST END	Not Started	1	0	1
15/77084 J	PRIOR APPROVAL	06-Nov-15	15-Apr-18	QUOB COTTAGE ALLINGTON LANE	WEST END	Not Started	1	0	1
15/77305 F	FULL	29-Dec-15	29-Dec-18	15-17 REAR OF CHAPEL ROAD	WEST END	Not Started	1	0	1
13/73412 F	FULL	03-Jun-14	03-Jun-17	HEATHERMOUNT AND ARDULLIE LODGE MOORHILL ROAD	WEST END	Not Started	2	0	2
15/76607 C	FULL	28-Jul-15	28-Jul-18	1-2 ROMILL CLOSE	WEST END	Not Started	4	1	3
14/74543 F	FULL	06-Feb-15	06-Feb-18	MOORGREEN FARM BURNETTS LANE	WEST END	Not Started	3	0	3
13/73461 C	FULL	21-Mar-14	21-Mar-17	MARINA ROMILL CLOSE	WEST END	Not Started	4	1	3
15/76258 J	PRIOR APPROVAL	27-May-15	30-May-16	41-57 HIGH STREET	WEST END	Not Started	8	0	8
15/77298 F	FULL	01-Feb-16	01-Feb-19	1 COOPERS CLOSE	WEST END	Not Started	1	0	1
TOTAL							252	38	214

Large Sites – Outstanding Planning Permissions

REF	SITE	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2016/2017	2017/2018	2018/2019	2019/2020	2020/21	5 YR SUPPLY	COMMENTARY
ALLBROOK													
1	Land East of Pitmore Road, Allbrook	F/14/74686	50	16	Full permission	31-Oct-15	16	0	0	0	0	16	Bargate Homes is the developer and Site under construction. Building control have recorded starts for all 16 remaining dwellings. Bargate Homes confirms that the site should be completed by Summer 2016.
2	Land at Portchester Rise/Boyatt Lane, Allbrook	O/14/74849 R/15/77286	24	24	Detailed	04-Mar—17 (outline)	10	14	0	0	0	24	Bargate Homes is the developer. Reserved matters issued Jan 2016. Bargate Homes confirms that the intention is to commence development in Spring 2016 and complete the scheme by end of 2017.
3	Land Adj. Penarth House, Otterbourne Hill, Allbrook	F/15/77022	20	20	Full permission	28-Jan-19	0	20	0	0	0	20	The Brendoncare Foundation is developing the site for a 64 bed care homes plus 20 apartments for couples with dementia. The site was granted planning permission in January 2016. Brendoncare confirms that it intends to start on site in June 2016 and complete the scheme by January 2018.
BISHOPSTOKE													
4	The Mount Hospital, Church Road, Bishopstoke	O/12/71007 F/13/73226 F/14/75061	204	121	Outline permission and RMs approved for some phases	13-Feb-17 & 03-Nov-17	44	25	24	28	0	121	Anchor is developing the site. First phase has been completed, Second phase of 73 units has now started on site as at March 2016. Formal pre-application discussions have taken place on Phase 3 which will have an additional 10 units. Site expected to be delivered within five years. The Planning Agent for the site, Pegasus Planning, confirms that Phase 2 has started on site with an 18 month build out and new application is to be submitted in Summer 2016, which again will have a 18 month build out period.
5	West of land north of Breach Lane Church Road, Bishopstoke	O/13/72892	85	85	Outline permission	18-Feb-16 (outline)	10	30	45	0	0	85	Bovis is the developer for the site. A Reserved matters application was granted in February 2016. The expectation is a start on site in Summer 2016.
6	Stoke Park Farm, Adj Stoke Common Road, Bishopstoke	O/13/73660 R/15/76716	60	60	Detailed	05-Jun-17	30	30	0	0	0	60	Bellway Homes is the developer for the site. Reserved matters was granted in October 2015. Conditions in currently. Agent WYG confirms that Bellway started on site in March 2016 and first completions expected in late 2016. Building control start notices recieved for 7 dwellings.

REF	SITE	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2016/2017	2017/2018	2018/2019	2019/2020	2020/21	5 YR SUPPLY	COMMENTARY
	BOTLEY												
7	North and east of Boorley Green Winchester Road, Botley	O/12/71514 R/14/74872 R/15/77552	1,399	1399	Outline permission, reserved matters application for non-residential permitted.	28-Nov-14 (outline)	30	180	180	180	180	750	There is a consortium of three developers for the site - Bloor, Bovis and Linden. Reserved Matters now approved for spine road and associated infrastructure and the first phase of 441 dwellings. Applications for discharge of conditions received. Pre-commencement works taking place. s.278 agreements for the Winchester Road and Maddoxford Lane highways works due to be signed imminently and the technical plans for Sunday's Hill Bypass and Maypole Roundabout to be submitted to HCC in April/May 2016.
8	Land rear of Sovereign Drive and Precosa Road, Botley	F/13/73606 APPW1715/W/14/3001499	103	103	Appeal Allowed Full	n/a	0	50	53	0	0	103	Bewley Homes is the developer. Appeal allowed. The planning agent, Bryan Jezeph, confirms that Bewley Homes are expecting to start on site at the end of 2016.
	BURSLEDON												
9	Land east of Dodwell Lane and north of Pylands Lane, Bursledon	O/12/71522 R/14/75595 R/15/76606	249	249	Detailed	28-Nov-13 (outline)	0	54	73	69	53	249	Bellway Homes is the developer on this site. Phase 1 and phase 2 reserved matters approved. There are some outstanding conditions to discharge, and Bellway Homes confirms that it intends to discharge the remaining conditions and start on site in 2016.
10	Land west of Hamble Lane, Bursledon	O/12/71828 R/15/76830	150	150	Appeal allowed Full	29-Apr-16 (outline)	0	50	50	50	0	150	Reserved matters granted in February 2016. Anticipated commencement of development Summer 2016.
11	Land north of Bridge Road and west of Blundell Lane, Bursledon	O/13/73701, R/15/75967	90	90	Detailed	31/07/2014 Outline	40	50	0	0	0	90	Bovis is the developer for this site. Reserved matters granted September 2015. Bovis on site as at March 2016, and completions expected later in 2016. Start notices received for 11 dwellings as at 1/Apr/16
12	Land to the rear of Orchard Lodge, Windmill Lane, Bursledon	C/14/74932 C/16/77959	29	29	Outline	28/01/2019	0	29	0	0	0	29	Foreman Homes is the developer for this site. Outline planning permission granted in January 2016. Reserved Matters application submitted. Foreman Homes confirms that it expects to start development by September 2016.
13	Berry Farm, Hamble Lane, Bursledon	F/15/76582	165	165	Full	11/03/2018	15	50	50	50	0	165	Barratt Homes is the developer for this site. Planning permission granted in March 2016. Barratt Homes confirms that it expects to start on site in Summer 2016.
14	Land at Providence Hill, Bursledon	O/14/74322 R/16/77966	62	62	Outline	15-Oct-16 (outline)	0	30	32	0	0	62	Foreman Homes is the developer for this site. Reserved matters application submitted in February 2016. Foreman Homes confirms that it expects to start on site at end of 2016.

REF	SITE	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2016/2017	2017/2018	2018/2019	2019/2020	2020/21	5 YR SUPPLY	COMMENTARY
	CHANDLER'S FORD												
15	The Mall, 120 Winchester Rd, Chandlers Ford	13/73734 J 14/75734 F	14	9	Full /prior approval	31-Mar-18	9	0	0	0	0	9	English Developments own the site. 5 flats are to be converted through permitted development rights, planning permission 9 dwellings. The scheme is nearing completion with building start notices received for the remaining 9 dwellings.
	EASTLEIGH												
16	Travis Perkins Trading Co Limited, Mill Street, Eastleigh	F/11/70108	109	102	Full	13-Dec-15	52	50	0	0	0	102	Taylor Wimpey is the developer for this site. Site is under construction. 7 completions recorded as at 1/4/16. Building control start notices received for a further 85 dwellings.
17	Monksbrook Estate, Cheriton Road, Eastleigh	F/12/70310	237	88	Full	23-Jul-15	46	42	0	0	0	88	Barratt Homes and First Wessex is the developer for this site. Building control start notices received for all remaining dwellings.
18	Russell House, 26 - 28 Romsey Road, Eastleigh	F/13/72821	31	1	Full	30-Sep-16	1	0	0	0	0	1	Churchill Retirement Ltd is the developer of the site. Large site under construction. Building control site notices received for remaining 1 dwelling.
19	Former Premier Foods Bakery Site, Land at Toynbee Road, Eastleigh	F/14/74873	120	120	Full	24-Nov-17	30	60	30	0	0	120	Taylor Wimpey is the developer for this site. Construction started on site early 2015. Building control start notices received for 68 dwellings.
20	Land north of Kipling Road Woodside Ave, Eastleigh	O/13/73698 R/15/77726	94	94	Outline	26-Jan-17	0	50	44	0	0	94	Reserved matters granted in March 2016. HWRC is being relocated (has PP for alternative site; in Council's control) - programmed for autumn (6 week decommissioning). Start on site Autumn. Expect completions from early 2017. Joint venture between First Wessex and Eastleigh Borough Council.
21	Eastleigh College Education Annexe, Cranbury Road,	O/15/75750	10	10	Outline	07-Apr-18	0	0	0	10	0	10	Site with outline permission expected to come forward within the 5 years.
22	Land south of Chestnut Avenue, Eastleigh	O/15/76023	1,100	350	Outline	n/a	0	50	100	100	100	350	Highwood is the master developer. Planning permission granted January 2016. Delivery assumptions informed by discussion with Planning Agent.
23	Mitchell House, Southampton Road, Eastleigh	J/16/78227	63	63	Prior Approval	n/a	0	63	0	0	0	63	Applicant Spencer & Co Estates.
	FAIR OAK												
24	Land off Winchester Road, Fair Oak	O/13/73707R/14/75539 R/15/76118 R/15/77067 R/15/77100 R/16/78543	330	320	Outline permission and RMs approved for some phases	25/09/2015 Outline	100	100	100	20	0	320	The site is being developed out by Bloor Homes and Linden. Reserved Matters for Phases 1-3 granted with Reserved Matters for Phase 4 received (23 dwellings). 10 completions recorded, with start notices for a further 90 dwellings.

REF	SITE	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2016/2017	2017/2018	2018/2019	2019/2020	2020/21	5 YR SUPPLY	COMMENTARY
25	St Swithun Wells Church Land Adj and Allington Lane	O/13/72471	72	72	Appeal Upheld Outline	18/12/2017 Outline	0	0	35	37	0	72	Appeal upheld. Pre-application discussions have taken place with the developer.
26	Corner of Knowle Lane/Mortimers Lane	13/72490 O R/15/77751	74	74	Appeal Upheld Outline	09-Feb-18	0	36	38	0	0	74	Drew Smith Homes is the developer for this site. Appeal upheld. Reserved matters consent for 74 dwellings granted 15th June 2016. Agent indicates commencing development in 2016.
27	Land at Whitetree Farm, Fair Oak	F/15/77211	17	17	Full	n/a	7	10	0	0	0	17	Bargate Homes is the developer. Bargate Homes confirms that the intention is to commence development in Summer 2016 and complete the scheme by end of 2017.
HAMBLE													
28	68-72 The Harrier, 68 and 68 & 72 Hamble Lane, Hamble	F/14/74053	26	26	Full	29-Aug-17	26	0	0	0	0	26	McCarthy and Stone is the developer for this site. The scheme is under construction and nearing completion. Building control start notices received for all 26 units.
HEDGE END													
29	Land at St Johns Road/Foord Road/Dodwell Lane, Hedge End	F/15/76804	109	109	Full	15-May-19	30	40	39	0	0	109	Foreman Homes is the developer for this site. Reserved matters application approved March 2015 for 94 dwellings. Construction on site started. New application approved in May 2016 to increase overall number of dwellings to 109 dwellings. Building control start notices received for 10 dwellings.
30	14 Hobb Lane, Hedge End	14/74093 F	12	12	Full planning permission	31-Mar-18	0	9	0	0	0	9	Site with full planning permission for 12 dwellings although an alternative scheme for 9 units was submitted in June 2015 and is under consideration.
WEST END													
31	86 Chalk Hill, West End	F/08/63467	11	12	Full	20-Mar-16	12	0	0	0	0	12	Autoview is the developer for this site. As at April 2016 the site is being prepared for development, the existing unit has been demolished.
32	Moorgreen Hospital, Botley Road, West End	F/15/77247	121	121	Full	15/03/2018	25	45	45	6	0	121	Barratt Homes is the developer partner of HCA which has taken ownership of part of the site. Planning permission granted in March 2016. Applications received for discharge of conditions. Barratt Homes confirms that it expects to start on site in July 2016 and complete the development by April 2019.
33	Dog Kennel Farm adj and land at Telegraph Road West End	F/14/74943	13	13	Full	20-Apr-17	13	0	0	0	0	13	Mildren Homes is the developer for this site. Full permission granted and work has started on the site.
TOTAL												3534	

Large Sites – Resolution to Grant Planning Permission

REF	SITE	APP REF	TOTAL NET OUTSTANDING	5 YR NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2016/2017	2017/2018	2018/2019	2019/2020	2020/21	5 YR SUPPLY	COMMENTARY
	BURSLEDON												
34	Land south of Bursledon Road, Bursledon	O/15/77121	182	182	Resolution to grant outline	n/a	0	0	40	55	55	150	Codex is the landowner. Resolution to approve at committee Nov 2015 with Section 106 being negotiated. Planning Agent confirms that the land is expected to be sold by Summer 2016 and Reserved Matter applications to follow on a phased basis with full completion within the five years.
35	Land to the North of Cranbury Gardens, Bursledon	O/15/76883	45	45	Resolution to grant outline	n/a	0	0	45	0	0	45	Resolution to Grant made on 2nd June 2016. Heads of Terms Agreed.
	FAIR OAK												
36	Land north of Mortimers Lane, Fair Oak	F/13/73648	46	46	Resolution to permit	n/a	0	0	20	26	0	46	Discussions ongoing between Council and landowner. Delivery timescales revised
37	Land at Fair Oak Road, Fair Oak Road	O/14/75086	16	16	Resolution to permit	n/a	0	0	16	0	0	16	The landowner is Dunfold Farming. Resolution to grant permission at Planning Committee in September 2015 with s.106 agreement nearing completion. The Planning Agent confirms that once the s.106 agreement is signed, the landowners will sell the site to a developer as soon as possible.
	EASTLEIGH												
38	10-12 Romsey Road, Eastleigh	F/16/77785	49	49	Resolution to permit	n/a	0	0	0	49	0	49	Site with permission (prior approval) for 12 dwellings. Site has a resolution to grant planning permission subject to a s.106 agreement.
	HEDGE END												
39	Land at Home Farm St Johns Road, Hedge End	F/15/76447	14	14	Resolution to permit	n/a	0	14	0	0	0	14	Boundstone Developments is the developer for the site. Committee resolved to permit in November 2015 and the s.106 agreement is currently being negotiated.
	HORTON HEATH												
40	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath	F/15/77500	67	67	Resolution to permit	n/a	0	30	37	0	0	67	Application by Foreman Homes. Resolution to grant planning permission made 22nd June 2016.
	HOUND												
41	Land at Abbey Fruit Farm, Netley, Hound	O/13/72895	40	40	Resolution to grant outline	n/a	0	0	40	40	0	80	Orchard Homes is the developer for this site. Resolution to grant outline permission. Network Rail agreed Jan 2016 footbridge over rail line not required. Reserved matters discussions have yet to commence.

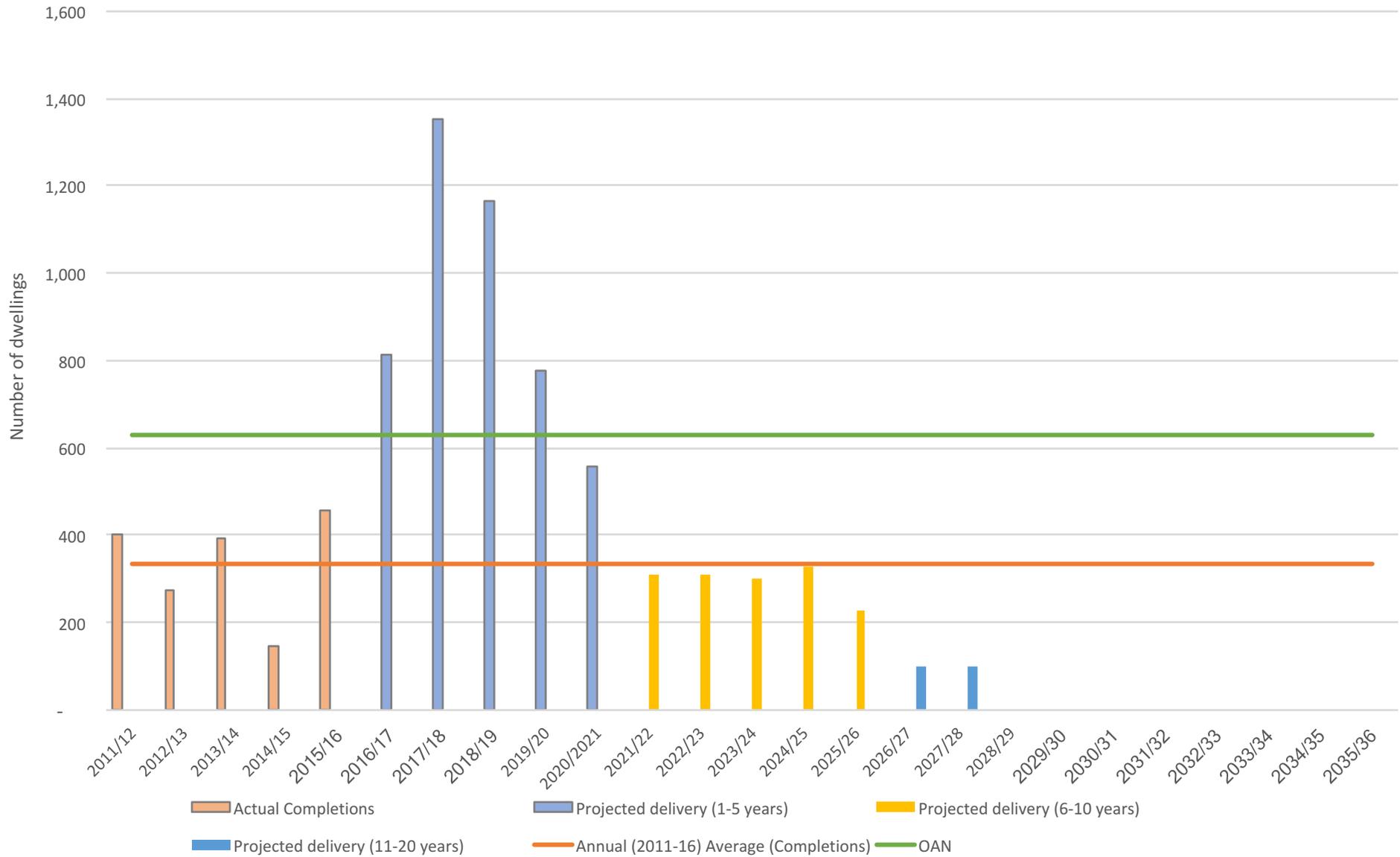
REF	SITE	APP REF	TOTAL NET OUTSTANDING	5 YR NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2016/2017	2017/2018	2018/2019	2019/2020	2020/21	5 YR SUPPLY	COMMENTARY
	WEST END												
42	Land west and south of Horton Heath, West End	O/14/75735	950	420	Resolution to grant outline	n/a	0	0	0	120	120	240	Resolution to permit June 2015 with s.106 agreement set to be concluded by Summer 2016. Timetable partly driven by the need for the school to be operational and the requirement to deliver road through to Bubb Lane. Phasing is based on two phases being marketed and built out by two developers at the same time. The Planning Agent for the site Savills indicates that delivery of dwellings at the back end of the 5 years is achievable if Reserved Matters are submitted in Spring 2017.
43	Land at Hatch Farm, north of Baker Avenue, West End	F/15/77718	98	98	Resolution to permit	n/a	0	20	40	38	0	98	Radian Homes is the developer for the site. Resolution to permit March 2016. s.106 agreement to be concluded. Luken Beck confirms that Radian is seeking to build out the scheme and is expecting to start on site in Autumn 2017.
Total												805	

Large Sites – Developments Under Negotiation

REF	SITE	APP REF	TOTAL DWELLINGS	5 YR NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2016/2017	2017/2018	2018/2019	2019/2020	2020/2021	5 YR SUPPLY	COMMENTARY
	BOTLEY												
44	Land to the north and east of Winchester Street, Botley (Policy BO2 Submitted LP 2011-29)	n/a	300	300	Under negotiation	n/a	0	0	0	30	60	90	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. The County Council has undertaken some preparatory technical survey work and masterplanning work and this is set out at Appendix N. HCC anticipates submitting an outline application for the site in 2017. The site makes provision within it for the preferred alignment for a Botley Bypass and the County Council as highways authority is progressing this scheme. The County Council indicates that some dwellings can be delivered within the 5 years.
	HEDGE END												
45	Land to the south of Foord Road and West of Dodwell Lane (Policy HE2 Submitted LP 2011-2029)	n/a	50	50	Under negotiation	n/a	0	0	0	20	0	20	Site is owned by the Council and proposed to be allocated in the Local Plan 2011-2029. Council is currently in discussions with Foreman Homes to bring the site forward as a second phase to Foreman Homes existing development, which is under construction, and to utilise the existing access road onto St John's Road.
46	Land to the west of Woodhouse Lane, Hedge End (Policy HE1 Submitted LP 11-29)	n/a	800	800	Under negotiation	n/a	0	0	0	30	60	90	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. The County Council has undertaken some preparatory technical survey work and masterplanning work. HCC anticipates submitting an outline application for the site in 2017. The site is proposed to be connected to the Botley Bypass, and the County Council as highways authority is progressing this scheme. The County Council indicates that some dwellings can be delivered within the 5 years.
	TOTAL											200	

Appendix 3: Housing Trajectory 2011-2036

Housing Trajectory 2011-2036



Appendix 4: Housing Trajectory 2011- 2036 Data

Appendix 5: Commercial Phased Trajectory

ADDRESS	TOWN	STATUS	STATUS	USECLASS	FLOORSPACE	
					(M2)	AREA (HA)
LAND AT CHICKENHALL LANE*	EASTLEIGH	NOT STARTED	ALLOCATION	B1-8	0	7.50
FORMER ALSTOM RAILWAY LAND, CAMPBELL ROAD*	EASTLEIGH	NOT STARTED	ALLOCATION	B1-8	0	19.00
B & Q, CHESTNUT AVENUE	CHANDLERS FORD	PHASE 1 AND 2A COMPLETE, PHASE 2B NOT STARTED	PERMISSION	B1	3,591	0.35
EAST OF KNOWLE LANE	FAIR OAK	NOT STARTED	PERMISSION	B1-8	1,857	1.53
UNIT 2A DEER PARK FARM INDUSTRIAL ESTATE, KNOWLE LANE	FAIR OAK	NOT STARTED	PERMISSION	B1-8	600	0.17
SOUTH POINT, 3 ENSIGN WAY	HAMBLE-LE-RICE	NOT STARTED	PERMISSION	B1C	1,010	0.07
NORTH AND EAST OF BOORLEY GREEN, WINCHESTER ROAD	BOTLEY	NOT STARTED	PERMISSION	B1-8	4,355	10.44
ABBAY FRUIT FARM, GRANGE ROAD	NETLEY ABBEY	NOT STARTED	PERMISSION	B1A	930	2.96
MAYFLOWER PARK, 28 BOTLEY ROAD	HEDGE END	NOT STARTED	PERMISSION	B1-8	269	0.27
PRYSMIAN CABLES LIMITED, CHICKENHALL LANE	EASTLEIGH	NOT STARTED	PERMISSION	B2	450	0.09
SOUTHAMPTON MAIL CENTRE, MITCHELL WAY	EASTLEIGH	NOT STARTED	PERMISSION	B8	450	0.14
STEWART SIGNS, TRAFALGAR CLOSE	CHANDLERS FORD	NOT STARTED	PERMISSION	B2	331	0.26
ALPHA PARK, ELECTRON WAY	CHANDLERS FORD	NOT STARTED	PERMISSION	B1-8	11,976	2.80
108 PARK ROAD	CHANDLERS FORD	UNDER CONSTRUCTION	PERMISSION	B1A	300	0.04
ELLIOTTS BUILDERS MERCHANTS, BOURNEMOUTH ROAD	CHANDLERS FORD	NOT STARTED	PERMISSION	B8	542	0.74
HILLSIDE, 140 WINCHESTER STREET	BOTLEY	NOT STARTED	PERMISSION	B1C	350	0.09
NORTH STONEHAM PARK, CHESTNUT AVENUE/STONEHAM LANE	EASTLEIGH	NOT STARTED	PERMISSION	B1	2,700	86.30
* These sites were included within the schedule of committed and proposed employment sites in the submitted Eastleigh Borough Local Plan (2011 - 2029) and therefore form the latest full expression of the Council's policies for use of land.						