



GL Hearn

Part of Capita Real Estate

Calculation of Five-Year Housing Land Supply

Eastleigh Borough Council

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1 INTRODUCTION

1.1 GL Hearn has been instructed by Eastleigh Borough Council (“the Council”) to provide evidence in relation to its five-year housing land supply, both to help in a decision-taking context and to be used during a local plan examination if applicable.

1.2 This evidence considers what the local housing need (LHN) is in Eastleigh Borough based on the Standard Method. It then considers what the five-year housing land supply should be once an appropriate buffer is added and provides details in relation to the supply which will deliver new homes over the next five-year period (1st April 2019 to 31st March 2024).

Policy Background

1.3 Paragraph 59 of the National Planning Policy Framework published in February 2019 (“the Framework”) sets out that:

“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed...and that land with permission is developed without unnecessary delay.”

1.4 Paragraph 73 relates to maintaining the supply and delivery of housing, noting that in the context of Eastleigh where the Local Plan Review was adopted in 2006:

“...Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies (excluding traveller sites) or against their local housing need where the strategic policies are more than five years old (unless strategic policies have been reviewed and don’t require updating). The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

a) 5% to ensure choice and competition in the market for land; or

b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or

c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”.

1.5 Footnote 39 on the NPPF states that “From November 2018, this (significant under delivery) will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement.”

1.6 Eastleigh’s last Local Plan was adopted in May 2006. This document is intended to inform the Local Plan examination for the update to the Local Plan. Therefore, for both the buffer and the housing needs assessment it is assumed that the Local Plan is out of date.

Local Housing Need

1.7 Annex 2 of the NPPF defines Local Housing Need as:

*“the number of homes identified as being needed through the **application of the standard method** set out in national planning guidance, or a justified alternative approach”.*

1.8 Paragraph 60 of the NPPF sets out how housing needs should be assessed, stating:

“to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals”

1.9 The PPG was also updated in February 2019 and set out a three-step process which in summary is:

- **Step 1 Setting the baseline** – using the latest household projections (10 year average growth starting with the year need is being assessed from)
- **Step 2. Adjustment to take account of market signals** - using the latest workplace based median affordability ratio and adjusting the household projections by 0.25% for every 1% above four the affordability ratio is
- **Step 3. Capping the level of increase** – to ensure deliverability in areas where step 2 exceeds a 40% adjustment.

1.10 The 40% cap is applied to different figures depending on the status of the Local Plan. Where a Local Plan has been adopted in the last 5 years, the LHN is capped to 40% above the housing target. In locations such as Eastleigh, where there is no Local Plan in place or it is older than 5 years, then the LHN is capped at 40% above the higher of the Household Projections or the current housing target.

1.11 In relation to dealing with historic shortfalls, the planning practice guidance (Id:2a-002-20190220) document published in February 2019 states that:

“The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply”.

1.12 As this document uses the standard methodology with a 2019 base date, there is no requirement to consider any historic under-delivery when calculating the five-year housing land supply position.

Housing Supply and Delivery

1.13 In July 2019 the MHCLG produced new guidance on Housing Supply and Delivery¹ and includes information on calculating the 5-year housing land supply. The guidance at paragraph 2 (Ref ID: 68-002-20190722) defined what a five-year land supply is:

¹ <https://www.gov.uk/guidance/housing-supply-and-delivery#year-housing-land-supply>

“A 5-year land supply is a supply of specific deliverable sites sufficient to provide 5 years’ worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 73 of the National Planning Policy Framework.”

1.14 The PPG then goes on to describe how a local authority can demonstrate its supply with Paragraph 4 (Ref ID: 68-004-20190722) stating “In plan-making, strategic policies should identify a 5-year housing land supply from the intended date of adoption of the plan.” For the purposes of this document, we are assessing the five year supply against the local housing need figure from 2019 to 2029, although we recognise that the likely adoption date will be no earlier than 2020. We cannot anticipate the supply position at that point in time.

1.15 In areas such as Eastleigh where the Local Plan is older than five years then the housing requirement figure should be measured against the area’s local housing need calculated using the standard method.

1.16 Paragraph 10 of the PPG (Reference ID: 68-010-20190722) relates to confirming a 5-year housing land supply at the examination of Local Plans, stating that Council’s will need to:

- *“be clear that they are seeking to confirm the existence of a 5 year supply as part of the plan-making process, and engage with developers and others with an interest in housing delivery (as set out in Paragraph 74a of the Framework), at draft plan publication (Regulation 19) stage.*
- *apply a minimum 10% buffer to their housing requirement to account for potential fluctuations in the market over the year and ensure their 5-year land supply is sufficiently flexible and robust. Where the Housing Delivery Test indicates that delivery has fallen below 85% of the requirement, a 20% buffer should be added instead.”*

1.17 Paragraph 74 of the NPPF states:

“A five-year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement which:

a) has been produced through engagement with developers and others who have an impact on delivery, and been considered by the Secretary of State; and

b) incorporates the recommendation of the Secretary of State, where the position on specific sites could not be agreed during the engagement process.”

Deliverable Supply

1.18 In order to be deemed deliverable, Annex 2 in the NPPF sets out:

“To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years”.

1.19 The PPG in relation to Housing Supply and Delivery outlines what constitutes deliverable. Paragraph 7 (Ref ID: 068-007-20190722) states evidence is required to demonstrate deliverability of those sites falling under category b in the NPPF:

“Such evidence, to demonstrate deliverability, may include:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- firm progress with site assessment work; or*
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

1.20 It should be noted that in this document GL Hearn has not included sites that are solely allocated in a development plan, have been granted permission in principle, or are identified on a brownfield register as a matter of course.

Windfall and Other Sites

1.21 The NPPF also states that windfall development can be counted as part of the housing supply. Paragraph 68 of the NPPF states that:

“To promote the development of a good mix of sites local planning authorities should...support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for home”.

1.22 Paragraph 70 adds as follows:

“Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will 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. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area”.

- 1.23 The NPPF Glossary (Annex 2) defines windfall sites as “sites not specifically identified in the development plan”.
- 1.24 However, within the Housing Supply and Delivery PPG, windfall is only to be used as a consideration when local authorities are compiling an annual position statement and is silent on whether it should be included as part of the supply at Local Plan examination. To align with the NPPF we have included a calculation of windfall herein and have included it as part of the calculations however as it transpires it's inclusion is largely academic

Structure

- 1.25 The remainder of this document deals with:
- Section 2 – Objectively assessed housing need;
 - Section 3 – Deliverable supply; and
 - Section 4 –The five-year land supply calculation.

2 OBJECTIVELY ASSESSED NEED

2.1 This chapter provides an indication of the level of housing need against which the housing supply will be tested. This reflects the three steps of the standard method as set out in the “Housing and Economic Needs Assessment” Planning Practice Guidance².

Step 1 – Setting the Baseline

2.2 Paragraph 4 of the PPG (ID: 2a-004-20190220) proposes that the baseline should be set using 2014-based household projections as follows:

“the projected average annual household growth over a 10-year period (this should be 10 consecutive years, with the current year being used as the starting point from which to calculate growth over that period).”

2.3 For the purposes of this calculation we have therefore used the 2019 to 2029 period. As shown in the Table below, the 2014-based household projections show an average annual growth of 514 dpa over the 2019-2029 period. This equates to a 9.1% growth over the 10-year period.

Table 1: Household Change in Eastleigh (2019-2029)

	2019	2029	Change	Average
Eastleigh	56,653	61,792	5,139	514

Source: CLG, 2014-Based Household Projections

2.4 It should be noted that the proposed methodology does not make any adjustment to translate household growth to dwellings. **Therefore, the official projections result in a starting point need for 514 dwellings per annum.**

Step 2- An adjustment to take account of affordability

2.5 The proposed methodology seeks to adjust the demographic baseline on the basis of market signals. The adjustment increases the housing need where house prices are high relative to workplace incomes.

2.6 The adjustment uses the published median affordability ratios from the Office for National Statistics based on workplace-based median house price to median earnings ratio for the most recent year for which data is available.

2.7 At the time of writing, we are using the most recent 2019 affordability ratios published by the CLG in March 2019.

² <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

- 2.8 Specifically, the adjustment increases the housing need derived from the household projections by 0.25% for every 1% the affordability ratio is above four (4.0). This is justified on the basis that four is the typical multiple used by mortgage providers to gauge affordability. As set out in Paragraph 4 of the PPG (ID: 2a-004-20190220) the equation is as follows:

$$\text{Adjustment factor} = (\text{Local affordability ratio} - 4/4) \times 0.25 + 1$$

- 2.9 In 2018 the workplace affordability ratio in Eastleigh was 10.4; i.e. median house prices were 10.4 times the median earnings of those working in the Borough. This means that the adjustment factor in Eastleigh is 1.403 or 40.3%. This is calculated as follows: $(10.4 - 4) / 4 * 0.25 + 1$.
- 2.10 To this point the housing need in Eastleigh would be 40.3% above the demographic baseline of 514 households per annum. **This equates to 721 dwellings per annum.**

Step 3 - Capping the level of any increase

- 2.11 The final stage of the proposed methodology is to cap the LHN to a level which is deliverable. Paragraph 4 of the PPG (ID: 2a-004-20190220) sets out the parameters of this cap setting out that it is to be 40% but how this is used depends on the status of the relevant plan for housing:

“Where these policies were adopted within the last five years (at the point of making the calculation (i.e. today (my addition)), the local housing need figure is capped at 40% above the average annual housing requirement figure set out in the existing policies...

Where the relevant strategic policies for housing were adopted more than five years ago... the local housing need figure is capped at 40% above whichever is the higher of:

a. the projected household growth for the area over the 10-year period; or

b. the average annual housing requirement figure set out in the most recently adopted strategic policies (if a figure exists).”

- 2.12 As Eastleigh Borough adopted its Local Plan update in 2006 (i.e. more than 5 years), then cap is applied to 40% above the most recently adopted housing requirement as set out in the 2006 Local Plan³ as this is higher (600 dpa) than the household forecasts (514 dpa).
- 2.13 Housing need would therefore be capped at 840 dpa annum ($600 * 1.4$) should that cap be necessary. However, the identified housing need after step 2 is only 721 dpa, therefore the cap is only partially applied.

³ Policy 70 H states “the Council will make the following provision for new housing in the period September 2001 to March 2011, as follows: Baseline: 5608 dwellings; Reserve: 395 dwellings. In order to be in general conformity with the Hampshire County Structure Plan 1996-2011 (Review).” This equates to 6003 units over ten years or 600 dpa

2.14 Therefore, the local housing need is **721 dwellings per annum**. This is to be used in the calculation of housing land supply given the lack of adopted Local Plan (within the last five years) in Eastleigh. Over the five-year period this results in a total need for 3,605 dwellings.

3 DELIVERABLE SUPPLY

3.6 Hampshire County Council undertakes quarterly monitoring of completions and commitments. This data records commitments, sites which have lapsed, and completions. The latest monitoring data covers the period to 31st March 2019.

3.7 On this basis, this assessment of five-year land supply has a base date of 1st April 2019, and covers the five-year period to 31st March 2024. The assessment of the deliverable supply over this five-year period is structured to consider the following sources of supply.

A. Small Site Commitments

3.8 The first category falls within part A of the NPPF definition of deliverable i.e. “sites which do not involve major development and have planning permission”. This is, essentially, commitments on small sites of less than 10 dwellings, some of which may have started and others which have yet to be implemented.

3.9 The monitoring data indicated that, at the 1st April 2019 base date, there was planning permission for 268 dwellings outstanding on 143 sites, but that on these sites 43 dwellings were to be demolished, the sites thus yielding 225 dwellings in net terms. The list of small sites with outstanding planning permissions is set out at Appendix A.

3.10 Although the PPG no longer requires this, we have taken the conservative step of discounting the small sites with permissions by a rounded 5% to take account of the quantum of planning permissions that, on average, have lapsed over the period since 2006/7 as set out in Table 2.

Table 2: Small Sites Lapsed Planning Permissions 2006/07-2018/19

Year	Small Site with Planning Permission	Net Lapsed Units	% Lapsed
2006-2007	298	2	0.7%
2007-2008	288	4	1.4%
2008-2009	215	14	6.5%
2009-2010	181	7	3.9%
2010-2011	144	14	9.7%
2011-2012	123	9	7.3%
2012-2013	137	11	8.0%
2013-2014	159	2	1.3%
2014-2015	188	6	3.2%
2015-2016	210	3	1.4%
2016-2017	213	18	8.5%
2017-2018	247	20	8.1%
2018-2019	273	19	7.0%
Total	2,676	129	4.8%

- 3.11 Including the allowance for lapses, we consider that this source of supply will yield 214 dwellings within the five-year period.

B. Large Site Commitments

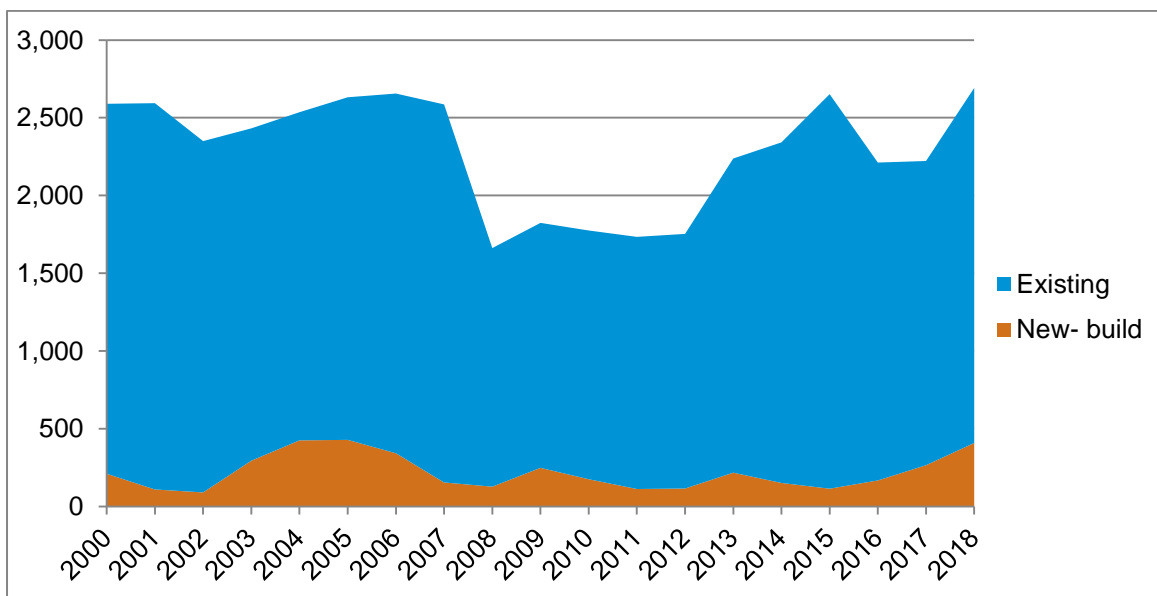
- 3.12 This category includes commitments on large sites with capacity for over 10 dwellings at the base date. These sites relate to both part A and B of the NPPF definition of deliverable i.e. all sites with detailed planning permission and sites with outline planning permission for major development.
- 3.13 To reiterate we have not assumed delivery from sites which have been allocated in development plans or sites on identified on the brownfield register as a matter of course, although there may be some sites we have included which also fall within this category.
- 3.14 These sites include developments with outline and full planning permission, some of which may have started on site, and others which are yet to be implemented but capable of delivering units within the five-year period to 31st March 2024.
- 3.15 For the large sites (10+ dwellings), a detailed review has been undertaken by assessing the planning permissions and phasing plans, and where necessary holding discussions with the relevant agent and/or landowner/developer of the sites, to ascertain the build out rate of the individual schemes. The delivery assumptions for individual sites are shown in Appendix B.
- 3.16 Given the detailed review undertaken, we do not consider a discount for non-implementation for large sites to be warranted which is not, in any event, required by the PPG.

Rates of Delivery on Larger Sites

- 3.17 A key consideration in respect of large sites is what rate of delivery of housing might be considered reasonable. Our evidence has taken account of:
- Direct engagement with housebuilders/landowners and/or their agents concerning their delivery expectations on a site-by-site basis;
 - GL Hearn's wider understanding of housing market dynamics and trends, including engagement with sales agents to interrogate current delivery assumptions on large sites in South Hampshire.
- 3.18 We have set out below the trends in sales of market housing in Eastleigh over the last 15 years, based on HM Land Registry data. New-build sales have historically typically been around 10% of total sales. The likely pace of sales can be considered with reference to overall sales volumes (for new-build and existing stock) which provide an indication of market buoyancy.

3.19 Pre-recession sales volumes (2000-7) averaged 2,547 per annum. Sales over the 2009-12 period were on average 30% lower (1,772 pa). However, the market has recovered strongly since 2012, with 2,652 market dwellings sold in 2015, above the pre-recession average.

Table 3: House Sales in Eastleigh Borough, 2000-18



Source: GLH Analysis of HM Land Registry Price Paid Data

3.20 The upward trajectory in sales between 2012-15 is steep and points to a particularly strong recovery in demand in Eastleigh which is manifest in stronger sales rates. 2016 and 2017 saw uncertainty in the market associated with the Brexit vote, with sales volumes 17% down on the previous year, but very similar to the longer-term average. Another increase of sales volumes occurred between 2017-18.

3.21 Analysis of national housebuilders delivery rates, based on their 2016 Annual Reports, indicates that on the typical site, delivery would fall between 35-60 completions (excluding the affordable housing). Excluding Crest Nicholson, which construct a higher proportion of flats than the other housebuilders shown and have thus been removed from the calculations below, market sales averaged 41 per sales outlet per annum. With 35% affordable housing provision, a site would typically deliver 56 completions per annum.

Table 4: Average Delivery Rates for National Housebuilders

House Builder	Source of Information	Number of Market Completions	Number of Sites (Sales Outlets)	Average No. of Market Completions/Site	Total Inc. AH @ 35%
Barratt	Annual Report and Accounts 2016	17,319	365	47	63

Persimmon	Annual Report and Accounts 2016	15,171	380	40	54
Taylor Wimpey	Final Trading Statement for 2016	13,881	285	49	66
Bellway	Annual Report and Accounts 2016	8,721	226	39	53
Bovis	Annual Report and Accounts 2016	3,977	99	40	54
Redrow	Annual Report 2016	4,176	128	37	50
Galliford Try (Linden Homes)	Annual Report and Financial Statement 2016	3,078	80	38	51
Total		66,323	1,563		
Average			201	41	56

Source: GL Hearn Analysis

- 3.22 However, Eastleigh, being in the South East, is likely to fall within a stronger market than is 'average' nationally and based on GL Hearn discussions with local housebuilders, stronger delivery rates are achievable locally.
- 3.23 GL Hearn has also relatively recently reviewed sales rates across a range of sites currently under development across South Hampshire. GL Hearn undertook this exercise in summer 2016. Across 10 sites which were currently being delivered, the average sales rate for market homes by developer was 45 dwellings per annum. With 35% affordable housing completions, delivery of 60 dwellings per annum (per developer) could be supported.

Table 5: Potential Delivery based on Current Market Sales Rates (April 2017)

		Market Sales Per Month 2017	Assumed Annual	Total Inc. AH @ 35%
Crowdhill Green, Fair Oak, Eastleigh	Bloor Homes	2	24	37
Wellington Park, Waterlooville	Taylor Wimpey	3	36	55
The Bakers Quarter, Central Eastleigh	Taylor Wimpey	3	36	55

The Sidings, Eastleigh	Taylor Wimpey	4-5	54	83
Alver Village, Gosport	Taylor Wimpey	8	96	148
Strawberry Fields, Sarisbury Green, south from Burseldon	Taylor Wimpey	4-5	54	83
The Orchids, Sarisbury Green, Southampton	David Wilson Homes	2	24	37
St James Place, Clanfield, WaterlooVille	David Wilson Homes	3-4	42	65
St James Place, Clanfield, WaterlooVille	Barratt Homes	3-4	42	65
Average			45	60

- 3.24 Not all sites will deliver policy-compliant levels of affordable housing. However, the evidence clearly indicates that delivery of over 60 dwellings per annum per developer on large sites is achievable.
- 3.25 Repeating this exercise in spring 2017, 9 of the sites are currently still under development. The average sales rates across these sites has fallen slightly, influenced by wider macro-economic uncertainties, but the analysis shows that with 35% affordable housing, delivery rates of 60 dwellings per annum (per developer) could continue to be supported.
- 3.26 Further support for this is shown from analysis of monitoring data on site completions. Taylor Wimpey has, for instance, delivered 72 dwellings in 2016/17 on the former Travis Perkins site close to Eastleigh Town Centre; whilst at Land off Winchester Road, Fair Oak, 96 dwellings were completed in 2017 and 37 in Q2 2018. At the Monksbrook Estate in Eastleigh, 88 dwellings were delivered in 2016/17.
- 3.27 In most cases we have not had to apply these rates as we have been given a more detailed programme of delivery from the developer themselves. These can be seen in Appendix C
- 3.28 There are 43 sites within this category which are expected to contribute to the five-year land supply. Appendix B sets out the delivery assumptions for these sites, provides a commentary on site progress, and summarises information ascertained through direct engagement between GL Hearn and site promoters/ developers. Supporting supplementary material and correspondence is set out in Appendix D.
- 3.29 Collectively there are 6,891 dwellings (net) which are yet to be built across these 43 sites. Of this, we expect 4,843 dwellings to be built within the five-year period to 31st March 2024. There are thus a further 2,048 dwellings on these sites which we expect to be delivered in Years 6+.

- 3.30 We have also reviewed information provided by site promoters/developers on delivery expectations in light of the above information to ensure that delivery assumptions are realistic. Where detailed information has not been provided on delivery rates from developers, we have made potentially cautious assumptions on future delivery rates – assuming for instance delivery of 60 units per housebuilder per annum.

C. Sites subject to a Resolution to Grant Planning Permission

- 3.31 These sites relate to part B of the NPPF definition of deliverable i.e. sites with a grant of permission in principle. This third category comprises sites with resolutions to grant planning permission prior to the base date of 1st April 2019, but which are awaiting the completion of legal agreements. Supporting supplementary material and correspondence is set out in Appendix D.
- 3.32 There are three sites within this category, these are set out at Appendix C with commentary on the latest position. Again, GL Hearn has contacted site promoters and their agents, or used information provided by the site promoters, in assessing delivery timescales.
- 3.33 The sites within this category has a total net capacity for 138 dwellings. Taking account of the likely delivery timeframes and pace of development, we expect that all the dwellings to be delivered from this source of supply within the five-year period to 31st March 2024.
- 3.34 A recent appeal decision (Woolpit [APP/W3520/W/18/3194926]) determined that sites without express planning permission by the date of the cut-off for the relative period of assessment were not eligible to be included within the supply calculation. Regardless, the same LHN would apply. If by the time we get to EIP and they haven't been granted, we have provided a sensitivity and these sites have been removed with 0.2 years supply, which would ultimately not affect the supply position.

Windfall

- 3.35 Eastleigh Borough Council has had a consistent approach to windfall sites that has been set out within its position statements on Five Year Housing Land Supply and the Strategic Land Availability Assessment (SLAA).
- 3.36 The Inspector at the Eastleigh Borough Local Plan examination in his conclusions to the hearings considered the Council's approach to be justified. Paragraph 63 of the Inspector's Report of February 2015 (EBC 3.4) states:

"The Council has included small site windfalls in years 3-5 of the five year supply and from year six onwards. The inclusion of the contribution from windfalls from year three is justified given the Council's evidence on the time

within which planning permissions are normally implemented and thus avoids double counting. A 10% discount is applied to the average past supply of small site windfalls. Given that there is no change in the policies in the submitted Plan compared with policies in the adopted Plan, this continuation is realistic in the short term. However, to reflect uncertainty and the possibility of fewer such sites in the future, I consider that from year six the discount should be increased to 25%.”

- 3.37 The Council’s calculation of windfall is based on assessing all sites between 1-9 units, as these are not considered as part of the SLAA, and takes account of any losses of dwellings through demolition or conversions.
- 3.38 If two alternative permissions have been granted for the same site when only one could be actually constructed on the ground, monitoring has been undertaken by the Council to ensure that, where superseded, the first planning permission is not included in the calculations.
- 3.39 In addition, following the change in definition of greenfield land in 2010, residential garden land (within the urban area) is now considered to be greenfield and cannot be included as windfall.
- 3.40 An analysis of the windfall completions has been undertaken for full monitoring years from 2010 onwards (where monitoring has included an assessment of those sites completed on garden land) by the Council indicates that, over the last five years, 68 dwellings came from this source. It has been assumed therefore that, on average, 13 dwellings per year are built on garden land. This figure has been deducted from the annual small site allowance looking back to 2001.
- 3.41 This windfall calculation updates the methodology as set out in the Council’s SLAA. It should be noted that additional data on completions on garden land during 2014/15 - 2018/19 has been assessed and, as a result, the number of dwellings developed on garden land have increased from 8 dwellings per annum on average to 13 dwellings per annum.
- 3.42 As mentioned previously a 10% discount has been applied to the estimate of windfall completions excluding garden land to reflect uncertainty with this supply. The calculation is presented at Table 6.

Table 6: Windfall Calculation

Small Sites Windfall Allowance	
Net Small Sites Completions 2001-2018/19	1,229
Net Small Site Completions Excluding Garden Land	1,022
Average Annual Small Site Completions Excluding Garden Land 2001-2018/19	60
Final Small Site Allowance Per Annum (with 10% discount)	54

- 3.43 An annual allowance for windfall is considered to be appropriate within Years 3, 4 and 5 of the five-year housing land supply (162 in total), as residential development on small sites (1-9 units) through

infilling, changes of use and redevelopment has provided a steady supply of net additional dwellings in recent years. The Botley Road Inspector agreed with the Council's calculation of windfalls (EBC 4.3).

- 3.44 Whilst the windfall allowance used in this calculation is justified and robust according to the NPPF and relevant PPG guidance, a sensitivity has been taken to determine the impact on the five year housing supply without windfall. Windfall represents 162 dwellings out of a total supply of 5,357 dwellings, or 3% of total supply. Removing windfall would take off roughly 0.2 years of eligible supply.

Summary of Supply

- 3.45 From the analysis of the various sources of housing supply, the number of dwellings that can be considered deliverable over the period 1st April 2019 to 31st March 2024 is 5,357 dwellings. This is set out in Table 7 below.

Table 7: Housing Supply 1st April 2019 to 31st March 2024

Source of Supply	Number of Dwellings
Net outstanding planning permissions for small sites (1-9 units) (discounted by 5% for lapses)	214
Net outstanding planning permissions for large sites (10 or more units)	4,843
Sites with a Resolution to Grant Planning Permission	138
Windfall Allowance for year 3,4 and 5	162
Total Expected supply for the period 1st April 2019 – 31st March 2024	5,357

4 THE FIVE-YEAR HOUSING LAND SUPPLY CALCULATION

4.1 As set out above we have calculated a housing need of 3,605 and a supply of 5,357 over the next five years. In this section we move on to outline the five-year land supply position, against the Standard method figure. As set out above, the five-year period is taken from 1st April 2019 to 31st March 2024.

Buffer

4.2 The old NPPF is clear that where a local planning authority has a “record of persistent under delivery of housing”, a buffer of 20% should be applied. At the Local Plan Examination, the Inspector concluded that the Council had a clear record of persistent under delivery. (Paragraph 78 of the Inspector’s Report, EBC 3.4). At the Bubb Lane and Hedge End North inquiries, a 20% buffer was found as reasonable.

4.3 However, the new NPPF (2019) provides clarity over what constitutes a significant under-delivery and how this should be measured. Paragraph 73 sets out that a 20% buffer should be applied to the five-year housing land supply “where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply”.

4.4 Footnote 39 to Paragraph 73 clarifies that “From November 2018, this will be measured against the Housing Delivery Test, where this indicates that delivery was below 85% of the housing requirement”.

4.5 The Housing Delivery Test Rule Book was published alongside the new NPPF. The Rule Book sets out the results of the housing delivery test will be published by the MHCLG in November each year and that the calculations will be based on the percentage of “**net homes delivered** against the **number of homes required**” over a rolling three-year period.

4.6 When the results were published in February 2019 Eastleigh had delivered 1,866 dwellings against a target of 1,617 therefore the Borough passed the housing delivery test and is not subject to a 20% buffer.

4.7 Paragraph 73 of the 2019 NPPF still sets out that the five-year housing land supply should include a buffer of “5% to ensure choice and competition in the market for land”. However, the recent PPG for Housing Supply and Delivery (Paragraph 10, 68-010-20190722) somewhat contradicts this for local authorities examining housing supply at EIP stating in response to the question: “How can a 5 year housing land supply be confirmed as part of the examination of plan policies?”

The examination will include consideration of the deliverability of sites to meet a 5 year supply, in a way that cannot be replicated in the course of determining individual applications

and appeals where only the applicant's / appellant's evidence is likely to be presented to contest an authority's position.

When confirming their supply through this process, local planning authorities will need to:

- *be clear that they are seeking to confirm the existence of a 5 year supply as part of the plan-making process, and engage with developers and others with an interest in housing delivery (as set out in Paragraph 74a of the Framework), at draft plan publication (Regulation 19) stage.*
- *apply a minimum 10% buffer to their housing requirement to account for potential fluctuations in the market over the year and ensure their 5 year land supply is sufficiently flexible and robust. Where the Housing Delivery Test indicates that delivery has fallen below 85% of the requirement, a 20% buffer should be added instead.*

Following the examination, the Inspector's report will provide recommendations in relation to the land supply and will enable the authority, where the authority accepts the recommendations, to confirm they have a 5 year land supply in a recently adopted plan.

4.8 Therefore, we are required to use a 10% buffer for the purposes of this calculation of the 5YHLS for Local Plan purposes. However, for decision taking, the buffer would drop to 5% as per the guidance. Thus we have provided both scenarios for varying needs.

4.9 In previous assessments we would have also included an adjustment for historic under or over-supply. However, this is no longer required under the standard methodology which includes a substantial increase on housing need based on market signals which themselves will be impacted by under-delivery.

Calculation of the Five-Year Housing Land Supply Position

4.10 Table 8 presents Eastleigh Borough Council's Five-Year Housing Land Supply Position with the 10% buffer applied to the housing requirement. On the basis of our core supply assumptions Eastleigh Borough has a land supply of 6.8 years, and would therefore be able to demonstrate a five-year housing land supply.

Table 8: Five Year Land Supply Calculation (1st of April 2019 Base Date)

Column ID	Housing Requirement 1st April 2019 - 31st March 2024	Eastleigh Borough
a	Objectively Assessed Housing Need: Dwellings per annum, 2019-29	721

b	Total Objectively Assessed Need for 1st April 2019 - 31st March 2024	3,605
	Buffer	
c	10% Buffer; (b*10%)	361
d	Total housing requirement for period from 1st April 2019 – 31st March 2024 (c+b)	3,966
e	Annual requirement over the period 1st April 2019 – 31st March 2024 (d / 5)	793
	Housing Supply 1st April 2019 - 31st March 2024	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31st March 2024 (discounted by 5% for lapses)	214
g	Net outstanding planning permissions for large sites (10 or more units) expected to be built by 31st March 2024	4,843
h	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st March 2024	138
i	Windfall Allowance for year 3,4 and 5	162
j	Expected supply for the period 1st April 2019 - 31st March 2024 (f+g+h+i)	5,357
k	Housing Land Supply Position over period 1st April 2019 - 31st March 2024 (j-d)	1,391
l	Supply in Years (j / e)	6.8

4.11 As set out earlier in the report this is a slightly conservative judgement as there is no actual requirement to discount for non-delivery. **We conclude therefore that, based on the latest evidence, the five-year housing land supply in Eastleigh Borough comfortably exceeds 5 years at 6.8 years.**

Alternative Calculation of the Five-Year Housing Land Supply Position

4.12 Additionally, a calculation of the five-year housing land supply position was made assuming a 5% buffer. This is to allow this document to be used for decision taking purposes.

4.13 Table 9 presents Eastleigh Borough Council’s Five-Year Housing Land Supply Position with the 5% buffer applied to the housing requirement. On the basis of our core supply assumptions Eastleigh Borough has a land supply of 7.1 years, and would therefore be able to demonstrate a five-year housing land supply.

Table 9: Five Year Land Supply Calculation (1st of April 2019 Base Date)

Column ID	Housing Requirement 1st April 2019 - 31st March 2024	Eastleigh Borough
a	Objectively Assessed Housing Need: Dwellings per annum, 2019-29	721
b	Total Objectively Assessed Need for 1st April 2019 - 31st March 2024	3,605
	Buffer	

c	5% Buffer; (b*5%)	180
d	Total housing requirement for period from 1st April 2019 – 31st March 2024 (c+b)	3,785
e	Annual requirement over the period 1st April 2019 – 31st March 2024 (d / 5)	757
	Housing Supply 1st April 2019 - 31st March 2024	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31st March 2024 (discounted by 5% for lapses)	214
g	Net outstanding planning permissions for large sites (10 or more units) expected to be built by 31st March 2024	4,843
h	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st March 2024	138
i	Windfall Allowance for year 3,4 and 5	162
j	Expected supply for the period 1st April 2019 - 31st March 2024 (f+g+h+i)	5,357
k	Housing Land Supply Position over period 1st April 2019 - 31st March 2024 (j-d)	1,572
l	Supply in Years (j / e)	7.1

- 4.14 If this document is to be used for decision taking, the five-year housing land supply in Eastleigh Borough utilising a 5% buffer comfortably exceeds 5 years at 7.1 years.

APPENDIX A: Small Sites with Planning Permission

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
14/75487 C	FULL	22-Apr-15	22-Apr-18	1 BEACH LANE	NETLEY ABBEY	Commenced	1	0	1
17/80123 F	FULL	10-Nov-17	10-Nov-20	100 STATION ROAD	NETLEY ABBEY	Not Started	9	0	9
17/81503 PN	PRIOR APPROVAL	13-Oct-17	13-Oct-20	103 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
18/83290 F	FULL	09-Aug-18	09-Aug-21	103 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
17/81592 F	FULL	12-Dec-17	12-Dec-20	118 CHAPEL ROAD	WEST END	Not Started	1	0	1
15/76607 C	FULL	28-Jul-15	28-Jul-18	1-2 ROMILL CLOSE	WEST END	Commenced	2	0	2
18/84211 F	FULL	04-Dec-18	04-Dec-21	126 LOWER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
17/82190 PN	PRIOR APPROVAL	07-Feb-18	07-Feb-21	13 HIGH STREET	EASTLEIGH	Not Started	1	0	1
18/82604 F	FULL	29-May-18	29-May-21	130 PITMORE ROAD	EASTLEIGH	Not Started	1	0	1
18/82604 F	FULL	29-May-18	29-May-21	130 PITMORE ROAD	EASTLEIGH	Not Started	1	0	1
18/82327 F	FULL	20-Dec-18	20-Dec-21	146 WINCHESTER STREET	BOTLEY	Commenced	0	0	0
17/80066 F	FULL	18-Apr-17	18-Apr-20	17 DESBOROUGH ROAD	EASTLEIGH	Not Started	1	0	1
18/84302 H	Hybrid Permitted	06-Dec-18	06-Dec-21	17 SHERWOOD AVENUE	HEDGE END	Not Started	1	0	1
17/81323 PN	PRIOR APPROVAL	19-Sep-17	19-Sep-20	18 PIRELLI WAY	EASTLEIGH	Not Started	1	0	1
16/77972 F	FULL	28-Jun-16	28-Jun-19	2 DONCASTER ROAD	EASTLEIGH	Commenced	0	0	0
17/80867 F	FULL	23-Aug-17	23-Aug-20	26 ALEXANDRA ROAD	HEDGE END	Not Started	1	0	1
16/79227 F	FULL	08-Nov-16	08-Nov-19	28 LOWER ST HELENS ROAD	HEDGE END	Commenced	0	0	0
17/81743 PN	PRIOR APPROVAL	27-Nov-17	27-Nov-20	29 HIGH STREET	EASTLEIGH	Not Started	1	0	1
18/82461 F	FULL	10-Aug-18	10-Aug-21	3 RAEBURN DRIVE	HEDGE END	Not Started	1	0	1
18/82759 F	FULL	11-May-18	11-May-21	35 FALCON SQUARE	EASTLEIGH	Not Started	1	0	1
18/82759 F	FULL	11-May-18	11-May-21	35 FALCON SQUARE	EASTLEIGH	Not Started	1	0	1
17/80645 F	FULL	18-Sep-17	18-Sep-20	37 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
13/73761 F	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Commenced	2	0	2
15/77087 J	PRIOR APPROVAL	14-Oct-15	14-Oct-18	38-40 LEIGH ROAD	EASTLEIGH	Commenced	5	0	5

18/82484 F	FULL	15-May-18	15-May-21	42 LONGCLOSE ROAD	HEDGE END	Not Started	1	0	1
18/82484 F	FULL	15-May-18	15-May-21	42 LONGCLOSE ROAD	HEDGE END	Not Started	1	0	1
17/81222 F	FULL	31-Oct-17	31-Oct-20	44 LEIGH ROAD	EASTLEIGH	Not Started	2	0	2
17/80841 F	FULL	31-Oct-17	31-Oct-20	44 TWYFORD ROAD	EASTLEIGH	Not Started	2	0	2
15/76914 F	FULL	24-Oct-16	24-Oct-19	45 NEW ROAD	NETLEY ABBEY	Not Started	1	0	1
18/83580 PN	PRIOR APPROVAL	24-Aug-18	24-Aug-21	46 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
15/75762 J	PRIOR APPROVAL	06-Feb-15	06-Feb-18	48 LEIGH ROAD	EASTLEIGH	Commenced	4	0	4
18/82651 PN	PRIOR APPROVAL	13-Jul-18	13-Jul-21	49-57 HIGH STREET	WEST END	Not Started	5	0	5
18/83923 PN	PRIOR APPROVAL	09-Nov-18	09-Nov-21	49-57 HIGH STREET	WEST END	Not Started	4	0	4
18/84334 F	FULL	19-Dec-18	19-Dec-21	5 BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
17/82211 H	Hybrid Permitted	14-Feb-18	14-Feb-21	5 CAMPION CLOSE	EASTLEIGH	Not Started	1	0	1
16/78305 C	FULL	02-Sep-16	02-Sep-19	5 STATION ROAD	NETLEY AB	Not Started	1	0	1
18/82984 F	FULL	29-Jun-18	29-Jun-21	51 BURSLEDON ROAD	HEDGE END	Not Started	1	0	1
18/82984 F	FULL	29-Jun-18	29-Jun-21	51 BURSLEDON ROAD	HEDGE END	Not Started	1	0	1
13/73084 F	FULL	12-Sep-14	12-Sep-17	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	Commenced	9	0	9
17/79810 J	PRIOR APPROVAL	27-Feb-17	27-Feb-20	62 MARKET STREET	EASTLEIGH	Not Started	1	0	1
17/81639 H	FULL	03-Jan-18	03-Jan-21	63 PASSFIELD AVENUE	EASTLEIGH	Not Started	1	0	1
17/80922 F	FULL	01-Dec-17	01-Dec-20	72 STOKE COMMON ROAD	BISHOPSTOKE	Not Started	1	0	1
18/82515 F	FULL	29-Mar-18	29-Mar-21	72 STOKE ROAD	BISHOPSTOKE	Not Started	1	0	1
13/72562 F	Full	08-Jan-15	01-Jan-21	77 ALLBROOK HILL	EASTLEIGH	Commenced	3	0	3
17/80010 F	FULL	08-Jan-18	08-Jan-21	9 BLYTH GARDENS	HEDGE END	Not Started	2	0	2
17/81664 F	FULL	24-Nov-17	24-Nov-20	9 WESTFIELD ROAD	CHANDLERS FORD	Not Started	1	0	1
18/83098 F	FULL	20-Dec-18	20-Dec-21	ADJ 4 WAYLANDS PLACE BURSLEDON ROAD	HEDGE END	Not Started	2	0	2
17/80277 F	FULL	23-Jun-17	23-Jun-20	ADJ 74 SHAFTSBURY AVENUE	CHANDLERS FORD	Not Started	2	0	2
17/80256 F	FULL	07-Sep-17	07-Sep-20	ADJ 78 BURSLEDON ROAD	HEDGE END	Not Started	1	0	1
17/80280 F	FULL	22-Nov-17	22-Nov-20	ADJ 87 HIGH STREET	WEST END	Not Started	4	0	4

16/79578 O	OUTLINE	08-Feb-17	08-Feb-20	ADJ FORESTERS ARMS, 1 STOKE COMMON ROAD	BISHOPSTOKE	Commenced	0	0	0
18/84552 F	FULL	15-Feb-19	15-Feb-22	ADJ MYRTLE DENE WINDMILL LANE	BURSLEDON	Not Started	1	0	1
18/84430 PN	PRIOR APPROVAL	21-Dec-18	21-Dec-21	ARKENFIELD STABLES ALLINGTON LANE	WEST END	Not Started	1	0	1
16/79543 F	FULL	25-Jan-17	25-Jan-20	ASHCROFT, 60 WINCHESTER ROAD	CHANDLERS FORD	Not Started	1	0	1
18/82248 F	FULL	21-Dec-18	21-Dec-21	BROWNFIELD SITE BLUNDELL LANE	BURSLEDON	Not Started	1	0	1
17/82179 F	FULL	06-Jul-18	06-Jul-21	BUSH BUNGALOW BOTLEY ROAD	FAIR OAK	Not Started	1	0	1
16/78479 F	FULL	27-Mar-17	27-Mar-20	CHRISTIAN MEETING HALL GRANADA ROAD	HEDGE END	Not Started	1	0	1
15/77592 O	OUTLINE	20-Jun-17	20-Jun-19	COLLEGE OF FURTHER EDUCATION DESBOROUGH ROAD	EASTLEIGH	Commenced	0	0	0
18/84177 PN	PRIOR APPROVAL	07-Dec-18	07-Dec-21	CROFT FARM WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
18/84139 PN	PRIOR APPROVAL	06-Nov-18	06-Nov-21	DENNY HOUSE, 70 LOWER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
16/79333 J	PRIOR APPROVAL	25-Nov-16	25-Nov-19	DODWELL FARM PYLANDS LANE	BURSLEDON	Commenced	1	0	1
18/82581 F	FULL	17-Sep-18	17-Sep-21	FIR TREE FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	4	0	4
17/80991 H	FULL	22-Sep-17	22-Sep-20	FOXHOLES FARM COTTAGE FIR TREE LANE	HORTON HEATH	Commenced	1	0	1
17/80851 F	FULL	08-Feb-18	08-Feb-21	GARAGE BLOCK ADJ 51 VERDON AVENUE	HAMBLE-LE- RICE	Not Started	1	0	1
16/79239 F	FULL	21-Nov-16	21-Nov-19	GARAGE COURT BETWEEN 64-65 MIDLANDS ESTATE	WEST END	Not Started	1	0	1
17/81797 F	FULL	01-May-18	01-May-21	HONEYPOT COTTAGE, 20B THE DRIVE	WEST END	Not Started	1	0	1
17/81797 F	FULL	01-May-18	01-May-21	HONEYPOT COTTAGE, 20B THE DRIVE	WEST END	Not Started	1	0	1
18/84121 F	FULL	28-Mar-19	28-Mar-22	LAND ADJ RUSSELLS EQUESTRIAN CENTRE ALLINGHAM LANE	WEST END	Not Started	1	0	1
17/80373 O	OUTLINE	10-Jan-19	10-Jan-22	LAND ADJOINING PINWOOD PARK	NETLEY	Not Started	6	0	6
18/83727 F	FULL	21-Sep-18	21-Sep-21	LAND SOUTH WEST OF 37 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1

18/84235 F	FULL	01-Mar-19	01-Mar-22	LAND TO THE NORTH WEST OF GRANGE ROAD	NETLEY ABBEY	Not Started	9	0	9
15/76388 F	FULL	04-Nov-15	04-Nov-18	LANE END HOUSE SNAKEMOOR LANE	BOTLEY	Commenced	1	0	1
17/81274 F	FULL	07-Nov-17	07-Nov-20	LANE END HOUSE SNAKEMOOR LANE	BOTLEY	Commenced	1	0	1
18/82912 F	FULL	25-Jul-18	25-Jul-21	LANGLEIGH BOTLEY ROAD	HORTON HEATH	Not Started	2	0	2
14/74675 F	FULL	21-Aug-14	21-Aug-17	LITTLE OWL ALLINGTON LANE	WEST END	Commenced	1	0	1
16/78096 F	FULL	09-Feb-17	09-Feb-20	MIDLANDS ESTATE	WEST END	Not Started	2	0	2
15/76808 C	FULL	11-Jan-16	11-Jan-19	MILLSTREAM HOUSE, DONKEY LANE	BOTLEY	Commenced	1	0	1
17/81618 F	FULL	10-Jan-18	10-Jan-21	MOORGREEN FARM BURNETTS LANE	WEST END	Not Started	1	0	1
16/79287 C	FULL	22-Nov-16	22-Nov-19	OAKBANK OAKBANK ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79496 F	FULL	08-Feb-17	08-Feb-20	ORCHARD LODGE WINDMILL LANE	BURSLEDON	Commenced	3	0	3
17/80282 F	FULL	14-Sep-17	14-Sep-20	ORCHARD LODGE WINDMILL LANE	BURSLEDON	Commenced	0	0	0
17/81137 C	FULL	27-Sep-17	27-Sep-20	PLOT 5 STEEPLE COURT FARM, STEEPLE COURT CHURCH LANE	BOTLEY	Not Started	1	0	1
16/78330 F	FULL	31-May-16	31-May-19	QUOB COTTAGE QUOB LANE	WEST END	Commenced	1	0	1
16/79715 F	FULL	06-Feb-17	06-Feb-20	QUOB COTTAGE QUOB LANE	WEST END	Commenced	1	0	1
18/84279 F	FULL	15-Mar-19	15-Mar-22	REAR OF 10A-10-12 FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
F/16/79112	Full	07-Nov-18	07-Nov-21	REAR OF 120-128 PITMORE ROAD	EASTLEIGH	Commenced	8	0	8
18/84241 F	FULL	30-Jan-19	30-Jan-22	REAR OF 146 FAIR OAK ROAD	BISHOPSTOKE	Not Started	1	0	1
16/78045 F	FULL	29-Jul-16	29-Jul-19	REAR OF 4-5 MAPLE SQUARE	EASTLEIGH	Not Started	2	0	2
18/84120 F	FULL	16-Nov-18	16-Nov-21	REAR OF 58-60 STOKE COMMON ROAD	BISHOPSTOKE	Not Started	4	0	4
16/79348 F	FULL	13-Apr-17	13-Apr-20	REAR OF 63 UPPER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
17/80188 F	FULL	08-Dec-17	08-Dec-20	REAR OF 86 EDWARD AVENUE	BISHOPSTOKE	Not Started	9	0	9
17/80349 F	FULL	03-Jul-17	03-Jul-20	REAR OF FOXCOTTE PORTSMOUTH ROAD	BURSLEDON	Commenced	0	0	0

17/81163 F	FULL	01-Nov-17	01-Nov-20	REAR OF MEADOW VALE, CLOVERHAYES AND SOUTHCROFT PROVIDENCE HILL	BURSLIEDON	Not Started	1	0	1
17/79837 O	OUTLINE	12-Oct-17	12-Oct-20	REAR OF WARATAH	FAIR OAK	Not Started	4	0	4
18/84037 RM	Reserved	13-Mar-19	13-Mar-22	REAR OF WARATAH WINCHESTER ROAD	FAIR OAK	Not Started	4	0	4
16/79482 F	FULL	27-Mar-17	27-Mar-20	RICKWOOD FARM UPPER NORTHAM DRIVE	HEDGE END	Not Started	1	0	1
17/79812 C	FULL	22-May-17	22-May-20	ROSECLIFFE MALTHA GRANGE ROAD	NETLEY ABBEY	Not Started	1	0	1
18/84481 F	FULL	13-Feb-19	13-Feb-22	SAXON COURT COTTAGE SAXON COURT	HORTON HEATH	Not Started	1	0	1
15/76178 C	FULL	12-Aug-16	12-Aug-19	SOUTH WOODS SALTERNS LANE	BURSLIEDON	Not Started	1	0	1
17/81693 F	FULL	14-Mar-18	14-Mar-21	STADDLESTONE, MARKS FARM	BOTLEY	Not Started	1	0	1
14/75254 C	FULL	08-Jun-15	08-Jun-18	STEEPLE COURT FARM CHURCH LANE	BOTLEY	Commenced	2	0	2
18/83513 F	FULL	12-Feb-19	12-Feb-22	THE MILL HOUSE GRANGE ROAD	NETLEY ABBEY	Not Started	9	0	9
15/76637 F	FULL	05-Oct-16	05-Oct-19	1 OAKMOUNT AVENUE	CHANDLERS FORD	Not Started	1	1	0
15/77732 F	FULL	10-Mar-16	10-Mar-19	1 THE SYCAMORES, PUBROOK GARDENS	HEDGE END	Commenced	0	1	-1
15/77374 F	FULL	26-Nov-15	26-Nov-18	108 PARK ROAD	CHANDLERS FORD	Commenced	1	1	0
16/78236 F	FULL	10-May-16	10-May-19	11 LAKE ROAD	CHANDLERS FORD	Commenced	1	1	0
18/83717 F	FULL	08-Oct-18	08-Oct-21	117 SANDY LANE	FAIR OAK	Not Started	2	1	1
16/78927 C	FULL	09-Sep-16	09-Sep-19	16 CROWSPORT	HAMBLE-LE- RICE	Commenced	0	1	-1
17/81763 F	FULL	04-May-18	04-May-21	185 HURSLEY ROAD	CHANDLERS FORD	Not Started	1	1	0
17/81763 F	FULL	04-May-18	04-May-21	185 HURSLEY ROAD	CHANDLERS FORD	Not Started	1	1	0
16/79154 F	FULL	12-Oct-16	12-Oct-19	20 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
16/77881 F	FULL	25-Aug-16	25-Aug-19	21 DESBOROUGH ROAD	EASTLEIGH	Not Started	4	1	3

18/84073 F	FULL	07-Dec-18	07-Dec-21	229 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	6	1	5
17/80075 F	FULL	18-Apr-17	18-Apr-20	286 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
14/74952 F	FULL	21-Jan-15	21-Jan-18	288 SOUTHAMPTON ROAD	EASTLEIGH	Commenced	4	1	3
16/78097 F	FULL	06-Jun-16	06-Jun-19	345 FAIR OAK ROAD	FAIR OAK	Commenced	2	1	1
18/83458 F	FULL	21-Aug-18	21-Aug-21	349 FAIR OAK ROAD	FAIR OAK	Not Started	2	1	1
18/82929 F	FULL	05-Oct-18	05-Oct-21	37 KINGSWAY	CHANDLERS FORD	Not Started	2	1	1
17/80259 F	FULL	26-Jun-17	26-Jun-20	41 TORRIDGE GARDENS	WEST END	Not Started	2	1	1
18/84627 F	FULL	12-Feb-19	12-Feb-22	46 COMMON ROAD	CHANDLERS FORD	Not Started	1	1	0
15/77225 F	FULL	17-Nov-17	17-Nov-20	56 DESBOROUGH ROAD	EASTLEIGH	Not Started	2	1	1
18/83613 F	FULL	07-Sep-18	07-Sep-21	76 PITMORE ROAD	EASTLEIGH	Not Started	1	1	0
14/74076 F	FULL	16-Jul-14	16-Jul-17	8 TELEGRAPH ROAD	WEST END	Commenced	0	1	-1
16/79478 F	FULL	27-Jan-17	27-Jan-20	84 PITMORE ROAD	EASTLEIGH	Not Started	1	1	0
17/79862 F	FULL	09-Mar-17	09-Mar-20	87-89 TWYFORD ROAD	EASTLEIGH	Not Started	2	1	1
17/80049 F	FULL	08-Jun-17	08-Jun-20	9 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
18/82520 F	FULL	28-Jun-18	28-Jun-21	ABBEY COURT SCHOOL LANE	HAMBLE-LE-RICE	Not Started	1	1	0
18/82520 F	FULL	28-Jun-18	28-Jun-21	ABBEY COURT SCHOOL LANE	HAMBLE-LE-RICE	Not Started	1	1	0
15/77055 F	FULL	11-Nov-15	11-Nov-18	BEECH COTTAGE PYLANDS LANE	BURSLEDON	Commenced	1	1	0
17/80438 O	OUTLINE	15-Dec-17	15-Dec-20	CREEK COTTAGE, 58 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	4	1	3
18/82519 RM	Reserved	11-Mar-19	11-Mar-22	CREEK COTTAGE, 58 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	4	1	3
18/83499 F	FULL	14-Aug-18	14-Aug-21	HIDEAWAY, 84 UPPER ST HELENS ROAD	HEDGE END	Not Started	1	1	0
16/79209 F	FULL	03-Nov-16	03-Nov-19	HOLMES MANOR MOORHILL ROAD	WEST END	Not Started	1	1	0
18/82263 F	FULL	22-Mar-18	22-Mar-21	OASIS RIDING CENTRE - BEECH COTTAGE PYLANDS LANE	BURSLEDON	Commenced	1	1	0
18/84378 F	FULL	05-Feb-19	05-Feb-22	PARTLANDS, 2 LOWFORD HILL CLOSE	BURSLEDON	Commenced	0	1	-1
16/79112 F	FULL	28-Nov-17	28-Nov-20	REAR OF 120-128 PITMORE ROAD	ALLBROOK	Not Started	8	1	7

18/84464 F	FULL	11-Jan-19	11-Jan-22	ROSSLARE BEACON ROAD	WEST END	Not Started	1	1	0
18/83446 F	FULL	06-Aug-18	06-Aug-21	THE STABLES CRICKET VIEW TANHOUSE LANE	BOTLEY	Not Started	1	1	0
18/82470 F	FULL	13-Jul-18	13-Jul-21	TILBURY PYLANDS LANE	BURSLEDON	Not Started	2	1	1
18/83174 F	FULL	27-Jul-18	27-Jul-21	TWINOAKS GUEST HOUSE, 43 UPPER NORTHAM ROAD	HEDGE END	Not Started	1	1	0
15/77387 F	FULL	29-Mar-16	29-Mar-19	133 HILTINGBURY ROAD	CHANDLERS FORD	Commenced	0	2	-2
17/79848 C	FULL	09-Mar-17	09-Mar-20	FLATS 1-3 WESSEX MANOR SATCHELL LANE	HAMBLE-LE-RICE	Not Started	1	3	-2
TOTAL							268	43	225

APPENDIX B: Large Site Commitments

BISHOPSTOKE	APP REF	TOTAL NET DWEL LINGS	NET OUT- STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	5 YR SUPPLY	COMMENTARY
The Mount Hospital, Church Road, Bishopstoke	12/710 07 O, 14/750 61 F	158	53	Reserved Matters	Under Construction	30	23	0	0	0	53	The site received Outline Planning Permission in 2012 and a number of subsequent Reserved Matters Applications and Full Planning Applications have enabled the delivery of 158 dwellings over 3 Phases. 22 units were completed last year, 2 more than expected. Thus the 53 will continue to be rolled out at the same delivery rate. There are no risks associated with the delivery of the remaining dwellings. The Agent has also confirmed the remaining programme.
Land west of Church Road/ north of Breach Lane, Bishopstoke	O/13/7 2892 R/15/77 507	85	6	Reserved Matters	Under Construction	6	0	0	0	0	6	The site gained Reserved Matters approval in February 2016. Bovis is the developer of the site and works are progressing well. 51 homes were completed last year with only 6 remaining. Only one home is left as advertised on their website. The developer has been emailed with no response, but based on the delivery of the homes historically it is reasonable to assume that these will be completed this year.
Land North of Church Road	O/16/7 9469 RM/17/ 81969	27	27	Reserved Matters	20-Oct-20	27	0	0	0	0	27	The site gained Reserved Matters approval on 13th February 2018. The site is being taken forward by Bargate Homes and the developer has confirmed there are no risks associated with the site's delivery within the five-year period. While there were no homes completed in 2018/19, the developer has confirmed that the 27 units will be completed in the upcoming year.
BOTLEY	APP REF	TOTAL NET DWEL	NET OUT- STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	5 YR SUPPLY	COMMENTARY

		LINGS											
Land to the north and east of Winchester Street, Botley	O/18/8 3698	375	375	Under Negotiation	0	0	80	80	80	80	320	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 25 July (ref O/18/83698) and received outline planning permission in 28/01/2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc. These delays reflect the Mallards Road Inspectors decisions	
North and east of Boorley Green Winchester Road, Botley	O/12/7 1514 R/14/74 872 R/15/77 552 R/15/77 595 R/16/79 470	1,330	951	Reserved Matters	Under Construction	243	223	160	201	124	951	<p>The site received Outline Planning Permission for 1,400 dwellings in November 2013. There is a consortium of three developers for the site which comprises Bloor Homes, Bovis Homes and Linden Homes.</p> <p>The site has received Reserved Matters approval for (a) spine road and associated infrastructure (b) 441 dwellings and (c) 889 dwellings, with the most recent approved in October 2017.</p> <p>Of note, Section 278 agreements for the Winchester Road and Maddoxford Lane highways works associated with the site were signed on 19 April 2016.</p> <p>On site, site works and housing completions are progressing well. The tracker has been updated to project delivery over the next few years, with all units completed by December 2023 and has been confirmed.</p>	

Crows Nest Lane, Boorley Green	O/16/7 8389, RM/18/83875	50	50	Outline Permission	28-Jul-20	35	15	0	0	0	50	The site received Outline Planning Permission on 28th July 2017. The housebuilder is Foreman Homes. A reserved matters application has been submitted. They have confirmed the build out assumptions.
Land to north west of Boorley Green, Winchester Road (Hedge End North)	O/15/7 5953 RM/17/81628	680	680	Reserved Matters	30-Nov-19	33	100	100	100	100	433	<p>The site received Outline Planning Permission following an appeal which was allowed in December 2016. The applicants were Gleeson Developments, Miller Homes & Welbeck Land.</p> <p>The application is progressing well with a Reserved Matters Application for 301 dwellings approved at Local Area Committee on 22nd January 2018.</p> <p>The delivery timeframes have been supplied by Miller Homes assumes that the start of residential development is August 2020, and subsequently a build out rate of 100 swellings per annum.</p>
Braxells Farmhouse, Braxells Farm, Winchester Road	F/17/80 382, F/19/85 038	18	18	Full Permission	28-Mar-21	18	0	0	0	0	18	The site received Full Planning Permission on 28th March 2018. The developer of the site is now Imperial homes. Currently discharging planning conditions, development to commence shortly. Starts from the completions data and council have confirmed that the development is near completion, with permission for four new homes.
Land South of Maddoxford Lane, Boorley Green	O/16/7 9600, RM/19/84879	50	50	Outline Permission	29-Mar-21	0	30	20	0	0	50	The site received Outline Planning Permission on 29th March 2018. The planning agent Claremont Planning has set out that the site is currently on the market and will be sold to a housebuilder and the site will come forward within the five-year period. The site was sold to Foreman Homes and a Reserved Matters Application was submitted 30th January 2019. The application was granted permission on 29/03/2018. The developer has confirmed the delivery timeline.

BURSLEDON	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/20	2020/21	2021/22	2022/23	2023/24	5 YR SUPPLY	COMMENTARY
Land east of Dodwell Lane and north of Pylands Lane, Bursledon	O/12/7 1522 R/14/75 595 R/15/76 606	249	104	Reserved Matters	Under Construction	104	0	0	0	0	104	The site has Reserved Matters approvals for all 249 dwellings over two phases. Bellway Homes is the developer of the site. 51 dwellings were under construction at 31st March 2018. 89 additional dwellings were completed in Q2-Q4 of 2018/19. The programme is moving faster than anticipated, with the developer confirming that only 72 dwellings remaining will all be completed in 2019/20.
Land west of Hamble Lane, Bursledon	O/12/7 1828 R/15/76 830	150	9	Reserved Matters	Under Construction	9	0	0	0	0	9	The site received Reserved Matters approval in February 2016. The developer is Taylor Wimpey. The site is progressing well, 103 sites were delivered last year, with only 9 remaining in 2019/20. The build out timescale has been provided by Taylor Wimpey. The development is called Kingfisher Grange and is part of a greater development in Bursledon in conjunction with Kestrel Park and Cranbury Gardens.
Land south of Bursledon Road, Bursledon	F/18/82 322	200	130	Full Permission	Under Construction	86	44	0	0	0	130	The site received Full Planning Permission on 29th March 2018. The developer for the site is Taylor Wimpey. Amy Nash, the Land Manager has confirmed the site is progressing well and has provided the build out timescale as shown. The development is known as Kestrel Park and is part of a wider scheme in Buseledon along with Kingfisher Granfe and Cranbury Gardens. 189 dwellings were started this past year as per completions data for 2018/19. The developer has confirmed that the 130 remaining homes are due to be completed from 2019 to 2021.

Land to the North of Cranbury Gardens, Bursledon, Southampton, SO31 8FB	RM/19/84802	45	45	Reserved Matters	Under Construction	5	40	0	0	0	45	45 Dwellings (16 of which are affordable) built as part of the Taylor Wimpey Development South of Bursledon Road. The Development is known as Cranbury Gardens. It received planning permission on 28th March 2019. The developer has confirmed the programme.
Land to the rear of Orchard Lodge, Windmill Lane, Bursledon	C/14/74 932 C/16/77 959 F/16/79 496	32	24	Outline & Full Permission	Under Construction	24	0	0	0	0	24	The site gained Outline Planning Permission in January 2016. Reserved Matters were approved in November 2016 for 29 dwellings before a further 3 dwellings received Full Planning Permission in February 2017. 27 additional homes remained outstanding at the end of 2018/19. The developer is Foreman Homes and they have confirmed the site will be built out within the year. An email from developer confirms that 3 homes were recently completed, thus 24 to be completed this upcoming year.
Land at Providence Hill, Bursledon	O/14/7 4322 R/16/77 966	62	40	Reserved Matters	Under Construction	40	0	0	0	0	40	The site gained Reserved Matters approval in September 2016 for all 62 dwellings. Foreman Homes is the developer for this site. The site has been cleared and works have commenced. The site is therefore deliverable however the total number of dwellings to be provided are subject to change in future updates. Subsequently the developer has begun "phase 2" in a separate planning application for 92 homes, which feeds into this development. Developer has confirmed that the scheme is well underway and will be complete in the year.

Berry Farm, Hamble Lane, Bursledon	F/15/76 582	165	92	Full Permission	Under Construction	50	42	0	0	0	92	The site received Full Planning Permission in March 2016. Barratt Homes is the developer of the site. Construction is underway with the developer confirming they expect to achieve a delivery rate of c50 dwellings per annum. 39 dwellings were under construction at 31st March 2018 and subsequently completed in 2018/19. Construction is progressing very well and ahead of schedule. There are no risks in terms of completion.
EASTLEIGH	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	5 YR SUPPLY	COMMENTARY
North Stoneham Park, Chestnut Avenue, Eastleigh	O/15/7 6023 R/17/79 892 RM/17/ 81168	1,100	991	Reserved Matters	Under Construction	120	150	150	150	150	720	<p>The site received Outline Planning Permission in January 2016 for 1,100 dwellings. The developer is Highwood. Reserved Matters approval has subsequently been approved for two phases:</p> <p>Phase 1 - 560 dwellings Phase 2 - 514 dwellings</p> <p>Development has commenced on site and the developer's construction programme has informed the build out rates set out.</p> <p>Inspector at Mallards Way appeal agreed with this approach to delivery. 109 units were completed this year and the project appears to be progressing well based on the website for Stoneham Park.</p>
North Stoneham Park, Chestnut Avenue [Additional to 1,110 homes]	F/17/81 167	18	18	Full Permission	29-Mar-21	10	8	0	0	0	18	The site - which is linked to site other developments in Stoneham Park but provides additional capacity - received Full Planning Permission for 18 dwellings on 29th March 2018. The developer is Highwood. The site will be brought

													forward alongside the wider site and will be delivered within the five-year period.
North Stoneham Park, Chestnut Avenue [Additional to 1,110 homes]	F/17/81 165	39	39	Full Permission	29-Mar-21	20	19	0	0	0	0	39	The site - which is linked to site other developments in Stoneham Park - received Full Planning Permission for 39 dwellings on 29th March 2018. The developer is Highwood. The site will be brought forward alongside the wider site and will be delivered within the five-year period.
1C and 1D North Stoneham Park, Chestnut Avenue / Stoneham Lane [Additional to 1,100 Homes]	18/845 37 RM	26	26	Reserved Matters	14-Mar-22	26	0	0	0	0	0	26	The site - which is linked to site other developments in Stoneham Park - received Full Planning Permission for 26 dwellings on 29th March 2018. The developer is Highwood. The site will be brought forward alongside the wider site and will be delivered within the five-year period.
10-12 Romsey Road, Eastleigh	F/16/77 785	49	49	Full Permission	27-Feb-21	49	0	0	0	0	0	49	This site received Full Planning Permission on 27th February 2018. The developer is due to demolish the existing properties in advance of building works commencing. Application for Discharge of Conditions was received in May of 2019.
John Darling Mall, Selborne Drive	18/826 02 CS	10	10	Full Permission	14-Jun-21	0	0	10	0	0	0	10	18 bedspaces Translated to 10 Homes on basis of PPG. HCC is the developer. Still out to consultation. Still no decision on this site on who should be the architect. Demolition notice was received in October of 2017. Delegated decision in July made. Still at fairly early stage but HCC insist it will be built in next five years.

4 High Street	18/846 79 F	10	10	Full Permission	29-Mar-22	0	10	0	0	0	10	10 flats above and behind retained ground and first floor commercial premises. Full planning permission was given on the 29th of March 2019. The Developer is David Evans Estate Agents and they have confirmed that 10 sites will be completed in 2020/21.
FAIR OAK	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	5 YR SUPPLY	COMMENTARY
St Swithun Wells Church and Adj Land, Allington Lane	O/13/7 2471 RM/17/ 81871	72	72	Reserved Matters	21-Mar-21	35	37	0	0	0	72	The site received Reserved Matters approval on 21st March 2018 for all 72 dwellings. The developer is Linden Homes. The planning agent WYG has confirmed the delivery assumptions set out are correct. - currently discharging conditions, clearance of parts of the site commenced. Programme has been pushed back one year by the developer.
Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath	F/15/77 500	67	66	Full Permission	Under Construction	66	0	0	0	0	66	The site received Full Planning Permission on 18th August 2017. The developer is Foreman Homes. The developer has provided us with the delivery assumptions set out, and has confirmed that phase 2 is now well underway, thus, completions will finish this year.
Phase 2, Land at Hammerly Farm, Burnetts Lane, Horton Heath	16/797 04 F	37	37	Full Permission	44474	0	37	0	0	0	37	This is phase 2 to 67 units - 15/77500 F, the developer is Foreman Homes. Site construction is under way but will not be completed until next year, as confirmed by the developer.

Fir Tree Farm & Victoria Farmhouse, Fir Tree Lane (NW Horton Heath)	O/16/7 9354	450	450	Outline Permission	17-Nov-20	0	0	0	0	0	0	The site received Outline Planning Permission on 17th November 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/14/75735). Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation FO5, and will be bringing forward the land covered by those three elements as one single major development which is expected to begin delivering residential units from 2023.
Land East of Knowle Lane	F/17/80 640, 18/837 37 RM	34	34	Hybrid Permission	26-Jan-21	34	0	0	0	0	34	The site received Hybrid Planning Permission including Outline Planning Permission for 34 dwellings on 26th January 2018. Bellway have submitted a Reserved Matters application RM/18/83737. All 34 sites will be completed in 2019/20 as confirmed by Bellway Homes.
CWM, Corner of Mortimers Lane and Knowle Lane, Fair Oak, Eastleigh SO50 7BT	F/16/78 074	27	27	Full Permission	26-Jan-21	0	27	0	0	0	27	The site received Full Planning Permission on 26th January 2018. The planning agent for the scheme is WYG who say that the site is currently being marketed to developers. The agent anticipates that on completion of agreements, delivery will be within a single tax year in 2020/21.
Pembers Hill Farm, Mortimers Lane	O/15/7 7190	243	243	Outline Permission	23-May-21	70	70	70	33	0	243	The site received a Resolution to Grant Outline Planning Permission subject to the signing of a S106 Agreement on 25th January 2017. The developer is Drew Smith Homes. Going to committee on 19/9/18. Discharge of conditions also submitted. A delivery rate of 70 dwellings per annum has been set out by the developer. Start on site Jan 2019 first delivery Still 2019/20 delays would just see higher delivery rather than residual delivery in year 5. The developer from Drew Smith has confirmed that the timeline is reasonable.

Land to the north of Mortimers Lane, Fair Oak	F/17/82 099	59	59	Outline Permission	19-Jul-23	59	0	0	0	0	59	Full planning permission was granted in 21/03/2018. Works have commenced on site all units will be built out by end 2019/early 2020. Developer has confirmed that the programme is still correct.
Fair Oak Lodge, Allington Lane	17/818 64 O, 18/841 95 RM	49	49	Outline Permission	19-Jul-23	0	30	19	0	0	49	S106 is being finalised and RM pre-app discussions are ongoing. Bargate are the developer and have confirmed the delivery programme.
HEDGE END	APP REF	TOTAL NET DWEL LINGS	NET OUT- STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	5 YR SUPPLY	COMMENTARY
Land to the west of Woodhouse Lane, Hedge End	O/18/8 3634	605	605	Under Negotiation	0	0	80	80	80	80	320	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 17 July (ref O/18/83634) and received outline planning permission on the 28th of January 2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc. These delays reflect the Mallards Road Inspectors decisions
Long View, Burslesdon Road, Hedge End	16/793 26 F	12	11	Full Permission	Under Construction	11	0	0	0	0	11	The site received Full Planning Permission on 22nd March 2017. The developer is Metis Homes and works have commenced on site. The developer has confirmed that construction is expected to take 18 months including infrastructure delivery. One dwelling was completed in 2018/19. All remaining 11 homes have been started in Q3, thus the homes are due to be completed this year.

Land West and North of Waylands Place and Peewit Hill Close	F/17/80 651	106	106	Full Permission	13-Oct-20	35	35	36	0	0	106	The site received Full Planning Permission on 13th October 2017 and sits alongside Land at St Johns Road/Foord Road i.e. site X. The developer is Foreman Homes. The developer expects all 106 dwellings to be delivered within the five-year period and has confirmed the delivery assumptions set out.
NETLEY	APP REF	TOTAL NET DWELLINGS	NET OUT-STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	5 YR SUPPLY	COMMENTARY
Land the North Side of Grange Road, Netley Abbey	O/16/7 8014	89	89	Outline Permission	08-Jan-21	0	30	30	29	0	89	The site received Outline Planning Permission 8th January 2018. The planning agent Paul Airey Associates have indicated Reserved Matters will be submitted within 6 months of the date of approval. The programme has been pushed back by one year.
Land at Abbey Fruit Farm, Netley, Hound	RM/19/ 84823, O/16/7 9466	93	93	Outline Permission	21-Mar-21	0	45	45	3	0	93	The site received Outline Planning Permission on 21st March 2018. The developer for the site is Orchard Homes. The Reserved Matters application for Abbey Fruit Farm received a resolution to permit at the Council's Bursledon, Hamble and Hound Local Area Committee meeting on 13 June 2019. The resolution was subject to some minor elevational changes and revisions to the landscaping plan, as well as the addressing of the nutrient impacts. These matters are currently still outstanding. We are awaiting developer confirmation but have pushed the programme back one year.

Osborne Quarters Police Training Centre, Royal Victoria Country Park, Netley Abbey, Southampton, SO31 4TS	F/17/82 001	30	30	Full Permission	08-Oct-21	30	0	0	0	0	30	Full permission for 30 dwellings to be developed from police training buildings. All units to be completed before November of 2019, this programme was confirmed by the developer.
WEST END	APP REF	TOTAL NET DWEL LINGS	NET OUT- STANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	5 YR SUPPLY	COMMENTARY
Moorgreen Hospital, Botley Road, West End	F/15/77 247	121	11	Full Permission	Under Construction	11	0	0	0	0	11	The site received Full Planning Permission in March 2016 and is at an advanced stage of construction with 78 of 121 dwellings constructed. The developer is Barratt Homes. The developer has confirmed that the remaining 11 homes will be completed in 2019/2020.
Dog Kennel Farm and land adjacent, Telegraph Road, West End, Southampton SO30 3EX	F/14/74 943, F/16/77 995, 15/773 29 X	14	10	Full Permission	Under Construction	10	0	0	0	0	10	Construction of 14no. dwellings, public open space, parking, landscaping. The site received full planning approval in 15/06/2016. The original developer went into administration and is continuing to be completed within the next year. 4 dwellings have been completed in Q4 of 2018/19 and the developer has confirmed that the remainder of the development will be completed.
Land off Botley Road, West End, Hampshire	RM/18/ 82821, O/15/7 6418	100	100	Reserved Matters	07-Oct-19	25	40	35	0	0	100	The site received Outline Planning Permission on 7th October 2016. The developer is Foreman Homes. A Reserved Matters application was submitted on 28th March 2018. The developer has provided us with the delivery assumptions which are set out.
Land at Hatch Farm, north of Baker Avenue, West End	F/15/77 718	98	52	Full Permission	Under Construction	52	0	0	0	0	52	The site received Full Planning Permission on 14th June 2017. Radian Homes is the developer of the site. Works have now commenced and there are no risks associated with the delivery of the site in the five-year period. The developer has confirmed that 52 homes

													will be completed in the 2019/20 year.
Land west and south of Horton Heath, West End (Chalcroft Farm)	O/14/7 5735	950	950	Outline Permission	22-Dec-20	0	0	0	40	170	210		<p>The site received Outline Planning Permission on 22nd December 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/16/79354).</p> <p>Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation FO5, and will be bringing forward the land covered by those three elements as one single major development which is expected to begin delivering residential units from 2023.</p>
TOTAL			6,891			1,373	1,215	835	716	704	4,843		

APPENDIX C: Site Subject to Resolution to Grant Planning Permission

SITE	APP REF	TOTAL NET OUTSTANDING	CURRENT STATUS	2019/20	2020/21	2021/22	2022/23	2023/24	5 YR SUPPLY	COMMENTARY
Land adjoining 4 Brookfield, Providence Hill, Bursledon, Southampton, SO31 8AU	O/17/80899	20	Resolution to Grant	0	20	0	0	0	20	The applicant company's agreement with the landowners is that the site has to be purchased upon obtaining planning permission and so the signing of the s.106 has been delayed until a purchaser has been found for the site. they have confirmed that they are negotiating the sale of the site with a development company.
Land north of Mortimers Lane and west of Hall Lands Lane, Fair Oak, SO50 7BD	F/18/83986	26	Granted subject to Recommended Conditions	0	26	0	0	0	26	Developer has confirmed that site construction will be pushed into next year.
Land Off Providence Hill, Bursledon	O/17/81166	92	Grant Outline Permission	0	52	40	0	0	92	Pending Subject to HCC Comments, environmental assessment and engagement with Natural England and S106. Contacted developer and they confirmed this programme.
				0	98	40	0	0	138	

APPENDIX D: Site Correspondence