
Calculation of Five-Year Housing Land Supply

Eastleigh Borough Council

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County Council

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Executive Summary:

- i. The Eastleigh Borough Council 'Calculation of Five-Year Housing Land Supply' document has been prepared to identify the latest five-year housing land supply position as of 1st January 2020. It comprises this main document and appendices detailing the housing sites involved and is the second quarterly update produced by Hampshire County Council.
- ii. On the basis of the information as presented in this document it is concluded that Eastleigh Borough Council can comfortably demonstrate a five-year supply of housing, with 6.1 years' worth of housing using the Local Housing Need figure and a 5% buffer.
- iii. A total of 4,652 dwellings are expected to be delivered between 1st January 2020 and 31st December 2024. This is a reduction of 30 dwellings from the previous Hampshire County Council report (4,682) which covered the 1st October 2019 to 30th September 2024. The small reduction within the figures is principally owing to a slight drop in the number of expected dwellings to be delivered on large sites. The key reason for this is due to a further 292 dwellings being delivered between 1st October and 31st December 2019 and therefore being taken out of the supply, along with relatively few new large sites coming forward in this time period.

1 Introduction

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

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

1.3 This assessment uses a base date of 1st January 2020 and covers the anticipated supply to be delivered in the five-year period from 1st January 2020 to 31st December 2024. The assessment includes up-to-date information regarding permissions, commencements, and completions, including contributions from developers on when, and how quickly, sites are likely to come forward.

2 Policy Background

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

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

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

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

3 Methodology for Calculating the Five-Year Supply

Source of Housing Target

3.1 The total five-year housing land supply requirement for Eastleigh is 3,605 dwellings (721 dwellings per annum). This is based on the calculation of local housing need, determined in accordance with the standard method as set out in the PPG. The previous GL Hearn update of the five-year land supply position as of 1st April 2019 sets out this requirement in detail.

Housing Delivery Test

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

3.3 Results published in February 2019 showed that Eastleigh had delivered 1,866 dwellings over the three years between 1st April 2015 and 31st March 2018 against a target of 1,617 dwellings in the same period. This meant that Eastleigh Borough passed the Housing Delivery Test and is not subject to a 20% buffer.

3.4 The 2020 Housing Delivery Test figures are being released in February 2020 and the new figures will appear in the next quarterly report.

Buffer

3.5 The July revision of the PPG for Housing Supply and Delivery (Paragraph 022 Reference ID: 68-022-201907022) states: To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

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

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

3.6 Consequently the Local Housing Need plus a 5% buffer being applied would make Eastleigh's figure 757 dwellings per annum.

Delivery

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

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

- the current planning status of the site – allocated, outline planning permission (and progress towards reserved matters), detailed planning permission, or resolution to grant planning permission;
- whether a planning performance agreement is in place for the site;
- correspondence with the developer/housebuilder/landowner or agent in relation to anticipated:
 - start date,
 - first housing completions,
 - phasing of development for the duration of the build,
 - information on site assessment work being undertaken,

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- anticipated dates for planning applications being submitted or planning permissions being approved,
 - constraints, ownership and market or cost factors that have the potential to delay delivery of the development;
 - progress towards the discharge of planning conditions;
 - assumed lead-in times, build-out rates and lapse rates
 - general information available from public records relating to typical build-out rates of similar sites and housebuilders general rates of delivery.

Windfall

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

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

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

4 Deliverable Supply

4.1 Hampshire County Council undertakes monitoring of starts, completions and commitments. This data records commitments, sites which have lapsed, and completions on an annual basis including site visits each year to ascertain the situation on sites for a base date of the 1st April of each year. During the year, and outside of the annual visits to sites, data on starts, completions and new permissions are also monitored. Starts and completions during this time are gathered through the receipt of Building Control and National House-Building Council reports. The monitoring data specifically considered for this update covers the period to 31st December 2019.

4.2 On this basis, this assessment of five-year land supply has a base date of 1st January 2020 and covers the five-year period to 31st December 2024. The assessment of the deliverable supply over this five-year period is structured to consider the following sources of supply.

Small Site Commitments

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

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

Table 1: Small Sites Lapsed Planning Permissions

Year	Small Sites with Planning Permission	Net Lapsed Units	% Lapsed
2006-2007	288	2	0.7
2007-2008	288	4	1.4
2008-2009	215	14	6.5
2009-2010	181	7	3.9
2010-2011	144	14	9.7
2011-2012	123	9	7.3
2012-2013	137	11	8.0
2013-2014	159	2	1.3
2014-2015	188	6	3.2
2015-2016	213	3	1.4
2016-2017	209	4	1.9
2017-2018	196	12	6.1
2018-2019	200	6	3.0
Total	2,541	94	3.7

4.5 For a 1st January 2020 base date, the monitoring data shows that there are planning permissions for a gain of 301 dwellings (gross) outstanding for sites of less than 10 dwellings. Taking account of the outstanding

planning permissions for a permitted loss of 50 dwellings, the net additional number of dwellings to the supply would be 251. The detailed list of small sites with outstanding planning permissions is set out at Appendix A.

4.6 Once an allowance for lapses of 4% is included, it is considered that small site commitments will yield 241 dwellings within the five-year period.

Large Site Commitments

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

4.8 These sites include developments with outline and full planning permission, some of which may have started on site, and others which are yet to be implemented but are demonstrably capable of delivering units within the five-year period to 31st December 2024.

4.9 For the large site commitments, a detailed review has been undertaken by assessing the current planning status of the site (including discharge of conditions and any planning performance agreements) and available phasing plans, supplemented by discussions with the relevant agent and/or landowner/developer of the sites, to ascertain the likely commencement and build out rate of the individual schemes. The delivery assumptions for individual sites are shown in Appendix B along with the number of completions that have been recorded through Building Control and National House-Building Council reports for the period 1st October to 31st December 2019. However, not all sites are likely to be covered by this data, as progress information for a number of the sites either does not come through Building Control or National House-Building Control reports or the information comes through belatedly, and therefore the completion figures between 1st April 2019 and 31st December 2019 are likely to be an undercount of the actual numbers of completions during this period.

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

4.11 For a 1st January 2020 base date there are 40 large committed sites which are expected to contribute to the five-year land supply. Of these sites, 22 were under construction and nearly 896 plots were recorded as having commenced. Appendix B sets out the delivery assumptions for these sites, provides a commentary on site progress, and summarises information ascertained through direct engagement with site promoters/developers and other sources of information.

4.12 Collectively there are 6,043 dwellings (net) which are yet to be built across these 40 sites. Of this, 4,171 dwellings are expected to be built within the five-year period to 31st December 2024. There are thus a further 1,872 dwellings on these sites which are expected to be delivered in Years 6+.

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

Sites subject to a Resolution to Grant Planning Permission

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

4.15 There are 3 sites within this category, these are set out at Appendix C with commentary on the latest position.

4.16 The sites within this category has a total net capacity for 487 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 162 of the dwellings to be delivered from this source of supply within the five-year period to 31st December 2024.

Windfall

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

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

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

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

Table 2: Windfall Calculation

	Number of Dwellings
Small Sites Windfall Allowance	
Net Small Site Completions 2011/12-2017/18	389
Average Annual Small Site Completions 2011/12-2017/18	56
Average Annual Small Site Completions on Garden Land	17
Small Site Windfall Allowance excluding Garden Land	39

4.20 Taking a cautionary approach it is considered to be appropriate for an annual allowance within years 4 and 5 of the five-year housing land supply. This would give a total of 78 dwellings (39 dwellings per annum) over years 4 and 5 on sites of less than 10 dwellings.

4.21 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 78 dwellings out of a total supply of 4,652 dwellings, or 1.7% of total supply. Removing windfall would take off roughly 0.1 years of eligible supply.

Total expected supply 2020-2024

4.22 From the analysis of the various sources of housing supply mentioned above, the number of dwellings that can be considered deliverable over the period 1st January 2020 to 31st December 2024 is 4,652 dwellings. This is set out in Table 3 below.

Table 3: Housing Supply 1st January 2020 to 31st December 2024

Housing Supply 1st January 2020 to 31st December 2024

Source of Supply	Number of Dwellings
Net Outstanding Permissions for small sites (1-9) units (discounted by 4% for Lapses)	241
Net Outstanding planning permissions for large sites (10 or more units)	4,171
Sites with a resolution to grant planning permission	162
Windfall allowance for years 4 and 5	78
Total expected supply for the period 1st January 2020 – 31st December 2024	4,652

5 The Five Year Housing Land Supply Calculation

5.1 In this section we move on to outline the five-year land supply position, against the local housing need figure as calculated using the standard method set out in the PPG. As set out above, the five-year period is taken from 1st January 2020 to 31st December 2024. An alternative calculation, using the emerging Local Plan 2036 housing requirement is also provided.

Calculation of the Five-Year Housing Land Supply Position

5.2 Table 4 illustrates Eastleigh Borough Council’s Five-Year Housing Land Supply Position with the 5% buffer applied to the housing requirement. On the basis of including sites with planning permission and also sites that only have resolution to permit where inclusion can be justified (see appendix C) then Eastleigh Borough

can demonstrate a land supply of 6.1 years, and would therefore be able to demonstrate a five-year housing land supply.

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

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

Column ID	Housing Requirement 1st January 2020 – 31st December 2024	Eastleigh Borough
a	Objectively Assessed Housing Need: Dwellings per annum 2019-29	721
b	Total Objectively Assessed Need for 1 st January 2020 – 31 st December 2024	3,605
	Buffer	
c	5% buffer; (b*5%)	180
d	Total Housing Requirement for period from 1st January 2020 – 31st December 2024 (c+b)	3,785
e	Annual Requirement over the period 1 st January 2020 – 31 st December 2024 (d/5)	757
	Housing Supply 1st January 2020 – 31st December 2024	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31 st December 2024 (discounted by 4% for lapses)	241
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 31 st December 2024	4,171
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 31 st December 2024	162
i	Windfall Allowance for year 4 and 5	78
j	Expected Supply for the period 1st January 2020 – 31st December 2024 (f+g+h+i)	4,652
k	Housing Land Supply Position over period 1st January – 31st December 2024 (j-d)	867
l	Supply in Years (j/e)	6.1

5.3 As set out earlier in the report this is a slightly conservative judgement as there is no actual requirement to discount for non-delivery. **The conclusion is therefore that, based on the latest evidence, the five-year housing land supply in Eastleigh Borough comfortably exceeds five years at 6.1 years.**

Alternative Calculation of the Five-Year Housing Land Supply Position

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

5.5 Table 5 illustrates Eastleigh Borough Council's Five-Year Housing Land Supply Position with the 10% buffer applied to the housing requirement. On the basis of including sites with planning permission and also sites that only have resolution to permit where inclusion can be justified (see appendix C) then Eastleigh Borough can demonstrate a land supply of 5.8 years and would therefore be able to demonstrate a five-year housing land supply.

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

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

Column ID	Housing Requirement 1 st January 2020 – 31 st December 2024	Eastleigh Borough
a	Housing Requirement Figure in Submitted Local Plan: Dwellings per annum	729
b	Housing Requirement Figure in Submitted Local Plan for 1 st January 2020 – 31 st December 2024	3,645
	Buffer	
c	10% buffer; (b*10%)	365
d	Total Housing Requirement for period from 1st January 2020 – 31st December 2024 (c+b)	4,010
e	Annual Requirement over the period 1 st January 2020 – 31 st December 2024 (d/5)	802
	Housing Supply 1st January 2020 – 31st December 2024	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31 st December 2024 (discounted by 4% for lapses)	241
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 31 st December 2024	4,171
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 31 st December 2024	162
i	Windfall Allowance for year 4 and 5	78
j	Expected Supply for the period 1st January 2020 – 31st December 2024 (f+g+h+i)	4,652
k	Housing Land Supply Position over period 1st January – 31st December 2024 (j-d)	643
l	Supply in Years (j/e)	5.8

Appendix A: Small Site Commitments

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 08/63689	FULL	11-Dec-08	11-Dec-11	STEWART HOUSE SYCAMORE AVENUE	EASTLEIGH	Commenced	3	0	3
F 09/64869	FULL	17-Jul-09	17-Jul-12	1 ADJ HILL PLACE	BURSLEDON	Commenced	1	0	1
F 11/68419	FULL	03-Oct-12	03-Oct-15	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	Commenced	1	0	1
C 13/72065	FULL	05-Aug-13	05-Aug-16	RIVER COTTAGE, 2 HAMBLE WOOD	BOTLEY	Commenced	1	0	1
F 13/72384	FULL	27-Nov-13	27-Nov-16	268 LEIGH ROAD	CHANDLERS FORD	Commenced	3	0	3
F 13/72562	FULL	08-Jan-15	08-Jan-18	77 ALLBROOK HILL	EASTLEIGH	Commenced	3	0	3
R 13/72928	DETAILS	18-Sep-13	18-Sep-15	116 REAR OF PARK ROAD	CHANDLERS FORD	Commenced	1	0	1
F 13/73084	FULL	12-Sep-14	12-Sep-16	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	Commenced	9	0	9
F 13/73761	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Commenced	2	0	2
F 14/73959	FULL	21-May-14	21-May-17	31 GORDON ROAD	CHANDLERS FORD	Commenced	1	0	1
F 14/74469	FULL	17-Jun-14	17-Jun-17	22 COULTAS ROAD	CHANDLERS FORD	Commenced	1	0	1
F 14/74543	FULL	06-Feb-15	06-Feb-18	MOORGREEN FARM BURNETTS LANE	WEST END	Commenced	3	0	3
F 14/74675	FULL	21-Aug-14	21-Aug-17	LITTLE OWL ALLINGTON LANE	WEST END	Not Started	1	0	1
F 14/74903	FULL	01-Jul-15	01-Jul-18	PLOTS 1A-1F RIVERSIDE CARAVAN PARK SATCHELL LANE	HAMBLE-LE-RICE	Commenced	4	0	4
C 14/75487	FULL	22-Apr-15	22-Apr-18	1 BEACH LANE	NETLEY ABBEY	Commenced	1	0	1
F 15/76121	FULL	13-Jul-15	13-Jul-18	HILLTOP PINWOOD PARK	SOUTHAMPTON	Commenced	1	0	1
C 15/76178	FULL	12-Aug-16	12-Aug-19	SOUTH WOODS SALTERNS LANE	BURSLEDON	Not Started	1	0	1
C 15/76607	FULL	28-Jul-15	28-Jul-18	1-2 ROMILL CLOSE	WEST END	Commenced	3	0	3
F 15/76637	FULL	05-Oct-16	05-Oct-19	1 OAKMOUNT AVENUE	CHANDLERS FORD	Not Started	1	1	0
C 15/76808	FULL	11-Jan-16	11-Jan-19	MILLSTREAM HOUSE DONKEY LANE	BOTLEY	Commenced	1	0	1
F 15/76914	FULL	24-Oct-16	24-Oct-19	45 NEW ROAD	NETLEY ABBEY	Not Started	1	0	1
F 15/77225	FULL	17-Nov-17	17-Nov-20	56 DESBOROUGH ROAD	EASTLEIGH	Not Started	2	1	1
F 15/77365	FULL	08-Jun-16	08-Jun-19	443 FAIR OAK ROAD	FAIR OAK	Not Started	5	0	5
F 16/77820	FULL	29-Mar-16	29-Mar-19	2 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
F 16/77830	FULL	03-Jun-16	03-Jun-19	282 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
F 16/77839	FULL	11-Apr-16	11-Apr-19	117 HILTINGBURY ROAD	CHANDLERS FORD	Commenced	1	1	0

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 16/77854	FULL	09-Mar-16	09-Mar-19	SOUTHBROOK FARM BROOK LANE	BOTLEY	Not Started	1	1	0
F 16/77881	FULL	25-Aug-16	25-Aug-19	21 DESBOROUGH ROAD	EASTLEIGH	Not Started	4	1	3
F 16/77884	FULL	09-May-16	09-May-19	CORRINGHAM HOUSE GRANGE ROAD	BURSLEDON	Not Started	1	0	1
U 16/78002	CERT OF LAWFULNESS	19-Apr-16		KINGS COPSE FARM TANHOUSE LANE	BOTLEY	Not Started	1	1	0
F 16/78045	FULL	29-Jul-16	29-Jul-19	4-5 REAR OF MAPLE SQUARE	EASTLEIGH	Not Started	2	0	2
F 16/78096	FULL	09-Feb-17	09-Feb-20	MIDLANDS ESTATE	WEST END	Not Started	2	0	2
C 16/78305	FULL	02-Sep-16	02-Sep-19	5 STATION ROAD	NETLEY ABBEY	Not Started	1	0	1
F 16/78479	FULL	27-Mar-17	27-Mar-20	CHRISTIAN MEETING HALL GRANADA ROAD	HEDGE END	Not Started	1	0	1
F 16/79015	FULL	28-Sep-16	28-Sep-19	48 LEIGH ROAD	EASTLEIGH	Not Started	0	4	-4
F 16/79154	FULL	12-Oct-16	12-Oct-19	20 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
F 16/79348	FULL	13-Apr-17	13-Apr-20	63 REAR OF UPPER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
F 16/79478	FULL	27-Jan-17	27-Jan-20	84 PITMORE ROAD	EASTLEIGH	Not Started	1	1	0
F 16/79715	FULL	06-Feb-17	06-Feb-20	QUOB COTTAGE QUOB LANE	WEST END	Commenced	1	0	1
J 17/79810	PRIOR APPROVAL	27-Feb-17	27-Feb-20	62 MARKET STREET	EASTLEIGH	Not Started	1	0	1
C 17/79848	FULL	09-Mar-17	09-Mar-20	FLATS 1-3 WESSEX MANOR SATCHELL LANE	HAMBLE-LE-RICE	Not Started	1	3	-2
F 17/80049	FULL	08-Jun-17	08-Jun-20	9 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
F 17/80066	FULL	18-Apr-17	18-Apr-20	17 DESBOROUGH ROAD	EASTLEIGH	Not Started	1	1	0
F 17/80075	FULL	18-Apr-17	18-Apr-20	286 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
F 17/80123	FULL	10-Nov-17	10-Nov-20	100 STATION ROAD	NETLEY ABBEY	Commenced	9	0	9
F 17/80188	FULL	08-Dec-17	08-Dec-20	86 REAR OF EDWARD AVENUE	BISHOPSTOKE	Not Started	9	0	9
F 17/80256	FULL	07-Sep-17	07-Sep-20	78 ADJ BURSLEDON ROAD	HEDGE END	Not Started	1	0	1
F 17/80259	FULL	26-Jun-17	26-Jun-20	41 TORRIDGE GARDENS	WEST END	Not Started	2	1	1
F 17/80277	FULL	23-Jun-17	23-Jun-20	74 ADJ SHAFTSBURY AVENUE	CHANDLERS FORD	Not Started	2	0	2
F 17/80280	FULL	22-Nov-17	22-Nov-20	87 ADJ HIGH STREET	WEST END	Not Started	4	0	4
C 17/80337	FULL	08-Nov-17	08-Nov-20	28 CROWSPORT	HAMBLE-LE-RICE	Not Started	1	1	0
O 17/80373	O/L	10-Jan-19	10-Jan-22	LAND ADJOINING PINWOOD PARK	WEST END	Not Started	6	0	6

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 17/80841	FULL	31-Oct-17	31-Oct-20	44 TWYFORD ROAD	EASTLEIGH	Not Started	2	0	2
F 17/80851	FULL	08-Feb-18	08-Feb-21	51 GARAGE BLOCK ADJ VERDON AVENUE	HAMBLE	Not Started	1	0	1
F 17/80867	FULL	23-Aug-17	23-Aug-20	26 ALEXANDRA ROAD	HEDGE END	Commenced	1	0	1
H 17/80991	FULL	22-Sep-17	22-Sep-20	FOXHOLES FARM COTTAGE FIR TREE LANE	HORTON HEATH	Commenced	1	0	1
F 17/81163	FULL	01-Nov-17	01-Nov-20	MEADOW VALE, CLOVERHAYES AND SOUTHCROFT REAR OF PROVIDENCE HILL	BURSLEDON	Not Started	1	0	1
F 17/81222	FULL	31-Oct-17	31-Oct-20	44 LEIGH ROAD	EASTLEIGH	Commenced	1	0	1
PN 17/81323	PRIOR APPROVAL	19-Sep-17	19-Sep-20	18 PIRELLI WAY	EASTLEIGH	Not Started	1	0	1
F 17/81342	FULL	13-Oct-17	13-Oct-20	HOLMES MANOR (ANNEXE - SOUTH LODGE) MOORHILL ROAD	WEST END	Not Started	1	1	0
F 17/81592	FULL	12-Dec-17	12-Dec-20	118 CHAPEL ROAD	WEST END	Not Started	1	0	1
F 17/81618	FULL	10-Jan-18	10-Jan-21	MOORGREEN FARM BURNETTS LANE	WEST END	Not Started	1	0	1
H 17/81639	FULL	03-Jan-18	03-Jan-21	63 PASSFIELD AVENUE	EASTLEIGH	Not Started	1	0	1
F 17/81664	FULL	24-Nov-17	24-Nov-20	9 WESTFIELD ROAD	CHANDLERS FORD	Not Started	1	0	1
F 17/81693	FULL	14-Mar-18	14-Mar-21	STADDESTONE, MARKS FARM	BOTLEY	Not Started	1	0	1
PN 17/81743	PRIOR APPROVAL	27-Nov-17	27-Nov-20	29 HIGH STREET	EASTLEIGH	Not Started	1	0	1
F 17/81763	FULL	04-May-18	04-May-21	185 HURSLEY ROAD	CHANDLERS FORD	Not Started	1	1	0
F 17/81797	FULL	01-May-18	01-May-21	HONEYPOT COTTAGE, 20B THE DRIVE	WEST END	Not Started	1	0	1
F 17/82179	FULL	06-Jul-18	06-Jul-21	BUSH BUNGALOW BOTLEY ROAD	FAIR OAK	Not Started	1	0	1
PN 17/82190	PRIOR APPROVAL	07-Feb-18	07-Feb-21	13 HIGH STREET	EASTLEIGH	Not Started	1	0	1
H 17/82211	FULL	14-Feb-18	14-Feb-21	5 CAMPION CLOSE	EASTLEIGH	Not Started	1	0	1
F 18/82248	FULL	21-Dec-18	21-Dec-21	BROWNFIELD SITE BLUNDELL LANE	BURSLEDON	Not Started	1	0	1
F 18/82263	FULL	22-Mar-18	22-Mar-21	OASIS RIDING CENTRE - BEECH COTTAGE (THE RIDINGS) PYLANDS LANE	BURSLEDON	Commenced	1	0	1
F 18/82470	FULL	13-Jul-18	13-Jul-21	TILBURY PYLANDS LANE	BURSLEDON	Not Started	2	1	1
F 18/82484	FULL	15-May-18	15-May-21	42 LONGCLOSE ROAD	HEDGE END	Not Started	1	0	1
F 18/82515	FULL	29-Mar-18	29-Mar-21	72 STOKE COMMON ROAD	BISHOPSTOKE	Commenced	1	0	1
RM 18/82519	DETAILS	11-Mar-19	11-Mar-21	CREEK COTTAGE, 58 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	4	1	3

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 18/82520	FULL	28-Jun-18	28-Jun-21	ABBEY COURT SCHOOL LANE	HAMBLE-LE-RICE	Not Started	1	1	0
F 18/82581	FULL	17-Sep-18	17-Sep-21	FIR TREE FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	4	0	4
F 18/82592	FULL	27-Aug-19	27-Aug-22	NETLEY HILL FARM LAND SOUTH OF ST JOHN'S ROAD	HEDGE END	Not Started	1	0	1
F 18/82604	FULL	29-May-18	29-May-21	130 PITMORE ROAD	EASTLEIGH	Commenced	1	0	1
PN 18/82651	PRIOR APPROVAL	13-Jul-18	13-Jul-21	49-57 HIGH STREET	WEST END	Not Started	5	0	5
F 18/82759	FULL	11-May-18	11-May-21	35 FALCON SQUARE	EASTLEIGH	Not Started	1	0	1
F 18/82929	FULL	05-Oct-18	05-Oct-21	37 KINGSWAY	CHANDLERS FORD	Not Started	2	1	1
F 18/82984	FULL	29-Jun-18	29-Jun-21	51 BURSLEDON ROAD	HEDGE END	Commenced	1	0	1
F 18/83098	FULL	20-Dec-18	20-Dec-21	4 WAYLANDS PLACE ADJ BURSLEDON ROAD	HEDGE END	Not Started	2	0	2
F 18/83174	FULL	27-Jul-18	27-Jul-21	TWINOAKS GUEST HOUSE, 43 UPPER NORTHAM ROAD	HEDGE END	Not Started	1	1	0
F 18/83290	FULL	09-Aug-18	09-Aug-21	103 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
F 18/83292	FULL	12-Apr-19	12-Apr-22	HAMBLEWELL CHURCH LANE	BURSLEDON	Not Started	1	0	1
X 18/83354	FULL	07-Nov-18	28-Nov-20	120-128 (TREETOPS) REAR OF PITMORE ROAD	EASTLEIGH	Commenced	8	0	8
F 18/83446	FULL	06-Aug-18	06-Aug-21	THE STABLES CRICKET VIEW TANHOUSE LANE	BOTLEY	Commenced	1	1	0
F 18/83447	FULL	16-Aug-19	16-Aug-22	282 FAIR OAK ROAD	BISHOPSTOKE	Not Started	1	0	1
F 18/83458	FULL	21-Aug-18	21-Aug-21	349 FAIR OAK ROAD	FAIR OAK	Commenced	2	0	2
F 18/83499	FULL	14-Aug-18	14-Aug-21	HIDEAWAY, 84 UPPER ST HELENS ROAD	HEDGE END	Commenced	1	0	1
F 18/83513	FULL	12-Feb-19	12-Feb-22	THE MILL HOUSE GRANGE ROAD	NETLEY ABBEY	Not Started	9	0	9
PN 18/83580	PRIOR APPROVAL	24-Aug-18	24-Aug-21	46 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
F 18/83613	FULL	07-Sep-18	07-Sep-21	76 PITMORE ROAD	EASTLEIGH	Not Started	1	1	0
F 18/83717	FULL	08-Oct-18	08-Oct-21	117 SANDY LANE	FAIR OAK	Commenced	2	0	2
F 18/83727	FULL	21-Sep-18	21-Sep-21	37 LAND SOUTH WEST OF CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
PN 18/83923	PRIOR APPROVAL	09-Nov-18	09-Nov-21	49-57 HIGH STREET	WEST END	Not Started	4	0	4
RM 18/84037	DETAILS	13-Mar-19	13-Mar-21	WARATAH REAR OF WINCHESTER ROAD	FAIR OAK	Not Started	4	0	4
F 18/84073	FULL	07-Dec-18	07-Dec-21	229 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	6	1	5

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 18/84120	FULL	16-Nov-18	16-Nov-21	58-60 REAR OF STOKE COMMON ROAD	BISHOPSTOKE	Commenced	4	0	4
F 18/84121	FULL	28-Mar-19	28-Mar-21	RUSSELLS EQUESTRIAN CENTRE LAND ADJ ALLINGHAM LANE	WEST END	Not Started	1	0	1
PN 18/84139	PRIOR APPROVAL	06-Nov-18	06-Nov-21	DENNY HOUSE, 70 LOWER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
PN 18/84177	PRIOR APPROVAL	07-Dec-18	07-Dec-21	CROFT FARM WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
F 18/84211	FULL	04-Dec-18	04-Dec-21	126 LOWER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
F 18/84241	FULL	30-Jan-19	30-Jan-22	146 (5 WEST HORTON CLOSE) REAR OF FAIR OAK ROAD	BISHOPSTOKE	Commenced	1	0	1
H 18/84302	FULL	06-Dec-18	06-Dec-21	17 SHERWOOD AVENUE	HEDGE END	Not Started	1	0	1
F 18/84334	FULL	19-Dec-18	19-Dec-21	5 BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
F 18/84370	FULL	20-Dec-18	20-Dec-21	QUOB FARM HOUSE QUOB FARM CLOSE	WEST END	Not Started	7	4	3
PN 18/84430	PRIOR APPROVAL	21-Dec-18	21-Dec-21	ARKENFIELD STABLES ALLINGTON LANE	WEST END	Not Started	1	0	1
F 18/84464	FULL	11-Jan-19	11-Jan-22	ROSSLARE BEACON ROAD	WEST END	Commenced	1	1	0
F 18/84481	FULL	13-Feb-19	13-Feb-22	SAXON COURT COTTAGE SAXON COURT	HORTON HEATH	Not Started	1	0	1
F 18/84511	FULL	27-Aug-19	27-Aug-22	BUILDERS YARD AT END OF MOUNT VIEW REAR OF 44 TWYFORD ROAD	EASTLEIGH	Not Started	6	0	6
F 18/84536	FULL	15-Oct-19	15-Oct-22	9 BURSLEDON ROAD	HEDGE END	Not Started	2	1	1
F 18/84552	FULL	15-Feb-19	15-Feb-22	MYRTLE DENE ADJ WINDMILL LANE	BURSLEDON	Not Started	1	0	1
F 18/84569	FULL	10-Apr-19	10-Apr-22	1 WESTFIELD ROAD	CHANDLERS FORD	Not Started	1	0	1
F 18/84627	FULL	12-Feb-19	12-Feb-22	46 COMMON ROAD	CHANDLERS FORD	Not Started	1	1	0
H 19/84771	FULL	07-May-19	07-May-22	GLENDOWER GRANGE ROAD	NETLEY ABBEY	Not Started	1	0	1
PN 19/84936	FULL	28-Feb-19	28-Feb-24	FOXHOLES FARM FIR TREE LANE	HORTON HEATH	Not Started	0	1	-1
F 19/84941	FULL	31-May-19	31-May-22	4 BISHOPSTOKE ROAD	EASTLEIGH	Not Started	2	1	1
F 19/84958	FULL	25-Jul-19	25-Jul-22	VICTORIA FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	0	1	-1
F 19/85045	FULL	08-Oct-19	08-Oct-22	44 ST JOHNS ROAD	HEDGE END	Not Started	1	0	1
F 19/85119	FULL	02-Aug-19	02-Aug-22	79 STATION ROAD	NETLEY ABBEY	Commenced	6	0	6
F 19/85281	FULL	20-May-19	20-May-22	WEST VIEW NURSERY MARLS ROAD	BOTLEY	Not Started	1	1	0
F 19/85325	FULL	23-Aug-19	23-Aug-22	LAND TO NORTH WEST OF GRANGE ROAD	NETLEY	Not Started	9	0	9

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 19/85333	FULL	02-Oct-19	02-Oct-22	10A, 10 & 12 REAR OF FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
F 19/85569	FULL	20-Sep-19	20-Sep-22	OAKDENE WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
PN 19/85571	PRIOR APPROVAL	25-Jun-19	25-Jun-22	46A HIGH STREET	WEST END	Not Started	1	0	1
F 19/85624	FULL	29-Nov-19	29-Nov-22	LANGLEIGH BOTLEY ROAD	HORTON HEATH	Not Started	4	0	4
F 19/85828	FULL	16-Aug-19	16-Aug-22	58 WOOLSTON ROAD	NETLEY ABBEY	Commenced	1	0	1
PN 19/85858	PRIOR APPROVAL	28-Aug-19	28-Aug-22	THE STUDIO, 188C SOUTHAMPTON ROAD	EASTLEIGH	Not Started	1	0	1
F 19/85981	FULL	19-Sep-19	19-Sep-22	84 LEIGH ROAD	EASTLEIGH	Not Started	4	1	3
F 19/86047	FULL	17-Oct-19	17-Oct-22	31 CROWS NEST LANE	BOTLEY	Not Started	2	1	1
F 19/86067	FULL	25-Oct-19	25-Oct-22	93 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
F 19/86119	FULL	18-Dec-19	18-Dec-22	LAND EAST OF ANSON ROAD	HORTON HEATH	Not Started	1	0	1
F 19/86122	FULL	08-Oct-19	08-Oct-22	LYAL, 7 OAKHURST WAY	NETLEY ABBEY	Not Started	1	0	1
F 19/86166	FULL	03-Dec-19	07-Dec-22	27 HAIG ROAD	BISHOPSTOKE	Not Started	1	0	1
F 19/86219	FULL	23-Dec-19	23-Dec-22	108 TWYFORD ROAD	EASTLEIGH	Not Started	4	1	3
O 19/86223	O/L	22-Oct-19	22-Oct-22	285 WEST END ROAD	WEST END	Not Started	2	1	1
F 19/86232	FULL	02-Oct-19	02-Oct-22	FLAT 44 ALAN CHUN HOUSE MOORE CRESCENT	NETLEY ABBEY	Not Started	0	1	-1
F 19/86248	FULL	09-Dec-19	09-Dec-22	FLAT 1 ASHCROFT COURT, 60 WINCHESTER ROAD	CHANDLERS FORD	Not Started	2	0	2
F 19/86479	FULL	06-Dec-19	06-Dec-22	3 FRYERN COURT OAKMOUNT ROAD	CHANDLERS FORD	Not Started	0	1	-1
F 19/86481	FULL	09-Dec-19	09-Dec-22	210 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
26357/005	FULL	19-Jan-05	19-Jan-10	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	Not Started	4	1	3
F 18/83906	FULL	12-Feb-19	12-Feb-22	49-57 HIGH STREET	WEST END	Not Started	3	0	3

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Appendix B: Large Site Commitments

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
	Bishopstoke														
	The Mount Hospital, Church Road, Bishopstoke, Eastleigh	O/12/71007 R/12/71814 F/13/73226 F/14/75061 F/17/80513	217	53	Reserved Matters	Under Construction	0	30	23	0	0	0	0	53	The site received Outline Planning Permission in 2012 and a number of subsequent Reserved Matters applications and Full Planning applications have enabled the delivery of 164 dwellings over 3 Phases. 22 units were completed last year, 2 more than expected. Thus the 53 will continue to be rolled out at the same delivery rate. Blocks 27 to 31 are currently under construction. There are no site-specific risks associated with the delivery of the remaining dwellings.
	Botley														
	Land north and east of Boorley Green, Winchester Road, Botley	O/12/71514 R/15/77595 R/16/79470	1330	756	Reserved Matters	Under Construction	86	50	180	180	180	166	0	756	The site received Outline Planning Permission for 1,400 dwellings in November 2013. 70 of the 1,400 are for C2 sheltered elderly accommodation. There is a consortium of three developers for the site which comprises Bloor Homes, Bovis Homes and Linden Homes. The site has received Reserved Matters approval for (a) spine road and associated infrastructure (b) 441 dwellings and (c) 889 dwellings, with the most recent approved in October 2017. Of note, Section 278 agreements for the Winchester Road and Maddoxford Lane highways works associated with the site were signed on 19 April 2016. Site works and housing completions are progressing well. The tracker has been updated to project delivery over the next few years, based on delivery from the three developers, with all units completed by the end of 2023/24.
	Land at Crows Nest Lane, Botley	O/16/78389 RM/18/83875	50	50	Reserved Matters	25-May-20	0	0	0	35	15	0	0	50	The site received Outline Planning Permission on 28th July 2017. The housebuilder is Foreman Homes. A reserved matters application was approved on 25th November 2019. Completions are not expected until 2021/22.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
	Land north west of Boorley Green, Winchester Road, Botley	O/15/75953 RM/17/81628	680	680	Reserved Matters	16-Jan-21	0	0	0	33	100	100	75	308	The site received Outline Planning Permission following an appeal which was allowed in December 2016. The applicants were Gleeson Developments, Miller Homes & Welbeck Land. A Reserved Matters Application for 301 dwellings was approved on 16th January 2019. The delivery timeframes have been supplied by the developer. A Reserved Matters Application has been submitted for a further 143 in Phase 2 and is currently under consideration.
	Braxells Farm, Winchester Road, Botley	F/17/80382 F/19/85038	18	8	Full Permission	Under Construction	2	4	4	0	0	0	0	8	The site received Full Planning Permission on 28th March 2018. The developer of the site is now Imperial homes. Development commenced towards the end of 2018. 10 completions have been recorded between 1st April 2019 and 31st December 2019. A subsequent application for 4 additional dwellings (F/19/85038) was permitted on 26th June 2019. The 4 additional dwellings are expected to be delivered in 2020/21.
BO1	Land south of Maddoxford Lane, Boorley Green	O/16/79600 RM/19/84879	49	49	Outline Permission	29-Mar-20	0	0	0	30	19	0	0	49	The site received Outline Planning Permission on 29th March 2018. The site was sold to Foreman Homes and a Reserved Matters Application was submitted 30th January 2019. The developer has confirmed that the site is still at the planning stage and therefore a conservative approach has been applied with the first expected completions being moved back into 2021/22. An existing dwelling is expected to be demolished. Foreman Homes also have a full application (F/19/84937) for 86 dwellings pending for this site. This application would supercede the permission for 49 if approved.
	Bursledon														
	Land east of Dodwell Lane/North of Pylands Lane, Bursledon	O/12/71522 R/14/75595 R/15/76606	249	39	Reserved Matters	Under Construction	19	39	0	0	0	0	0	39	The site has Reserved Matters approvals for all 249 dwellings over two phases. Bellway Homes is the developer of the site. 108 dwellings were completed in 2018/19 with a subsequent 66 dwellings completed between 1st April and 31st December 2019. The developer has confirmed that all remaining dwellings will be completed in 2019/20.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
	Land south of Bursledon Road, Bursledon	F/18/82322	200	150	Full Permission	Under Construction	28	27	65	58	0	0	0	150	The site received Full Planning Permission on 29th March 2018. The developer for the site is Taylor Wimpey. The development is known as Kestrel Park and is part of a wider scheme in Bursledon along with Kingfisher Grange and Cranbury Gardens. Nearly all of the 200 dwellings have now been started with 50 completions between 1st April 2019 and 31st December 2019. The developer has confirmed the build out rate shown.
	Land north of Cranbury Gardens, Bursledon	O/15/76883 RM/19/84802	45	45	Reserved Matters	Under Construction	0	5	40	0	0	0	0	45	45 Dwellings (16 of which are affordable) built as part of the Taylor Wimpey Development South of Bursledon Road. The Development is known as Cranbury Gardens. It received detailed planning permission on 30th April 2019. There have been 43 plots started between 30th April and 31st December 2019. The developer has confirmed the programme.
	Rear of Orchard Lodge, Windmill Lane, Bursledon	C/14/74932 F/16/79496 C/16/77959 F/17/80282	33	14	Reserved Matters & Full Permission	Under Construction	0	14	0	0	0	0	0	14	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. Subsequently a further dwelling was permitted in September 2017. 13 homes have been completed between 1st April and 31st December 2019. With 14 homes remaining outstanding at the end of December 2019. The developer is Foreman Homes and they have confirmed the site will be built out by the end of 2019/20
	Land at Providence Hill, Bursledon	O/14/74322 R/16/77966	62	62	Reserved Matters	Under Construction	0	40	22	0	0	0	0	62	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 developer has confirmed that the scheme is well underway and that the build out rates are realistic. The adjoining 92 unit scheme (O/17/81166) which will be accessed through this site is listed in Appendix C.
	Berry Farm Hamble Lane, Bursledon	F/15/76582	165	39	Full Permission	Under Construction	26	14	25	0	0	0	0	39	The site received Full Planning permission in March 2016. Barratt Homes is the developer of the site. The majority of the remaining plots have commenced. There have been 54 completions between 1st April and 31st

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
															December 2019. The developer has confirmed this timeline.
	Chandlers Ford														
	9 Valley Road, Chandlers Ford	F/18/84154	12	12	Full Permission	Under Construction	0	0	12	0	0	0	0	12	The site received full planning permission on 19th July 2019 and is currently under construction. Doswell Projects Ltd have confirmed that they are expecting all 12 dwellings to complete in 2020/21.
	Eastleigh														
	Mitchell House, Southampton Road, Eastleigh	J/16/78227	67	67	Prior Approval	Under Construction	0	0	67	0	0	0	0	67	Prior approval for 67 flats allowed on 27th May 2016. The site is currently under construction and completions are expected in Spring 2020. The developers Klifer have confirmed that the flats are likely to complete in 2020/21.
	North Stoneham Park, Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892 RM/17/81168	1074	779	Reserved Matters	Under Construction	89	40	150	150	150	150	113	753	The site received Outline Planning Permission in January 2016 for 1,100 dwellings. The developer is Highwood. Reserved Matters approval has subsequently been approved for two phases: Phase 1 - 560 dwellings Phase 2 - 514 dwellings Development has commenced on site and the developer's construction programme has informed the build out rates set out. Inspector at Mallards Way appeal agreed with this approach to delivery. 109 units were completed in 2018/19 and a further 186 units have been completed between 1st April and 31st December 2019.
	1C and 1D North Stoneham Park, Chestnut Avenue / Stoneham Lane	RM/18/84537	26	26	Reserved Matters		0	0	0	26	0	0	0	26	The site - which is linked to other developments in Stoneham Park - received Full Planning Permission for 26 dwellings on 14th March 2019. The developer is Highwood. The site will be brought forward alongside the wider site and will be delivered within the five-year period. Retirement homes developers Cinnamon are expected to be bringing the site forward with the site looking to commence towards the end of 2020.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
	North Stoneham Park, Chestnut Avenue [Additional to 1,100]	F/17/81167	18	18	Full Permission	Under Construction	0	0	18	0	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 1,100]	F/17/81165	39	39	Full Permission	29-Mar-23	0	0	0	39	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 may not come forward as early as previously thought as the scheme may be amended, however, the scheme is still expected to be delivered within the five-year period.
	10-20 Romsey Road, Eastleigh	F/16/77785	49	49	Full Permission	Demolition Commenced	0	0	0	49	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 with site clearance having commenced in November 2019 and likely to complete in early 2020. The site is likely to complete in 2021/22.
	4-6 High Street, Eastleigh	F/18/84679	10	10	Full Permission	29-Mar-22	0	0	0	10	0	0	0	10	10 flats above and behind retained ground and first floor commercial premises. Full planning permission was given on the 29th of March 2019. No conditions have been discharged.
	27-29 Market Street, Eastleigh	PN/19/86710	10	10	Prior Approval	09-Dec-22	0	0	10	0	0	0	0	10	Prior approval was granted on 9th December 2019 for change of use of the 1st and 2nd floors from office use to 10 flats. Rivendale Homes are the developer and have confirmed that the development is likely to be start and complete in 2020/21.
	Fair Oak														
	St. Swithun Wells Church and Adjacent Land, Allington Lane, Fair Oak	O/13/72471 RM/17/81871	72	60	Reserved Matters	Under Construction	7	23	37	0	0	0	0	60	The site received Reserved Matters approval on 21st March 2018 for all 72 dwellings. The developer is Linden Homes. The development is under construction and has had 12 completions between 1st April and 31st December 2019. The developer has confirmed that they are expecting the site to be completed by mid 2020.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 1)	F/15/77500	67	58	Full Permission	Under Construction	6	58	0	0	0	0	0	58	The site received Full Planning permission on 18th August 2017. The developer is Foreman Homes and they have confirmed that the timeline shown is correct. One dwelling has been completed in 2018/19, with a further eight dwellings having been recorded as completed between 1st April and 31st December 2019. Phase 2 of the site (listed below) is for 37 dwellings.
	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 2)	F/16/79704	37	37	Full Permission	Under Construction	0	0	37	0	0	0	0	37	This is phase 2 of the Hammerley Farm site and is also being developed by Foreman Homes. Full planning permission was granted on 5th October 2018 for 37 dwellings. The site is under construction and is expected to complete in 2020/21. This has been confirmed by the developer.
HH1	Fir Tree Farm and Victoria Farm, Fir Tree Lane, Horton Heath	O/16/79354	450	450	Outline Permission		0	0	0	0	0	0	75	75	The site received Outline Planning Permission on 17th November 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/14/75735). Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation FO5, and will be bringing forward the land covered by those three elements as one single major development which is expected to begin delivering residential units from 2023. The site now includes two phases called A1 and sub phase A2. Permission has been kept live through a variation application (X/19/86303), submission of first reserved matters (RM/19/86792) for the A1 footpath (Firtree-Quobleigh) and discharge of conditions.
FO5	Land east of Knowle Lane, Fair Oak	F/17/80640 RM/18/83737	34	34	Reserved Matters	Under Construction	0	34	0	0	0	0	0	34	The site received Hybrid Planning Permission including Outline Planning Permission for 34 dwellings on 26th January 2018. Reserved matters application was approved on 1st November 2018 and work has commenced on all plots on site with them all likely to be finished by the end of 2019/20.
	CWM, Corner of Mortimers Lane and Knowle Lane, Fair Oak	F/16/78074	27	27	Full Permission	26-Jan-21	0	0	0	27	0	0	0	27	The site received Full Planning permission on 26th January 2018. Developer has confirmed that site construction will be pushed into next year.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
	Pembers Hill Farm, Mortimers Lane, Fair Oak	O/15/77190 RM/18/83278	242	242	Reserved Matters	Under Construction	0	0	74	57	79	32	0	242	The site received reserved matters on 28th November 2018 and work commenced on site in June 2019. First completions are expected in May 2020. The developer, Drew Smith, has confirmed the timeline.
FO2	Land north of Mortimers Lane, Fair Oak (Phase 1)	F/17/82099	59	54	Full Permission	Under Construction	0	54	0	0	0	0	0	54	Full planning permission was granted in 21/03/2018. Works have commenced on site and 5 dwellings were completed between 1st April and 31st December 2019. All units likely to be built out by the end of 2019/20.
FO2	Land North of Mortimers Lane and West of Hall Lands Lane (Phase 2)	F/18/83986	26	26	Full Permission	04-Dec-22	0	0	0	26	0	0	0	26	The site is additional to Land North of Mortimers Lane (F/18/83986).The application was validated on 11th October 2018 and granted permission on 4th December 2019.
FO3	Fair Oak Lodge, Allington Lane	O/17/81864 RM/18/84195	48	48	Reserved Matters	Under Construction	0	0	39	9	0	0	0	48	Reserved matters were granted on 14th January 2019. Bargate are the developer and have confirmed that groundworks commenced in September 2019 and that first completions should occur in March 2020. A slightly more conservative approach has been taken and therefore 39 have been placed into 20/21. There is a loss of an existing dwelling so the net figures are only for 48.
	Hedge End	Hamble													
	Land at Satchell Lane	O/17/80319	70	70	Outline Permission	20-Dec-19	0	0	0	0	0	20	50	70	Outline permission was granted at appeal on 20th December 2018. We are awaiting confirmation from the agent on the likely build out of the scheme. Given the lack of confirmation from the agent and the application only being in outline a cautious approach has been taken with build out rates towards the end of the 5-year supply.
	Hedge End														
HE1	Land west of Woodhouse Lane	O/18/83634	605	605	Outline Permission	06-Sep-22	0	0	0	0	0	55	78	133	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 17th July (ref O/18/83694) with permission granted in 9th September 2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine reserved matter application. These delays

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
															reflect the Mallards Road Inspector's decisions.
HE2	Land west and north of Waylands Place and Peewit Hill Close	F/17/80651	106	106	Full Permission	20-Oct-20	0	0	0	0	45	40	21	106	The site received Full Planning Permission on 13th October 2017 and sits alongside Land at St Johns Road/Foord Road for 110 dwellings which has now completed. The developer is Foreman Homes. The developer has confirmed that discussions with land owners continue but that currently they are unable to confirm when the development will be built. A cautious approach has therefore been taken and the build out rates have been moved back towards the end of the 5-year supply.
	Netley														
	Land North of Grange Road, Netley Abbey	O/16/78014 RM/19/86186	89	89	Outline Permission	08-Jan-20	0	0	0	0	45	44	0	89	The site received Outline Planning Permission 8th January 2018. Reserved Matters has been submitted and is likely to be approved in early 2020. The site is likely to then be sold on. The programme has therefore been pushed back towards the end of the 5 years, although the agent is expecting the site to complete within the next 3 years.
	Abbey Fruit Farm, Grange Road, Netley Abbey	O/16/79466 RM/19/84823	92	92	Reserved Matters	26-Nov-20	0	0	0	45	45	2	0	92	The site received Outline Planning Permission on 21st March 2018. The developer for the site is Orchard Homes. The Reserved Matters application was permitted on the 26th November 2019. We are awaiting developer confirmation but have pushed the programme back one year. There is an existing dwelling on site that will be lost as part of the scheme.
	Osborne Quarters Police Training, Royal Victoria Country Park, Netley Abbey	F/17/82001	30	30	Full Permission	Under Construction	0	30	0	0	0	0	0	30	Full permission for 30 dwellings permitted on 8th October 2018. Site under construction early 2019 and looking to complete early 2020.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Jan20	Planning Status	Planning Permission Expiry	Completions Oct-Dec19	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 Year Supply	1 January commentary
	West End														
	Land off Botley Road, West End	O/15/76418 RM/18/82821	100	100	Reserved Matters	05-Mar-21	0	0	50	50	0	0	0	100	The site received Outline Planning Permission on 7th October 2016. The developer is Foreman Homes. A Reserved Matters application was permitted on 5th March 2019. The developer has confirmed that site preparation has taken place in November 2019. The phasing has therefore been revised to take this into account.
	Land at Hatch Farm and North of Barbe Baker Avenue, West End	F/15/77718	98	10	Full Permission	Under Construction	12	10	0	0	0	0	0	10	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. There have been 42 completions between April and December 2019. The developer has confirmed that all homes will be completed in 2019/20 .
HH1	Chalcroft Farm and Land West of Burnetts Lane, Horton Heath	O/14/75735	950	950	Outline Permission		0	0	0	0	40	170	113	323	The site received Outline Planning Permission on 22nd December 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/16/79354). Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation FO5, and will be bringing forward the land covered by those three elements as one single major development which is expected to begin delivering residential units from 2023. The permission has been kept live by an application for variation (X/18/84413) which amended the phasing and added a Phase 1A for a footway/cycleway along Burnetts Lane. Application (X/19/86475) is a further variation that amends the phasing parameter plan to include Phase 1B for access and infrastructure works. These access works have been implemented under the revised outline. There has also been a submission of the first reserved matters (RM/18/84657) for the Phase 1A footway/cycleway.
			6,043					472	853	824	718	779	525	4,171	

Appendix C: Sites Subject to Resolution to Grant Planning Permission

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	Jan20-Mar20	20/21	21/22	22/23	23/24	Apr24-Dec24	5 YEAR SUPPLY	1 January Commentary
BU1	LAND ADJOINING 4 BROOKFIELD, PROVIDENCE HILL,, BURSLEDON, SOUTHAMPTON SO31 8AU	O/17/80899	20	Resolution to grant outline permission	0	0	0	20	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 S106 has been delayed until a purchaser has been found for the site. They have confirmed that they are negotiating the sale of the site with a development company.
BU3	LAND OFF PROVIDENCE HILL, BURSLEDON	O/17/81166	92	Resolution to grant outline permission	0	0	52	40	0	0	92	Pending subject to HCC comments, environmental assessment and engagement with Natural England and S106. Developer has confirmed that they are expecting S106 happening by the end of the year and then the reserved matters taking 3-6 months. Site work therefore unlikely to start until end of 2020, with first completions to be in 2021/22.
BO2	LAND TO THE NORTH AND EAST OF WINCHESTER STREET, BOTLEY	O/18/83698	375	Resolution to grant outline permission	0	0	0	0	14	36	50	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 25th July (ref O/18/83698). Resolution to grant outline secured at committee in January 2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine reserved matter application. These delays reflect the Mallards Road Inspector's decisions. Permission expected to be issued in May 2020.
			487		0	0	52	60	14	36	162	