APPEAL STATEMENT FOR HEARING – FIVE YEAR HOUSING SUPPLY

Eastleigh Borough Council

Town and Country Planning Act 1990 (as amended)

APPEAL by:
Southcott Homes against Eastleigh Borough Council on the refusal to grant planning permission for the construction of 4no. detached 4 bed dwellings with detached triple & double garages, bin and cycle storage, new access from Pylands Lane, following the removal of existing commercial use and buildings.

Appeal Reference: APP/W1715/A/14/2219572
Local Planning Authority Reference: F/14/73880
Appeal Site Address: Land adjacent to "Pylands", Pylands Lane, Bursledon, Southampton, SO31 1BH

TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE PLANNING & COMPENSATION ACT 1991) – SECTION 78

TOWN AND COUNTRY PLANNING (INQUIRIES PROCEDURES) (ENGLAND) RULES 2000

PROOF OF EVIDENCE of John Slater BA (Hons), DMS, MRTPI on behalf of the Local Planning Authority

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1. Introduction

1.1 I am John Slater, an independent planning consultant with over 36 years' experience working in town and country planning. I am a Chartered Town Planner, having been a Member of the Royal Town Planning Institute since 1981. I have a BA (Hons) Degree in Urban and Regional Planning. Until 2012 I had worked solely within local authority planning departments, latterly as Head of Planning Services at Portsmouth City Council, a position I held for 8 years. I am now a self-employed planning consultant and represent a range of public and private sector clients and I am also an Independent Examiner of Neighbourhood Plans.

1.2 I have been engaged by Eastleigh Borough Council to represent the local planning authority in respect of part of its case. My evidence to the inquiry will be concerned solely with matters relating to housing land supply position in Eastleigh borough.

1.3 My evidence is divided into a number of sections. I will firstly set down the government's requirements in terms of the 5 year housing land supply as set out in the NPPF and the NPPG. I will then look at the level of housing need in the borough and set out the council's position regarding housing numbers. I will then move on to examine the housing land supply position as set out in the Council's Housing Implementation Strategy of 30 June 2014. This showed that it could demonstrate a five year supply. The Council is committed to updating this information on a quarterly basis. At the time of preparing this proof of evidence the latest published information is the June statement. The Council will be updating the position to 30 September 2014 and I will update the evidence as necessary at the Inquiry.

1.4 My evidence will highlight the Borough Council's commitment to increasing its housing supply and will set out what steps it is taking to bring forward appropriate sites for development through its general planning powers and in particular the work focussed on the submitted Eastleigh Borough Local Plan 2011 - 2029.

1.5 My evidence will conclude by arguing that based on this position the Council can show that it can demonstrate that it has a five year housing supply plus a 5% buffer and accordingly that the provisions of the NPPF expressing a presumption in favour of sustainable development are not triggered in the consideration of the balance of the conflicting issues .

1.6 Throughout this proof of evidence I will use the following shorthand for the most important background documents to which I will refer:

EBLPR: Eastleigh Borough Local Plan Review (2001 – 2011) (adopted May 2006)
EBLP 2011 – 2029: Submitted Eastleigh Borough Local Plan 2011 – 2029 (submitted July 2014)
HCSPR: Hampshire County Structure Plan 1996 – 2011 (Review) (adopted January 2000)
NPPF: National Planning Policy Framework (March 2012)
NPPG: National Planning Practice Guidance(March 2014 and as updated)
SEP: South East Plan (the Regional Spatial Strategy for the South East of England, adopted May 2009)
SHS: South Hampshire Strategy (published October 2012)

Part One – Housing Land Supply Requirements

2. The Housing Land Supply Requirements of the NPPF

2.1 In accordance with paragraph 47 of the Government's National Planning Policy Framework (the NPPF), published in March 2012, and in order to

"boost significantly the supply of housing", local planning authorities are required to:

"use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework"

and to:

"identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements".

2.2 Paragraph 47 of the NPPF goes on to advise that the five-year supply should include an additional 5% buffer, moved forward from later in the plan period, to ensure choice and competition in the market for land. Where there is "a record of persistent under delivery of housing" this buffer should be increased to 20% in order to provide a realistic prospect of achieving the planned supply.

2.3 Footnote 11 to paragraph 47 advises that:

"To be considered deliverable, sites 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 and in particular that the development of the site is viable."

2.4 In their Local Plans, planning authorities should (paragraph 47):

"identify a supply of specific, developable sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15".

'Developable sites' must (paragraph 47, footnote 12):

"be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged."

2.5 Paragraph 49 of the NPPF goes on to advise that:

"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites".

Where this is the case, the NPPF states that:

"Housing applications should be considered in the context of the presumption in favour of sustainable development".

2.6 Paragraph 14 of the NPPF sets out that in relation to decisions on planning applications this presumption means:

"where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted."

2.7 The NPPG was published as an online resource on 6th March 2014. It gives additional information on what is relevant to housing land needs and availability assessments. This provides additional information about the Government's requirements on assessing the suitability, availability and achievability of development land for housing which leads to an assessment of whether a site can be considered deliverable, developable or not currently deliverable for housing.

2.8 The advice set out in paragraph 30 (ref 030-20140306) of the NPPG is that the starting point for assessing housing requirements is the adopted local plan if it is up to date and based on evidence of current needs. Where the evidence is that policies in emerging plans cannot be given sufficient weight, then evidence from the latest full housing needs assessment should be taken although recognising that the robustness of the evidence has not been tested at examination.

2.9 In terms of what constitutes a "deliverable site" the NPPG advice is that it should include allocated sites in local plans and sites with planning permissions (unless it is evident that work will not start within the 5 year life of the consent). However the Guidance does say that allocation in an adopted plan or via planning permission is not a pre-requisite to being considered deliverable. In considering deliverability, if there are no significant constraints (eg infrastructure) to be overcome sites not allocated or without planning permission can be considered capable of being delivered with the 5 year timeframe.

2.10 The importance of the 5 year housing supply as set out in paragraph 34 (ID 3-034-20140306) is a key material consideration when determining housing applications and appeals and is also central in deciding if policies are up to date in applying the presumption in favour of sustainable development.

2.11 On the question of whether a 20% buffer is required in terms of under-delivery of housing, the NPPG says that the decision maker's judgement is dependent on a range of issues such as any imposed housing moratoriums. LPAs should seek to address any undersupply within the first five years of the plan period wherever possible (paragraph 005, ID 2a-005-20140306).

2.12 In terms of counting older persons' housing, the advice is clear that housing for older people, including residential institutions in Use Class C2, can be counted against their housing requirements (paragraph 038 ID 3-038-2010306).

3. Identification of the Borough's Housing Need

3.1 The current development plan for the Borough of Eastleigh comprises the adopted Eastleigh Borough Local Plan Review (2001 – 2011) (EBLPR) and the Hampshire Minerals and Waste Plan (adopted 15 October 2013). The latter is of no relevance to this appeal. The EBLPR was adopted in May 2006 and many of the policies that it contains were formally 'saved' in May 2009. Policy 70.H of the EBLPR, which set out a requirement for 585 dwellings per

annum across the borough for the period from September 2001 to March 2011, was not one of those saved as it had been superseded by the South East Plan.

3.2 The housing development proposals set out in the adopted Plan are largely built-out and it did not include any assessment of housing need beyond 2011 or provision for further development. It is therefore not possible to identify the up-to-date, objectively assessed, future housing need of the borough as required by the NPPF from the adopted Local Plan.

3.3 The adopted Local Plan was effectively superseded in May 2009 with the approval of the Regional Spatial Strategy for the South East of England, the South East Plan (SEP). The SEP set out housing requirements for individual authorities for the period from 2006 to 2026 but it is not a straightforward matter to identify the requirement for the borough of Eastleigh. This is because there is a requirement for the borough of 354 dwellings per annum (policy SH5) throughout the plan period together with a requirement for the development of a strategic development area (SDA) of 6,000 homes intended to contribute to wider sub-regional needs (policy SH2) and not to meet just the needs of the area where the SDA was to be located. This development, it was envisaged, would only deliver new homes from 2016 and would be located partly within the area of Winchester City Council and partly within Eastleigh borough.

3.4 The SEP envisaged that the strategic development area would be a focus for new housing post-2016 with other sites providing for development needs in the pre-2016 period, but the housing requirement for Eastleigh borough was quoted in policy SH5 as an annual average over the whole of the plan period. Although the SEP housing proposals were based on a sound assessment of housing needs across the south Hampshire sub-region, that assessment is now somewhat out-of-date and, because of the issues around the proposed strategic development area, I do not consider that the Plan provides a satisfactory basis for identifying future housing need in Eastleigh borough.

3.5 The revocation of the regional spatial strategies was signalled by the Coalition Government in 2010 although it was not until March 2013 that the South East Plan was formally revoked. In the meantime, Eastleigh Borough Council had resolved (22 July 2010) that the proposed strategic development area was not feasible and that housing needs would be met by other means. The quantum of development that would be accommodated in the borough was, however, not identified pending work on a new local plan.

3.6 Over a decade ago the local authorities in south Hampshire established a formal partnership, the Partnership for Urban South Hampshire (PUSH), to coordinate sustainable economic growth and strategic planning in the sub-region. The PUSH area includes Portsmouth and Southampton city councils, Eastleigh, Fareham, Gosport and Havant borough councils and parts of New Forest, Test Valley, Winchester and East Hampshire council areas. Hampshire County Council and, more recently, the Isle of Wight Council are also within the partnership. The Partnership prepared the spatial strategy for the South Hampshire section of the SEP.

3.7 With the onset of the economic recession the PUSH authorities recognised that the economic growth projections which formed the basis of the SEP were unrealistic. An updated economic strategy was commissioned and subsequently adopted. In 2012, with the regional spatial strategy to be revoked and in order to maintain, at least informally, a strategic plan for the sub-region that was consistent with the updated economic strategy, the planning authorities in PUSH updated the spatial strategy. The resulting South Hampshire Strategy (SHS), published in October 2012, projected a lower housing need for the sub-region than that set out in the South East Plan on the basis of the significantly lower projections for economic growth. No update of the housing market assessment that had been carried out for the South East Plan was undertaken. The SHS set out a housing target for each authority within the Partnership and these totalled the identified need for the sub-region for the period to 2026. Policy 11 of the Strategy set a requirement for 8,050 dwellings (537 dwellings per annum) to be built in Eastleigh borough between 2011 and 2026 to contribute to meeting the sub-regional need.

3.8 The Strategy demonstrated the Partnership's ongoing commitment to co-operative working and it was soundly based on evidence from the updated economic strategy for the sub-region. The SHS was, however, not subject to public consultation or to full sustainability appraisal, Habitats Regulations assessment or transport assessment. The informal, non-statutory basis of the Strategy and the absence of any up-to-date assessment of housing need lead to the conclusion that it does not provide a sound basis for the identification of the longer-term future housing needs of the borough.

3.9 Since 2009 the Borough Council has been working on a roll-forward of the adopted Local Plan. The continually changing statutory requirements and strategic context have made progress slow, but the Revised Pre-submission Eastleigh Borough Local Plan 2011 – 2029 was published for consultation on 10 February 2014. The Plan has now been submitted to the Secretary of State and an Inspector has been appointed to examine the Plan including proposed changes suggested by the Borough Council. The Plan sets out a housing requirement for the borough of a minimum of 10,140 dwellings for the period 2011 - 2029 (564 dwellings per annum) and contains site-specific proposals to accommodate that number of dwellings. This level of housing, in combination with the planned supply in the other local authorities that form the Southampton housing market area, is considered sufficient to meet the identified needs of the Southampton market area in the period up to 2026 and is broadly in line with the South Hampshire Strategic Housing Market Assessment which is covered in the next section of my proof. The Inquiry will be starting on 10th November 2014 and the first week will be examining the strategic housing policies in the plan in terms of the overall level of housing need and the 5 year housing land supply. Once the initial week of hearings has taken place the inquiry will be adjourned and the Inspector has indicated that he will be publishing his initial conclusions as to whether the housing need and supply figures are broadly right. That will then lead him to decide whether it is appropriate to resume the Inquiry in the second half of January 2015. That preliminary view will be a very important guideline in terms of the soundness of the Council's housing position.

3.10 Table 1 below summarises the annual and five-year housing requirements for the borough for each of the plans and strategies described above.

Table 1: Eastleigh Borough – annual and five-year housing requirements in plans and strategies

Plan or strategy	Policy number and comment on relevant plan period	Annual housing requirement	Five-year housing requirement
Adopted EBLPR	Policy 70.H 2001 – 2009: then superseded by the SEP	585	2,925
SEP	Policy SH5 2009 – 2013: pre-strategic development area delivery. SEP revoked in May 2013	354	1,770
SEP	Policy SH2 2016 – 2026: including delivery of strategic development area but SEP revoked before this period	354 Plus 600 in the strategic development area also in Winchester district	1,770 Plus 3,000 partly in Winchester district
SHS	Policy 11 2012 – 2013: post-revocation of the SEP. Non-statutory plan	537	2,685
EBLP 2011 - 2029	2013 – 2029: pre-submission draft plan February 2014	564	2,820

4. The PUSH Strategic Housing Market Assessment

4.1 Recognising that the absence of an up-to-date assessment of housing needs across the sub-region was beginning to give rise to difficulties for the individual local authorities within the PUSH area and in accordance with the NPPF, in May 2013 the Partnership commissioned a South Hampshire Strategic Housing Market Assessment (SHMA). The commission recognised that no single authority in south Hampshire comprises an entire housing market area and that a full understanding of housing needs would be best secured by a joint study. Prepared by GL Hearn Limited, the SHMA was approved for publication by the PUSH Joint Committee at its meeting on 28 January 2014. The Partnership has now begun work on a review and roll-forward of the SHS to 2036 and the findings of the SHMA will constitute one of the building blocks for that work. It is anticipated that consultation on strategic options should be possible in mid-2015.This will also be the subject of sustainability appraisal.

4.2 Whilst the publication of an up-to-date assessment of housing need is significant it is necessary to consider whether it is a suitable indicator of future housing need in Eastleigh borough and whether, in itself, it is a sound basis for future land-use planning.

4.3 The SHMA confirms that the south Hampshire area has two housing market areas, with some degree of overlap, based on the cities of Southampton and Portsmouth (SHMA paragraph 11.2). Whilst there are some overlaps with surrounding areas these are limited by comparison with the links within the sub-region. The SHMA examines a range of scenarios for the projection of housing need for the sub-region including population and employment-based projections, zero net migration and affordable housing needs. It concludes by identifying an objectively-assessed need for housing across the sub-region of 4,160 new homes per annum from 2011 to 2036. The consultants consider this level of housing growth to be a “robust basis for forward planning based on the demographic evidence and market signals” (SHMA paragraph 11.23).

4.4 The SHMA identifies (SHMA paragraph 11.23) the needs of the two housing market areas within the south Hampshire sub-region. It also provides, at Appendix V, detailed projections for individual districts and part-districts within the sub-region. The SHMA is quite explicitly not a plan or strategy for housing distribution in itself, but is a part of the evidence base for strategic planning (SHMA paragraph 11.24). The projected housing need is derived primarily from population statistics and the projection of past demographic trends (births, deaths, household formation rates and migration). To an extent, therefore, it is simply a reflection of what has happened in the past. As such, the housing needs identified, particularly at a district level, can be heavily influenced by local or short-term issues such as previous planning strategy, particularly high past development rates or changes to the employment base of an area. The district-level projections in the SHMA, none of which cover a complete 'market area' are, therefore, certainly not a sound basis for future land-use planning although the district figures across PUSH do sum to the full sub-regional need.

4.5 For the borough of Eastleigh the results of the various projections examined in the SHMA suggest (SHMA Appendix V) housing needs ranging from 4,777 to 16,937 (191 to 677 per annum) for the period from 2011 to 2036. A scenario consistent with that used to identify the consultants' assessment of overall need across the sub-region would produce a requirement for 617 new dwellings per annum in the borough of Eastleigh.

4.6 The SHMA is clear that the distribution of new housing within the two housing market areas (and across the sub-region as a whole) over the period to 2036 should be determined by joint working and co-operation within the PUSH partnership, under the Duty to Cooperate, through an update of the South Hampshire Strategy (SHMA paragraph 11.26). This will allow due consideration to be given to constraints and land availability, the need to promote sustainable patterns of development and other policy aspirations. The subsequent, jointly agreed, apportionment of the housing requirement would then feed into individual authorities' local plans.

4.7 The SHMA is thus intended to provide a starting point for this process and should not in itself be relied upon to identify a specific housing requirement for individual, relatively small local authorities such as Eastleigh borough.

4.8 The NPPF does not require the local planning authority to identify the housing needs for its area. Rather, it requires that local planning authorities ensure sufficient housing provision in their local plans to meet the full, objectively assessed needs in *the housing market area* (paragraph 2.1 above). The level of provision in Eastleigh borough must therefore be assessed in the context of the needs and housing land supply position in the Southampton housing market area as identified in the SHMA.

4.9 The SHMA shows Eastleigh borough to be located wholly within the Southampton housing market area. The SHMA concludes that 2,045 dwellings per annum will be required to meet the full housing needs in this area throughout the period from 2011 to 2036 (SHMA paragraph 11.23).

4.10 Analysis of the current proposals of the authorities within the Southampton housing market area, set out in Table 2 below, reveals that 1,995 dwellings per annum are currently planned for in the area in the period 2011 to 2026. This is only 50 dwellings per annum less than the SHMA suggests are needed to meet the full housing needs in this area during the same period. This equates to a total of 750 additional dwellings over the whole of the market area over the full period from 2011 to 2026 that many of the authorities are currently working to.

Table 2: Analysis of Housing Supply and SHMA Requirement – Southampton Housing Market Area 2011 - 2026

	Committed supply[1]
Eastleigh	8,450[2]
Fareham (west)	1,389[3]

[1] As set out in South Hampshire Strategy unless subsequently amended by emerging/adopted Local Plan or Core Strategy
[2] Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029 www.eastleigh.gov.uk/localplan
[3] 1,654 supply identified on page 22 in adopted Core Strategy less 265 completed in 2010/11 http://www.fareham.gov.uk/pdf/planning/CoreStrategyAdopted.pdf

Southampton	12,200
Test Valley (part)	2,910[4]
Winchester (part - west)	3,701[5]
New Forest	1,277[6]
Total committed supply	29,927
Annualised supply	1,995 per annum
SHMA identified need	2,045 per annum
Deficit	**50 per annum**

4.11 For comparison, a similar analysis of the Portsmouth housing market area, Table 3 below, suggests that there is a more significant deficit of almost 500 dwellings per annum between the level of housing need identified in the SHMA and the housing currently planned.

Table 3: Analysis of Housing Supply and SHMA Requirement – Portsmouth Housing Market Area 2011 - 2026

	Committed supply[7]
East Hampshire (part)	1,749[8]
Fareham (east)	726[9]
New Community North of Fareham	2,370[10]
Gosport	2,250[11]

[4] Policy COM1 (pro-rata for 2011 - 2026 period) http://www.testvalley.gov.uk/assets/files/5575/Revised-Local-Plan-DPD-2011-2029-January-2014-PRINT.pdf

[5] http://www.winchester.gov.uk/planning-policy/local-plan-part-1/adoption/ and discussions with officers from WCC. Figure consists of: 2,950 at North Whiteley, 375 at Bishops Waltham (on the basis of 25 per annum), 188 at Colden Common (13 per annum) and 188 at Waltham Chase (13 per annum)

[6] 1,635 dwellings for 2006 - 2026 less 578 completions 2006 - 2011 plus 220 dwellings through policy CS12 http://www.newforest.gov.uk/media/adobe/o/t/FINAL_DOCUMENT.pdf

[7] As set out in South Hampshire Strategy unless subsequently amended by emerging/adopted Local Plan or Core Strategy

[8] Emerging supply as at October 2013 - Revised to 2011 - 2026 period: Table 1 http://www.easthants.gov.uk/ehdc/formsfordownload.nsf/0/D089F4E3300271D880257C0C00316648/$File/EHSD040+Session+12+Housing.pdf

[9] 825 supply identified in eastern area of Fareham on page 22 in adopted Core Strategy less 99 completed in 2010/11 (http://www.fareham.gov.uk/pdf/planning/CoreStrategyAdopted.pdf)

[10] Based on phasing set out at: http://www.fareham.gov.uk/PDF/planning/new_community/draft_welborne_plan.pdf

Havant	5,150
Portsmouth	9,100
Winchester (part - east)	2,964[12]
Total committed supply	24,309
Annualised supply	1,621 per annum
SHMA identified need	2,115 per annum
Deficit	**494 per annum**

4.12 The evidence in the SHMA is robust but it is an assessment of housing need across south Hampshire's two housing market areas, rather than a study of individual authorities' housing needs. Decisions on the apportionment of any revised future housing requirements arising from the SHMA across the sub-region should be made through a revised SHS, jointly prepared and agreed by the PUSH authorities as a whole, rather than through the decisions of individual councils. To do otherwise would be contrary to the spirit of cooperation and joint working that the NPPF requires, to sound strategic planning and to the approach adopted by the south Hampshire authorities over the last decade.

4.13 Clearly the PUSH authorities will be faced with a significant challenge when the distribution of these additional dwellings comes to be considered. It is, of course, possible that the authorities will conclude that some of the needs of the Portsmouth housing market area should be accommodated in the Southampton housing market area or in adjoining areas to the east or north. The additional dwellings to be accommodated to 2026 are, however, a small number in comparison with the 40,000-plus dwellings that will need to be accommodated in the sub-region between 2026 and 2036. Planning to accommodate this need will require strategic cooperation and joint working and the current shortfall in planned provision should be addressed as part of that work.

[11] http://www.gosport.gov.uk/EasysiteWeb/getresource.axd?AssetID=25470&type=full&servicetype=Attachment

[12] http://www.winchester.gov.uk/planning-policy/local-plan-part-1/adoption/ Consisting of: 2,400 at west of Waterlooville, 188 at Denmead (on the basis of 13 per annum), 188 at Swanmore (13 per annum) and 188 at Wickham (13 per annum)

4.14 Work to update and roll-forward the PUSH South Hampshire Strategy to 2036 in the light of the SHMA findings has now begun. Strategic options for the apportionment of the housing requirements of the two housing market areas in south Hampshire and of the sub-region's requirements overall should be available for consultation in the summer of next year. These will provide the proper basis for the establishment of the longer-term housing requirements for the individual authorities in south Hampshire. In this respect, the Borough Council's EBLP 2011 – 2029 includes the firm intention (at policy MR1) to review the Plan at an early date when proper strategic guidance on housing distribution for the longer-term is available and agreed.

4.15 With regard to the borough of Eastleigh, therefore, the adopted EBLPR does not provide any basis for establishing the future housing need in the borough. The SEP was based on very different economic circumstances than those now pertaining and has been revoked and there is now no specific Government guidance on the number of homes that should be planned for in an individual district. The SHS, although founded on a more recent study of the economic circumstances of south Hampshire and on cooperation between the south Hampshire authorities, was not based on a more up-to-date assessment of housing needs. It is also a non-statutory document that was not subject to consultation or independent examination.

4.16 The south Hampshire authorities now have a strategic housing market assessment which provides up-to-date information on the housing market and housing needs. It is, however, not a plan or strategy and it will be necessary for the local planning authorities to give consideration to a wide range of factors in determining the appropriate distribution of future housing provision across the sub-region. That will take a little time.

4.17 In the meantime, having regard to the relatively short timescale before a jointly-agreed, strategic and long-term distribution of future housing provision is likely to be available and the very modest level of under-provision in current plans against the annual housing requirement in the Southampton housing

market area identified by the SHMA, the Borough Council has concluded (30 January 2014 meeting of Council) that the EBLP 2011 - 2029 should plan for minimum of 10,140 new homes to be built to meet needs in the borough between 2011 and 2029, an annual average of 564 new homes.

4.18 When the SHMA was being prepared the 2012 Sub-National Population Projections based on the 2011 census were not available. NPPG advice is that the latest SNPP should be taken in to account when assessing future housing need. The Borough Council appointed JG Consulting to review the SHMA's findings in the light of the revised projections. Their report, published in June 2014 and entitled 'Analysis of Objectively Assessed Housing Need in light of the 2012-based Sub-National Population Projections' was based on their previous involvement with the SHMA. The study predicted slightly lower figures for household growth over 3 scenarios and produced an estimated annual need for 549 dwellings for Eastleigh. This broadly supports the Local Plan figure of 564 units per year compared with the 617 units which emerged from the SHMA.

4.18 These conclusions lead me to conclude that the Submission Version of the Local Plan's level of new housing provision is a reasonable and realistic basis on which to plan for future housing needs in the medium term with the intention that the local plan should be reviewed and rolled-forward when the authorities across the sub-region have jointly agreed the strategy for accommodating development needs to 2036.

5. Identification of the Borough's Five-Year Housing Land Supply Requirement

5.1 Having identified the borough's housing need for the plan period it is necessary to define the five-year housing requirement for the purpose of the NPPF. This must address any shortfall in provision in the current plan period and make additional provision for the buffer required by the NPPF to allow for choice and competition in the market for land. In the light of the foregoing, the remainder of my proof takes the housing provision proposed in the EBLP

2011 – 2029 as the baseline for the identification of the five-year housing land supply requirement for the borough.

5.2 Between 1 April 2011 and 30 June 2014 a total of 1,123 (net) new dwellings were completed in the borough (Hampshire County Council monitoring). There is therefore a residual requirement against the EBLP 2011 – 2029 proposals for 9,017 dwellings (10,140 minus 1,123) to be built between 1 July 2014 and 31 March 2029. Completions since 1 April 2011 represent a shortfall of provision in the borough of 710 homes against the EBLP 2011 - 2029.

5.3 In dealing with a shortfall against planned provision in a housing land supply context, recent appeals have identified two alternative approaches: the 'Liverpool method' and the 'Sedgefield method', from decisions in the respective authorities. The Liverpool method adds the shortfall to the requirement for the remainder of the plan period and spreads this 'residual requirement' across the outstanding plan period. Taking the EBLP 2011 – 2029 provision for 564 dwellings per annum, the Liverpool method would result in the following requirement for the borough from 1 July 2014 (rounded up to whole numbers):

$$\frac{\text{Residual requirement}}{\text{Plan period outstanding}} = \frac{9{,}017}{14.75} = 611 \text{ dwellings per annum}$$

The Liverpool method would therefore result in a 5-year requirement for 3,056 new dwellings in the borough.

5.4 The Sedgefield method seeks to recover the shortfall in provision within the next 5-year period (rounded up to whole numbers):

$$\frac{\text{5-year requirement + shortfall}}{5} = \frac{2820 + 710}{5} = 706 \text{ dwellings per annum}$$

The Sedgefield method would therefore result in a 5-year requirement for 3,530 new dwellings in the borough.

5.5 The NPPG referred to at paragraph 2.7 above comments on this issue, stating that:

"local planning authorities should aim to deal with any undersupply (of housing) within the first five years of the plan period where possible"

(i.e., the Sedgefield method of calculating the correction required to cover a shortfall in delivery is normally to be preferred).

5.6 I now wish to address the question of whether it is more appropriate for the Liverpool or the Sedgefield methodology to be accepted for the purpose of establishing whether the borough has a 5 year housing supply. The number of actual housing completions in the borough has been below 500 per annum for the last few years (Table 4 below). The Sedgefield method of dealing with undersupply would require the completion of 706 dwellings per annum from 1st July 2014. It is my view that national and local factors militate against using the Sedgefield method of dealing with the shortfall in housing provision in the borough since 2011 for a number of reasons:

i) The house-building industry nationally is still emerging from a significant period of recession when new housing construction has been constrained by the national economy being in recession. These factors affecting house-building rates will not disappear overnight. It is not reasonable in these circumstances to expect the industry to be able to deliver (and the market to demand) such a steep increase in house building and sales in the short-term.as would be required by adopting Sedgefield rather than the Liverpool methodology.

ii) The low level of housing delivery in the borough in recent years is also a consequence of the particular stage of the local plan cycle that has been reached, with sites in the adopted Plan now largely built-out or in the later stages of construction when build-rates run down. Rates of construction will rise as sites which now have planning permission are brought forward in response to market demand and the availability of manpower and materials, but that rise is likely to be gradual over time.

5.7 It is therefore unrealistic to expect an immediate response to improved economic conditions and an even steeper increase in delivery to the rate that would be required a by the use of the Sedgefield method of calculating how a past shortfall in delivery might be made up. The Council's emerging local plan makes full provision for 10,140 new dwellings over the plan period to 2029. The Council has no intention of seeking to hold back or phase any of the development proposals in the plan. If the development industry considers that a housing construction rate of more than 611 homes per annum is feasible and marketable, it will not be constrained by the Council. It is thus possible that the current shortfall in housing delivery will be made up well before the end of the plan period.

5.8 I therefore consider that a five-year requirement for 3,220 dwellings (644 dwellings per annum), calculated in accordance with the Liverpool method, is the reasonable and realistic basis for an assessment of the new housing required in the borough to meet identified needs to 2029.

6. Providing for Choice and Competition in the Market for Land

6.1 Whilst paragraph 47 of the NPPF requires a supply of specific sites sufficient to provide five years' worth of housing against the overall requirement, the paragraph goes on to state that this supply of sites should include an additional buffer of at least 5% to allow for choice and competition in the market for land. The NPPF also indicates that this buffer should be increased to 20% where there is a persistent record of past under-delivery in the supply of new housing. There is no definition of what might constitute 'persistent under-delivery' or of how many years one might go back to examine the position.

6.2 There have been several different measures for the identification of the borough's annual housing requirement over recent years: the adopted Hampshire County Structure Plan 1996 – 2011 (Review) (the HCSPR); the adopted Eastleigh Borough Local Plan Review (2001 – 2011) (the EBLPR); the South East Plan (the SEP); the South Hampshire Strategy (the SHS) and

the Revised Pre-submission Eastleigh Borough Local Plan 2011 – 2029 (EBLP 2011 – 2029). The Council has concluded (paragraph 4.17 above) that the EBLP 2011 – 2029 is the best available basis for establishing this requirement since 1 April 2011.

6.3 For earlier years, however, I consider it appropriate to examine the rate of housing completions against the relevant development plans of that period including the Hampshire County Structure Plan 1996 – 2011 (Review) (HCSPR) which was superseded by the South East Plan in 2009. The HCSPR was the strategic, higher-level, component of the development plan from its adoption in January 2000 until May 2009. Its housing policies were based around a strategy of maximising opportunities for re-using previously developed land in existing urban areas, whilst recognising that some development on green field sites would be necessary to meet housing needs. It also identified a large reserve housing requirement in order to have an effective tool to implement a 'plan, monitor and manage' approach to maintaining housing supply. These sites, which were typically green field, would only be released if monitoring suggested that there was a compelling justification to do so.

6.4 Policy H2 of the HCSPR identified a baseline housing requirement for Eastleigh borough of 6,295 dwellings for the period 1996 - 2011 (420 dwellings per annum). In addition, Policy H4 of the HCSPR required that reserve sites for a further 2,500 dwellings should be identified within the borough.

6.5 The Eastleigh Borough Local Plan Review (2001 – 2011) (EBLPR) was the borough-specific element of the development plan and was adopted in May 2006. Whilst technically only the 'saved' policies of the EBLPR now remain, in order to understand past rates of housing delivery it is helpful to consider the accompanying text and 'non-saved' policies too. As recognised in the introductory chapter, the EBLPR was prepared in the context of, and to give effect to, the policies of the Structure Plan.

6.6 Chapter 5 of the EBLPR set out the housing strategy for the period 2001 – 2011, noting that 2,085 dwellings had been completed between 1996 and 2001. Policy 70.H of the EBLPR committed to the provision of 5,608 dwellings in the period 2001 - 2011, as well as 395 dwellings on reserve sites, "in order to be in general conformity with the HCSPR". The accompanying text and tables (paragraphs 5.1 – 5.18 of the EBLPR) provide further information which demonstrates that the provision for 5,608 dwellings was actually some 1,400 dwellings more than the HCSPR baseline requirement for the plan period (paragraph 5.15). In combination with the 395 reserve sites also identified, however, this 'surplus' of 1,795 dwellings still fell some 700 dwellings short of the requirement for 2,500 dwellings on reserve sites set out in policy H4 of the HCSPR.

6.7 The reasons for the acceptability of this approach are somewhat complex but can be attributed to two particular issues:

i) Low levels of recent housing completions at the time of the Local Plan Inquiry. As alluded to in paragraph 5.10 of the EBLPR, at the time of the Local Plan Inquiry in 2004/5 the borough had been experiencing very low housing completion numbers in the preceding years. The Inspector was therefore concerned that there was a need to ensure consistently higher levels of housing completions over the remainder of the EBLPR period in order to ensure that the HCSPR baseline requirement of 4,210 dwellings would be met. She therefore suggested that the EBLPR baseline figure should be 4,860 dwellings to provide a suitable cushion against under-delivery, with a further 1,155 dwellings identified on reserve sites. It may be noted that these figures would not provide for the full 2,500 dwellings on reserve sites.

ii) The capacity of built-up areas being much higher than previously estimated .Paragraph 5.11 of the EBLPR confirmed that the realistic potential of the borough's built-up areas had increased significantly since the Local Plan Inquiry and, indeed, since the preparation of the HCSPR. The 'baseline' housing provision in the EBLPR was therefore

increased to 5,608 dwellings to reflect this increased urban capacity and the number of dwellings identified on 'reserve' housing sites was commensurately reduced.

6.8 In summary, the housing figures in the EBLPR should not be regarded as an expression of housing need for the borough in their own right but rather a strategy to ensure delivery of the HCSPR housing requirements which included the re-use of previously developed land in urban areas. As such, the baseline against which housing completions should be monitored in this period is that set out in the HCSPR.

6.9 I therefore consider that the annual housing requirement for the period from 2001 against which delivery should be assessed is best identified in the relevant Development Plans covering the period 2001 - 2013, namely:

- 2001 - 2009: the Hampshire County Structure Plan 1996 – 2011 (Review), adopted in January 2000 and superseded in May 2009 by the South East Plan.
- 2009 - 2013: the South East Plan 2006 – 2026, adopted in May 2009 and formally revoked in March 2013.

6.10 In addition and on the basis that there are no relevant saved housing policies in the current Development Plan:

- 2013 - 2014: the submitted Eastleigh Borough Local Plan 2011 – 2029.

6.11 Using data from Hampshire County Council's development monitoring system, I set out in Table 4 the net housing completions in the borough against these requirements.

Table 4: Eastleigh Borough – Housing Completions and the Annual Housing Requirement, 2001 – 2013

Year (1 April to 31 March)	Annual housing requirement	Net housing completions	Five-year rolling annual average
Hampshire County Structure Plan 1996 – 2011 (Review)			

2001 – 2002	421	180	
2002 – 2003	421	152	
2003 – 2004	421	551	
2004 – 2005	421	906	
2005 – 2006	421	541	466
2006 – 2007	421	742	578
2007 – 2008	421	417	631
2008 - 2009	421	516	624
South East Plan 2006 - 2026			
2009 - 2010	359[1]	434	530
2010 - 2011	354	361	494
2011 - 2012	354	402	426
2012 - 2013	354	275	398
Submitted Eastleigh Borough Local Plan 2011 - 2029			
2013 - 2014	564	392	373

[1] SEP adopted and HCSPR revoked on 6 May 2009. Figure accounts for one month of HCSPR (April 2009) before switching to SEP figures for May 2009 – March 2013.

6.12 Since 2001, housing completions have exceeded the annual requirement in eight of the thirteen years. Completions averaged 451 per annum over the period from 2001 to 2013, 39 per annum above the comparable requirement.

6.13 Completions in the years since 2008 - 2009 have undoubtedly been adversely affected by the economic recession.

6.14 Whilst the record shows considerable variation in the number of housing completions over the years it can be seen that, overall, housing delivery has met the strategic housing requirements of the relevant development plans since 2001. Although housing completions since 1 April 2011 have been below the new local plan requirement, this can be attributed to the economic recession and to the stage in the current local plan preparation process. It cannot be concluded that the Borough Council has a record of persistent under-delivery. The addition of a 5% buffer to the five-year housing requirement is therefore called for by the NPPF.

6.15 Using the borough's annual housing requirement, including provision to make up for the shortfall in provision since 2011 over the entire plan period, identified at paragraph 5.3 above, of 611 dwellings per annum under the Liverpool methodology, the addition of a 5% buffer would result in an annual requirement for an additional 33 homes per annum and a total annual requirement for 644 dwellings per annum. The five-year requirement 1 July 2014 to 30 June 2019 would therefore become 3,220 dwellings.

6.16 If the short fall were to be made up in the first 5 years (the Sedgefield methodology) the annual housing requirement plus a 5% buffer would be for 742 dwellings per annum. The five year requirement for the period 1 July 2014 to 30 June 2019 would be 3,710 dwellings.

Part 2 – The Borough's Housing Land Supply

7. The Council's Commitment to Increasing Housing Delivery

7.1 The Council has a strong commitment to increasing housing delivery and it is a high corporate priority. The Council encourages and has a good record of engaging in pre-application discussions with landowners and developers in advance of planning applications being submitted to discuss and agree the form and content of proposals in order to ensure that planning applications can be determined promptly. Developers can have confidence that good quality development proposals will be favourably considered, facilitating early commencement on site.

7.2 Wherever possible the Council will endeavour to remove obstacles to the progress of acceptable proposals. For some years the Council has convened regular inter-departmental meetings of officers and leading members to review the progress of development proposals, to identify and remove barriers to the favourable determination of planning applications and to facilitate early decision-making.

7.3 The Council will continue to encourage the active engagement of landowners and developers in negotiations to bring forward proposals for housing and other development on appropriate sites.

7.4 In addition, the Council as landowner is actively bringing forward its own identified sites for development as soon as possible and where possible to ensure that they contribute to community benefits such as affordable housing and local facilities. The land north of Kipling Road in Eastleigh, for example, is largely owned by the Borough Council and is currently the subject of a resolution to grant outline planning permission for 96 new dwellings. The site is to be developed by the Council as a joint venture in partnership with First Wessex Housing Association to provide a significant number of affordable homes.

8. The Council's Housing Implementation Strategy

8.1 Recognising the critical importance of housing delivery to the Government and to the national economy, on 12 December 2013 the Council's Cabinet gave consideration to a 'Housing Implementation Strategy' document which outlined the five-year housing land supply requirement, the progress of development on sites and the latest housing land supply position. The strategy document accords with the NPPF requirement (paragraph 2.1 above) for local planning authorities to provide an identified and updated schedule of the supply of future housing development sites. The Strategy is to be revised and updated quarterly at 31 December, 31 March, 30 June and 30 September each year and will be placed on the Council's website about a month after each date. It provides evidence of the continuous monitoring of housing development, the progress being made against five-year and Local Plan housing requirements and the current status of individual development proposals.

8.2 Much of the detail in this proof of evidence is taken from the 30 June 2014 Housing Implementation Strategy document. It is anticipated that a revised and updated edition of the Strategy will be published in early November. It will

be presented to the inquiry if available to ensure that the most up-to-date information is available at that time.

9. Assessing the Housing Land Supply Position

9.1 All sites considered to constitute a source of supply within the first five years must be both deliverable and developable.

9.2 The NPPF states that to be considered deliverable, sites 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, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until such time as the permission expires, unless there is clear evidence that schemes will not be implemented within five years (for example, that they will not be viable, there is no longer a demand for the type of units or the site is subject to long-term phasing plans).

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

A - Existing commitments – developments with the benefit of planning permission
B – Sites that are the subject of a resolution to permit subject to the completion of legal agreements
C - Developments under negotiation - sites that are the subject of planning applications and pre-application discussions where housing will be delivered within five years (where in accordance with either the adopted Local Plan or with Council's emerging Plan)
D - Windfall development

Housing supply components (for 5 year period)

<u>A – Existing commitments</u>

9.4 Sites included within this source of supply are existing commitments which have the benefit of planning permission.

9.5 On the basis of County Council monitoring of permissions, at 30 June 2014 it was calculated that there were **2,000 dwellings with planning permission** in the borough likely to come forward in the next five years. This includes 525 dwellings from north and east of Boorley Green (O/12/71514) which is the subject of an ongoing challenge by judicial review on the basis of the advice of the developer and the submission of reserved matters applications. On 8 September 2014 the Council resolved that the first reserved matters application be approved. The substantive hearing into the judicial review is to be held after the date of the Inquiry but it is still felt to be appropriate to include it. Excluded from this supply are 150 dwellings allowed on appeal at Hamble Lane, Bursledon on the basis that the Council is challenging this decision and because it is not an allocated site in the emerging Plan.

9.6 In order to provide a robust estimate of how many of the dwellings that are the subject of outstanding planning permissions are likely to be delivered, an analysis of lapse rates has been undertaken. This compares the net number of previously permitted dwellings where permission was allowed to expire against the total number of dwellings with outstanding planning permission. This analysis has looked at the annual rate of lapses each year since 2001.The findings indicates that outstanding permissions should be discounted by 1% to allow for lapses giving a total yield of **1,980 dwellings.**

9.8 Previously quoted advice contained in the NPPG states that housing provided for older people, including residential institutions such as care homes in Use Class C2, should be counted against a housing requirement. A further 325 residential units from outstanding planning permissions for residential care homes are available from this source. A 25%discount has been applied to this figure to take account of cases where the occupiers of accommodation in residential institutions do not release their previous

dwelling for occupation by a separate household. This gives a final figure of **244 additional dwellings from this source**.

B - Sites the subject of a resolution to grant planning permission

9.9 As of 30 June2014 there are a total of 698 dwellings on sites which are subject to committee resolutions to grant planning permission but are awaiting the completion of legal agreements. Many of these legal agreements were close to completion and since 30 June planning permissions have been issued in respect of three of the sites listed in appendix 4.

C – Developments under negotiation

9.10 Sites identified within the Council's Strategic Land Availability Assessment which are within the urban edge and as such can be permitted in accordance with the policies of the EBLPR (2001 - 2011) have been included as a source of supply where they are considered capable of delivery in the next 5 years. Three out of the four sites within the urban edge are also specifically allocated for development in the emerging Local Plan 2011 - 2029.

9.11 It is recognised that the housing policies set out in the adopted Local Plan Review (2001 - 2011) are now out of date. Paragraph 14 of the NPPF states that where the development plan is absent or silent or relevant policies are out of date, applications for sustainable development should be granted planning permission unless:

- *"Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or*
- *Specific policies in this framework indicate development should be restricted."*

9.12 Paragraph 47 of the NPPF goes on to require local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing land supply.

9.13 Therefore, whilst recognising that planning applications for residential development on land outside the existing urban edge would be contrary to the adopted Development Plan, it is considered that the NPPF, which is a material planning consideration of potentially significant weight, provides for sites outside the urban edge ('green field sites') to come forward in certain circumstances.

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

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

9.15 The Council is aware that there are a number of developers and landowners who have submitted, or are preparing to submit, planning applications for residential development on sites where development would be contrary to the policies of the adopted Development Plan. Some of these sites are identified for development in the emerging Local Plan and some are not.

9.16 In order to ensure that such potential development constitutes sustainable development, whilst contributing towards the borough's five year supply, the Council has identified a series of principles which must all be met for the development within this category to be considered acceptable. These principles are set out below:

i. Be In accordance with emerging strategy

This requires proposals/sites to be in broad accordance with the Borough Council's emerging strategy. The Submission Version of the Local Plan has been subject to assessment and appraisal, including transport assessment, sustainability appraisal and Habitats Regulations assessment. These assessments appraise the principles of the Council's preferred strategy. It should be noted, of course, that the Local Plan will not have completed its examination at the time of the determination of the appeal although the Inspector's preliminary conclusions may be available..

ii. Deliverable within 5 years

It must be demonstrated that the site is deliverable within 5 years by a clear commitment from the developer(s) and landowner(s). This commitment could be illustrated by viability analysis, phasing agreement or the active involvement of a housing association.

iii. Able to overcome any infrastructure requirements

There should be no significant infrastructure requirements which would stop the proposals being started in the short term, such as the need for substantial new road infrastructure which is unlikely to be constructed within the 5-year period.

iv. Supply exceeds local market demand

The granting of planning permission would not result in an imbalance of supply and demand which would lead to market failure in a particular part of the Borough where excessive supply leads to difficulty in developing and selling units.

9.17 The principles set out above inform the identification of sites which the Council considers can be included within the five year supply calculations in the borough under the category of Development Under Negotiation.

9.18 Sites proposed to be allocated in the EBLP 2011 - 2029 which are currently the subject of a planning application or are the subject of pre-application negotiations and where a number of dwellings are expected to be constructed

in the next 5 years are set out below. Sites which are not in accordance with the EBLP 2011 - 2029 policies or not proposed to be allocated in that plan are not included within this strategy in accordance with principle (i) in paragraph 9.16 above.

9.19 Assumptions about the number of dwellings expected to come forward on each site are at this stage based on discussions with promoters/applicants and the Development Management case officers for each site and include the anticipated delivery programme along with any constraints to development. This information can be considered fairly robust given that most of the sites are subject to formal pre-application discussions.

9.20 There are a total of 860 dwellings on sites considered acceptable in principle, which are the subject of an outstanding planning application or pre-application discussions. These sites are listed in appendix 4.

9.21 Appendix 4 includes a schedule setting out further details in relation to the current status of all of the development proposals derived from direct contact with the prospective developers or the advice of Development Management case officers. As the sites set out in these two tables are in the early stages of pre-application discussions and are subject to planning approval where constraints may limit the potential of the site it should not be necessarily assumed that this timeline will be met in all cases or that the precise number of dwellings anticipated will be delivered.

9.22 The Council accepts that for these reasons although there are good prospects for development on all of these sites, it would be prudent to discount the delivery potential of the sites that are as yet only the subject of pre-application discussions by 25%. On this basis, of the total potential yield of 860 dwellings it is concluded that only 645 should be considered likely to come forward within 5 years to allow for any non-delivery of some sites.

D Windfall Allowance

9.23 Eastleigh borough has a number of large urban areas where planning policies have in recent years encouraged residential development of small sites (less than 10 dwellings), including infilling, changes of use and redevelopment. An allowance for the continued contribution to housing supply from small sites is therefore appropriate. Since 2001, 1,009 dwellings have come forward on small sites within the urban edge at an average of 78 per annum.

9.24 It is acknowledged that the capacity of brownfield housing sites to accommodate the continued provision of this type of housing site must be finite and that sites are becoming more constrained. Similarly, future planning policies or changes in the housing market may result in some sites which would previously have come forward, no longer coming forward e.g. conversion of family housing to flats. On the other hand, design is evolving and housing professionals are becoming more creative at finding solutions to overcome obstacles to the development of sites. Similarly changes in permitted development rights will allow changes of use from different uses to be carried out either without planning permission or through the prior approval route.

9.25 Therefore a small site allowance has been calculated for years 3, 4 and 5 (1 July 2016 - 30 June 2019) based on past average windfall completions by parish, with a 10% discount applied. The projected yield has been further discounted to exclude those sites which could reasonably be expected to come forward from residential gardens (approximately 8 dwellings per annum). This gives a total windfall allowance of 189 dwellings in the five years.

Total supply

9.26 Through the combination of housing development commitments (planning permissions and resolutions to permit), developments that are the subject of pre-application negotiation and are likely to prove acceptable and windfall development, the Borough Council believes that a total of at least 3,756 new

dwelling completions can be delivered over the five years from 1 July 2014. This total is made up, as described above, as follows:

Sources of supply	Number of dwellings
A - Sites with planning permission	1,980
C2 uses – sites with outstanding planning permission (discount applied)	244
B - Sites with a resolution to grant planning permission	698
C - Developments under negotiation (discount applied)	645
D Windfall allowance (years 3,4 & 5)	189
Total	**3,756**

[1] In 2010 residential garden land was no longer included within a definition of previously developed land. Para 48 of the NPPF makes it clear that this source can't be included in any future allowance for windfall within the first five years of the plan. Analysis of the windfall completions from 2010 onwards indicate that over the last four years an average of 8 dwellings per year have been built on garden land.

Five year supply calculation based on the above sources of sites

9.27 The table below compares the anticipated supply of 3,756 dwellings to the different scenarios identified earlier in this document (paragraphs 6.15 and 6.16) for calculating the housing requirement for the next five years:

Plan/Strategy	Requirement 1 July 2014 to 30 June 2019 (dwellings)[13]	Supply position (years)
Emerging EBLP	**3,220 (644 per annum)**	

[13] Calculation: 5 year supply divided by annual requirement of plan/strategy

Liverpool Method & 5% buffer		**5.83**
Emerging EBLP Sedgefield Method & 5% buffer	**3,710 (742 per annum)**	**5.06**

Part 3 - Conclusions

10. A Demonstrable Five-Year Supply of Housing Land

10.1 The Borough Council acknowledges the requirement of the NPPF that a local planning authority must be able to demonstrate a five-year supply of available and deliverable housing sites against an objectively assessed housing requirement. The Council considers that the EBLP 2011 - 2029 is the appropriate starting point for identifying that requirement.

10.2 I recognise that in accordance with the NPPF the five-year supply requirement must include an additional 5% buffer to provide for choice and competition in the market for housing land. Where there is a record of persistent under-delivery against plan requirements that buffer should be an additional 20% provision. Housing delivery in Eastleigh borough has varied considerably over the years and has more recently been severely affected by the downturn in the national economy, but average annual housing delivery exceeded plan requirements in the previous plan period although there has been a shortfall in delivery since 2011. Overall, I am not satisfied that the Council has a record of persistent under-delivery and a 5% buffer provides reasonable prospect of achieving the planned supply as required by the NPPF.

10.3.1 This proof of evidence has shown that, whether adopting the Liverpool or the Sedgefield Methodology it can be demonstrated that Eastleigh has over a 5 year housing land supply.

John Slater BA (Hons), DMS, MRTPI

September 201

Appendix 1: Calculations

Calculating the Five Year Housing Requirement

	Housing Target	**Calculation**	**Number of dwellings**
A	Revised Pre-submission Local Plan 2011 – 2029 provision		10,140
B	Revised Pre-submission Local Plan 2011 - 2029 annual requirement	A / 18	564
C	Revised Pre-submission Local Plan five year requirement before adding buffer or shortfall	B x 5	2,820
D	Completions 1/4/2011 - 30/6/2014		1,123
	Progress against requirement 2011 - 2029		
E	Residual requirement 1/7/2014 – 30/3/2029	A - D	9,017
	Calculating the shortfall/surplus 2011 - 2014		
F	Requirement 1/4/2011 – 30/6/2014	B x 3.25	1,833
G	Deficit against requirement	F - D	710

Making up the shortfall

	'Liverpool Method' - shortfall spread over 14.75 years	**Calculation**	**Number of dwellings**
H	Additional dwellings per annum	G / 14.75[14]	49
I	Five year shortfall	H x 5	245
J	Total five year requirement	C + I	3,065
K	Annual requirement	B + H	613

	'Sedgefield Method' - shortfall spread over five years	**Calculation**	**Number of dwellings**
L	Additional dwellings per annum	G / 5	142
M	Five year shortfall	L x 5	710
N	Total five year requirement	C + M	3,530
O	Annual requirement	B + L	706

[14] Number of years remaining plan period

Buffer (choice and competition in the market)

	Liverpool Method	Calculation	Requirement per annum	Requirement 5 years
P	Liverpool Method + **5% buffer**	(K / 100 X 5) + K	644	3,220
	Sedgefield Method	**Calculation**	**Requirement per annum**	**Requirement 5 years**
Q	Sedgefield Method + **5% buffer**	(O / 100 x 5) + O	742	3,710

Calculating total supply of housing relied upon for delivery 2014 - 2019

Source of supply	Number of dwellings
Planning Permissions(1% discount applied for lapses[15])	**1,980**
C2 Planning Permissions[16] (25% discount applied)	**244**
Resolutions to permit:	**698**
Planning Applications/Pre-application Discussions (25% discount applied[17])	**645**
Windfall Allowance (years 3, 4 and 5)	**189**
Total	**3,756**

[15] 2 000 – 1% = 1,980
[16] 325 – 25% = 244
[17] 860 - 25% = 645

Plan/Strategy	Requirement 1 July 2014 to 30 June 2019 (dwellings)[18]	Supply position (years)
Emerging EBLP Liverpool Method & 5% buffer	**3,220 (644 per annum)**	**5.83**
Emerging EBLP Sedgefield Method & 5% buffer	**3,710 (742 per annum)**	**5.06**

[18] Calculation: 5 year supply divided by annual requirement of plan/strategy

Appendix 2 Schedule of Outstanding Planning permissions (at 30th June 2014)

APPLICATION REFERENCE	APPLICATION TYPE	DEC DATE	ADDRESS	TOWN	S
05/52914 F	FULL	18-Feb-05	STEWART HOUSE SYCAMORE AVENUE	CHANDLERS FORD	
05/54320 F	FULL	26-Sep-05	62 SUNDAYS HILL GARAGE BURSLEDON ROAD	HEDGE END	
05/55285 R	DETAILS	23-May-06	LAND SOUTH OF SOUTH STREET	EASTLEIGH	
08/63467 F	FULL	20-Mar-13	86 CHALK HILL	SOUTHAMPTON	
08/63689 F	FULL	11-Dec-08	STEWART HOUSE SYCAMORE AVENUE	EASTLEIGH	
09/66299 R	DETAILS	28-Jun-10	KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD	HEDGE END	
10/66978 O	O/L	24-Jul-12	DRAPER TOOLS HURSLEY ROAD	CHANDLERS FORD	
10/67643 O	O/L	14-Mar-12	PENATH HOUSE ADJ OTTERBOURNE HILL	OTTERBOURNE	
10/68330 F	FULL	14-Nov-11	PHASE 4 DOWDS FARM BOTLEY ROAD	HEDGE END	
11/70044 F	FULL	26-Jul-12	PRYSMIAN CABLES (SIROCCO PARK) (FORMER PIRELLI FACTORY SITE) LEIGH ROAD	EASTLEIGH	
11/70108 F	FULL	13-Dec-12	TRAVIS PERKINS TRADING CO LIMITED MILL STREET	EASTLEIGH	
12/70310 F	FULL	23-Jul-12	THE MONKSBROOK ESTATE CHERITON ROAD	EASTLEIGH	
12/70334 F	FULL	23-Jul-12	SURREY COURT SURREY ROAD	CHANDLERS FORD	
12/70696 F	FULL	15-Feb-13	468 FORMER BROOK SOCIAL CLUB FAIR OAK ROAD	FAIR OAK	
12/71007 O	DETAILS	22-Oct-12	THE MOUNT HOSPITAL CHURCH ROAD	BISHOPSTOKE	
12/71514 O	O/L	28-Nov-13	NORTH AND EAST OF BOORLEY GREEN WINCHESTER ROAD	BOTLEY	
12/71522 O	O/L	28-Nov-13	LAND EAST OF DODWELL LANE AND NORTH OF PYLANDS LANE	BURSLEDON	
12/71663 F	FULL	21-Mar-13	WILDERN MILL AND PART OF HEDGE END RETAIL PARK CHARLES WATTS WAY/TURNPIKE WAY	HEDGE END	
12/71814 R	DETAILS	27-Feb-13	THE MOUNT HOSPITAL CHURCH ROAD	BISHOPSTOKE	
13/72552 R	DETAILS	19-Aug-13	THE FORMER BUILD CENTRE KNOWLE HILL	EASTLEIGH	
13/72821 F	FULL	30-Sep-13	RUSSELL HOUSE, 26-28 ROMSEY ROAD	EASTLEIGH	
13/72892 O	O/L	18-Feb-14	WEST OF LAND NORTH OF BREACH LANE CHURCH ROAD	BISHOPSTOKE	
13/73226 F	FULL	13-Feb-14	THE MOUNT HOSPITAL CHURCH ROAD	BISHOPSTOKE	
13/73298 F	FULL	13-Dec-13	STEWART HOUSE SYCAMORE AVENUE	CHANDLERS FORD	
13/73461 C	FULL	21-Mar-14	MARINA ROMILL CLOSE	WEST END	

APPLICATION REFERENCE	APPLICATION TYPE	DEC DATE	ADDRESS	TOWN	S
13/73660 O	O/L	05-Jun-14	LAND AT STOKE PARK FARM STOKE COMMON ROAD	BISHOPSTOKE	
06/58582 F	O/L	06-Feb-08	48 - 50 HIGH STREET	SOUTHAMPTON	
07/61158 C	FULL	16-Jan-08	MARKS FARM CHURCH LANE	SOUTHAMPTON	
08/63527 F	FULL	30-Oct-08	HAWTHORN COTTAGE BROAD OAK	SOUTHAMPTON	
08/64236 F	FULL	29-Sep-09	ALLINGTON MANOR SCHOOL ALLINGTON MANOR ALLINGTON LANE	SOUTHAMPTON	
09/64869 F	FULL	17-Jul-09	1 ADJ HILL PLACE	BURSLEDON	
09/65595 F	FULL	20-Jul-11	GEONA 5 ADJ RUSTAN CLOSE	FAIR OAK	
09/66045 F	FULL	13-Apr-10	150-152 PLOT 1 LAND REAR OF CHURCH ROAD	BISHOPSTOKE	
09/66046 F	FULL	20-Aug-10	150-152 LAND REAR OF CHURCH ROAD	BISHOPSTOKE	
10/66869 F	FULL	12-Aug-10	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	
10/67626 F	FULL	20-Mar-12	443 FAIR OAK ROAD	FAIR OAK	
10/67695 F	FULL	14-Sep-11	PEDORAN AND ROSLYN REAR OF BOTLEY ROAD	HORTON HEATH	
10/67743 F	FULL	04-Nov-10	CROSSTREES 78A SATCHELL LANE	HAMBLE-LE-RICE	
10/68301 F	FULL	15-May-12	TIMBERLEY NORTH OF WINCHESTER ROAD	FAIR OAK	
11/68419 F	FULL	03-Oct-12	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	
11/68434 F	FULL	16-Jun-11	17 SELLWOOD ROAD	NETLEY ABBEY	
11/68471 F	FULL	05-Mar-12	2 MAIDENSTONE COTTAGES BRIDGE ROAD	BURSLEDON	
11/68582 F	FULL	15-Apr-11	63-63A REAR OF MOORGREEN ROAD	WEST END	
11/68740 F	FULL	15-Jun-11	8 HIGH STREET	EASTLEIGH	
11/69434 F	FULL	25-Nov-11	THE BUNGALOW HUNGERFORD	BURSLEDON	
11/69451 F	FULL	30-Nov-12	42 MONARCH WAY	WEST END	
11/69455 C	FULL	08-Nov-11	MAINSTONE HEATH BLUNDELL LANE	BURSLEDON	
12/70173 F	FULL	12-Apr-12	46 STATION ROAD	NETLEY ABBEY	
12/70209 F	FULL	13-Mar-13	LANDFALL PORTSMOUTH ROAD	BURSLEDON	
12/70269 F	FULL	01-Feb-13	4 CEDAR ROW BOTLEY ROAD	HORTON HEATH	
12/70289 F	FULL	11-May-12	WHITEHAVEN BROOK LANE	BOTLEY	
12/70494 C	FULL	19-Nov-12	THE ANCHORAGE HIGH STREET	HAMBLE-LE-RICE	
12/70726 F	FULL	13-Feb-14	1 ADJ SPENCER ROAD	EASTLEIGH	

APPLICATION REFERENCE	APPLICATION TYPE	DEC DATE	ADDRESS	TOWN
12/70870 F	FULL	15-Aug-12	48 KINGSWAY	CHANDLERS FORD
12/70950 F	FULL	08-Aug-12	72 HAMBLE LANE	HAMBLE-LE-RICE
12/71002 F	FULL	01-Mar-13	BROADOAK STABLES MOBILE HOME MORTIMERS LANE	FAIR OAK
12/71017 F	FULL	12-Dec-12	PLOT 112A GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END
12/71082 F	FULL	12-Dec-12	143-146 GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END
12/71186 F	FULL	07-Jan-13	THAXTED WINCHESTER ROAD	BOTLEY
12/71194 F	FULL	19-Dec-12	BYWAYS PORTSMOUTH ROAD	BURSLEDON
12/71197 F	FULL	27-Sep-12	79 WINCHESTER STREET	BOTLEY
12/71216 F	FULL	04-Oct-12	82 LAKEWOOD ROAD	CHANDLERS FORD
12/71290 F	FULL	20-Mar-13	HAMBLE CLIFF LODGE WESTFIELD COMMON	HAMBLE-LE-RICE
12/71389 F	FULL	26-Nov-12	15 ADJ DENHAM FIELDS	FAIR OAK
12/71412 F	FULL	30-Nov-12	1 CHARMWEN CRESCENT	WEST END
12/71418 F	FULL	12-Nov-12	55 LEIGH ROAD	EASTLEIGH
12/71506 F	FULL	17-Jan-13	ST MARTINS BOTLEY ROAD	HORTON HEATH
12/71512 F	FULL	19-Dec-12	67 PITMORE ROAD	EASTLEIGH
12/71525 F	FULL	08-Feb-13	THE MANOR PUBLIC HOUSE PORTSMOUTH ROAD	BURSLEDON
12/71710 F	FULL	08-Nov-13	HAVANA, LANDOR AND CLOVELLY REAR OF KANES HILL	SOUTHAMPTON
12/71722 O	O/L	06-Feb-13	117 HURSLEY ROAD	CHANDLERS FORD
12/71747 F	FULL	23-Apr-13	49 AND 47 REAR OF SHAFTESBURY AVENUE	CHANDLERS FORD
12/71750 F	FULL	10-Jan-13	59 NICHOL ROAD	CHANDLERS FORD
12/71763 F	FULL	20-Mar-13	1 OAKMOUNT AVENUE	CHANDLERS FORD
12/71854 F	FULL	07-Feb-13	109-111 MOORGREEN ROAD	WEST END
12/71863 F	FULL	07-Feb-13	3 NELSON ROAD	BISHOPSTOKE
13/71910 F	FULL	13-Feb-13	THE BUNGALOW WOODHOUSE LANE	BOTLEY
13/71994 F	FULL	26-Feb-14	92 MONKS WAY	EASTLEIGH
13/72065 C	FULL	05-Aug-13	RIVER COTTAGE, 2 HAMBLE WOOD	BOTLEY
13/72242 C	FULL	03-May-13	PENMERE HOUSE SCHOOL LANE	HAMBLE-LE-RICE
13/72275 F	FULL	09-May-13	111 WOOLSTON ROAD	NETLEY ABBEY

APPLICATION REFERENCE	APPLICATION TYPE	DEC DATE	ADDRESS	TOWN	S
13/72356 C	FULL	14-Aug-13	2 ROMILL CLOSE	WEST END	
13/72357 F	FULL	04-Jul-13	OAKLANDS FARM ALLINGTON LANE	WEST END	
13/72380 F	FULL	14-Jun-13	2-4 REAR OF HUNT AVENUE	NETLEY ABBEY	
13/72384 F	FULL	27-Nov-13	268 LEIGH ROAD	CHANDLERS FORD	
13/72388 C	FULL	23-Jul-13	NETLEY COURT SCHOOL VICTORIA ROAD	NETLEY ABBEY	
13/72411 F	FULL	03-Jul-13	30A LEIGH ROAD	EASTLEIGH	
13/72512 F	FULL	26-Jun-13	VICTORIA COTTAGE LOWFORD HILL	BURSLEDON	
13/72524 F	FULL	02-Jul-13	BADI MIRCHI, 190 LEIGH ROAD	EASTLEIGH	
13/72542 F	FULL	02-Aug-13	BROOKLANDS HIGH STREET	BOTLEY	
13/72555 F	FULL	24-Jul-13	24A HIGH STREET	EASTLEIGH	
13/72564 F	FULL	08-Jul-13	THE GAP SALVATION ARMY BARRACKS, 37 BURSLEDON ROAD	HEDGE END	
13/72630 C	FULL	02-Aug-13	BOTLEY INSTITUTE BUILDING CHURCH LANE	BOTLEY	
13/72844 F	FULL	10-Sep-13	117 SANDY LANE	FAIR OAK	
13/72845 F	FULL	28-Aug-13	49 KINGSWAY	CHANDLERS FORD	
13/72898 F	FULL	25-Sep-13	57 COACH ROAD	HAMBLE-LE-RICE	
13/72928 R	DETAILS	18-Sep-13	116 REAR OF PARK ROAD	CHANDLERS FORD	
13/72973 F	FULL	03-Oct-13	119 PARK ROAD	CHANDLERS FORD	
13/72983 F	FULL	24-Sep-13	VICARAGE FARM COTTAGE VICARAGE FARM BUSINESS PARK WINCHESTER ROAD	FAIR OAK	
13/72987 F	FULL	13-May-14	11 MAPLE SQUARE	EASTLEIGH	
13/72990 F	FULL	28-Oct-13	18 NICHOL ROAD	CHANDLERS FORD	
13/73014 O	O/L	23-May-14	PEARTREE COTTAGE ADJ WINCHESTER ROAD	FAIR OAK	
13/73022 J	PRIOR APPROVAL	20-Sep-13	GRAYTON HOUSE 26A HIGH STREET	EASTLEIGH	
13/73056 F	FULL	29-Nov-13	35 REAR OF SHAFTESBURY AVENUE	CHANDLERS FORD	
13/73086 F	FULL	29-Jan-14	127 KINGSWAY	CHANDLERS FORD	
13/73260 C	FULL	21-Jan-14	PLOT 2 BEACH LANE	NETLEY ABBEY	
13/73412 F	FULL	03-Jun-14	HEATHERMOUNT AND ARDULLIE LODGE MOORHILL ROAD	WEST END	
13/73429 F	FULL	02-Dec-13	LONGMEAD ARMS, 47 LONGMEAD AVENUE	BISHOPSTOKE	

APPLICATION REFERENCE	APPLICATION TYPE	DEC DATE	ADDRESS	TOWN	S
13/73441 F	FULL	06-Feb-14	THE OLD FIRE STATION, 1A DERBY ROAD	EASTLEIGH	2
13/73558 F	FULL	23-Jan-14	184 SOUTHAMPTON ROAD	EASTLEIGH	
13/73690 F	FULL	11-Feb-14	31 PARK ROAD	CHANDLERS FORD	
13/73734 J	PRIOR APPROVAL	21-Jan-14	THE MALL, 120 WINCHESTER ROAD	CHANDLERS FORD	
13/73784 F	FULL	07-Mar-14	30 WESTERN ROAD	CHANDLERS FORD	
13/73827 F	FULL	03-Mar-14	79 REAR OF STOKE PARK ROAD	BISHOPSTOKE	
14/73873 C	FULL	28-Mar-14	ABBOTTS LODGE ABBEY HILL	NETLEY ABBEY	
14/73959 F	FULL	21-May-14	31 GORDON ROAD	CHANDLERS FORD	
14/73967 J	PRIOR APPROVAL	15-Apr-14	69 FIRST FLOOR LEIGH ROAD	EASTLEIGH	
14/73968 F	FULL	23-Apr-14	ST MARTINS BOTLEY ROAD	HORTON HEATH	
14/73995 F	FULL	23-May-14	29 STATION ROAD	NETLEY ABBEY	2
14/74015 F	FULL	23-Apr-14	29-31 REAR OF HAIG ROAD	BISHOPSTOKE	
14/74087 F	FULL	23-Jun-14	NAOMI FARM EAST OF PYLANDS LANE	BURSLEDON	
14/74088 F	FULL	28-Apr-14	2-12 GARAGE COURT REAR OF MORTIMER ROAD	BOTLEY	
14/74099 C	FULL	27-Jun-14	65 ADJ HIGH STREET	BOTLEY	
14/74100 F	FULL	23-May-14	9 HILTINGBURY CLOSE	CHANDLERS FORD	
14/74258 J	PRIOR APPROVAL	09-May-14	56 LEIGH ROAD	EASTLEIGH	1
14/74335 F	FULL	13-May-14	STROUDWOOD NURSERIES STROUDWOOD LANE	LOWER UPHAM	
14/74469 F	FULL	17-Jun-14	22 COULTAS ROAD	CHANDLERS FORD	
14/74619 J	PRIOR APPROVAL	23-Jun-14	113 LEIGH ROAD	EASTLEIGH	
26357/005	FULL	19-Jan-05	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	

Appendix 3 Outstanding Planning Permissions C2 Residential Institutions

Application reference	Address	Proposal	Net number of dwellings
10/66978 O	Draper Tools, Hursley Road, Chandler's Ford	Demolish existing industrial buildings and erect 130 dwellings, a 60-70 bed care home and 10 close care bungalows	70
10/67643 O	Penarth House adj Otterbourne Hill, Allbrook and North Boyatt	Erection of 35 shared care units and a 20-bed nursing wing	20
13/72388 C	Netley Court School, Victoria Road, Netley Abbey	Convert school into 65-bed care home and 9 assisted living apartments	65
10/68187 F	Sunny Bank, Botley Road, Fair Oak	Construction of 60-bedroom nursing home (use class C2) with associated landscaping and car parking, following the demolition of existing building.	60
12/71007 O	The Mount Hospital, Church Road, Bishopstoke	Continuing care retirement community	56
10/67537 F	Valley Lodge, 3-5 Valley Road, Chandler's Ford	Two storey extension to Valley Lodge Care Home to create additional bed spaces, communal areas, facilities and services, landscaping and associated works	17
12/70187 F	141-143 Moorgreen Road, West End	Extension to existing care home to provide an additional 13no. beds	13
11/69396 F	Oaklands House, Allington Lane, West End	Construction of single storey and two storey 24-bedroom extension to existing care home (C2 Use) for high dependency residents with ancillary car parking and landscaping.	24

Appendix 4 Schedule of sites with resolutions to permit/under negotiation

Resolutions to permit	RPSEBLP Policy	Number of dwellings	Commentary
North of Bridge Road, Blundell Lane, Bursledon (part) **O/13/73701**	BU2	90	Resolution to grant outline planning permission at Local Area Committee on 27 February 2014. Reserved matters likely late 2014.Start on site spring 2015 and complete by late 2017. Developer not selected.
Land north of Kipling Road, Eastleigh **O/13/73698**	E3	94	Resolution to grant outline planning permission at the Local Area Committee 14 January 2014. Reserved matters to be submitted late 2014. Remaining obstacles: relocation of household waste recycling centre, access to rear gardens Kipling Road. Start on site envisaged mid 2015. Site completed early 2017. Housing developer: Joint venture between First Wessex and Eastleigh Borough Council.
Winchester Road (Hardings Lane), Fair Oak **O/13/73707**	FO1	330	Resolution to grant outline planning permission at Local Area Committee 12 February 2014. Reserved matters expected late 2014. Phase 1 likely to start on site summer 2015. Remaining phases through to completion early 2019. Housing developer: Bloor Homes and Highwood Group
Land at Foord Road, Hedge End **O/13/73700**	HE2	94	Resolution to grant outline planning permission at Local Area Committee on 10 March 2014. Reserved matters expected late 2014. Start on site autumn 2015. Complete by late 2018 Developer not selected.

Abbey Fruit Farm, Netley Abbey **O/13/72895**	HO1	90	Resolution to grant outline permission at Local Area Committee 27 February 2014. Reserved matters expected spring/summer 2015. Start on site autumn 2015. Anticipate completing 50 dwellings a year with completion by late 2017.
Planning Applications			
Portchester Rise, Allbrook **O/14/74849**	AL1	25	Outline planning application submitted June 2014. Expect to be determined autumn 2014. Reserved matters expected early 2015. Projected on-site start late 2015. Anticipate completion late 2016. . Housing developer: Landowner
Land to the east of Pitmore Road, Allbrook **F/14/74686**	AL2	50	Full application to be considered at committee on 15th Julye 2014. Expect to be determined late 2014 Start on site early 2015. Complete by early 2017. Housing developer: Bargate Homes Ltd
Land at Providence Hill, Bursledon (part) **O/14/74322**	BU1	62	Outline application to be considered at committee on July 21st. Reserved matters summer 2015. Start on site early 2016. Complete early 2018 Site to be sold with outline planning permission to house builder.
Former Premier Foods bakery site, Toynbee Road (part) Eastleigh **F/14/74873**	E4	120	Full application submitted summer 2014. Anticipate determination autumn 2014. Start on site early 2015. Anticipate completion late 2017. Bakery has already vacated site, however there may be some additional costs associated with the development for the construction of a footbridge. Developer: Taylor Wimpey
Pre-application discussions			

Land to the west of Pitmore Road, Allbrook **Q/13/73704**	AL3	26	Outline application expected early 2015. Reserved matters 2016. Completion on site 2018. Housing developer not yet selected.
Land at Providence Hill, Bursledon (part)	BU1	13	Remainder of allocated site. Planning applications due to be submitted July 2014. Expect reserved matters late 2015. Start on site late 2016. Complete by early 2018.
Land north of Bridge Road and west of Blundell Lane (part) **Q/13/73467**	BU2	12	Remaining part of site. Expect outline application late 2014 for closed care bungalows. Reserved matters late 2015. Start on site early 2016. Complete by mid 2017.
Whitetree Farm, Botley Road, Fair Oak **Q/13/72290**	FO4	18	Full application expected late 2014. Start on site by late 2015. Complete by spring/summer 2016. Developer still to be selected
Land at Foord Road, Hedge End (part)	HE2	15	Site owned by Council who wish to bring the site forward. Land to the north resolution to permit which includes part of road. Outline application could be expected early 2015. Reserved matters early 2016. Anticipate completion end of 2018.
Hatch Farm, Barbe Baker Avenue, West End **Q/13/72914**	WE2	89	Outline application expected late summer 2014. Site owned by Eastleigh Borough Council - development brief already adopted. Expect to start on site late 2014. Likely to complete on site early 2017.
Land at Chalcroft Farm and west of Horton Heath **Q/13/72885**	WE1	315	Autumn 2014 outline planning application Approval early 2015 Reserved matters during 2015 Start on site summer 2016 Expect 315 homes to be completed by mid 2019. Agent: Savills – Horton Heath Ltd. No housing developer selected.

Moorgreen Hospital, Botley Road, West End	WE5	115	Homes and Communities Agency has taken ownership of part of the site. Site is soon to be actively marketed by agent who expects a developer to be on board by end of the year. A project group have started consider a master plan. Expect pre-application submission late 2014 and outline planning application late 2015. Permission likely to be issued early 2016. Reserved matters submitted early 2017. Start on site early 2018 and complete by late 2019 A planning application has already been submitted for part of the site (Moorgreen Dairy Farm)