GL Hearn
Part of Capita Real Estate

Town and Country Planning Act 1990 Section 78

Corrigendum to the Proof of Evidence of Chris Hemmings – Housing Supply and Five Year Housing Land Supply Position

PINS Reference APP/W1715/W/15/3063753

On behalf of Eastleigh Borough Council

Land off Bubb Lane
Hedge End
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1.1 This Corrigendum sets out the revisions to my Proof of Evidence following a number of discrepancies and updates to the housing land supply figures that have emerged in recent weeks.

1.2 At page 10 please replace paragraph 2.18 and Table 3 with:

2.18 From the analysis of the various sources of housing supply, the number of dwellings that is realistically deliverable over the period 1st January 2016 to 31st December 2020 is 4,776.

Table 3: Housing Supply 1st January 2016 to 31st December 2020

Source of Supply	Number of Dwellings
Small Sites – with 4% discount	255
Large Sites	3,146
Sites with Resolution to Grant Planning Permission	1,028
Sites in Planning Under Negotiation	170
Windfall	177
Total	**4,776**

1.3 Please replace Table 4 at Page 10 with:

Table 4: Net Dwelling Completions 2011/12-Q1-3 2015/16

Year	Net Completions (Dwellings)
2011/12	402
2012/13	275
2013/14	394
2014/15	145
Q1-3 2015/16	285
Total	**1,501**

1.4 Please replace Paragraph 3.3 at Page 11 with:

3.3 Table 4 shows that the number of housing completions over this period was 1,501.

1.5 Please replace Paragraph 3.6 at Page 11 with:

3.6 By applying the total housing requirement from 1st April 2011 to 31st December 2015 of 2,803 dwellings (590 dpa x 4.75 years) to the completions for this period of 1,501, the shortfall is calculated as 1,302 dwellings.

1.6 Please replace Paragraph 3.22 at Page 16 with:

3.22 Drawing all of the above together, there is evidence to support either method (i.e. buffer then shortfall or shortfall then buffer), although the application is a matter for the Inspector's judgement in the circumstances of the particular case. In this case, the Council is making every effort to facilitate a step change in the housing market and boost the supply of dwellings in accordance with the NPPF. In total, the Council has permitted in excess of 3,000 dwellings and resolved to permit over 1,000 dwellings. This is well in excess of the five year housing requirement. The shortfall of 1,302 in itself is considerable without adding another 260 units with the application of the 20% buffer. The annual requirement with the 20% buffer applied to the housing requirement and shortfall for the five years is over 1,000 dwellings. During the past 19 years (1996/97-2014/15), the Council has never delivered 1,000 units in one year, with the highest being 906 dwellings in 2004/05. On this basis, the application of the 20% buffer to the shortfall appears to me to be unwarranted in the context of the local circumstances.

1.7 Please replace Table 5 at Page 17 with:

Table 5: Sedgefield Approach 1: Buffer Applied to Housing Requirement Only

	Housing Requirement 1st January 2016 to 31st December 2020	
a	Total Objectively Assessed Need from 1st Jan 2016 to 31st December 2020 = 590 dwellings per annum x 5 years	2,950
b	20% Buffer for persistent under-delivery	590
c	Housing Requirement Total	3,540
	Shortfall in housing provision between 1st April 2011 and 31st December 2015	
d	Dwellings required between 1st April 2011 and 31st December 2015 (4.75 years) = 590 dwellings per annum x 4.75 years	2,803
e	New dwellings completed between 1st April 2011 and 31st December 2015	1,501
f	Shortfall during period 1st April 2011 and 31st December 2015	1,302
g	**Total housing requirement for period from 1st January 2016 and 31st December 2020 (c+f)**	**4,842**
h	Annual requirement over the period 1st January 2016 to 31st December 2015 (g / 5)	968
	Housing Supply 1st January 2016 to 31st December 2020	
i	Net outstanding planning permissions for small sites (1-9 units) at 1st January 2016 expected to be built by 31st December 2020 (discounted by 4% for lapses)	255
j	Net outstanding planning permissions for large sites (10 or more units) at 1st January 2016 expected to be built by 31st December 2020	3,146
k	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st December 2020	1,028
l	Sites in Planning under Negotiation	170
m	Windfall allowance (59 dwellings x 3 years)	177
n	**Expected supply for the period 1st January 2016 to 31st December 2020 (i+j+k+l+m)**	**4,776**
o	Housing Land Supply Position over period 1st January 2016 to 31st December 2020 (n-g)	-66
p	Supply in Years (n / h)	4.9

1.8 Please replace Table 6 at Page 18 with:

Table 6: Sedgefield Approach 2: Buffer Applied to Housing Requirement and Shortfall

	Housing Requirement 1st January 2016 to 31st December 2020	
a	Total Objectively Assessed Need from 1st Jan 2016 to 31st December 2020 = 590 dwellings per annum x 5 years	2,950
	Shortfall in housing provision between 1st April 2011 and 31st December 2015	
b	Dwellings required between 1st April 2011 and 31st December 2015 (4.75 years) = 590 dwellings per annum x 4.75 years	2,803
c	New dwellings completed between 1st April 2011 and 31st December 2015	1,501
d	Shortfall during period 1st April 2011 and 31st December 2015	1,302
e	20% Buffer for persistent under-delivery	850
f	**Total housing requirement for period from 1st January 2016 and 31st December 2020 (a+d+e)**	**5,102**
g	Annual requirement over the period 1st January 2016 to 31st December 2015 (f / 5)	1,020
	Housing Supply 1st January 2016 to 31st December 2020	
h	Net outstanding planning permissions for small sites (1-9 units) at 1st January 2016 expected to be built by 31st December 2020 (discounted by 4% for lapses)	255
i	Net outstanding planning permissions for large sites (10 or more units) at 1st January 2016 expected to be built by 31st December 2020	3,146
j	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st December 2020	1,028
k	Sites in Planning under Negotiation	170
l	Windfall allowance (59 dwellings x 3 years)	177
m	**Expected supply for the period 1st January 2016 to 31st December 2020 (h+i+j+k+l)**	**4,776**
n	Housing Land Supply Position over period 1st January 2016 to 31st December 2020 (m-f)	-326
o	Supply in Years (m / g)	4.7

1.9 Please replace Paragraph 3.25 at Page 18 with:

3.25 As presented in the tables, based on either approach to the application of the 20% buffer, Eastleigh Borough Council is not currently able to demonstrate a five year

housing land supply position in accordance with the NPPF, although it is close to being able to do so.

1.10 Please replace Appendix A Small Sites – Outstanding Planning Permissions with:

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
12/71863 F	FULL	07-Feb-13	07-Feb-16	3 NELSON ROAD	BISHOPSTOKE	Not Started	2	1	1
13/73827 F	FULL	03-Mar-14	03-Mar-17	79 REAR OF STOKE PARK ROAD	BISHOPSTOKE	Not Started	1	0	1
14/74747 F	FULL	29-Sep-14	29-Sep-17	36 EAST DRIVE	BISHOPSTOKE	Not Started	1	0	1
14/74847 F	FULL	06-Oct-14	06-Oct-17	58 REAR OF GUEST ROAD	BISHOPSTOKE	01-Apr-15	1	0	1
14/74955 F	FULL	05-Nov-14	05-Nov-17	5 JOCKEY LANE	BISHOPSTOKE	12-Feb-15	2	1	1
15/76105 F	FULL	05-Aug-15	05-Aug-18	152 REAR OF FAIR OAK ROAD	BISHOPSTOKE	02-Oct-15	1	0	1
13/73429 F	FULL	02-Dec-13	02-Dec-16	LONGMEAD ARMS, 47 LONGMEAD AVENUE	BISHOPSTOKE	Not Started	6	0	6
07/61158 C	FULL	16-Jan-08	16-Jan-11	MARKS FARM CHURCH LANE	BOTLEY	01-Jun-11	1	0	1
08/63527 F	FULL	30-Oct-08	30-Oct-11	HAWTHORN COTTAGE BROAD OAK	BOTLEY	05-Jul-11	1	0	1
13/71910 F	FULL	13-Feb-13	13-Feb-16	THE BUNGALOW WOODHOUSE LANE	BOTLEY	20-May-14	1	0	1
13/72542 F	FULL	02-Aug-13	02-Aug-16	BROOKLANDS HIGH STREET	BOTLEY	Not Started	1	0	1
13/72065 C	FULL	05-Aug-13	05-Aug-16	RIVER COTTAGE, 2 HAMBLE WOOD	BOTLEY	Not Started	1	0	1
14/74099 C	FULL	27-Jun-14	27-Jun-17	65 ADJ HIGH STREET	BOTLEY	01-Apr-15	1	0	1
14/75258 F	FULL	05-Dec-14	05-Dec-17	57 WINCHESTER STREET	BOTLEY	12-Mar-15	1	0	1
14/75578 F	FULL	12-Feb-15	12-Feb-18	DIDCOT WINCHESTER ROAD	BOTLEY	25-Aug-15	1	0	1
15/76388 F	FULL	04-Nov-15	04-Nov-18	LANE END HOUSE SNAKEMOOR LANE	BOTLEY	Not Started	1	0	1
13/72630 C	FULL	02-Aug-13	02-Aug-16	BOTLEY INSTITUTE BUILDING CHURCH LANE	BOTLEY	01-Jan-15	2	0	2
14/75254 C	FULL	08-Jun-15	08-Jun-18	STEEPLE COURT FARM CHURCH LANE	BOTLEY	Not Started	2	0	2
14/74088 F	FULL	28-Apr-14	28-Apr-17	2-12 GARAGE COURT REAR OF MORTIMER ROAD	BOTLEY	01-Apr-15	3	0	3
15/77172 C	FULL	22-Dec-15	22-Dec-18	21 WINCHESTER STREET	BOTLEY	Not Started	9	1	8
15/76915 C	FULL	06-Oct-15	06-Oct-18	THE CROFT SALTERNS LANE	BURSLEDON	Not Started	1	1	0
09/64869 F	FULL	17-Jul-09	17-Jul-12	1 ADJ HILL PLACE	BURSLEDON	02-Jul-12	1	0	1
15/75914 F	FULL	20-Mar-15	20-Mar-18	BURSLEDENE WINDMILL LANE	BURSLEDON	19-May-15	1	0	1
15/76470 F	FULL	30-Jun-15	30-Jun-18	34 ADJ BOUNDARY ROAD	BURSLEDON	Not Started	1	0	1
14/75370 F	FULL	03-Dec-14	03-Dec-17	FAIR VIEW PYLANDS LANE	BURSLEDON	Not Started	3	1	2
15/77055 F	FULL	11-Nov-15	11-Nov-18	BEECH COTTAGE PYLANDS LANE	BURSLEDON	Not Started	3	1	2
14/74789 F	FULL	31-Oct-14	31-Oct-17	PYLANDS HOUSE PYLANDS LANE	BURSLEDON	Not Started	3	0	3
13/72512 F	FULL	26-Jun-13	26-Jun-16	VICTORIA COTTAGE LOWFORD HILL	BURSLEDON	23-Nov-15	4	0	4
14/74369 F	FULL	07-Jul-14	07-Jul-17	HILTINGBURY CHIROPRACTIC, 70 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	0	1	-1
12/71750 F	FULL	10-Jan-13	10-Jan-16	59 NICHOL ROAD	CHANDLERS FORD	Not Started	1	1	0
13/72845 F	FULL	28-Aug-13	28-Aug-16	49 KINGSWAY	CHANDLERS FORD	Not Started	1	1	0
13/73690 F	FULL	11-Feb-14	11-Feb-17	31 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
13/73784 F	FULL	07-Mar-14	07-Mar-17	30 WESTERN ROAD	CHANDLERS FORD	Not Started	1	1	0
14/73959 F	FULL	21-May-14	21-May-17	31 GORDON ROAD	CHANDLERS FORD	Not Started	1	1	0
14/75359 F	FULL	05-Jan-15	05-Jan-18	73 LAKEWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
15/76643 F	FULL	27-Jul-15	27-Jul-18	21 WESTERN ROAD	CHANDLERS FORD	Not Started	1	1	0
15/77152/ F	FULL	23-Nov-15	23-Nov-18	237 WINCHESTER ROAD	CHANDLERS FORD	Not Started	1	1	0
15/77374 F	FULL	26-Nov-15	26-Nov-18	108 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
13/72928 R	DETAILS	18-Sep-13	18-Sep-15	116 REAR OF PARK ROAD	CHANDLERS FORD	05-Jun-15	1	0	1

12/71216 F	FULL	04-Oct-12	07-Oct-15	82 LAKEWOOD ROAD	CHANDLERS FORD	Not Started	1	0	1
12/71763 F	FULL	20-Mar-13	20-Mar-16	1 OAKMOUNT AVENUE	CHANDLERS FORD	Not Started	1	0	1
14/74177 F	FULL	01-Jul-14	01-Jul-17	127 KINGSWAY	CHANDLERS FORD	Not Started	2	1	1
15/75899 F	FULL	31-Mar-15	31-Mar-18	9 HILTINGBURY CLOSE	CHANDLERS FORD	19-Sep-14	1	0	1
14/74469 F	FULL	17-Jun-14	17-Jun-17	22 COULTAS ROAD	CHANDLERS FORD	17-Sep-15	1	0	1
13/73823 F	FULL	15-Sep-14	15-Sep-17	5 BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
14/75118 S	FULL	06-Oct-14	06-Oct-17	49 BOURNEMOUTH ROAD	CHANDLERS FORD	01-Oct-15	1	0	1
14/74362 F	FULL	24-Jun-15	24-Jun-18	91 REAR OF BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
13/72384 F	FULL	27-Nov-13	27-Nov-16	268 LEIGH ROAD	CHANDLERS FORD	Not Started	3	0	3
13/73356 F	FULL	13-Oct-14	13-Oct-17	133 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	5	2	3
12/71512 F	FULL	19-Dec-12	19-Dec-15	67 PITMORE ROAD	EASTLEIGH	Not Started	1	1	0
13/72411 F	FULL	03-Jul-13	03-Jul-16	30A LEIGH ROAD	EASTLEIGH	Not Started	1	0	1
13/72555 F	FULL	24-Jul-13	24-Jul-16	24A HIGH STREET	EASTLEIGH	Not Started	2	1	1
13/73558 F	FULL	23-Jan-14	23-Jan-17	184 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	1	0	1
12/70726 F	FULL	13-Feb-14	13-Feb-17	1 ADJ SPENCER ROAD	EASTLEIGH	Not Started	1	0	1
13/72987 F	FULL	13-May-14	13-May-17	11 MAPLE SQUARE	EASTLEIGH	Not Started	1	0	1
14/75008 F	FULL	16-Sep-14	16-Sep-17	11 RUSKIN ROAD	EASTLEIGH	01-Jul-15	2	1	1
14/75271 F	FULL	21-Nov-14	21-Nov-17	17 SOUTHERN EVENING ECHO HIGH STREET	EASTLEIGH	02-Mar-15	1	0	1
14/75447 F	FULL	15-Dec-14	15-Dec-17	65B NUTBEEM ROAD	EASTLEIGH	Not Started	2	1	1
14/75208 F	FULL	12-Nov-14	12-Nov-17	39 NIGHTINGALE AVENUE	EASTLEIGH	Not Started	1	0	1
15/76318 F	FULL	15-Jun-15	15-Jun-18	19 HIGH STREET	EASTLEIGH	Not Started	1	0	1
15/76494 F	FULL	01-Jul-15	01-Jul-18	10 FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
15/76763 F	FULL	18-Sep-15	18-Sep-18	27 NIGHTINGALE AVENUE	EASTLEIGH	Not Started	1	0	1
15/76954 U	CERT OF LAWFULNESS	02-Oct-15		74 WHYTEWAYS	EASTLEIGH	Not Started	1	0	1
13/72524 F	FULL	02-Jul-13	02-Jul-16	BADI MIRCHI, 190 LEIGH ROAD	EASTLEIGH	06-Nov-15	2	0	2
13/72562 F	FULL	08-Jan-15	08-Jan-18	77 ALLBROOK HILL	EASTLEIGH	Not Started	3	1	2
14/75082 F	FULL	13-Feb-15	13-Feb-18	31-33 MARKET STREET	EASTLEIGH	Not Started	2	0	2
15/76352 J	PRIOR APPROVAL	09-Jun-15	30-May-16	117 LEIGH ROAD	EASTLEIGH	21-Sep-15	2	0	2
14/74952 F	FULL	21-Jan-15	21-Jan-18	288 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
15/75755 F	FULL	06-Jul-15	06-Jul-18	14-16 GRANTHAM ROAD	EASTLEIGH	Not Started	6	3	3
15/75762 J	PRIOR APPROVAL	06-Feb-15	06-May-16	48 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
15/77541 J	PRIOR APPROVAL	30-Dec-15	30-May-16	105 DESBOROUGH ROAD	EASTLEIGH	Not Started	4	0	4
15/76329 F	FULL	05-Oct-15	05-Oct-18	129 CHAMBERLAYNE ROAD	EASTLEIGH	Not Started	6	1	5
14/75030 J	PRIOR APPROVAL	17-Sep-14	30-May-16	18 ROMSEY ROAD	EASTLEIGH	Not Started	7	0	7
15/76497 J	PRIOR APPROVAL	29-Jun-15	30-May-16	101-103 DESBOROUGH ROAD	EASTLEIGH	01-Jan-15	8	0	8
15/77087 J	PRIOR APPROVAL	14-Oct-15	30-May-16	38-40 LEIGH ROAD	EASTLEIGH	Not Started	8	0	8
14/74660 F	FULL	31-Oct-14	31-Oct-17	CORNER OF WIDE LANE/SOUTH STREET	EASTLEIGH	Not Started	9	0	9
12/71002 F	FULL	01-Mar-13	01-Mar-16	BROADOAK STABLES MOBILE HOME MORTIMERS LANE	FAIR OAK	Not Started	1	0	1
14/75055 F	FULL	30-Sep-14	30-Sep-17	15 DENHAM FIELDS	FAIR OAK	Not Started	1	0	1
14/75202 R	DETAILS	19-Dec-14	19-Dec-16	PEAR TREE COTTAGE ADJ WINCHESTER ROAD	FAIR OAK	27-Nov-14	1	0	1
14/74591 F	FULL	01-Jul-14	01-Jul-17	BOXWOOD HOUSE WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
14/74181 F	FULL	09-Jul-14	09-Jul-17	WOODROW COTTAGE WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1

14/74957 F	FULL	29-Sep-14	29-Sep-17	141 SANDY LANE	FAIR OAK	Not Started	1	0	1
15/76730 F	FULL	30-Nov-15	30-Nov-18	345 FAIR OAK ROAD	FAIR OAK	Not Started	2	1	1
14/74620 F	FULL	31-Dec-14	31-Dec-17	PYLE HILL HOUSE NORTH OF WINCHESTER ROAD	FAIR OAK	01-Jun-15	2	0	2
14/75053 F	FULL	07-Oct-14	07-Oct-17	39 WITT ROAD	FAIR OAK	13-Jan-15	2	0	2
14/75326 F	FULL	08-Apr-15	08-Apr-18	5 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	0	1	-1
14/75719 C	FULL	25-Mar-15	25-Mar-18	THE ANCHORAGE HIGH STREET	HAMBLE-LE-RICE	Not Started	4	4	0
13/72242 C	FULL	03-May-13	03-May-16	PENMERE HOUSE SCHOOL LANE	HAMBLE-LE-RICE	Not Started	1	1	0
13/72898 F	FULL	25-Sep-13	25-Sep-16	57 COACH ROAD	HAMBLE-LE-RICE	17-Jul-14	1	0	1
13/73744 F	FULL	19-Sep-14	19-Sep-17	ASTONS 131A SATCHELL LANE	HAMBLE-LE-RICE	Not Started	1	0	1
15/77139 C	FULL	02-Dec-15	02-Dec-18	CAPSTAN HOUSE HIGH STREET	HAMBLE-LE-RICE	Not Started	2	0	2
15/75866 J	PRIOR APPROVAL	12-Mar-15	30-May-16	MARINERS HOUSE HIGH STREET	HAMBLE-LE-RICE	Not Started	3	0	3
14/74903 F	FULL	01-Jul-15	01-Jul-18	PLOTS 1A-1F RIVERSIDE CARAVAN PARK SATCHELL LANE	HAMBLE-LE-RICE	Not Started	6	0	6
12/71017 F	FULL	12-Dec-12	12-Dec-15	PLOT 112A GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END	Not Started	1	0	1
15/75824 F	FULL	17-Apr-15	17-Apr-18	8 ST JOHNS CENTRE ST JOHNS ROAD	HEDGE END	Not Started	1	0	1
15/77413 F	FULL	14-Dec-15	14-Dec-18	11 CHURCH ROAD	HEDGE END	Not Started	2	1	1
15/77504 F	FULL	16-Dec-15	16-Dec-18	57 UPPER NORTHAM ROAD	HEDGE END	Not Started	2	1	1
15/75934 F	FULL	02-Apr-15	02-Apr-18	KIMBER HOUSE, 68-70 BURSLEDON ROAD	HEDGE END	Not Started	2	0	2
15/76325 F	FULL	06-Jul-15	06-Jul-18	AMBULANCE STATION BIRCH ROAD	HEDGE END	21-Sep-15	2	0	2
15/77313 F	FULL	09-Dec-15	09-Dec-18	GARAGE BLOCK SIMMONS CLOSE	HEDGE END	Not Started	2	0	2
15/76668 F	FULL	16-Oct-15	16-Oct-18	30 ADJ BURSLEDON ROAD	HEDGE END	Not Started	3	0	3
12/71082 F	FULL	12-Dec-12	12-Dec-15	143-146 GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END	Not Started	4	0	4
14/74922 F	FULL	19-Dec-14	19-Dec-17	LAND ACRES HEATH HOUSE LANE	HEDGE END	Not Started	4	0	4
13/73084 F	FULL	12-Sep-14	12-Sep-16	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	Not Started	9	3	6
15/76359 F	FULL	10-Jul-15	10-Aug-18	HIDEAWAY, 12 CHERRY DROVE	HORTON HEATH	Not Started	1	0	1
15/75793 F	FULL	18-Mar-15	18-Mar-18	ST MARTINS BOTLEY ROAD	HORTON HEATH	Not Started	3	1	2
12/70269 F	FULL	01-Feb-13	01-Feb-16	4 CEDAR ROW BOTLEY ROAD	HORTON HEATH	Not Started	3	0	3
11/68419 F	FULL	03-Oct-12	03-Oct-15	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	02-Oct-15	1	0	1
14/74335 F	FULL	13-May-14	13-May-17	STROUDWOOD NURSERIES STROUDWOOD LANE	LOWER UPHAM	13-Jan-15	1	0	1
15/76334 F	FULL	10-Jun-15	10-Jun-18	46 STATION ROAD	NETLEY ABBEY	Not Started	1	0	1
13/72275 F	FULL	09-May-13	09-May-16	111 WOOLSTON ROAD	NETLEY ABBEY	07-Nov-14	1	0	1
14/75487 C	FULL	22-Apr-15	22-Apr-18	1 BEACH LANE	NETLEY ABBEY	Not Started	1	0	1
13/73260 C	FULL	21-Jan-14	21-Jan-17	PLOT 2 BEACH LANE	NETLEY ABBEY	25-Apr-14	1	0	1
14/75094 P	PRIOR APPROVAL	02-Oct-14	30-May-16	HOUND CORNER FRUIT FARM HAMBLE LANE	NETLEY ABBEY	Not Started	1	0	1
15/76227 F	FULL	01-Jul-15	01-Jul-18	86 STATION ROAD	NETLEY ABBEY	Not Started	1	0	1
15/77218 F	FULL	01-Dec-15	09-Dec-18	39 REAR OF THE CRESCENT	NETLEY ABBEY	Not Started	1	0	1
14/75048 F	FULL	23-Oct-14	23-Oct-17	29 REAR OF STATION ROAD	NETLEY ABBEY	01-Jan-15	2	0	2
14/75267 J	PRIOR APPROVAL	27-Nov-14	30-May-16	30 QUEENS VIEW	NETLEY ABBEY	Not Started	2	0	2
13/73761 F	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Not Started	2	0	2
14/75627 C	FULL	04-Mar-15	04-Mar-18	42-43 VICTORIA ROAD	NETLEY ABBEY	11-May-15	2	0	2
15/76416 F	FULL	12-Jun-15	12-Jun-18	TELEMARK HOUSE, 11 SELLWOOD ROAD	NETLEY ABBEY	Not Started	2	0	2
14/74221 F	FULL	03-Jul-15	03-Jul-18	40-41 BETWEEN THE CRESCENT	NETLEY ABBEY	Not Started	4	0	4
26357/005	FULL	19-Jan-05		NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	Not Started	7	1	6

13/72388 C	FULL	23-Jul-13	23-Jul-16	NETLEY COURT SCHOOL VICTORIA ROAD	NETLEY ABBEY	Not Started	9	0	9
14/73873 C	FULL	28-Mar-14	28-Mar-17	ABBOTTS LODGE ABBEY HILL	NETLEY ABBEY	Not Started	9	0	9
15/76121 F	FULL	13-Jul-15	13-Jul-18	HILLTOP PINEWOOD PARK	SOUTHAMPTON	Not Started	1	0	1
14/74076 F	FULL	16-Jul-14	16-Jul-17	8 TELEGRAPH ROAD	WEST END	Not Started	1	1	0
14/74797 F	FULL	14-Aug-14	14-Aug-17	63A MOORGREEN ROAD	WEST END	Not Started	1	0	1
12/71412 F	FULL	30-Nov-12	30-Nov-15	1 CHARMWEN CRESCENT	WEST END	Not Started	1	0	1
13/72357 F	FULL	04-Jul-13	04-Jul-16	OAKLANDS FARM ALLINGTON LANE	WEST END	06-May-14	1	0	1
14/74675 F	FULL	21-Aug-14	21-Aug-17	LITTLE OWL ALLINGTON LANE	WEST END	Not Started	1	0	1
14/75345 F	FULL	23-Jan-15	23-Jan-18	84 HIGH STREET	WEST END	Not Started	1	0	1
15/77084 J	PRIOR APPROVAL	06-Nov-15	15-Apr-18	QUOB COTTAGE ALLINGTON LANE	WEST END	Not Started	1	0	1
15/77305 F	FULL	29-Dec-15	29-Dec-18	15-17 REAR OF CHAPEL ROAD	WEST END	Not Started	1	0	1
13/73412 F	FULL	03-Jun-14	03-Jun-17	HEATHERMOUNT AND ARDULLIE LODGE MOORHILL ROAD	WEST END	Not Started	2	0	2
15/76607 C	FULL	28-Jul-15	28-Jul-18	1-2 ROMILL CLOSE	WEST END	Not Started	4	1	3
14/74543 F	FULL	06-Feb-15	06-Feb-18	MOORGREEN FARM BURNETTS LANE	WEST END	Not Started	3	0	3
13/73461 C	FULL	21-Mar-14	21-Mar-17	MARINA ROMILL CLOSE	WEST END	Not Started	4	1	3
15/76258 J	PRIOR APPROVAL	27-May-15	30-May-16	41-57 HIGH STREET	WEST END	Not Started	8	0	8
TOTAL									**266**

1.11 Please replace Appendix B: Large Sites – Outstanding Planning Permissions with:

MAP REF	SITE	APP REF	TOTAL NET OUTSTANDING	5 YR NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISION EXPIRY	1st Jan 2016 - 31st March 2016 (3 MONTHS)	2016/2017	2017/2018	2018/2019	2019/2020	1st April 2020-31st December 2020 (9 MONTHS)	5 YR SUPPLY	COMMENTARY
	ALLBROOK													
1	Land East of Pitmore Road, Allbrook	F/14/74686	50	50	Full permission	31-Oct-15	10	40	0	0	0	0	**50**	Bargate Homes is the developer and Site under construction. Building control have recorded 4 dwelling starts at 31 Dec 2015. Bargate Homes confirms that the site should be completed by Summer 2016.
2	Land at Portchester Rise/Boyatt Lane, Allbrook	O/14/74849 R/15/77286	24	24	Detailed	04-Mar—17 (outline)	0	10	14	0	0	0	**24**	Bargate Homes is the developer. Reserved matters issued Jan 2016. Bargate Homes confirms that the intention is to commence development in Spring 2016 and complete the scheme by end of 2017.
3	Land Adj. Penarth House, Otterbourne Hill, Allbrook	F/15/77022	20	20	Full permission	28-Jan-19	0	0	20	0	0	0	**20**	The Brendoncare Foundation is developing the site for a 64 bed care homes plus 20 apartments for couples with dementia. The site was granted planning permission in January 2016. Brendoncare confirms that it intends to start on site in June 2016 and complete the scheme by January 2018.
	BISHOPSTOKE													
4	The Mount Hospital, Church Road, Bishopstoke	O/12/71007 F/13/73226 F/14/75061	131	131	Outline permission and RMs approved for some phases	13-Feb-17 & 03-Nov-17	0	48	25	24	34	0	**131**	Anchor is developing the site. First phase has been completed, Second phase of 73 units has now started on site as at March 2016. Formal pre-application discussions have taken place on Phase 3 which will have an additional 10 units. Site expected to be delivered within five years. The Planning Agent for the site, Pegasus Planning confirms that Phase 2 has started on site with an 18 month build out and new application is to be submitted in Summer 2016, which again will have a 18 month build out period.

5	West of land north of Breach Lane Church Road, Bishopstoke	O/13/72892	85	85	Outline permission	18-Feb-16 (outline)	0	10	30	45	0	0	**85**	Bovis is the developer for the site. A Reserved matters application was granted in February 2016. The expectation is a start on site in Summer 2016.
6	Stoke Park Farm, Adj Stoke Common Road, Bishopstoke	O/13/73660 R/15/76716	60	60	Detailed	05-Jun-17	0	30	30	0	0	0	**60**	Bellway Homes is the developer for the site. Reserved matters was granted in October 2015. Conditions in currently. Agent WYG confirms that Bellway started on site in March 2016, and first completions expected in late 2016.
	BOTLEY													
7	North and east of Boorley Green Winchester Road, Botley	O/12/71514 R/14/74872 R/15/77552	1,399	720	Outline permission, reserved matters application for non- residential permitted.	28-Nov-14 (outline)	0	45	180	180	180	135	**720**	There is a consortium of three developers for the site - Bloor, Bovis and Linden. Reserved Matters now approved for spine road and associated infrastructure. A Reserved Matters application was 441 dwellings is due to go to Planning Committee in March 2016. The Agent for the site, WYG confirms that 720 dwellings are deliverable within the 5 year period (Please refer to email correspondence at Appendix F).
8	Land rear of Sovereign Drive and Precosa Road, Botley	F/13/73606 APP/W1715/W/ 14/3001499	103	103	Appeal Allowed Full	n/a	0	0	50	53	0	0	**103**	Bewley Homes is the developer. Appeal allowed. The planning agent, Bryan Jezeph confirms that Bewley Homes are expecting to start on site at the end of 2016.
	BURSLEDON													
9	Land east of Dodwell Lane and north of Pylands Lane, Bursledon	O/12/71522 R/14/75595 R/15/76606	249	189	Detailed	28-Nov-13 (outline)	0	0	30	60	60	39	**189**	Bellway Homes is the developer on this site. Phase 1 and phase 2 reserved matters approved. There are some outstanding conditions to discharge, and Bellway Homes confirms that it intends to discharge the remaining conditions and start on site sometime in 2016.
10	Land west of Hamble Lane, Bursledon	O/ 12/71828 R/15/76830	150	150	Appeal allowed Full	29-Apr-16 (outline)	0	0	50	50	50	0	**150**	Taylor Wimpey seeking to acquire site. Reserved matters granted in February 2016. Taylor Wimpey anticipated commencing development before the end of 2016.

11	Land north of Bridge Road and west of Blundell Lane, Bursledon	O/13/73701, R/15/75967	90	90	Detailed	31/07/2014 Outline	0	40	50	0	0	0	**90**	Bovis is the developer for this site. Reserved matters granted September 2015. Bovis on site as at March 2016, and completions expected later in 2016.
12	Land at Providence Hill, Bursledon	O/14/74322	62	62	Outline	15-Oct-16 (outline)	0	0	30	32	0	0	**62**	Foreman Homes is the developer for this site. Reserved matters application submitted in February 2016. Foreman Homes confirms that it expects to start on site at end of 2016.
	CHANDLER'S FORD													
13	The Mall, 120 Winchester Rd, Chandlers Ford	13/73734 J 14/75734 F	14	14	Full /prior approval	31-Mar-18	0	14	0	0	0	0	**14**	English Developments own the site. 5 flats are to be converted through permitted development rights, planning permission 9 dwellings. The scheme is nearing completion.
	EASTLEIGH													
14	Travis Perkins Trading Co Limited, Mill Street, Eastleigh	F/11/70108	109	109	Full	13-Dec-15	25	50	34	0	0	0	**109**	Taylor Wimpey is the developer for this site. Site is under construction. Building control start notices received for 57 dwellings.
15	Monksbrook Estate, Cheriton Road, Eastleigh	F/12/70310	97	97	Full	23-Jul-15	10	45	42	0	0	0	**97**	Barratt Homes and First Wessex is the developer for this site. Building control start notices received for all remaining dwellings.
16	Prysmian Cables (Sirocco Park), Former Pirelli Factory site, Leigh Road, Eastleigh	F/11/70044	4	4	Full	26-Jul-15	4	0	0	0	0	0	**4**	Bellway Homes is the developer. Last remaining dwellings under construction. Building control start notices received for all remaining dwellings. 4 remaining dwellings appear to be nearing completion as at March 2016.
17	26A High Street, Eastleigh	J/14/74420 F/14/75592	11	11	Full & Prior notification	30-May-16	0	11	0	0	0	0	**11**	Site is under construction for the conversion of offices to flats. Building control start notice received for 10 of the 11 dwellings.
18	Russell House, 26 - 28 Romsey Road, Eastleigh	F/13/72821	3	3	Full	30-Sep-16	3	0	0	0	0	0	**3**	Churchill Retirement Ltd is the developer of the site. Large site under construction. Building control site notices received for remaining 3 dwellings.
19	103 JOHN REILLEY CIVIL ENGINEERING DESBOROUGH ROAD	F /14/75295 J /14/74822	1	1	Prior notification & full	19-Dec-17	1	0	0	0	0	0	**1**	Site with permission. Remainder of larger scheme. Building control start notice received for final dwelling.

20	Former Premier Foods Bakery Site, Land at Toynbee Road, Eastleigh	F/14/74873	120	120	Full	24-Nov-17	0	30	60	30	0	0	**120**	Taylor Wimpey is the developer for this site. Construction started on site early 2015. Building control start notices received for 50 dwellings. Anticipate completion late 2017.
21	Land north of Kipling Road Woodside Ave, Eastleigh	O/13/73698 R/15/77726	94	94	Outline	26-Jan-17	0	0	50	44	0	0	**94**	Reserved matters granted in March 2016. Discussing conditions discharge. Expect start date Autumn. HWRC is being relocated (has PP for alternative site; in Council's control) - programmed for autumn (6 week decommissioning). Start on site Autumn. Expect completions from early 2017.Joint venture between First Wessex and Eastleigh Borough Council.
22	Eastleigh College Education Annexe, Cranbury Road,	O/15/75750	10	10	Outline	07-Apr-18	0	0	0	0	10	0	**10**	Site with outline permission expected to come forward within the 5 years.
23	Land south of Chestnut Avenue, Eastleigh	O/15/76023	1,100	325	Outline	n/a	0	0	50	100	100	75	**325**	Highwood is the master developer. Planning permission granted January 2016. Discussions with Planning Agent, WYG indicate that delivery of units of between 300-350 within the five years is achievable. This is in-line with evidence provided at the Local Plan Examination (Please see Appendix G).
	FAIR OAK													
24	Land off Winchester Road, Fair Oak	O/13/73707R/14 /75539 R/15/76118 R/15/77067 R/15/77100	330	330	Outline permission and RMs approved for some phases	25/09/2015 Outline	30	100	100	100	0	0	**330**	The site is being developed out by Bloor Homes and Linden. Had start notices for 62 dwellings. Reserved Matters for Phases 1-3 granted with Reserved Matters for Phase 4 expected this year.
25	St Swithun Wells Church Land Adj and Allington Lane	O/13/72471	72	72	Appeal Upheld Outline	18/12/2017 Outline	0	0	0	35	37	0	**72**	Appeal upheld. Pre-application discussions have taken place with the developer.
26	Corner of Knowle Lane/Mortimers Lane	13/72490 O R/15/77751	74	74	Appeal Upheld Outline	09-Feb-18	0	0	36	38	0	0	**74**	Drew Smith Homes is the developer for this site. Appeal upheld. Reserved matters for 74 dwellings have been submitted. Agent indicates commencing development in 2016.
	HAMBLE													

27	68-72 The Harrier, 68 and 68 & 72 Hamble Lane, Hamble	F/14/74053	26	26	Full	29-Aug-17	0	26	0	0	0	0	**26**	McCarthy and Stone is the developer for this site. The scheme is under construction and nearing completion. Building control start notices received for all 26 units.
	HEDGE END													
28	Phase 4 Dowds Farm, Bubb Lane, Hedge End	F/10/68330	30	30	Full	14-Nov-14	30	0	0	0	0	0	**30**	Bovis Homes is the developer for this site. The scheme is under construction and nearing completion. Building control start notices received for all 30 units.
29	Land at St Johns Road/Foord Road/Dodwell Lane, Hedge End	F/15/76804 (109 dwellings) O/13/73700 (94 dwellings)	109	109	Full application submitted for 109 dwellings. Reserved matters application approved for 94 dwellings	18/03/2016 (RM 94 dwellings)	0	30	40	39	0	0	**109**	Foreman Homes is the developer for this site. Reserved matters application approved March 2015 for 94 dwellings. Construction on site started. New application has been submitted to increase overall number of dwellings to 109 dwellings. This will be determined by delegated power in March 2016.
30	14 Hobb Lane, Hedge End	14/74093 F	9	9	Full planning permission	31-Mar-18	0	0	9	0	0	0	**9**	Site with full planning permission for 12 dwellings although an alternative scheme for 9 units was submitted in June 2015 and is under consideration.
	WEST END													
31	86 Chalk Hill , West End	F/08/63467	11	11	Full	20-Mar-16	-1	11	0	0	0	0	**10**	Autoview is the developer for this site. As at March 2016 the site is being prepared for development, the existing unit was been demolished.
32	Dog Kennel Farm adj and land at Telegraph Road West End	F/14/74943	14	14	Full	20-Apr-17	0	14	0	0	0	0	**14**	Mildren Homes is the developer for this site. Full permission granted and work has started on the site.
TOTAL													**3146**	