GL Hearn
Part of Capita Real Estate

# Eastleigh Borough Council
# Five Year Housing Land Supply Position Statement

**On behalf of Eastleigh Borough Council**

September 2017

**Prepared by**

GL Hearn Limited
280 High Holborn
London WC1V 7EE

T +44 (0)20 7851 4900
glhearn.com

## Contents

| Section | | Page |
|---|---|---|
| 1 | INTRODUCTION | 3 |
| 2 | CALCULATION OF THE FIVE YEAR HOUSING LAND SUPPLY POSITION | 4 |

## List of Tables

TABLE 1: FIVE YEAR SUPPLY POSITION (1ST JULY 2017 – 30TH JUNE 2022) 4

**Appendices**

APPENDIX A: SMALL SITES – OUTSTANDING PLANNING PERMISSIONS 6

APPENDIX B: LARGE SITES – OUTSTANDING PLANNING PERMISSIONS 13

APPENDIX C: LARGE SITES – RESOLUTION TO GRANT PLANNING PERMISSION 20

APPENDIX D: LARGE SITES – DEVELOPMENTS UNDER NEGOTIATION 23

# 1 INTRODUCTION

1.1 GL Hearn has been appointed by Eastleigh Borough Council to advise the Council on its housing supply position. This document has been prepared to provide a summary of the five year land supply position in Eastleigh Borough using a base date of 1st July 2017. It draws upon the most recent evidence of housing completions, and up-to-date intelligence on the likely delivery of new housing.

1.2 Eastleigh Borough Council Cabinet resolved on 14th July 2016 to use a new interim target of 630 dwellings per annum for the Borough, taking account of the latest evidence on housing need and findings from a recent appeal in respect of land at Bubb Lane[1]. A further Inspector in the Land to the north west of Boorley Green Inquiry[2] found this to be a reasonable judgement on the evidence. This represents the Borough's objectively-assessed housing need based on the information currently available.

1.3 This document sets out the latest position on housing supply. It uses the figures for completions recorded by 30th June 2017, with recent information on supply received from developers and site promoters. It therefore adopts a base date for the five year land supply calculation of 1st July 2017, and considers a five year period from this point to 30th June 2022.

1.4 It should be noted that in a recent appeal in respect of Land to the south of Mallards Road[3], the Inspector found that the Council was able to demonstrate a five year supply of housing land. The five year land supply position will be updated as and when the position is reviewed in accordance with future needs, including any future planning appeals.

[1] Appeal Ref: APP/W1715/W/15/3063753
[2] Appeal Ref APP/W1715/W/15/2130073
[3] Appeal Ref APP/W1715/W/16/3156702

## 2 CALCULATION OF THE FIVE YEAR HOUSING LAND SUPPLY POSITION

2.1 Tables 1 presents Eastleigh Borough Council's Five Year Housing Land Supply Position based on the 'Sedgefield' Approach with the 20% buffer applied to the housing requirement and shortfall.

**Table 1: Five Year Supply Position (1st July 2017 – 30th June 2022)**

| | **Housing Requirement 1st July 2017 - 30th June 2022** | Eastleigh Borough |
|---|---|---|
| a | Objectively Assessed Housing Need: Dwellings per annum, 2011-36 | 630 |
| b | Total Objectively Assessed Need for 1st July 2017 - 30th June 2022 | 3,150 |
| | **Shortfall in housing provision 1st April 2011 - 30th June 2017** | |
| c | Dwellings required between 1st April 2011 and 30th June 2017 | 3,938 |
| d | New dwellings completed, 1st April 2011 and 30th June 2017 | 2,383 |
| e | Shortfall during period 1st April 2011 and 30th June 2017 (c - d) | 1,555 |
| f | 20% Buffer for persistent under-delivery (b + e)*20% | 941 |
| **g** | **Total housing requirement for period from 1st July 2017 - 30th June 2022 (b + e + f)** | **5,645** |
| h | Annual requirement over the period 1st July 2017 - 30th June 2022 (g / 5) | 1,129 |
| | **Housing Supply 1st July 2017 - 30th June 2022** | |
| i | Net outstanding planning permissions for small sites (1-9 units) expected to be built by 30th June 2022 (discounted by 4% for lapses) | 203 |
| j | Net outstanding planning permissions for large sites (10 or more units) expected to be built by 30th June 2022 | 4,013 |
| k | Sites with a Resolution to Grant Planning Permission that are expected to be built by 30th June 2022 | 1,261 |
| l | Sites in Planning under Negotiation expected to be built by 30th June 2022 | 290 |
| m | Windfall allowance Years 3 - 5 (incl. 10% discount) (58 dwellings x 3 years) | 174 |
| **n** | **Expected supply for the period 1st July 2017 - 30th June 2022 (i+j+k+l+m)** | **5,911** |
| **o** | **Housing Land Supply Position over period 1st July 2017 - 30th June 2022 (n-g)** | **295** |
| **p** | **Supply in Years (n / h)** | **5.26** |

2.2 Eastleigh Borough Council is currently able to demonstrate 5.26 years' worth of housing land supply in accordance with the NPPF.

## Appendices

## Appendix A: Small Sites – Outstanding Planning Permissions

| APPLICATION REFERENCE | TYPE | DECISION DATE | EXPIRY DATE | ADDRESS | TOWN | STARTED | OUTSTANDING GAIN DWELLINGS | OUTSTANDING LOSS DWELLINGS | NET OUTSTANDING DWELLINGS |
|---|---|---|---|---|---|---|---|---|---|
| 08/63527 F | FULL | 30-Oct-08 | 30-Oct-11 | HAWTHORN COTTAGE BROAD OAK | BOTLEY | 05-Jul-11 | 1 | 0 | 1 |
| 09/64869 F | FULL | 17-Jul-09 | 17-Jul-12 | 1 ADJ HILL PLACE | BURSLEDON | 02-Jul-12 | 1 | 0 | 1 |
| 13/72928 R | DETAILS | 18-Sep-13 | 18-Sep-15 | 116 REAR OF PARK ROAD | CHANDLERS FORD | 05-Jun-15 | 1 | 0 | 1 |
| 11/68419 F | FULL | 03-Oct-12 | 03-Oct-15 | GLEN FARM STROUDWOOD LANE | LOWER UPHAM | 02-Oct-15 | 1 | 0 | 1 |
| 14/75267 J | PRIOR APPROVAL | 27-Nov-14 | 27-Nov-17 | 30 QUEENS VIEW | NETLEY ABBEY | Not Started | 2 | 0 | 2 |
| 13/73084 F | FULL | 12-Sep-14 | 12-Sep-17 | 5-9 SHAMBLEHURST LANE SOUTH | HEDGE END | Commenced | 9 | 0 | 9 |
| 12/70726 F | FULL | 13-Feb-14 | 13-Feb-17 | 1 ADJ SPENCER ROAD | EASTLEIGH | Commenced | 1 | 0 | 1 |
| 14/74469 F | FULL | 17-Jun-14 | 17-Jun-17 | 22 COULTAS ROAD | CHANDLERS FORD | 17-Sep-15 | 1 | 0 | 1 |
| 14/74177 F | FULL | 01-Jul-14 | 01-Jul-17 | 127 KINGSWAY | CHANDLERS FORD | Not Started | 2 | 1 | 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 |
| 14/74076 F | FULL | 16-Jul-14 | 16-Jul-17 | 8 TELEGRAPH ROAD | WEST END | Not Started | 1 | 1 | 0 |
| 14/74797 F | FULL | 14-Aug-14 | 14-Aug-17 | 63A MOORGREEN ROAD | WEST END | Not Started | 1 | 0 | 1 |
| 14/74675 F | FULL | 21-Aug-14 | 21-Aug-17 | LITTLE OWL ALLINGTON LANE | WEST END | Not Started | 1 | 0 | 1 |
| 13/73744 F | FULL | 19-Sep-14 | 19-Sep-17 | ASTONS 131A SATCHELL LANE | HAMBLE-LE-RICE | 28-Nov-16 | 1 | 0 | 1 |
| 14/74747 F | FULL | 29-Sep-14 | 29-Sep-17 | 36 EAST DRIVE | BISHOPSTOKE | 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 |
| 14/75055 F | FULL | 30-Sep-14 | 30-Sep-17 | 15 DENHAM FIELDS | FAIR OAK | 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 |
| 14/75447 F | FULL | 15-Dec-14 | 15-Dec-17 | 65B NUTBEEM ROAD | EASTLEIGH | Not Started | 2 | 1 | 1 |
| 13/73761 F | FULL | 29-Dec-14 | 29-Dec-17 | 38 HUNT AVENUE | NETLEY ABBEY | Not Started | 2 | 0 | 2 |
| 14/75359 F | FULL | 05-Jan-15 | 05-Jan-18 | 73 LAKEWOOD ROAD | CHANDLERS FORD | Not Started | 1 | 1 | 0 |
| 13/72562 F | FULL | 08-Jan-15 | 08-Jan-18 | 77 ALLBROOK HILL | EASTLEIGH | Not Started | 3 | 1 | 2 |

| APPLICATION REFERENCE | TYPE | DECISION DATE | EXPIRY DATE | ADDRESS | TOWN | STARTED | OUTSTANDING GAIN DWELLINGS | OUTSTANDING LOSS DWELLINGS | NET OUTSTANDING DWELLINGS |
|---|---|---|---|---|---|---|---|---|---|
| 14/74952 F | FULL | 21-Jan-15 | 21-Jan-18 | 288 SOUTHAMPTON ROAD | EASTLEIGH | 01-Jan-16 | 4 | 1 | 3 |
| 14/75345 F | FULL | 23-Jan-15 | 23-Jan-18 | 84 HIGH STREET | WEST END | Not Started | 1 | 0 | 1 |
| 14/74543 F | FULL | 06-Feb-15 | 06-Feb-18 | MOORGREEN FARM BURNETTS LANE | WEST END | Not Started | 3 | 0 | 3 |
| 15/75762 J | PRIOR APPROVAL | 06-Feb-15 | 06-Feb-18 | 48 LEIGH ROAD | EASTLEIGH | Commenced | 4 | 0 | 4 |
| 14/75082 F | FULL | 13-Feb-15 | 13-Feb-18 | 31-33 MARKET STREET | EASTLEIGH | Not Started | 2 | 0 | 2 |
| 14/75326 F | FULL | 08-Apr-15 | 08-Apr-18 | 5 SATCHELL LANE | HAMBLE-LE-RICE | Not Started | 0 | 1 | -1 |
| 15/77084 J | PRIOR APPROVAL | 06-Nov-15 | 15-Apr-18 | QUOB COTTAGE ALLINGTON LANE | WEST 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 |
| 14/75487 C | FULL | 22-Apr-15 | 22-Apr-18 | 1 BEACH LANE | NETLEY ABBEY | 25-Nov-16 | 1 | 0 | 1 |
| 15/76258 J | PRIOR APPROVAL | 27-May-15 | 27-May-18 | 41-57 HIGH STREET | WEST END | Not Started | 8 | 0 | 8 |
| 14/75254 C | FULL | 08-Jun-15 | 08-Jun-18 | STEEPLE COURT FARM CHURCH LANE | BOTLEY | Not Started | 2 | 0 | 2 |
| 15/76334 F | FULL | 10-Jun-15 | 10-Jun-18 | 46 STATION ROAD | NETLEY ABBEY | Not Started | 1 | 0 | 1 |
| 16/77833 | FULL | 04-Mar-16 | 04-Mar-19 | 91 BOURNEMOUTH ROAD | CHANDLERS FORD | Not Started | 1 | 0 | 1 |
| 15/76470 F | FULL | 30-Jun-15 | 30-Jun-18 | 34 ADJ BOUNDARY ROAD | BURSLEDON | 09-Jun-16 | 1 | 0 | 1 |
| 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 |
| 15/76494 F | FULL | 01-Jul-15 | 01-Jul-18 | 10 FRIARS ROAD | EASTLEIGH | Not Started | 1 | 0 | 1 |
| 15/75755 F | FULL | 06-Jul-15 | 06-Jul-18 | 14-16 GRANTHAM ROAD | EASTLEIGH | Not Started | 6 | 3 | 3 |
| 15/76121 F | FULL | 13-Jul-15 | 13-Jul-18 | HILLTOP PINEWOOD PARK | SOUTHAMPTON | Not Started | 1 | 0 | 1 |
| 13/73298 F | FULL | 13-Dec-13 | 13-Dec-16 | STEWART HOUSE, SYCAMORE AVENUE | CHANDLERS FORD | 01-Oct-16 | 2 | 0 | 2 |
| 15/76607 C | FULL | 28-Jul-15 | 28-Jul-18 | 1-2 ROMILL CLOSE | WEST END | Not Started | 4 | 1 | 3 |
| 15/76763 F | FULL | 18-Sep-15 | 18-Sep-18 | 27 NIGHTINGALE AVENUE | EASTLEIGH | Not Started | 1 | 0 | 1 |
| 15/76329 F | FULL | 05-Oct-15 | 05-Oct-18 | 129 CHAMBERLAYNE ROAD | EASTLEIGH | Not Started | 6 | 1 | 5 |

| APPLICATION REFERENCE | TYPE | DECISION DATE | EXPIRY DATE | ADDRESS | TOWN | STARTED | OUTSTANDING GAIN DWELLINGS | OUTSTANDING LOSS DWELLINGS | NET OUTSTANDING DWELLINGS |
|---|---|---|---|---|---|---|---|---|---|
| 15/77087 J | PRIOR APPROVAL | 14-Oct-15 | 14-Oct-18 | 38-40 LEIGH ROAD | EASTLEIGH | Not Started | 8 | 0 | 8 |
| 15/76388 F | FULL | 04-Nov-15 | 04-Nov-18 | LANE END HOUSE SNAKEMOOR LANE | BOTLEY | Not Started | 1 | 0 | 1 |
| 15/77055 F | FULL | 11-Nov-15 | 11-Nov-18 | BEECH COTTAGE PYLANDS LANE | BURSLEDON | Not Started | 3 | 1 | 2 |
| 15/77374 F | FULL | 26-Nov-15 | 26-Nov-18 | 108 PARK ROAD | CHANDLERS FORD | 01-Jan-16 | 1 | 1 | 0 |
| 15/77139 C | FULL | 02-Dec-15 | 02-Dec-18 | CAPSTAN HOUSE HIGH STREET | HAMBLE-LE-RICE | Not Started | 2 | 0 | 2 |
| 15/77218 F | FULL | 01-Dec-15 | 09-Dec-18 | 39 REAR OF THE CRESCENT | NETLEY ABBEY | Not Started | 1 | 0 | 1 |
| 15/77172 C | FULL | 22-Dec-15 | 22-Dec-18 | 21 WINCHESTER STREET | BOTLEY | Commenced | 9 | 1 | 8 |
| 15/76808 C | FULL | 11-Jan-16 | 11-Jan-19 | MILLSTREAM HOUSE, DONKEY LANE | BOTLEY | Not Started | 1 | 0 | 1 |
| 15/77298 F | FULL | 01-Feb-16 | 01-Feb-19 | 1 COOPERS CLOSE | WEST END | Not Started | 1 | 0 | 1 |
| 15/77475 F | FULL | 02-Mar-16 | 02-Mar-19 | 37 TWYFORD ROAD | EASTLEIGH | 05-May-16 | 4 | 1 | 3 |
| 16/77854 F | FULL | 09-Mar-16 | 09-Mar-19 | SOUTHBROOK FARM, BROOK LANE | BOTLEY | Not Started | 1 | 0 | 1 |
| 15/77732 F | FULL | 10-Mar-16 | 10-Mar-19 | 1 THE SYCAMORES, PUBROOK GARDENS | HEDGE END | Not Started | 1 | 1 | 0 |
| 15/77387 F | FULL | 29-Mar-16 | 29-Mar-19 | 133 HILTINGBURY ROAD | CHANDLERS FORD | Not Started | 6 | 2 | 4 |
| 16/77820 F | FULL | 29-Mar-16 | 29-Mar-19 | 2 SHERWOOD ROAD | CHANDLERS FORD | Not Started | 1 | 1 | 0 |
| 16/77839 F | FULL | 11-Apr-16 | 11-Apr-19 | 117 HILTINGBURY ROAD | CHANDLERS FORD | Not Started | 1 | 1 | 0 |
| 16/78002 U | CERT OF LAWFULNESS | 19-Apr-16 | 19-Apr-19 | KINGS COPSE FARM TANHOUSE LANE | BOTLEY | Not Started | 1 | 1 | 0 |
| 16/77884 F | FULL | 09-May-16 | 09-May-19 | CORRINGHAM HOUSE GRANGE ROAD | BURSLEDON | Not Started | 1 | 0 | 1 |
| 16/78236 F | FULL | 10-May-16 | 10-May-19 | 11 LAKE ROAD | CHANDLERS FORD | 09-Mar-16 | 1 | 1 | 0 |
| 16/78256 J | PRIOR APPROVAL | 12-May-16 | 12-May-19 | 50 HIGH STREET | WEST END | Not Started | 2 | 0 | 2 |
| 16/78257 J | PRIOR APPROVAL | 12-May-16 | 12-May-19 | 50A AND 50 B HIGH STREET | WEST END | Not Started | 2 | 0 | 2 |
| 16/78330 F | FULL | 31-May-16 | 31-May-19 | QUOB COTTAGE QUOB LANE | WEST END | Not Started | 1 | 0 | 1 |
| 16/77830 F | FULL | 03-Jun-16 | 03-Jun-19 | 282 SOUTHAMPTON ROAD | EASTLEIGH | Not Started | 4 | 1 | 3 |

| APPLICATION REFERENCE | TYPE | DECISION DATE | EXPIRY DATE | ADDRESS | TOWN | STARTED | OUTSTANDING GAIN DWELLINGS | OUTSTANDING LOSS DWELLINGS | NET OUTSTANDING DWELLINGS |
|---|---|---|---|---|---|---|---|---|---|
| 16/78097 F | FULL | 06-Jun-16 | 06-Jun-19 | 345 FAIR OAK ROAD | FAIR OAK | 01-Oct-16 | 2 | 1 | 1 |
| 15/77365 F | FULL | 08-Jun-16 | 08-Jun-19 | 443 FAIR OAK ROAD | FAIR OAK | Not Started | 5 | 0 | 5 |
| 16/78396 C | FULL | 08-Jun-16 | 08-Jun-19 | STEEPLE COURT FARM CHURCH LANE | BOTLEY | Not Started | 5 | 2 | 3 |
| 16/78394 F | FULL | 14-Jun-16 | 14-Jun-19 | 51 VALLEY ROAD | CHANDLERS FORD | 11-Jul-16 | 1 | 0 | 1 |
| 16/78421 F | FULL | 14-Jun-16 | 14-Jun-19 | 38-40 LEIGH ROAD | EASTLEIGH | Not Started | 1 | 0 | 1 |
| 16/77972 F | FULL | 28-Jun-16 | 28-Jun-19 | 2 DONCASTER ROAD | EASTLEIGH | Not Started | 1 | 0 | 1 |
| 16/78271 C | FULL | 28-Jun-16 | 28-Jun-19 | PLOT 3 LAND AT BEACH LANE | NETLEY ABBEY | Not Started | 1 | 0 | 1 |
| 16/78661 F | FULL | 15-Jul-16 | 15-Jul-19 | 57 UPPER NORTHAM ROAD | HEDGE END | Not Started | 2 | 1 | 1 |
| 16/78474 F | FULL | 15-Jul-16 | 15-Jul-19 | 140 SOUTHAMPTON ROAD | EASTLEIGH | Not Started | 3 | 1 | 2 |
| 15/77592 O | DETAILS | 20-Jun-17 | 20-Jun-19 | COLLEGE OF FURTHER EDUCATION DESBOROUGH ROAD | EASTLEIGH | Not Started | 9 | 0 | 9 |
| 16/78045 F | FULL | 29-Jul-16 | 29-Jul-19 | REAR OF 4-5 MAPLE SQUARE | EASTLEIGH | Not Started | 2 | 0 | 2 |
| 15/77492 F | FULL | 02-Aug-16 | 02-Aug-19 | NAOMI FARM PYLANDS LANE | BURSLEDON | Commenced | 2 | 0 | 2 |
| 15/76178 C | FULL | 12-Aug-16 | 12-Aug-19 | SOUTH WOODS SALTERNS LANE | BURSLEDON | Not Started | 1 | 0 | 1 |
| 16/78839 F | FULL | 22-Aug-16 | 22-Aug-19 | 86 STATION ROAD | NETLEY | Not Started | 1 | 0 | 1 |
| 16/77881 F | FULL | 25-Aug-16 | 25-Aug-19 | 21 DESBOROUGH ROAD | EASTLEIGH | Not Started | 4 | 1 | 3 |
| 16/78856 F | FULL | 25-Aug-16 | 25-Aug-19 | 253 HURSLEY ROAD | CHANDLERS | Not Started | 1 | 1 | 0 |
| 16/78890 F | FULL | 31-Aug-16 | 31-Aug-19 | GARAGE BLOCK SIMMONS CLOSE | HEDGE END | Not Started | 2 | 0 | 2 |
| 16/78887 F | FULL | 31-Aug-16 | 31-Aug-19 | REAR OF 15-17 CHAPEL ROAD | WEST END | Not Started | 1 | 0 | 1 |
| 16/78305 C | FULL | 02-Sep-16 | 02-Sep-19 | 5 STATION ROAD | NETLEY AB | Not Started | 1 | 0 | 1 |
| 16/78913 F | FULL | 08-Sep-16 | 08-Sep-19 | 9 BLOSSOM CLOSE | BOTLEY | Not Started | 1 | 0 | 1 |
| 16/78927 C | FULL | 09-Sep-16 | 09-Sep-19 | 16 CROWSPORT | HAMBLE-LE | Commenced | 1 | 1 | 0 |
| 15/76637 F | FULL | 05-Oct-16 | 05-Oct-19 | 1 OAKMOUNT AVENUE | CHANDLERS FORD | Not Started | 1 | 1 | 0 |

| APPLICATION REFERENCE | TYPE | DECISION DATE | EXPIRY DATE | ADDRESS | TOWN | STARTED | OUTSTANDING GAIN DWELLINGS | OUTSTANDING LOSS DWELLINGS | NET OUTSTANDING DWELLINGS |
|---|---|---|---|---|---|---|---|---|---|
| 16/79154 F | FULL | 12-Oct-16 | 12-Oct-19 | 20 PARK ROAD | CHANDLERS FORD | Not Started | 1 | 1 | 0 |
| 15/76914 F | FULL | 24-Oct-16 | 24-Oct-19 | 45 NEW ROAD | NETLEY ABBEY | Not Started | 1 | 0 | 1 |
| 16/79008 F | FULL | 27-Oct-16 | 27-Oct-19 | FORESTERS ARMS, 1 STOKE COMMON ROAD | BISHOPSTOKE | Not Started | 1 | 0 | 1 |
| 16/79209 F | FULL | 03-Nov-16 | 03-Nov-19 | HOLMES MANOR MOORHILL ROAD | WEST END | Not Started | 1 | 1 | 0 |
| 15/77669 F | FULL | 04-Nov-16 | 04-Nov-19 | 11 CRANBURY GARDENS | BURSLEDON | Not Started | 1 | 0 | 1 |
| 16/79227 F | FULL | 08-Nov-16 | 08-Nov-19 | 28 LOWER ST HELENS ROAD | HEDGE END | Not Started | 1 | 0 | 1 |
| 16/79241 F | FULL | 09-Nov-16 | 09-Nov-19 | 1 SWAYTHLING ROAD | WEST END | Not Started | 1 | 0 | 1 |
| 16/79256 F | FULL | 16-Nov-16 | 16-Nov-19 | 27 NIGHTINGALE AVENUE | EASTLEIGH | Not Started | 2 | 0 | 2 |
| 16/79239 F | FULL | 21-Nov-16 | 21-Nov-19 | GARAGE COURT BETWEEN 64-65 MIDLANDS ESTATE | WEST END | Not Started | 1 | 0 | 1 |
| 16/79287 C | FULL | 22-Nov-16 | 22-Nov-19 | OAKBANK OAKBANK ROAD | BISHOPSTOKE | Not Started | 1 | 0 | 1 |
| 16/79333 J | PRIOR APP | 25-Nov-16 | 25-Nov-19 | DODWELL FARM PYLANDS LANE | BURSLEDON | Commenced | 1 | 0 | 1 |
| 16/79320 F | FULL | 08-Dec-16 | 08-Dec-19 | 150 FAIR OAK ROAD | BISHOPSTOKE | Not Started | 1 | 0 | 1 |
| 16/79171 F | FULL | 14-Dec-16 | 14-Dec-19 | 17 MALCOLM ROAD | CHANDLERS FORD | Not Started | 1 | 1 | 0 |
| 15/76765 F | FULL | 16-Dec-16 | 16-Dec-19 | 14 HOBB LANE | HEDGE END | Not Started | 9 | 0 | 9 |
| 16/79421 F | FULL | 22-Dec-16 | 22-Dec-19 | THE WILLOW, 41 GRANGE ROAD | NETLEY ABBEY | Commenced | 1 | 0 | 1 |
| 16/79412 F | FULL | 11-Jan-17 | 11-Jan-20 | MISSENDEN PLACE, 272 SOUTHAMPTON ROAD | EASTLEIGH | Not Started | 2 | 0 | 2 |
| 16/79543 F | FULL | 25-Jan-17 | 25-Jan-20 | ASHCROFT, 60 WINCHESTER ROAD | CHANDLERS FORD | Not Started | 1 | 0 | 1 |
| 16/79478 F | FULL | 27-Jan-17 | 27-Jan-20 | 84 PITMORE ROAD | EASTLEIGH | Not Started | 1 | 1 | 0 |
| 16/79715 F | FULL | 06-Feb-17 | 06-Feb-20 | QUOB COTTAGE QUOB LANE | WEST END | Not Started | 1 | 0 | 1 |
| 16/79578 O | O/L | 08-Feb-17 | 08-Feb-20 | ADJ FORESTERS ARMS, 1 STOKE COMMON ROAD | BISHOPSTOKE | Not Started | 1 | 0 | 1 |
| 16/79496 F | FULL | 08-Feb-17 | 08-Feb-20 | ORCHARD LODGE  WINDMILL LANE | BURSLEDON | Not Started | 3 | 0 | 3 |
| 16/78096 F | FULL | 09-Feb-17 | 09-Feb-20 | MIDLANDS ESTATE | WEST END | Not Started | 2 | 0 | 2 |

| APPLICATION REFERENCE | TYPE | DECISION DATE | EXPIRY DATE | ADDRESS | TOWN | STARTED | OUTSTANDING GAIN DWELLINGS | OUTSTANDING LOSS DWELLINGS | NET OUTSTANDING DWELLINGS |
|---|---|---|---|---|---|---|---|---|---|
| 17/79772 C | FULL | 27-Feb-17 | 27-Feb-20 | DRIFTWOOD COTTAGE SALTERNS LANE | BURSLEDON | Not Started | 1 | 1 | 0 |
| 17/79810 J | PRIOR APPROVAL | 27-Feb-17 | 27-Feb-20 | 62 MARKET STREET | EASTLEIGH | Not Started | 1 | 0 | 1 |
| 17/79862 F | FULL | 09-Mar-17 | 09-Mar-20 | 87-89 TWYFORD ROAD | EASTLEIGH | Not Started | 2 | 1 | 1 |
| 17/79848 C | FULL | 09-Mar-17 | 09-Mar-20 | FLATS 1-3 WESSEX MANOR SATCHELL LANE | HAMBLE-LE-RICE | Not Started | 1 | 3 | -2 |
| 16/79482 F | FULL | 27-Mar-17 | 27-Mar-20 | RICKWOOD FARM UPPER NORTHAM DRIVE | HEDGE END | Not Started | 1 | 0 | 1 |
| 16/78479 F | FULL | 27-Mar-17 | 27-Mar-20 | CHRISTIAN MEETING HALL GRANADA ROAD | HEDGE END | Not Started | 1 | 0 | 1 |
| 16/79348 F | FULL | 13-Apr-17 | 13-Apr-20 | REAR OF 63 UPPER NORTHAM ROAD | HEDGE END | Not Started | 1 | 0 | 1 |
| 17/80075 F | FULL | 18-Apr-17 | 18-Apr-20 | 286 SOUTHAMPTON ROAD | EASTLEIGH | Not Started | 4 | 1 | 3 |
| 17/80066 F | FULL | 18-Apr-17 | 18-Apr-20 | 17 DESBOROUGH ROAD | EASTLEIGH | Not Started | 1 | 0 | 1 |
| 16/79103 F | FULL | 09-May-17 | 09-May-20 | HIDEAWAY, 12 CHERRY DROVE | HORTON HEATH | Not Started | 1 | 0 | 1 |
| 17/79812 C | FULL | 22-May-17 | 22-May-20 | ROSECLIFFE MALTHA GRANGE ROAD | NETLEY ABBEY | Not Started | 1 | 0 | 1 |
| 17/80049 F | FULL | 08-Jun-17 | 08-Jun-20 | 9 SHERWOOD ROAD | CHANDLERS FORD | Not Started | 1 | 1 | 0 |
| 17/80435 J | PRIOR APPROVAL | 16-Jun-17 | 16-Jun-20 | 44 LEIGH ROAD | EASTLEIGH | Not Started | 5 | 0 | 5 |
| 17/80277 F | FULL | 23-Jun-17 | 23-Jun-20 | ADJ 74 SHAFTSBURY AVENUE | CHANDLERS FORD | Not Started | 2 | 0 | 2 |
| 17/80259 F | FULL | 26-Jun-17 | 26-Jun-20 | 41 TORRIDGE GARDENS | WEST END | Not Started | 2 | 1 | 1 |
| **TOTAL** | | | | | | | **257** | **46** | **211** |

## Appendix B: Large Sites – Outstanding Planning Permissions

| REF | SITE | APP REF | TOTAL NET DWELLINGS | NET OUTSTANDING | CURRENT STATUS | PLANNING PERMISION EXPIRY | 1st July 2017 - 31st March 2018 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 1st April 2022 - 30th June 2022 | 5 YR SUPPLY | COMMENTARY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **ALLBROOK** | | | | | | | | | | | | | |
| 1 | Land at Portchester Rise/Boyatt Lane, Allbrook | O/14/74849 R/15/77286 | 24 | 1 | Reserved Matters | 04-Mar—17 (outline) | 1 | 0 | 0 | 0 | 0 | 0 | **1** | Bargate Homes is the developer. Reserved matters issued Jan 2016. Bargate Homes commenced development in May 2016 and confirms intention to complete outstanding dwelling by end of 2017. |
| 2 | Land Adj. Penarth House, Otterbourne Hill, Allbrook | F/15/77022 | 20 | 20 | Full | 28-Jan-19 | 20 | 0 | 0 | 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. Works have commenced on site in October 2016 - all dwellings are expected to be completed by early 2018. All 20 dwellings are under construction as at 30 June 2017. |
| | **BISHOPSTOKE** | | | | | | | | | | | | | |
| 3 | The Mount Hospital, Church Road, Bishopstoke | O/12/71007 F/13/73226 F/17/80513 | 204 | 121 | Outline and Full(s) | 13-Feb-17 & 03-Nov-17 | 39 | 24 | 28 | 30 | 0 | 0 | **121** | Anchor is developing the site. First phase has been completed. The Planning Agent for the site, Pegasus Planning, confirms that Phase 2 is under construction and progressing well and a full planning application has now been received for 53 residential units and will have an 18 month build out period. |
| 4 | Land west of Church Road/ north of Breach Lane, Bishopstoke | O/13/72892 | 85 | 85 | Outline | 18-Feb-16 (outline) | 40 | 45 | 0 | 0 | 0 | 0 | **85** | Bovis is the developer for the site and commenced on site in August 2016. 58 dwellings are under construction as at 30th June 2017 and the developer has confirmed that they expect to achieve a delivery rate of 40-45 dwellings per annum until completion in 2018/19. |
| 5 | Stoke Park Farm, Adj Stoke Common Road, Bishopstoke | O/13/73660 R/15/76716 | 60 | 27 | Reserved Matters | 05-Jun-17 | 27 | 0 | 0 | 0 | 0 | 0 | **27** | Bellway Homes is the developer for the site. Reserved Matters were granted in October 2015. 33 dwellings have been completed and a further 26 dwellings are under construction as at 30th June 2017. Agent WYG has confirmed that Bellway will complete all dwellings by early 2018. |
| 6 | Land at Fair Oak Road, Fair Oak Road | O/14/75086 RM/17/80862 | 16 | 16 | Reserved Matters | 16-Aug-19 | 0 | 16 | 0 | 0 | 0 | 0 | **16** | Site acquired by Radian Homes, who submitted a Reserved Matters application in June 2017. The developer is currently addressing minor comments on the plans and expects to start in autumn 2017. |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **BOTLEY** | | | | | | | | | | | | |
| 7 | North and east of Boorley Green Winchester Road, Botley | O/12/71514 R/14/74872 R/15/77552 R/15/77595 | 1,399 | 1352 | Reserved Matters | 28-Nov-14 (outline) | 135 | 180 | 180 | 180 | 180 | 45 | **900** | There is a consortium of three developers for the site - Bloor, Bovis and Linden Homes. Reserved Matters are now approved for spine road and associated infrastructure and the first phase of 441 dwellings and second phase for 889 dwellings. s.278 agreements for the Winchester Road and Maddoxford Lane highways works were signed on 19 April 2016. The agent, WYG has confirmed works on Winchester Road and works on Maddoxford Lane progressing well. Works also progressing on Sundays Hill Bypass. The consortium's agent has agreed that 15 dwellings per month (180 dwellings per annum) is an appropriate build out rate. First occupation was achieved on 28 February 2017. 100 dwellings are currently under construction as at 30th June 2017. |
| 8 | Land rear of Sovereign Drive and Precosa Road, Botley | F/13/73606 APP/W1715/ W/14/3001499 | 103 | 103 | Full | 21-Oct-17 | 0 | 20 | 53 | 30 | 0 | 0 | **103** | Full planning permission granted on appeal on 21st Oct 2015. Foreman Homes are progressing the site. Completion of the site expected within the five year period. |
| | **BURSLEDON** | | | | | | | | | | | | |
| 9 | Land east of Dodwell Lane and north of Pylands Lane, Bursledon | O/12/71522 R/14/75595 R/15/76606 | 249 | 249 | Reserved Matters | 28-Nov-13 (outline) | 33 | 76 | 72 | 64 | 4 | 0 | **249** | Bellway Homes is the developer on this site. Phase 1 and Phase 2 reserved matters approved. Build-out rate assumptions informed by discussions with Bellway. Phase 1 commenced spring 2017, phase 2 will commence post-phase 1. |
| 10 | Land west of Hamble Lane, Bursledon | O/12/71828 R/15/76830 | 150 | 150 | Reserved Matters | 29-Apr-16 (outline) | 61 | 72 | 17 | 0 | 0 | 0 | **150** | Reserved matters granted in February 2016. Development commenced in August 2016 and 73 dwellings under construction at 30th June 2017. Build-out rates informed by Taylor Wimpey's construction program. |
| 11 | Land north of Bridge Road and west of Blundell Lane, Bursledon | O/13/73701, R/15/75967 | 90 | 54 | Reserved Matters | 31-Jul-14 | 37 | 17 | 0 | 0 | 0 | 0 | **54** | Bovis is the developer for this site. Reserved matters granted September 2015. Bovis are on site - 36 dwellings have been completed and a further 39 are under construction as at 30th June 2017. The developer has confirmed that works are progressing well and expect to achieve a build out rate of 40-50 dwellings per annum over the next 2 years. |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | Land to the rear of Orchard Lodge, Windmill Lane, Bursledon | C/14/74932<br>C/16/77959<br>F/16/79496 | 32 | 32 | Reserved Matters | 28/01/2019 | 28 | 4 | 0 | 0 | 0 | 0 | **32** | Foreman Homes is the developer for this site. Outline planning permission granted in January 2016. Reserved Matters were issued 24 Nov 2016 for 29 dwellings; with a further 3 granted full planning permission on 8th February 2017. The developer has confirmed they intend to start on site in April 2017 and will build out within a year. Site clearance is currently underway. |
| 13 | Berry Farm, Hamble Lane, Bursledon | F/15/76582<br>F/17/79863 | 165 | 165 | Full | 11/03/2018 | 15 | 50 | 50 | 50 | 0 | 0 | **165** | Barratt Homes is the developer for this site. Planning permission granted in March 2016. Barratt Homes has confirmed that works commenced on site in August 2017. They expect to achieve a delivery rate of 50 dwellings per annum. Two schemes permitted for 165 units, but with access from different roads. |
| 14 | Land at Providence Hill, Bursledon | O/14/74322<br>R/16/77966 | 62 | 62 | Reserved Matters | 15-Oct-16 (outline) | 30 | 32 | 0 | 0 | 0 | 0 | **62** | Foreman Homes is the developer for this site. Reserved matters application approved on 21 September 2016. Work on site to commenced. Foreman Homes have confirmed out build out rates set out. |
| 15 | Land to the North of Cranbury Gardens, Bursledon | O/15/76883 | 45 | 45 | Outline | 9-Jun-20 | 0 | 0 | 45 | 0 | 0 | 0 | **45** | The site received outline planning permission on 9th June 2017. The planning agent has confirmed the site is currently on the market and there are a number of interested parties. The expectation is that a sale will be agreed before the end of 2017. |
| | **CHANDLER'S FORD** | | | | | | | | | | | | | |
| 16 | 59-61 Brownhill Road | F/17/80370 | 12 | 12 | Full | 16-Dec-19 | 3 | 9 | 0 | 0 | 0 | 0 | **12** | The developer is Alfred Homes. The planning agent Savills have confirmed they expect to build out all 12 residential units over a 12 month build out period by Autumn 2018. Demolition of the existing building on site has commenced. |
| | **EASTLEIGH** | | | | | | | | | | | | | |
| 17 | Travis Perkins Trading Co Limited, Mill Street, Eastleigh | F/11/70108 | 109 | 26 | Full | 13-Dec-15 | 26 | 0 | 0 | 0 | 0 | 0 | **26** | Taylor Wimpey is the developer for this site. Site is under construction. 83 dwellings completed a further 26 dwellings are under construction as at 30th June 2017. Taylor Wimpey has confirmed they will build out in 2017. |
| 18 | Former Premier Foods Bakery Site, Land at Toynbee Road, Eastleigh | F/14/74873 | 120 | 43 | Full | 24-Nov-17 | 39 | 4 | 0 | 0 | 0 | 0 | **43** | Taylor Wimpey is the developer for this site. Construction started on site in early 2015. 77 units have been completed as at 30th June 2017 with a further 26 units under construction. Delivery assumptions informed by discussions with Taylor Wimpey. |

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| 19 | Land north of Kipling Road/ Woodside Ave, Eastleigh | O/13/73698<br>R/15/77726 | 94 | 94 | Reserved Matters | 26-Jan-17 | 25 | 69 | 0 | 0 | 0 | 0 | **94** | Reserved matters granted in March 2016. Started on site in January 2017 and 20 dwellings are under construction as at 30th June 2017. The developers on site are Drew Smith and delivery assumptions are provided by them. |
| 20 | Eastleigh College Education Annexe, Cranbury Road, | O/15/75750<br>R/17/80162 | 9 | 9 | Reserved Matters | 07-Apr-18 | 0 | 0 | 9 | 0 | 0 | 0 | **9** | Eastleigh College are currently in discussions with a housebuilder to sell the site. Reserved Matters were approved on 20th June and development on site has now commenced. |
| 21 | Land south of Chestnut Avenue, Eastleigh | O/15/76023<br>R/17/79892 | 1,100 | 1100 | Reserved Matters | n/a | 0 | 120 | 120 | 150 | 150 | 38 | **578** | Highwood is the master developer. Planning permission granted January 2016. Highwood's construction programme has informed the build out rates set out over the next 5 years. Reserved matters application for first 560 dwellings was approved on 26th May 2017. Development has now commenced on site. |
| 22 | Mitchell House, Southampton Road, Eastleigh | J/16/78227 | 67 | 67 | Prior Approval | n/a | 0 | 67 | 0 | 0 | 0 | 0 | **67** | The developer for the site has confirmed they intend to start on site in July 2017 with a total build period of 9 months. |
| 23 | The Mallard Centre, Nightingale Avenue | F/16/78077 | 12 | 12 | Full | 07-Oct-19 | 12 | 0 | 0 | 0 | 0 | 0 | **12** | The developer for the site is Crayfern Homes. They have confirmed that works have commenced on site and they expect to build out the 12 residential units by Spring 2018, if not before. All 12 dwellings are under construction as at 30th June 2017. |
| | **FAIR OAK** | | | | | | | | | | | | | |
| 24 | Land off Winchester Road, Fair Oak | O/13/73707<br>R/14/75539<br>R/15/76118<br>R/15/77067<br>R/15/77100<br>R/16/78543 | 330 | 180 | Reserved Matters | 25-Sep-15 | 56 | 100 | 24 | 0 | 0 | 0 | **180** | The site is being developed out by Bloor Homes (Phases 1 and 3) and Linden (Phases 2 and 4). All Reserved Matters Applications have been approved. 87 dwellings are under construction as at 30th June 2017. The planning agent, Boyer Planning, has confirmed the delivery assumptions. |
| 25 | St Swithun Wells Church and Adj Land, Allington Lane | O/13/72471 | 72 | 72 | Outline | 18-Dec-17 | 0 | 35 | 37 | 0 | 0 | 0 | **72** | Landowner in negotiations to sell the site to a developer. Agent indicates Reserved Matters application is due to be submitted mid-late 2017 with a view to start on site in 2018. |
| 26 | Corner of Knowle Lane/Mortimers Lane | O/13/72490<br>R/15/77751 | 73 | 57 | Reserved Matters | 09-Feb-18 | 34 | 23 | 0 | 0 | 0 | 0 | **57** | Drew Smith Homes is the developer for this site. Appeal upheld. Reserved matters consent for 73 dwellings granted 15th July 2016. Development commenced in November 2016. Drew Smith Homes have confirmed that all 73 units will be complete by end of July 2018. |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 27 | Land at White Tree Farm, Fair Oak | F/15/77211 | 16 | 16 | Full | n/a | 16 | 0 | 0 | 0 | 0 | 0 | **16** | Bargate Homes is the developer. Bargate Homes have confirmed that works are currently underway and all 17 residential units will be completed in 2017/18. All 16 dwellings are under construction as at 30th June 2017. |
| | **HEDGE END** | | | | | | | | | | | | | |
| 28 | Land at St Johns Road/Foord Road/Dodwell Lane, Hedge End | F/15/76804 | 109 | 92 | Full | 15-May-19 | 32 | 33 | 27 | 0 | 0 | 0 | **92** | Foreman Homes is the developer for this site. Reserved matters application approved March 2015 for 94 dwellings. Construction started on site. New application approved in May 2016 to increase overall number of dwellings to 109 dwellings. 17 dwellings have been completed as at 30th June 2017 with a further 9 under construction. Foreman Homes have confirmed the build out rates. |
| 29 | 14 Hobb Lane, Hedge End | F/15/76765 | 9 | 9 | Full | 16-Dec-19 | 0 | 9 | 0 | 0 | 0 | 0 | **9** | Site with full planning permission for 9 units was approved in December 2016. A revised application for 8 residential units is currently under consideration (F/17/80055). The position at the 1st July 2017 base date is that 9 dwellings will be delivered. |
| 30 | Land at Home Farm St Johns Road, Hedge End | F/15/76447 | 14 | 14 | Full | 28-Mar-20 | 0 | 8 | 6 | 0 | 0 | 0 | **14** | Planning agent Luken Beck has confirmed development expected to start on site towards the end of 2017. Completion of 14 dwellings expected within two years, i.e. in 2019/20. |
| 31 | Long View, Burslesdon Road, Hedge End | F/16/77413 | 12 | 12 | Full | 22-Mar-20 | 0 | 8 | 4 | 0 | 0 | 0 | **12** | Metis Homes are the developer on site. The planning agent Luken Beck has confirmed they intend to start on site towards end of 2017 with construction taking approx. 18 months including upfront infrastructure delivery. The expectation is that the units will be built out in 2018/19 and 2019/20. |
| 32 | Land to north west of Boorley Green, Winchester Road (Hedge End North) | O/15/75953 | 680 | 680 | Outline | 30-Nov-19 | 0 | 0 | 50 | 150 | 150 | 38 | **388** | Outline permission granted at appeal to Gleeson Developments, Miller Homes & Welbeck Land. Delivery timeframes informed by the planning agent, Terrence O'Rourke. |
| | **WEST END** | | | | | | | | | | | | | |
| 33 | 86 Chalk Hill, West End | F/08/63467 | 11 | 11 | Full | 20-Mar-16 | 11 | 0 | 0 | 0 | 0 | 0 | **11** | Autoview is the developer for this site. Site preparation works and demolition of existing unit undertaken in 2016. Agent, Vosinney Architecture, have confirmed that the scheme is nearing completion. |

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 34 | Moorgreen Hospital, Botley Road, West End | F/15/77247 | 121 | 87 | Full | 15-Mar-18 | 15 | 45 | 27 | 0 | 0 | 0 | **87** | Barratt Homes is the developer partner of HCA for this site. Planning permission granted in March 2016. Development commenced in July 2016, and Barratt indicate their intention to complete the development by April 2019. 34 dwellings have been completed and a further 49 dwellings are currently under construction as at 30th June 2017. Barratt have confirmed they intend to achieve a build rate of 45-50 dwellings per annum. |
| 35 | Dog Kennel Farm adj and land at Telegraph Road West End | F/14/74943 | 13 | 7 | Full | 20-Apr-17 | 7 | 0 | 0 | 0 | 0 | 0 | **7** | Mildren Homes is the developer for this site. Full permission granted and work has started on the site. All 7 dwellings outstanding are under construction. |
| 36 | Land off Botley Road, West End, Hampshire | O/15/76418 | 100 | 100 | Outline | 07-Oct-19 | 0 | 0 | 25 | 40 | 35 | 0 | **100** | Gladman Homes has invited offers for the site, and confirmed they are in discussion with a developer. The build out rate has been informed by discussions with Gladman. |
| 37 | Land at Hatch Farm, north of Baker Avenue, West End | F/15/77718 | 98 | 98 | Full | 14-Jun-20 | 5 | 40 | 53 | 0 | 0 | 0 | **98** | Radian Homes is the developer for the site. The site received full planning permission on 14th June 2017. An application to discharge Conditions 2-34 has been submitted and is currently outstanding. The development commenced on 28th August 2017. |
| **TOTAL** | | | | | | | | | | | | | **4,013** | |

## Appendix C: Large Sites – Resolution to Grant Planning Permission

| REF | SITE | APP REF | TOTAL NET OUTSTANDING | CURRENT STATUS | PLANNING PERMISION EXPIRY | 1st July 2017 - 31st March 2018 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 1st April 2022 - 30th June 2022 | 5 YR SUPPLY | COMMENTARY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **BISHOPSTOKE** | | | | | | | | | | | | |
| 38 | Land North of Church Road, Bishopstoke | O/16/79469 | 30 | Resolution to grant outline | n/a | 0 | 0 | 30 | 0 | 0 | 0 | **30** | Bargate is the developer. Resolution to grant 8th Feb 2017. Anticipated that the s106 Agreement will be signed mid-late 2017. Subsequently, Bargate anticipate Reserved Matters approval will follow within 6 months with an aim to start on site early-mid 2018. They expect 30 residential units will be delivered within 12-18 months. |
| | **BOTLEY** | | | | | | | | | | | | |
| 39 | Crows Nest Lane, Boorley Green | O/16/78389 | 50 | Resolution to grant outline | n/a | 0 | 0 | 35 | 15 | 0 | 0 | **50** | Site has resolution to grant planning permission (27th March 2017). The agent, Bespoke Planning, has confirmed they fully expect to be on site within 18 months. The agent has confirmed the 50 residential units will be built out within the five year period. *This site now has outline planning permission (granted after base date on 27th July 2017)* |
| 40 | Land South of Maddoxford Lane, Boorley Green | O/16/79600 | 50 | Resolution to grant outline | n/a | 0 | 0 | 30 | 20 | 0 | 0 | **50** | Site has resolution to grant planning permission (27th March 2017). The planning agent, Claremont Planning, has confirmed that they expect a decision to be issued by the end of September 2017. The site is to be marketed alongside discussions on the S106. They have confirmed they would fully expect the site to be delivered to the timescales shown. |
| | **BURSLEDON** | | | | | | | | | | | | |
| 41 | Land south of Bursledon Road, Bursledon | O/15/77121 | 182 | Resolution to grant outline | n/a | 0 | 25 | 50 | 50 | 50 | 7 | **182** | Resolution to grant 5th Nov 2015. The site has been purchased by Eastleigh Borough Council (Jan 2017). A Preferred development partner identified and in pre-application discussions on Reserved Matters Application, which is expected to be submitted in September and determined in Nov 2017. Work due to start on-site January 2018; with first completions by Autumn 2018 and delivery rate of 50 dwellings per annum thereafter. *This site now has outline planning permission (granted after base date on 4th August 2017)* |
| | **EASTLEIGH** | | | | | | | | | | | | |
| 42 | 10-12 Romsey Road, Eastleigh | F/16/77785 | 49 | Resolution to grant full | n/a | 0 | 0 | 49 | 0 | 0 | 0 | **49** | Site with permission (prior approval) for 12 dwellings. Site has a resolution to grant planning permission for 49 dwellings (26.03.16) subject to a S106 agreement. The Council are currently awaiting completion of related property transactions. |

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| | **FAIR OAK** | | | | | | | | | | | | |
| 43 | Land at Pembers Hill Farm, Mortimers Lane, Fair Oak | O/15/77190 | 250 | Resolution to grant outline | n/a | 0 | 40 | 70 | 70 | 70 | 0 | **250** | The site has a resolution to grant outline planning permission (25th Jan 2017). The project is expected to commence on site in Spring 2018 with first residential completions in Autumn 2018. A delivery rate of 70 dwellings per annum has been set out by the developer. |
| | **HORTON HEATH** | | | | | | | | | | | | |
| 44 | Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath | F/15/77500 | 67 | Resolution to grant full | n/a | 0 | 10 | 30 | 27 | 0 | 0 | **67** | The applicant/ developer is Foreman Homes. Resolution to grant planning permission made 22nd June 2016. Foreman Homes anticipate a 23 month build-programme. Foreman Homes expect completion in Summer 2019. *This site now has full planning permission (S106 Agreement signed after base date on 18th August 2017) Discharge of condition application imminent.* |
| 45 | Fir Tree Farm & Victoria Farmhouse, Fir Tree Lane (NW Horton Heath) | O/16/79354 | 450 | Resolution to grant outline | n/a | 0 | 0 | 0 | 45 | 45 | 11 | **101** | Site with resolution to grant outline planning permission (29th March 2017). S106 has been circulated to all parties in Draft and is expected to be issued by October 2017. Delivery assumptions informed by Environmental Statement Addendum and delivery of Site 47. |
| | **HOUND** | | | | | | | | | | | | |
| 46 | Land at Abbey Fruit Farm, Netley, Hound | O/16/79466 | 93 | Resolution to grant outline | n/a | 0 | 0 | 45 | 45 | 3 | 0 | **93** | Orchard Homes is the developer for this site. Resolution to grant permission outline planning permission for revised scheme given at Area Committee on 26 January 2017. Eastleigh Borough Council's Legal Department have confirmed an initial draft S106 Agreement has been circulated to the developer and the County Council. |
| 47 | Land the North Side of Grange Road, Netley Abbey | O/16/78014 | 89 | Resolution to grant outline | n/a | 0 | 9 | 30 | 30 | 20 | 0 | **89** | Heads of Terms agreed. The S106 Agreement is expected to be signed shortly. Agent, Paul Airey Planning Associates, has indicated Reserved Matters submissions expected within 6 months; with a 24-32 months build out period anticipated. |
| | **WEST END** | | | | | | | | | | | | |
| 48 | Land west and south of Horton Heath, West End | O/14/75735 | 950 | Resolution to grant outline | n/a | 0 | 0 | 30 | 120 | 120 | 30 | **300** | Site has resolution to grant outline planning permission (June 2015). Heads of Terms agreed. S106 being finalised with intention to complete by October 2017. Drew Smith Homes taking forward the site. Assume 2 developers building concurrently. S106 expected to be completed by October 2017. |
| **Total** | | | | | | | | | | | | **1,261** | |

## Appendix D: Large Sites – Developments Under Negotiation

| REF | SITE | APP REF | TOTAL DWELLINGS | 5 YR NET OUTSTANDING | CURRENT STATUS | PLANNING PERMISION EXPIRY | 1st July 2017 - 31st March 2018 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 1st April 2022 - 30th June 2022 | 5 YR SUPPLY | COMMENTARY |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **BOTLEY** | | | | | | | | | | | | | |
| 49 | Land to the north and east of Winchester Street, Botley (Policy BO2 Submitted LP 2011-29) | n/a | 300 | 0 | Under negotiation | n/a | 0 | 0 | 0 | 45 | 60 | 15 | **120** | Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2036. Inspector at Botley Road appeal in Sept 2016 concluded that it was unlikely to make a meaningful contribution to 5YLS based on evidence at that point. However the five year period is now different and the site has progressed. EIA Scoping responded to and pre-app discussions underway with draft PPA agreed. Outline application expected Feb 2018 and committee in June or late July. . Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc. The site makes provision within it for the preferred alignment for a Botley Bypass and the County Council as highways authority has submitted the planning application for the Bypass to themselves for consideration. The County Council indicates that some dwellings can be delivered within the 5 years. |
| | **HEDGE END** | | | | | | | | | | | | | |
| 50 | Land to the south of Foord Road and West of Dodwell Land | F/17/80651 | 106 | 50 | Under negotiation | n/a | 0 | 0 | 20 | 30 | 0 | 0 | **50** | Site is owned by the Council and proposed to be allocated in the Local Plan 2011-2036. Foreman Homes are actively bringing the site forward in addition to their existing development to the north, which is under construction. Foreman Homes submitted an application for 106 dwellings on 22nd May 2017. The application has received a recommendation for approval from officers and will be heard at Local Area Committee on 11th September 2017. |
| 51 | Land to the west of Woodhouse Lane, Hedge End (Policy HE1 Submitted LP 11-29) | n/a | 800 | 0 | Under negotiation | n/a | 0 | 0 | 0 | 45 | 60 | **15** | **120** | Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2036. Inspector at Botley Road appeal in Sept 2016 concluded that it was unlikely to make a meaningful contribution to 5YLS based on evidence at that point. EIA Scoping Request responded to and pre-app discussions underway with draft PPA agreed. Outline application expected Feb 2018 and targeting committee in June 2018. HCC need to progress scheme to deliver new secondary school (by 2020). Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc. The County Council indicates that some dwellings can be delivered within the 5 years. |
| | **TOTAL** | | | | | | | | | | | | **290** | |