

Eastleigh Borough Local Plan (2016-2036)

April 2022

- 4.11 The development quantum quoted in Strategic Policy S2 are net additions to the existing stock of development and so take account of losses. In terms of housing, the requirement figure includes a 5% buffer for the period 2019-2024 in accordance with paragraph 47 of the NPPF. No other discounts are applied. The pattern of delivery set out in Strategic Policy S2 results in a shortfall of 2,614 dwellings against the target of 14,580. This is primarily due to the deletion, as recommended by the Local Plan Examination Inspector, of the Strategic Growth Option which had been proposed in the submitted version of the plan. Due to the scale of development currently committed and under construction this shortfall occurs in the latter years of the plan period. The Inspector recommended that this shortfall be addressed in an early review of the local plan. See also Strategic Policy S3 below.

Housing

Relevant issues and objectives

Issues (Chapter 2): P1, G1, G6
Objectives (Chapter 3): iv, x, xiii

Related local and national strategies/policies (see Appendix B)

Source	Reference/title
Eastleigh Borough Council	Emerging Corporate Plan Strategy: Increasing the provision and mix of housing (2017) Housing Strategy for Eastleigh 2012-2017 Retail and Leisure Needs Assessment (Carter Jonas 2017)
PfSH	Economic Development Strategy 2010 South Hampshire Spatial Position Statement 2016
NPPF	Paragraphs 17, 47-52, 159

Strategic policy S3, Location of new housing

- 1. The Borough Council will focus as much new housing development as possible within the existing urban areas, with the remainder on greenfield sites in the form of a number of larger strategic sites, urban extensions and a number of smaller sites to meet more local needs. The Council proposes:**
 - a. The development of approximately 5,960 dwellings on strategic sites with planning permission at:**
 - i. South of Chestnut Avenue, Eastleigh at Stoneham Park (1,150 dwellings);**
 - ii. West of Horton Heath (1,500 dwellings) (HH1);**

- iii. **West of Woodhouse Lane, Hedge End (605 dwellings) (HE1);**
 - iv. **Land north and east of Boorley Green and Botley (1,400 dwellings);**
 - v. **Land to the north-west of Boorley Green (680 dwellings);**
 - vi. **Land at Pembers Hill Farm (250 dwellings); and**
 - vii. **Land north east of Winchester Street (Uplands Farm) (375 dwellings) (BO2).**
- b. **The development of approximately 2,702 dwellings on other large sites which already have planning permission or a Council resolution to grant permission, or will come forward as unidentified windfalls;**
 - c. **Provision for approximately 732 dwellings on new smaller greenfield and urban sites within and adjoining the settlements of Allbrook, Bishopstoke, Botley, Bursledon, Chandler's Ford, Eastleigh, Fair Oak & Horton Heath, Hedge End, Netley and West End.**

2. The Council anticipates that the new housing development identified in this policy will be delivered in accordance with the housing trajectory.

4.12 The development proposed, including development within the existing urban areas and the new greenfield allocations split into parishes and Eastleigh, is shown on the key diagram. A housing trajectory has been produced to illustrate the anticipated delivery of housing over the plan period. The total supply identified in Strategic Policy S3 (9,394 dwellings) falls short of the required 14,580 dwellings 2016-2036 by a considerable margin (5,186 dwellings). However, 2,572 of these dwellings were completed in the years 2016-2019 leaving an actual shortfall of 2,614. This shortfall has arisen primarily as a result of the local plan examination Inspector's recommended deletion of the Strategic Growth Option which was proposed in the submitted version of the local plan. The Inspector recommended that this shortfall, which will occur in the later years of the plan period, should be addressed through an early review of the local plan. Accordingly, the Council will commence an update of this Local Plan within 1 year of its adoption.

4.13 The site policies in chapter 6 provide an indicative number of dwellings for each site, based on planning permissions, discussions with developers and landowners and development capacity assessments. When determining planning applications, the Council will consider developments with higher dwelling numbers if this can be justified following more detailed work and where the proposed development is in accordance with other policies in the Plan.

4.14 The housing trajectory is summarised below:

Local Plan Housing Trajectory 1st April 2016 to 31st March 2036

Housing Requirement at 1.4.2016	14,580
Supply:	
Completions 1.4.16 – 31.3.19	2,572
Large Site Commitment at 1.4.2019	6,674
Large Site Resolutions at 1.4.2019	513
Small Site Allowance at 39pa 1.4.2019 to 31.3.2036	663
Windfall Allowance at 116pa 1.4.2019 to 31.3.2036	812
Total Committed Supply	11,234
Shortfall (Supply minus Requirement):	-3,346
Allocated in local plan	732
Overall plan provision (shortfall plus allocated)	-2,614
Total Supply 1.4.2016 to 31.3.2036	11,966

4.15 Policy S3 1.b sets out the new housing to be delivered from strategic sites with planning permission. The principle of development on these sites is established by the permission. The sites which have planning permission but on which work had not started at 1st April 2019 are subject to their own individual policy allocations in the Local Plan (identified in brackets in Policy S3). Those on which work is currently underway are not individually allocated in the Local Plan. Table 2 below summarises the strategic developments without allocations in the Local Plan.

Table 2 Strategic sites with planning permission

Site	Planning Application reference	Summary of development
South of Chestnut Avenue, Eastleigh at Stoneham Park	O/15/76023	Development of 1,150 dwellings including local centre, primary school, nursery, community buildings, public open space, extension to Lakeside Country Park, new cycleway/footway, care home, new strategic links, retail and employment uses
Land north and east of Boorley Green	O/12/71514	Development of 1,400 dwellings including new local centre with shops and employment uses, primary school, community building, sports and public open space facilities
Land to the north west of Boorley Green	O/15/75953	Development of 680 dwellings including new local centre, primary school and public open space;
Land at Pembers Hill Farm	O/15/77190	Development of 250 dwellings including public open space

(Information on allocated sites is in the table which follows paragraph 5.176)