
Calculation of Five-Year Housing Land Supply

Eastleigh Borough Council

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Executive Summary:

- i. The Eastleigh Borough Council 'Calculation of Five-Year Housing Land Supply' document has been prepared to identify the latest five-year housing land supply position as of 1st April 2025. It comprises this main document and appendices detailing the housing sites involved. This updates and replaces the previous report covering the period 1 April 2024 to 31 March 2029.
- ii. The Eastleigh Local Plan was adopted on 25th April 2022. It identifies a planned housing requirement figure of 729 net new dwellings per annum in Eastleigh for the period 2016-2036.
- iii. As of 1st April 2025, 7,308 net new dwellings (including 148 C2 equivalent dwellings) have been completed in Eastleigh since the base date of the Eastleigh Local Plan (1st April 2016), which represents a cumulative over-provision of 747 dwellings compared to the Local Plan monitoring target of 729 per annum.
- iv. On the basis of the information as presented in this document it is concluded that Eastleigh Borough Council cannot currently demonstrate a five-year supply of housing, with 4.2 years' worth of housing using the housing requirement figure.
- v. A total of 3,181 dwellings are expected to be delivered between 1st April 2025 and 31st March 2030 to meet planned housing need.

1 Introduction

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

1.2 The purpose of this assessment is to consider whether there are sufficient deliverable sites within Eastleigh Borough to demonstrate provision of at least five years’ worth of housing. The housing requirement that it will be measured against for this update is that based on the planned housing requirement set out in the Eastleigh Local Plan adopted on 25th April 2022.

1.3 This assessment uses a base date of 1st April 2025 and covers the anticipated supply to be delivered in the five-year period from 1st April 2025 to 31st March 2030. The assessment includes up-to-date information regarding permissions, commencements, and completions, including contributions from developers on when, and how quickly, sites are likely to come forward.

2 Policy Background

2.1 The National Planning Policy Framework (NPPF) has been updated three times in the previous two years, most recently in December 2024 following the election of the Labour Government. The requirement for Local Planning Authorities to assess and demonstrate a five-year supply of deliverable sites has been in the NPPF since its creation in 2012.

2.2 Previously, the December 2023 NPPF, paragraph 76, removed the requirement to assess and demonstrate a five-year supply of deliverable sites in certain circumstances:

“Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing for decision making purposes if the following criteria are met:

- a) their adopted plan is less than five years old; and
- b) that adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded”

2.3 However, the newly elected Labour Government published the revised December 2024 NPPF that reintroduced the five-year housing land supply requirement test for Councils who have adopted a local plan in the last five years- which Eastleigh falls into.

3 Methodology for Calculating the Five-Year Supply

Source of Housing Target

3.1 The total five-year housing land supply requirement for Eastleigh is 3,645 dwellings (729 dwellings per annum). This is based on the housing figure identified in Eastleigh's adopted Local Plan.

Housing Delivery Test

3.2 The Housing Delivery Test identifies whether past rates of development have met housing requirements. (based on the percentage of "net homes delivered against the number of homes required" over a rolling three-year period). Where the requirements of the test have been fully satisfied, there are no further requirements placed on a local authority.

Appropriate Buffer

3.3 Where a plan-making authority's delivery rate falls below the number of homes required then certain consequences as set out in the NPPF apply, including the application of a 20% buffer on a plan-making authority's five-year housing land supply, if housing delivery falls below 85% of the required number of homes.

3.3 Results published in December 2024 showed that Eastleigh had delivered 2,199 dwellings over the three years between 1st April 2020 and 31st March 2023 against a target of 1,808 dwellings in the same period. Giving a Housing Delivery Test measurement of 122%. This meant that Eastleigh Borough passed the Housing Delivery Test and is not subject to a 20% buffer.

3.4 The 2024 NPPF has reintroduced the requirement of a 5% buffer after it's exclusion in the 2023 NPPF. The 5% buffer is to "ensure choice and competition in the market for land". As a result, this increases Eastleigh's housing requirement figure to 765 dwellings per annum.

Delivery

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

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

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

-
- phasing of development for the duration of the build,
 - information on site assessment work being undertaken,
 - anticipated dates for planning applications being submitted or planning permissions being approved,
 - constraints, ownership and market or cost factors that have the potential to delay delivery of the development;
 - progress towards the discharge of planning conditions;
 - assumed lead-in times, build-out rates and lapse rates
 - general information available from public records relating to typical build-out rates of similar sites and housebuilders general rates of delivery;
 - The Council's inclusion of schemes in its Housing Programme and commitment to delivery (subject to planning) See www.eastleigh.gov.uk/media/9026/appendix-1-housing-delivery-strategy-2.pdf.

Windfall

3.6 The National Planning Policy Framework (NPPF) glossary defines windfall sites as “sites not specifically identified in the development plan”. Paragraph 75 of the NPPF allows local authorities to make an allowance for windfall sites as part of anticipated supply. However, local authorities may only make an allowance for windfall if they have “compelling evidence that they will provide a reliable source of supply”. In addition to this, any windfall allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

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

4 Deliverable Supply

4.1 Hampshire County Council undertakes monitoring of starts, completions and commitments. This data records commitments, sites which have lapsed, and completions on an annual basis including site visits each year to ascertain the situation on sites for a base date of the 1st April of each year. During the year, and outside of the annual visits to sites, data on starts, completions and new permissions are also monitored. Starts and completions during this time are gathered through the receipt of Building Control and National House-Building Council reports. The monitoring data specifically considered for this update covers the period to 1st April 2025.

4.2 On this basis, this assessment of five-year land supply has a base date of 1st April 2025 and covers the five-year period to 31st March 2030. The assessment of the deliverable supply over this five-year period is structured to consider the following sources of supply.

Small Site Commitments

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

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

Table 1: Small Sites Lapsed Planning Permissions

Year	Small Sites with Planning Permission	Net Lapsed Units	% Lapsed
2006-2007	288	2	0.7
2007-2008	288	4	1.4
2008-2009	215	14	6.5
2009-2010	181	7	3.9
2010-2011	144	14	9.7
2011-2012	123	9	7.3
2012-2013	137	11	8
2013-2014	159	2	1.3
2014-2015	188	6	3.2
2015-2016	213	3	1.4
2016-2017	209	4	1.9
2017-2018	196	12	6.1
2018-2019	200	6	3
2019-2020	232	6	2.6
2020-2021	217	4	1.8
2021-2022	155	19	12.3
2022-2023	131	13	9.9
2023-2024	140	3	2.1
2024-2025	165	2	1.2
Total	3,581	141	3.9

4.5 For a 1st April 2025 base date, the monitoring data shows that there are planning permissions for a gain of 199 dwellings (gross) outstanding for sites of less than 10 dwellings. Taking account of the outstanding planning permissions for a permitted loss of 34 dwellings, the net additional number of dwellings to the supply would be 165. The detailed list of small sites with outstanding planning permissions is set out at Appendix A.

4.6 Once an allowance for lapses of 4% is included, it is considered that small site commitments will yield 158 dwellings within the five-year period.

Large Site Commitments

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

4.8 These sites include developments with outline and full planning permission, some of which may have started on site, and others which are yet to be implemented but are demonstrably capable of delivering units within the five-year period to 31st March 2030.

4.9 For the large site commitments, a detailed review has been undertaken by assessing the current planning status of the site (including discharge of conditions and any planning performance agreements) and available phasing plans, supplemented by discussions with the relevant agent and/or landowner/developer of the sites, to ascertain the likely commencement and build out rate of the individual schemes. The delivery assumptions for individual sites are shown in the commentary in Appendix B along with the number of completions that have been recorded through Building Control, National House-Building Council reports and annual end of year site visits for the period 1st April 2024 to 31st March 2025.

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

4.11 For a 1st April 2025 base date there are 17 large committed sites which are expected to contribute to the five-year land supply. Of these sites, 13 either have a material start on site or were under construction and over 450 plots were recorded as having commenced. Appendix B sets out the delivery assumptions for these sites, provides a commentary on site progress, and summarises information ascertained through direct engagement with site promoters/ developers and other sources of information.

4.12 Collectively there are 2,365 dwellings (net) which are yet to be built across these 17 sites. Of this, 1,737 dwellings are expected to be built within the five-year period to 31st March 2030. There are thus a further 627 dwellings on these sites which are expected to be delivered in Years 6+.

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

Sites subject to a Resolution to Grant Planning Permission

4.14 These sites relate to part B of the NPPF definition of deliverable i.e. sites with a grant of permission in principle. This includes sites with resolutions to grant planning permission prior to the base date of 1st April 2025. The local planning authority was working to issue a permission for this scheme with Committee resolution to grant (for example securing a section 106 agreement prior to issuing permission) and this has since been permitted.

4.15 There is 1 site within this category, which is set out at Appendix C with commentary on the latest position.

4.16 The sites within this category have a total net capacity for 2,119 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 712 of the dwellings to be delivered from this source of supply within the five-year period to 31st March 2030.

Specialist Housing for Older People

4.17 In its guidance on how to calculate a five-year housing land supply, the NPPG (para. 026, ref. ID: 68-035-20190722) states that local planning authorities should 'count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply'. Comparable data to a local authority level has not yet been published as part of the 2021 Census, with the PPG still linking to the 2011 data. The figures will be updated in accordance with the PPG once available.

4.18 To establish the amount of accommodation released in the housing market, the guidance indicates that authorities should base calculations on the average number of adults living in households using the published Census data. This is 'to establish the amount of accommodation released in the housing market.'

4.19 The 2011 Census estimated that there were 97,048 adults (aged 16 or over) living in 52,176 households in Eastleigh. This provides a ratio of 1.86 adults per household. The number of dwellings generated by accommodation in C2 use can therefore be derived by dividing the number of bed spaces by 1.9. (see Appendix G).

4.20 There are currently 2 sites within this category, and these sites are set out at Appendix D with commentary on the latest position.

4.21 There are 184 bed spaces associated with these sites; this is the equivalent of 96 dwellings. This means that an equivalent of 96 dwellings are expected within the five-year period to 31st March 2030.

Sites in Adopted Local Plan

4.22 These sites relate to part B of the NPPF definition of deliverable i.e. sites that have been allocated in a development plan prior to the base date of 1st April 2025.

4.23 There are 4 sites within this category, this is set out at Appendix E with commentary on the latest position.

4.24 The sites within this category have a total net capacity for 290 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 282 of the dwellings to be delivered from this source of supply within the five-year period to 31st March 2030.

Sites in Eastleigh Borough Council's Housing Programme (Pre-Planning)

4.25 These sites relate to part B of the NPPF definition of deliverable i.e. sites that are considered deliverable where there is clear evidence that housing completions will begin on site within five years of the base date of 1st April 2025.

4.26 In a High Court Consent Order in May 2020 quashing an appeal decision which had approved outline plans for four new houses in East Northamptonshire, the Secretary of State confirmed that the NPPF's definition of a deliverable housing site is not a 'closed list' but leaves room for decision-makers to exercise their 'planning judgment'. As such, 'the examples given in categories (a) and (b) are not exhaustive of all the categories of site which are capable of meeting that definition' (Consent Order CO/917/2020; May 2020)

4.27 There are 2 sites within this category, this is set out at Appendix F with commentary on the latest position.

4.28 The sites within this category have a total net capacity for 34 dwellings. Taking account of the evidence of likely timescales for issuing of decision notices (and any necessary legal agreements), subsequent discharge of any pre-commencement conditions, other non-planning factors impacting on implementation and subsequent anticipated build out rates, we expect that 34 of the dwellings to be delivered from this source of supply within the five-year period to 31st March 2030.

Windfall

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

4.30 In the Inspector's Report on the Examination of the Eastleigh Local Plan (para. 75), the Planning Inspector agreed that;

"The Council have provided evidence to justify the approach to the windfall allowance and have explained the past delivery rates in relation to windfall as I have set out above. The approach to the windfall allowance presents a justified and evidence-based approach."

4.31 Therefore, the Council consider a small sites windfall allowance totalling 162 dwellings over the five-year period (applicable to years 3, 4 and 5) is appropriate and justified.

Total expected supply 2025-2030

4.32 From the analysis of the various sources of housing supply mentioned above, the number of dwellings that can be considered deliverable over the period 1st April 2025 to 31st March 2030 is 3,181 dwellings. This is set out in Table 2 below.

Table 2: Housing Supply 1st April 2025 to 31st March 2030

Housing Supply 1st April 2025 to 31st March 2030	
Source of Supply	Number of Dwellings
Net Outstanding Permissions for small sites (1-9) units (discounted by 4% for Lapses)	158
Net Outstanding planning permissions for large sites (10 or more units)	1,737
Sites with a resolution to grant planning permission	712
Housing for Older People (C2) (Equivalent of)	96
Sites in Adopted Local Plan	282
Sites In Eastleigh Borough Council's Housing Programme (Pre-planning)	34
Windfall allowance for years 3, 4 and 5	162
Total expected supply for the period 1 st April 2025 to 31 st March 2030	3,181

5 The Five-Year Housing Land Supply Calculation

5.1 In this section we move on to outline the five-year land supply position, against the housing requirement figure in the Adopted Local Plan. As set out above, the five-year period is taken from 1st April 2025 to 31st March 2030.

Calculation of the Five-Year Housing Land Supply Position

5.2 Table 3 illustrates Eastleigh Borough Council's Five-Year Housing Land Supply Position. On the basis of including sites with planning permission, sites that have resolution to permit and sites where inclusion can be justified then Eastleigh Borough can demonstrate a land supply of 4.2 years and are therefore currently unable to demonstrate a five-year housing land supply.

Table 3 : Five Year Land Supply Calculation (1st April 2025 Base Date)

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

Column ID	Housing Requirement 1st April 2025 – 31st March 2030	Eastleigh Borough
a	Housing Requirement Figure in Adopted Local Plan: Dwellings per annum	729
b	Housing Requirement Figure in Adopted Local Plan for 1 st April 2025 – 31 st March 2030	3,645
	Buffer	
c	5% buffer; (b*5%)	182
d	Total Housing Requirement for period from 1st April 2025 – 31st March 2030 (c+b)	3,827
e	Annual Requirement over the period 1st April 2025 – 31 st March 2030 (d/5)	765
	Housing Supply 1st April 2025 – 31st March 2030	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31 st March 2030 (discounted by 4% for lapses)	158
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 31 st March 2030	1,737
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 31 st March 2030	712
i	Specialist Elderly Housing (C2) expected to be built by 31 st March 2030	96
j	Sites in Adopted Local Plan expected to be built by 31 st March 2030	282
k	Sites in Eastleigh Borough Council's Housing Programme (Pre-Planning) expected to be built by 31 st March 2030	34
l	Windfall Allowance for year 3, 4 and 5	162
m	Expected Supply for the period 1st April 2025 - 31st March 2030 (f+g+h+i+j+k+l))	3,181
n	Expected Supply Surplus/Deficit over period 1st April 2025 – 31st March 2030 (m-d)	- 646
o	Supply in Years (m/e)	4.2

5.3 The conclusion is therefore that, based on the latest evidence, the five-year housing land supply in Eastleigh Borough is 4.2 years

Appendix A: Small Site Commitments 1st April 2025

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 08/63689	FULL	11-Dec-08	11-Dec-11	STEWART HOUSE SYCAMORE AVENUE	EASTLEIGH	Commenced	3	0	3
F 09/64869	FULL	17-Jul-09	17-Jul-12	1 ADJ HILL PLACE	BURSLEDON	Commenced	1	0	1
F 11/68419	FULL	3-Oct-12	3-Oct-15	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	Commenced	1	0	1
R 13/72928	DETAILS	18-Sep-13	18-Sep-15	116 REAR OF PARK ROAD	CHANDLERS FORD	Commenced	1	0	1
F 13/73761	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Commenced	2	0	2
F 15/76637	FULL	5-Oct-16	5-Oct-19	1 OAKMOUNT AVENUE	CHANDLERS FORD	Commenced	1	1	0
F 18/82248	FULL	21-Dec-18	21-Dec-21	BROWNFIELD SITE BLUNDELL LANE	BURSLEDON	Commenced	1	0	1
F 18/82759	FULL	11-May-18	11-May-21	35 FALCON SQUARE	EASTLEIGH	Commenced	1	0	1
F 19/85935	FULL	12-May-21	12-May-24	32 VALLEY ROAD	EASTLEIGH	Commenced	1	0	1
F 20/87926	FULL	11-Feb-21	11-Feb-24	OAK LODGE BRIDGE ROAD	SOUTHAMPTON	Commenced	3	0	3
F 20/88045	FULL	30-Sep-20	30-Sep-23	190 SOUTHAMPTON ROAD	EASTLEIGH	Commenced	2	1	1
F 20/88620	FULL	20-May-21	20-May-24	9 NICHOL ROAD	EASTLEIGH	Commenced	1	0	1
RM 20/88841	DETAILS	18-Mar-22	18-Mar-24	PINEWOOD PARK LAND ADJOINING	SOUTHAMPTON	Commenced	6	0	6
F 20/89336	FULL	26-Feb-21	26-Feb-24	44 BUILDERS YARD TO REAR OF TWYFORD ROAD	EASTLEIGH	Commenced	2	0	2
F 21/89882	FULL	11-Aug-21	11-Aug-24	THORNEYDOWN FARM MOORHILL ROAD	SOUTHAMPTON	Commenced	1	0	1
F 21/89959	FULL	14-Oct-21	14-Oct-24	11 DEAN COURT	SOUTHAMPTON	Commenced	1	0	1
F 21/90176	FULL	4-Nov-21	4-Nov-24	CROFT FARM WINCHESTER ROAD	EASTLEIGH	Commenced	1	0	1
F 22/92492	FULL	7-Apr-22	7-Apr-25	LEEWAY BURNETTS LANE	EASTLEIGH	Not Started	1	1	0
F 21/91336	FULL	11-Oct-21	11-Oct-24	69 LAKEWOOD ROAD	EASTLEIGH	Commenced	1	0	1
F 21/91532	FULL	1-Nov-21	1-Nov-24	7 SHAFTESBURY AVENUE	EASTLEIGH	Commenced	1	0	1
F 21/91726	FULL	11-Aug-22	11-Aug-25	HILL HAVEN WINCHESTER ROAD	EASTLEIGH	Commenced	2	0	2
F 22/92177	FULL	23-Aug-22	23-Aug-25	45 NEW ROAD	SOUTHAMPTON	Not Started	1	0	1
F 22/93217	FULL	15-Sep-22	15-Sep-25	26 SATCHELL LANE	SOUTHAMPTON	Not Started	1	1	0
F 22/92890	FULL	18-Oct-22	18-Oct-25	2A - 2B HIGH STREET	SOUTHAMPTON	Not Started	0	1	-1
F 22/93437	FULL	1-Nov-22	1-Nov-25	6 GROSVENOR ROAD	EASTLEIGH	Not Started	1	1	0

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 22/92482	FULL	9-Nov-22	9-Nov-25	SUNNYSIDE HEATH HOUSE LANE	SOUTHAMPTON	Not Started	1	1	0
C 22/92414	FULL	3-Jan-23	3-Jan-26	10 LAND ADJACENT TO CROWSPORT ESTATE	SOUTHAMPTON	Not Started	1	0	1
F 22/93954	FULL	2-Feb-23	2-Feb-26	LONG GARDEN COTTAGE WINCHESTER ROAD	SOUTHAMPTON	Not Started	2	0	2
F 22/93758	FULL	8-Feb-23	8-Feb-26	ANTRIM BOTLEY ROAD	EASTLEIGH	Not Started	1	0	1
F 22/94078	FULL	16-Feb-23	16-Feb-26	DROVES END 49 THE DROVE	SOUTHAMPTON	Not Started	2	1	1
F 21/90522	FULL	2-Mar-23	2-Mar-26	74 LEIGH ROAD	EASTLEIGH	Not Started	3	1	2
F 22/93356	FULL	4-May-23	4-May-26	59 POUND ROAD	SOUTHAMPTON	Not Started	1	0	1
F 23/95122	FULL	12-Jun-23	12-Jun-26	HANNS WAY CAR PARK LAND AT THE HANNS WAY	EASTLEIGH	Not Started	6	0	6
PN 23/94808	PRIOR APPROVAL	14-Jun-23	14-Jun-26	5A THE CENTRAL PRECINCT WINCHESTER ROAD	EASTLEIGH	Not Started	1	0	1
F 22/93988	FULL	8-Aug-23	8-Aug-26	OAK LODGE BRIDGE ROAD	SOUTHAMPTON	Commenced	1	0	1
F 22/94044	FULL	21-Jun-23	21-Jun-26	242 LEIGH ROAD	EASTLEIGH	Not Started	1	0	1
F 23/94860	FULL	28-Jun-23	28-Jun-26	15 & 17 LAND AT LOWER NEW ROAD	EASTLEIGH	Not Started	2	0	2
F 23/95140	FULL	10-Jul-23	10-Jul-26	MONKS LAKE GRANGE ROAD	SOUTHAMPTON	Not Started	1	1	0
F 23/94918	FULL	3-Aug-23	3-Aug-26	VILLA CERVINO BOTLEY ROAD	EASTLEIGH	Not Started	1	1	0
PN 23/95595	PRIOR APPROVAL	25-Aug-23	25-Aug-26	111 WINCHESTER ROAD	EASTLEIGH	Not Started	5	0	5
F 22/93781	FULL	31-Aug-23	31-Aug-26	HATTS COPSE FARM BROOK LANE	SOUTHAMPTON	Not Started	1	1	0
F 22/94435	FULL	11-Sep-23	11-Sep-26	MORTIMERS FARM MORTIMERS LANE	EASTLEIGH	Not Started	9	0	9
F 23/95151	FULL	19-Sep-23	19-Sep-26	THE BARN LAND REAR OF SAXON COURT BURNETTS LANE	HORTON HEATH	Not Started	1	0	1
F 23/94675	FULL	3-Oct-23	3-Oct-26	1 SOVEREIGN DRIVE	SOUTHAMPTON	Not Started	1	0	1
F 23/95155	FULL	5-Oct-23	5-Oct-26	52 LAND ADJACENT TO THE CROSSWAYS	EASTLEIGH	Not Started	1	0	1
F 23/94934	FULL	26-Oct-23	26-Oct-26	20 LAND ADJACENT TO STEELE CLOSE	CHANDLERS FORD	Not Started	1	0	1
F 23/96301	FULL	4-Jan-24	4-Jan-27	18 CROWSPORT	SOUTHAMPTON	Not Started	1	1	0
F 23/95608	FULL	11-Jan-24	11-Jan-27	7 VALLEY ROAD	EASTLEIGH	Not Started	1	0	1
F 23/95592	FULL	17-Jan-24	17-Jan-27	54 LEIGH ROAD	EASTLEIGH	Not Started	3	1	2
F 23/96103	FULL	18-Jan-24	18-Jan-27	OAKFIELDS PARCEL OF LAND REAR OF	FAIR OAK	Not Started	8	0	8
F 23/96117	FULL	25-Jan-24	25-Jan-27	71 HIGH STREET	SOUTHAMPTON	Not Started	1	0	1
F 23/95453	FULL	14-Dec-23	14-Dec-26	SITE OF RAMCREST LOWFORD HILL	BURSLEDON	Commenced	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 23/96419	FULL	8-Feb-24	8-Feb-27	WEST END COTTAGE SWAYTHLING ROAD	SOUTHAMPTON	Not Started	1	0	1
F 23/95583	FULL	27-Jun-24	27-Jun-27	93 BOURNEMOUTH ROAD	EASTLEIGH	Commenced	1	0	1
F 23/95242	FULL	16-Feb-24	16-Feb-27	10 FLAT CORONATION PARADE	SOUTHAMPTON	Not Started	0	1	-1
F 23/95533	FULL	16-Feb-24	16-Feb-27	17 SWAYTHLING ROAD	SOUTHAMPTON	Not Started	4	0	4
F 23/96022	FULL	7-Mar-24	7-Mar-27	25 HIGH STREET	SOUTHAMPTON	Not Started	1	0	1
F 22/93935	FULL	8-Mar-24	8-Mar-27	HILLTOP PINEWOOD PARK	SOUTHAMPTON	Not Started	0	1	-1
F 24/96738	FULL	14-Mar-24	14-Mar-27	11 ST JOHNS CENTRE THE FLAT ST JOHNS ROAD	SOUTHAMPTON	Not Started	0	1	-1
PN 23/96620	PRIOR APPROVAL	28-Mar-24	28-Mar-27	111 WINCHESTER ROAD	EASTLEIGH	Not Started	6	0	6
PN 23/96241	PRIOR APPROVAL	23-Nov-23	23-Nov-26	33-34 VICTORIA ROAD	SOUTHAMPTON	Commenced	2	0	2
PN 24/97234	PRIOR APPROVAL	22-May-24	22-May-27	26 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
F 24/97078	FULL	23-May-24	23-May-27	1 LAND TO REAR OF BEECH ROAD	EASTLEIGH	Not Started	2	0	2
F 24/96720	FULL	29-May-24	29-May-27	33 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
PN 23/96575	PRIOR APPROVAL	5-Mar-24	5-Mar-27	62 HIGH STREET	SOUTHAMPTON	Commenced	1	0	1
F 22/93962	FULL	12-Jun-24	12-Jun-27	LARKBY KEW LANE	SOUTHAMPTON	Not Started	1	1	0
F 23/96493	FULL	5-Jul-24	5-Jul-27	18 LOWER ST HELENS ROAD	SOUTHAMPTON	Not Started	1	0	1
F 24/96888	FULL	11-Jul-24	11-Jul-27	70 STATION ROAD	SOUTHAMPTON	Not Started	1	0	1
F 24/96741	FULL	22-Mar-24	22-Mar-27	33-34 VICTORIA ROAD	SOUTHAMPTON	Commenced	2	1	1
F 24/97033	FULL	24-Jul-24	24-Jul-27	BADNAM COTTAGE HIGH STREET	SOUTHAMPTON	Not Started	1	1	0
F 24/97412	FULL	26-Jul-24	26-Jul-27	5 & 7 ALLINGTON LANE	FAIR OAK	Not Started	2	0	2
F 24/97030	FULL	7-Jun-24	7-Jun-27	25 SHAFTESBURY AVENUE	EASTLEIGH	Commenced	1	0	1
F 24/97409	FULL	2-Aug-24	2-Aug-27	TAMELLA BROOK LANE	SOUTHAMPTON	Not Started	1	1	0
F 24/96839	FULL	10-Sep-24	10-Sep-27	ST MARTINS CHURCH ROAD	EASTLEIGH	Not Started	2	1	1
PN 24/97696	PRIOR APPROVAL	12-Sep-24	12-Sep-27	22A FIRST FLOOR STATION ROAD	SOUTHAMPTON	Not Started	3	0	3
PN 24/97887	PRIOR APPROVAL	16-Sep-24	16-Sep-27	THE OLD SCHOOL HOUSE ST JOHNS ROAD	SOUTHAMPTON	Not Started	1	0	1
PN 24/97937	PRIOR APPROVAL	16-Sep-24	16-Sep-27	39 CHAPEL ROAD	SOUTHAMPTON	Not Started	1	0	1
F 24/97314	FULL	1-Aug-24	1-Aug-27	82 ST JOHNS ROAD	SOUTHAMPTON	Commenced	1	0	1
F 24/97694	FULL	24-Sep-24	24-Sep-27	BY THE WAY BURNETTS LANE	HORTON HEATH	Not Started	1	3	-2
PN 24/98073	PRIOR APPROVAL	23-Oct-24	23-Oct-27	49-51 LEIGH ROAD	EASTLEIGH	Not Started	5	0	5

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F 24/97874	FULL	8-Nov-24	8-Nov-27	56 NICHOL ROAD	EASTLEIGH	Not Started	1	1	0
F 24/97687	FULL	11-Nov-24	11-Nov-27	33 GEORGE STREET	EASTLEIGH	Not Started	1	1	0
PN 24/98246	PRIOR APPROVAL	11-Nov-24	11-Nov-27	67 CRANBURY ROAD	EASTLEIGH	Not Started	1	0	1
F 24/97436	FULL	13-Nov-24	13-Nov-27	SHOP 1 12 DERBY ROAD	EASTLEIGH	Not Started	1	0	1
F 24/97730	FULL	9-Sep-24	9-Sep-27	107 LEIGH ROAD	EASTLEIGH	Commenced	2	0	2
F 24/98076	FULL	19-Nov-24	19-Nov-27	169 UNDERWOOD ROAD	EASTLEIGH	Not Started	1	0	1
F 24/98320	FULL	25-Nov-24	25-Nov-27	38 NICHOL ROAD	EASTLEIGH	Not Started	1	1	0
F 24/97159	FULL	27-Nov-24	27-Nov-27	ST ANDREWS BUILDINGS HIGH STREET	HAMBLE-LE-RICE	Not Started	4	0	4
F 24/97288	FULL	2-Dec-24	2-Dec-27	57 CHURCH ROAD	EASTLEIGH	Not Started	2	0	2
F 24/98083	FULL	6-Dec-24	6-Dec-27	BURSLDON CONGREGATIONAL CHURCH SCHOOL ROAD	SOUTHAMPTON	Not Started	3	0	3
F 24/97969	FULL	30-Oct-24	30-Oct-27	103 LEIGH ROAD	EASTLEIGH	Commenced	1	0	1
PN 24/98338	PRIOR APPROVAL	9-Dec-24	9-Dec-27	111 WINCHESTER ROAD	EASTLEIGH	Not Started	6	0	6
F 24/97960	FULL	11-Dec-24	11-Dec-27	HATTS COPSE FARM BROOK LANE	SOUTHAMPTON	Not Started	1	0	1
F 24/97962	FULL	23-Dec-24	23-Dec-27	4 NUTBEEM ROAD	EASTLEIGH	Not Started	2	1	1
F 24/98493	FULL	9-Jan-25	9-Jan-28	132 NUTBEEM ROAD	EASTLEIGH	Not Started	1	1	0
F 24/98392	FULL	4-Feb-25	4-Feb-28	59 LEIGH ROAD	EASTLEIGH	Not Started	1	0	1
F 24/98426	FULL	7-Feb-25	7-Feb-28	14 KINSBOURNE WAY THORNHILL	SOUTHAMPTON	Not Started	1	0	1
PN 24/98597	PRIOR APPROVAL	14-Feb-25	14-Feb-28	COCKPIT FARM BARN KNOWLE LANE	HORTON HEATH	Not Started	8	0	8
PN 24/98658	PRIOR APPROVAL	18-Feb-25	18-Feb-28	1 MILL STREET	EASTLEIGH	Not Started	1	0	1
F 24/98611	FULL	4-Mar-25	4-Mar-28	78 CHALK HILL WEST END	SOUTHAMPTON	Not Started	1	0	1
PN 24/98556	PRIOR APPROVAL	11-Mar-25	11-Mar-28	9 HIGH STREET	EASTLEIGH	Not Started	2	0	2
F 23/95431	FULL	25-Mar-25	25-Mar-28	HOME FARM ST JOHNS ROAD	HEDGE END	Not Started	8	0	8
LDC 23/95183	CERTIFICATE OF LAWFULNESS	14-Jun-23		83A HIGH STREET	SOUTHAMPTON	Not Started	1	1	0
LDC 23/95186	CERTIFICATE OF LAWFULNESS	3-Aug-23		25 OAK VALE	SOUTHAMPTON	Not Started	1	1	0
LDC 24/98397	CERTIFICATE OF LAWFULNESS	10-Dec-24		101 ARCHERS ROAD	EASTLEIGH	Not Started	1	1	0
26357/005	FULL	19-Jan-05	19-Jan-10	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	Commenced	4	1	3

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Appendix B: Large Site Commitments 1st April 2025

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2025	Planning Status	Planning Permission Expiry	Completions April 2024-March 2025	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
	Allbrook													
AL2	Land West of Allbrook Way, Knowle Hill	O/19/86980 RM/24/98388	49	49	Reserved Matters	13-Feb-27	0	0	0	20	29	0	49	The application for this development was subsequently considered at the meeting of the Eastleigh Local Area Committee on Tuesday 8th June 2021, after being deferred in March. At this meeting a resolution to grant outline planning permission was given. Due to the provision of a play area, minor changes to the proposed indicative layout have been required with the total number of units reducing from 53 to 52 and, whilst remaining at 35% provision, the number of affordable units has also reduced from 19 to 17. Reserved Matters permitted on 13th February 2025. The developer is expecting first housing delivery in 2027/28, subject to clearance of pre-commencement conditions and obtaining S278 approval
	Botley													
	Land north and east of Boortley Green, Winchester Road, Botley	O/12/71514 R/15/77595 R/16/79470 X/18/83548	1330	23	Reserved Matters	Under Construction	92	23	0	0	0	0	23	The site known as Boortley Park received Outline Planning Permission for 1,400 dwellings in November 2013. 70 of the 1,400 were originally for C2 sheltered elderly accommodation. An application for 67 dwellings replacing the C2 element has now been permitted and is shown separately in the next row (F/19/86233). There is a consortium of three developers for the site which comprises Bloor Homes, Bovis Homes and Linden Homes (Bovis Home and Linden Homes are now known as Vistry). The site has received Reserved Matters approval for (a) spine road and associated infrastructure (b) 441 dwellings and (c) 889 dwellings, with the most recent approved in October 2017. As this site nears completion, the developer expects the outstanding 23 dwellings to be completed by end of March 2026.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2025	Planning Status	Planning Permission Expiry	Completions April 2024-March 2025	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
	Land north and east of Boorley Green, Winchester Road, Botley	F/19/86233	67	9	Full Permission	Under Construction	58	9	0	0	0	0	9	The site forms the local centre of the wider Boorley Park development (Land north and east of Boorley Green, Winchester Road, Botley, see row above). The application is for mixed use retail and residential and is known as 'The Gateway' site. With Abri, Vistry and Bloor Homes delivering the residential element which will be all open market dwellings with a mixture of houses and flats. Full planning permission was granted on 27th May 2021. The site came forward in January 2023, and the developer is expecting the site to be completed 2025-26. Currently there are 9 dwellings remaining. The existing dwelling on site along with employment units have all been demolished as part of this scheme.
	Land north west of Boorley Green, Winchester Road, Botley	O/15/75953 RM/17/81628 RM/18/84466 X/19/84943 RM/19/86658 X/21/91994 X/23/94736	680	396	Reserved Matters	Under Construction	91	60	100	100	96	40	396	The site received Outline Planning Permission following an appeal which was allowed in November 2016. The applicants were Gleeson Developments, Miller Homes & Welbeck Land. A Reserved Matters Application for 301 dwellings was approved on 16th January 2019 (RM/17/81628). Phase 2 (RM/18/84466) for 143 dwellings, was permitted on 9th April 2021, with a further Reserved Matters application approved on the 5th of April 2022 for a further 236 dwellings in Phase 3 (RM/19/86658). The development called Boorley Gardens is being delivered by Miller Homes and Bellway Homes Wessex. With the site commencing in December 2020, with 25 dwellings having been recorded as completed in 2022/23, and 168 dwellings having been recorded as completed in 2023/24. With a further 91 dwellings recorded as completed between 2024/25.
	Land south of Maddoxford Lane, Boorley Green	O/16/79600 RM/19/84879 F/19/84937	73	73	Reserved Matters	Under Construction	0	73	0	0	0	0	73	The site received Outline Planning Permission on 29th March 2018 for 50 homes. The site was then sold to Foreman Homes, and a Reserved Matters Application was permitted on 2nd March 2021. Foreman Homes gained Full permission (F/19/84937) for 73 dwellings on the 27th of May 2022, which commenced in early 2024. The developer is expecting the site to be completed by 2025/26.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2025	Planning Status	Planning Permission Expiry	Completions April 2024-March 2025	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
BO2	Land to the North and East of Winchester Street, Botley	O/18/83698	375	375	Outline Permission	24-Mar-26	0	0	0	22	48	60	130	The site is known as Botley Fields and is owned by Hampshire County Council and is allocated in Eastleigh Borough Council's Adopted Local Plan 2016- 2036. Outline permission was granted on 24th March 2022 following the signing of the Section 106 agreement. There are two reserved matters applications pending (RM/24/97106 and RM/25/98746) that relate to biodiversity and noise bunds. The County Council purchased the previous third-party landowners' interest and has presented the market with an assembled site in a single (County Council) ownership. Design details for the remaining sections of the bypass and associated infrastructure is being progressed, along with negotiations with SSE in respect of the overhead power lines. The site is currently under offer, and as a result completions on site could begin in 2027/28.
Bursledon														
BU3	Land at Providence Hill, (rear of Oakeley Vale) Bursledon	O/17/81166 RM/21/91772	92	60	Reserved Matters	Under construction	32	60	0	0	0	0	60	Outline planning permission was granted for 92 dwellings on 17th September 2021, with a subsequent reserved matters gaining approval in March 2022 for the same number of dwellings. There are currently two completions on site, and the developer is expecting the remaining 60 dwellings to be built by the end of 2025/26.
	Bursledon Hall, Blundell Lane, Bursledon	PN/24/97248	16	16	Prior Approval	4-Jun-27	0	0	0	16	0	0	16	Prior approval was granted on 4th June 2024 for change of use from offices to 16 residential flats. 13 of the flats are within the main building (Bursledon Hall) whilst the remaining 3 flats are within outbuildings known as the 'Annexe' and 'Pavilion'. The developer expects all 16 flats to be delivered by 27/28, depending on compliances of S106 legal agreement.
Eastleigh														
	North Stoneham Park, Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892 RM/17/81168	1074	151	Reserved Matters	Under Construction	85	90	61	0	0	0	151	The site received Outline Planning Permission in January 2016 for 1,100 dwellings, followed by Reserved Matters approval for two phases: Phase 1 - 560 dwellings Phase 2 - 514 dwellings. 109 units were completed in 2018/19 and a further 322 units have been completed in 2019/20. In 2020/21 a further 174 dwellings were completed. Followed by a further 123 dwellings in 2021/22. 2022/23 had 125 completions and 2023/24 had 76 completions. The area of the site known as 'Avenue Park' was completed in March 2023. With the final area of the site known as 'Heritage Place' being delivered by Bargate Homes, currently expected to complete in 2026/27.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2025	Planning Status	Planning Permission Expiry	Completions April 2024-March 2025	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
E2	Land at Toynbee Road	F/21/91686	105	105	Full Permission	Under construction	0	28	77	0	0	0	105	The site lies inside the urban edge in a highly accessible and sustainable location and was included in both the previous Local Plan and the latest Adopted Local Plan. Vivid and Foreman Homes are bringing forward this site for 105 dwellings. The site gained full planning permission on the 6th October 2022. The site has commenced, with first dwelling completions expected in 2025/26, and full completion expected in 2026/27.
	Regal Buildings, Market Street	F/22/92939	18	18	Full Permission	Under construction	0	0	18	0	0	0	18	The site gained permission in September 2023, and work is underway on the scheme which is for a mixed use of 4 commercial units and 18 residential flats. There have been some delays with this site, which is expected to complete in 2026/27.
	Barclays Bank 20-24 Upper Market Street	PN/24/97939 PN/24/98468	22	22	Prior Approval	Under Construction	0	0	22	0	0	0	22	This site was initially granted Prior Approval (PN/24/97939) in September 2024, but this was then superseded by another Prior Approval (PN/24/98468) that was granted in December the same year and for the same number of flats. The development commenced in February 2025, and despite citing issues with construction costs and nutrient neutrality mitigation, the developer is expecting the site to be completed by April 2026.
	Fair Oak													
FO2	Treetops, Allington Lane, Fair Oak	F/21/91132	35	35	Full Permission	Under Construction	0	35	0	0	0	0	35	The application was permitted on 27th October 2022, and construction began on the site in 2024. The developer is expecting the outstanding 35 dwellings to be built out by the end of 2025/26.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2025	Planning Status	Planning Permission Expiry	Completions April 2024- March 2025	25/26	26/27	27/28	28/29	29/30	5 year supply	1 st April 2025 Commentary
	Hedge End													
HE1	Land west of Woodhouse Lane	O/18/83634	605	605	Outline Permission	Material Start	0	0	0	44	78	100	222	The site known as Woodhouse Meadows is owned by Hampshire County Council and is allocated in Eastleigh Borough Council's Adopted Local Plan 2016- 2036. An application was submitted 17th July (ref O/18/83634) and was granted permission on 6th September 2019. Multiple Discharge of Condition applications have been approved, as well as two Reserved Matters (RM/20/87347 & RM/20/89363) for noise bunds and the community sports facilities, respectively. Alongside the housing element, significant infrastructure and servicing has now all been constructed. Including the first phase of Botley Bypass, as well as a shared footway/cycleway along Woodhouse Lane to support the Woodhouse Lane development to the west and provide improved access to the new Deer Park School that opened in September 2021. The site was previously withdrawn from the market due to prevailing market conditions but following a revised marketing exercise in 2025 it is now under offer, with exchange expected in early 2026 and first completions estimated for 2027/28.
	Horton Heath													
HH1	Land West of Horton Heath	F/20/89500	381	381	Full Permission	Under Construction	0	0	159	222	0	0	381	The site known as One Horton Heath gained a resolution to support in principle at Horton Heath Development Committee on 30th September 2021. The scheme is for a phased mixed-use development comprising up to 2,500 residential units; Local Centre comprising retail, leisure, community and employment uses. Plus, a Primary School and key infrastructure and utilities uses. This scheme looks to combine the two previous outline permissions, which were for a mixed-use development including up to 1,400 homes (O/14/75735 and O/16/79354) as well as including other areas. The outline application O/20/89498 for 2,500 dwellings is being brought forward at the same time as a Full application for the first 381 dwellings which was granted in December 2022 (F/20/89500). This part of the site is known as 'Lower Acre' and work has commenced on this area of the site with the Council expecting dwelling completions to begin on site in 2026/27, and for the site to be built out during 2027/28. This part of the site is separate to the resolution to permit element of the site O/20/89498.
	Netley													

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2025	Planning Status	Planning Permission Expiry	Completions April 2024- March 2025	25/26	26/27	27/28	28/29	29/30	5 year supply	1 st April 2025 Commentary
	Land North of Grange Road, Netley Abbey	O/16/78014 RM/19/86186	89	31	Reserved Matters	Under construction	58	31	0	0	0	0	31	The site received Outline Planning Permission 8th January 2018. Reserved Matters has been submitted and were approved on 10th February 2020. Work commenced on this site in March 2023, and the developer completed 58 dwellings by the end of March 2025, with the remaining 31 dwellings expected to be completed in 2025/26.
	Land at 30-32 Queens View, Netley	F/23/96224	16	16	Full Permission	31-Oct-27	0	0	16	0	0	0	16	This site is in full EBC ownership with emerging redevelopment plans for an 18- unit residential development (2 existing dwellings to be demolished giving a net figure of 16). This scheme was approved for progress by the EBC Housing Programme Board (July 2022), with the planning application becoming valid in October 2023 and granted a year later. Amiri Homes have been appointed as principal contractor in February 2025, with work expected to commence in early 2025/26. The site is expected to be completed January 2027.
			2,365				416	409	453	424	251	200	1,737	

Appendix C: Permission Subject to Agreement 1st April 2025

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
HH1	Land West of Horton Heath	O/20/89498	2119	Resolution to support in principle outline permission	0	0	79	305	328	712	The site known as One Horton Heath gained a resolution to support in principle at Horton Heath Development Committee on 30th September 2021. The scheme is for a phased mixed-use development comprising up to 2,500 residential units; Local Centre comprising retail, leisure, community and employment uses. Plus, a Primary School and key infrastructure and utilities uses. This scheme looks to combine the two previous outline permissions, which were for a mixed-use development including up to 1,400 homes (O/14/75735 and O/16/79354) as well as including other areas. The outline application O/20/89498 for 2,500 dwellings is being brought forward at the same time as a Full application for the first 381 dwellings which was granted in December 2022 (F/20/89500) and known as 'Lower Acre' Under the existing permissions for the site, the delivery of part of the distributor road site has commenced with the construction of the Bubb Lane to Burnetts Lane stretch. O/20/89498 gained permission in October 2025, which is expected to be followed soon by the reserved matters application for the Quobleigh Breach phase for an expected 267 dwelling in late 2025 or early 2026. A reserved matters application has recently been submitted for the Upper Acre phase for an expected 430 dwellings (RM/25/100575). This part of the site is separate to the Full planning permission part of the site F/20/89500.
					2119	0	0	79	305	328	712

Appendix D: C2 Commitments 1st April 2025

Local Plan Site Reference	Address	Application Reference	Total Net C2 Bedrooms	Equivalent Number of Dwellings	Planning Status	Planning Permission Expiry	Completions April 2024-March 2025	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
	North Stoneham Park, Chestnut Avenue	F/19/86946	114	60	Full Permission	Material Start	0	0	0	0	0	60	60	The site - which is linked to other developments in Stoneham Park - received permission on 14th September 2020. This part of the site is a joint application with Test Valley Borough Council for a Continuing Care Retirement Community (CCRC) Class C2 development consisting of 40 care bedrooms, providing both nursing and dementia care, 41 Care Suites offering fully supported living, 91 close care apartments. However, the total number of C2 units falling within Eastleigh Borough Council is 114 bedrooms which equates to 60 equivalent dwellings. Work has been delayed on this site due to a fire and the subsequent need for a further planning permission for a replacement coach house. However, it is still deemed reasonable that this site will be fully built out within five years.
	Moorhill, Moorhill Road	F/22/94034	70	36	Full Permission	Under Construction	0	36	0	0	0	0	36	This brownfield site was formally occupied by a large detached dwelling. The dwelling was demolished following a fire in 2018. This full application (F/22/94034) for a 70 bed care home was granted permission on 3rd August 2023, with commencement happening soon after. The development is expected to be completed in 2025/26.
			184	96				36	0	0	0	60	96	

Appendix E: Allocated Sites 1st April 2025

Local Plan Site Reference	Address	Total Net Dwellings	Planning Status	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
BO1	Land south of Maddoxford Lane and east of Crows Nest Lane	30	Allocated in Adopted Local Plan	0	0	30	0	0	30	The site is allocated in the Adopted Local Plan 2016-2036 for an estimated 30 dwellings. There is currently a live pre-app for this site, which is part of the larger development. This follows the refusal of an application that covered this site and an adjacent parcel of land (F/19/85178).
BO3	Kings Copse Avenue, Botley	200	Allocated in Adopted Local Plan	0	0	64	64	64	192	The site is owned by Eastleigh Borough Council and is allocated in the Adopted Local Plan 2016-2036. An application is expected to be submitted in the Autumn 2025, with an aim of receiving approval in in early 2026 and work commencing on site in June the same year. The site is expected to deliver 192 dwellings within the next 5 years.
BO4	Land north of Myrtle Cottage, Winchester Road	22	Allocated in Adopted Local Plan	0	0	22	0	0	22	The site is allocated in the Adopted Local Plan 2016-2036 for an estimated 22 dwellings. There has been recent planning history on this site with the refusal of an application for 52 retirement apartments.
BU1	Land north of Providence Hill	38	Allocated in Adopted Local Plan	0	0	38	0	0	38	The site is allocated in the Adopted Local Plan 2016-2036 for an estimated 19 dwellings. However, an application on this site for a 68-bed care home with 3 close care dwellings (F/25/99169) is likely to be decided in the Winter of 2025. Therefore, this increases the expected dwellings on this site to 38 dwellings in total- 35 of which resulting from the care home.
		290		0	0	154	64	64	282	

Appendix F: EBC Housing Programme 1st April 2025

Address	Application Reference	Total Net Dwellings	Planning Status	25/26	26/27	27/28	28/29	29/30	5 Year Supply	1st April 2025 Commentary
Land at 237 Chamberlayne Road, Eastleigh	Q/21/90499	12	Pre-application advice received	0	0	0	12	0	12	This site is currently in full EBC ownership, but the Council are expected to take the site to auction but has a live pre-application for 12 dwellings. The site lies in the urban edge with policy support for redevelopment.
Land at Station Road (Arch Theatre), Chandlers Ford	Q/21/90496	22	Pre-application advice received	0	0	0	22	0	22	This site is in full EBC ownership with the expectation of the project being brought forward towards the end of 2026/27. With a two year planning /build programme. However, a conservative approach has been taken with all 22 completions being expected in 2028/29.
		34		0	0	0	34	0	34	

Appendix G: Specialist Elderly Housing Table

The Household Reference Persons table from the 2011 Census showing the average number of adults per household (aged 16 and over) in the Eastleigh Borough area:

	Total: HRP's aged 16 or over															
	Total	1 adult in household	2 adults in household	3 adults in household	4 adults in household	5 adults in household	6 adults in household	7 adults in household	8 adults in household	9 adults in household	10 adults in household	11 adults in household	12 adults in household	13 adults in household	14 adults in household	15 or more adults in household
Eastleigh Number of adults in household		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Eastleigh Households	52,176	16,763	28,430	4,982	1,610	331	45	10	2	2	1	0	0	0	0	0
Eastleigh adults (16+)	97,048	16,763	56,860	14,946	6,440	1,655	270	70	16	18	10	0	0	0	0	0

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/adhocs/008208ct07742011censusageofhouseholdreferencepersonhrpbynumberofadultsinhouseholdnationaltolocalauthoritylevel>