

O/24/98619 Land south of Mortimers Lane, Fair Oak

Outline application for up to 245 dwellings with access from Mortimer's Lane, up to 350sqm multi-functional building (Use Class E - commercial, business or service or Use Class F2 – Community), and provision of public open space, landscaping, natural greenspace and associated infrastructure and engineering works (all matters reserved except vehicular access off Mortimers Lane and potential pedestrian/cycle connections to the site boundary).

Please see Planning Policy Comments made on 24/1/25 on the principle of development. This response considers the Turley Five Year Supply Assessment.

5 year land supply

As noted in the previous response, in the recent appeal for Land to the west of Cobbett Way, Botley (APP/W1715/W/24/3350858), the Council accepted that it is unable to demonstrate a five year land supply, therefore NPPF paragraph 11d applies. The draft report presented by the Council calculated a 4.4 year supply. The appeal was dismissed and the decision did not comment on the appropriate figure for housing supply.

The draft five year housing supply report was prepared by Hampshire County Council, who undertake housing monitoring for the borough. This report has now been finalised and is published online. The draft report was initially prepared in November 2024 with a base date of 1 April 2024. The final report retains this base date and identifies a supply of 4.3 years. This reflects updated information on the phasing on One Horton Heath and other sites.

For the purposes of calculating the current position, the revised NPPF (December 2024) requires a 5% buffer. This reduces the supply for Eastleigh borough from 4.3 years to 4.1 years.

Response to Turley Five Year Supply Assessment

The Council has recently published the final Five Year Land Supply report. The draft report was published online in November 2024 and the finalised version in May 2025. This is the most up to date information to consider housing supply. It includes the latest published housing completions data from 2023/24 and uses the Local Plan housing requirement of 729 homes per annum.

As set out above, the latest report was drafted before the changes in the revised NPPF (December 2024). These changes included the introduction of a 5% buffer to be applied to all assessments of housing supply. In accordance with the revised NPPF, the supply therefore falls to 4.1 years.

Lapse rate

The report includes a lapse rate for the anticipated supply of small sites with permissions. This is no longer a requirement in Planning Policy Guidance. However, it is included to reflect the long term past delivery of these sites as shown in Table 1 of the report. This sets out the number of units and percentage lapsed in the borough since 2006/07. The annual lapse rate has varied from 0.7% - 12.3% and therefore the long term trend is used to determine the appropriate buffer.

Windfall sites

Eastleigh Borough Council has had a consistent approach to windfall sites as set out in the background evidence for the adopted Local Plan and interim Strategic Land Availability Assessment (2024). As noted in the Turley report, the Planning Inspector agreed that “the approach to the windfall allowance presents a justified and evidence-based approach”. The small sites windfall allowance is not applied over the whole 5 year period to avoid double counting with the small sites commitments.

Disputed sites

The Appendices to the draft 5 year land supply report included commentary on the number of dwellings included for each named site and their phasing. These are shown according to the source and the appendices include small and large site commitments, sites with resolution to grant planning permission, site allocations and sites in the Council’s Housing Programme. This continues the approach used in previous 5 year land supply reports.

The expected completions and phasing are based on discussions with developers in Autumn 2024. The final report also includes limited updates on Council schemes in Spring 2025.

Comments on individual sites

Land to the north and east of Winchester Street, Botley - site allocation BO2, known as Botley Fields, is expected to deliver completions from 2028/29. There is evidence of progress on this site, with applications for reserved matters and the approval of conditions, since the draft report was published.

Land West of Woodhouse Lane - site allocation HE1 is expected to deliver completions from 2027/28. It is currently being marketed by Hampshire County Council as Woodhouse Meadows. This is in accordance with the timescales in the draft 5 year land supply report. It has outline planning permission and there is significant infrastructure already on site including estate roads and a secondary school.

Land west of Horton Heath - site allocation HH1 is being brought forward and developed by the Council. There is an infrastructure first approach to the site and new road infrastructure was started in June 2020. The first residential properties are under construction with completions expected in Lower Acre in 2025/26. The final report has been updated to reflect the latest phasing for the rest of the development, with 299 dwellings now estimated 2027/28 – 28/29. This compares to the estimated 486 dwellings in the draft report.

Land west of Allbrook Way - it is noted that the latest reserved matters application (RM/24/98388) reduces the dwelling numbers from 52 and 49 dwellings. This will be picked up in the next update alongside other changes to dwellings numbers and phasing.

Land south of Maddoxford Lane and east of Crows Nest Lane – this is an allocated site in the adopted plan (BO1). Completions are estimated in 2027/28. There have been pre-app discussions to consider whether a higher number of dwellings could be built on this site.

Kings Copse Avenue – this is an allocated site in the adopted plan (BO3). It is owned by the Council and has been subject to pre application discussions. A planning application is expected later this year.

There are currently planning applications pending for the site allocations BO4, Land north of Myrtle Cottage, Winchester Road and BU1, Land north of Providence Hill (applications F/24/97945 and F/25/99169). The five year supply report uses the estimated dwelling numbers in the adopted Local Plan. For each of these sites, there have been two previous applications and it is estimated that completions will be delivered from 2027/28.

The sites Land at 237 Chamberlayne Road and Land at Station Road, Arch Theatre are urban sites. They are both in Council ownership and identified in the Council's housing programme. They are estimated to deliver completions in 2027/28 and 2028/29.

Conclusion

The Council accepts that it is currently unable to demonstrate a five year land supply. However, the evidence set out above provides justification for the detailed five year supply calculations in the final report. These are based on the planning status of sites, discussions with agents, landowners and developers and recent progress on Council schemes.