

**Stage 1 Five Year Supply Assessment –
Eastleigh Borough Council**
On behalf of Southern Strategic Land Two LLP

May 2025

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Our reference
03149

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1. Introduction

Introduction

- 1.1 This report has been prepared by Turley on behalf of Southern Strategic Land Two LLP in respect of their interests within the authority of Eastleigh Borough Council. This report provides a review and commentary of the Council's housing land supply position.
- 1.2 The latest formal position statement from the Council is set out in the Calculation of Five-Year Housing Land Supply report which is dated November 2024. The statement covers the five year supply period from 1 April 2024 to 31 March 2029. In this report the Council claim to have a supply of 4.3 years, with sites projected to deliver a total claimed deliverable supply of 3,143 homes. This is a shortfall of 502 homes.
- 1.3 However, the methodology for calculating supply in the report is not based on the up to date methodology from the December 2024 NPPF as it fails to include a 5% buffer in the calculation. Based on the current correct methodology for calculating supply, the actual supply would be 4.1 years, a shortfall of 684 homes.
- 1.4 Having reviewed the Council's report, Turley are of the opinion that the actual supply position is less than the 4.1 years claimed. Several sites are included in the projected supply that do not have detailed consent and where there is a lack of clear evidence that completions will begin within five years. In our view there is a serious and significant shortfall in the supply within the Borough and the Council should take positive action to address this both for the current monitoring period and to ensure a deliverable supply going forwards.

Scope of Stage 1 Assessment

- 1.5 This report comprises the findings of a desk based assessment of the Council's Calculation of Five-Year Housing Land Supply. This has involved consideration of the NPPF context, a review of the Local Plan position and housing requirement, and our professional experience in testing land supply.
- 1.6 Commentary is provided on the following;
 - Determining the appropriate five year period for assessing five year supply;
 - Determining the appropriate five year housing land supply requirement;
 - The application of an appropriate buffer to the calculation;
 - Identifying a realistic and deliverable supply in accordance with the NPPF definition of a deliverable site;
 - Consideration of the Council's approach to lead in times and any local, regional or national evidence provided to support this; and

- Calculating Turley's assessment of the Council's housing land supply position using the steps above.

2. Planning Policy Context and Relevant Appeals

The Development Plan

- 2.1 At the time of writing, the Eastleigh Borough Council Development Plan comprises:
- Eastleigh Borough Local Plan 2016-2036 (adopted April 2022); and
 - Hampshire Minerals and Waste Plan (adopted October 2013).
- 2.2 Local Plan Policy S2 (Approach to New Development) sets out that the Council will promote the delivery of a minimum of 14,580 new homes over the plan period 2016-2036. The pattern of delivery is expected to involve:
- 2,572 homes completed 1st April 2016 to 31st March 2019;
 - 7,187 homes with planning permission or resolution to grant planning permission at 1st April 2019;
 - 1,475 allowance for windfall development; and
 - 732 homes on new sites allocated in the Local Plan.
- 2.3 Local Plan Policy S3 (Location of New Housing) states that the Council will focus as much new housing as possible within existing urban areas. It proposes the following:
- development of approximately 5,960 homes on strategic sites with planning permission;
 - development of approximately 2,702 homes on other large sites which already have planning permission or resolution to grant planning permission;
 - approximately 732 homes on new smaller greenfield and urban sites.

Other Material Considerations

National Planning Policy Framework (December 2024)

- 2.4 The National Planning Policy Framework was updated in December 2024, with the changes affecting the need to demonstrate a five year housing land supply. Relevant sections are summarised below.
- 2.5 **Paragraph 11** confirms that for decision taking, where there are no relevant development management plan policies, or the policies which are most important for determining the application are out-of-date, granting planning permission unless:
- (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

- (ii) any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.
- 2.6 **Footnote 8** (linked in paragraph 11) states that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five-year housing supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 78, or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the previous three years.
- 2.7 The definition of a 'deliverable' site is included at Annex 2 to the NPPF and is as follows:

To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
 - (a) *sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*
 - (b) *where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.*
- 2.8 **Paragraph 61** advises that to support objectives of **significantly boosting** the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. The paragraph also advises that the overall aim should be to **meet an area's identified housing need**, including with an appropriate mix of housing types for the local community. This is change from the 2023 NPPF which sought for as much of an area's identified housing need to be met if possible. In our view, this last (amended) part of paragraph 61 confirms that, in Eastleigh Borough, housing need, as provided by the latest standard method calculation should be met by the Council.
- 2.9 **Paragraph 78** confirms that Planning Authorities should maintain and update annually a 5-year supply of deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. A buffer of 5% buffer or 20% should be applied to the calculation, with the appropriate buffer determined based on an authority's performance against the Housing Delivery Test (HDT).
- 2.10 **Footnote 39** associated with paragraph 78 states that the local housing need should be applied unless the strategic policies which are more than five years old have been

reviewed and found not to require updating. The local housing need should be calculated using the standard method set out in national planning guidance.

Planning Practice Guidance

2.11 The PPG provides further guidance on assessing a five-year housing supply including:

Housing Supply and Delivery:

- Paragraph 007 – What constitutes a ‘deliverable’ housing site in the context of plan-making and decision-taking?
- Paragraph 008 – What happens if an authority cannot demonstrate a 5 year housing land supply?
- Paragraph 009 – How can a 5 year housing land supply be confirmed as part of the examination of plan policies?
- Paragraph 013 – How should buffers be added to the 5 year housing land supply requirement?
- Paragraph 022 – How can past shortfall in housing completions against planned requirements be addressed?
- Paragraph 023 – How can past over-supply of housing completions against planned requirements be addressed?

2.12 **Paragraph 007** (under ‘Housing Supply and Delivery’), mentioned above, sets out what evidence to demonstrate deliverability may include as the following:

- current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;
- firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;
- firm progress with site assessment work; or
- clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects

2.13 Overall the NPPF and PPG are clear that the obligation is on the local planning authority to demonstrate a five year supply against the definition of “deliverable” set out in Annex 2 of the NPPF and that this should be position that the authority should update annually.

Land off Cobbett Way, Botley Appeal Decision, December 2024

- 2.14 The latest relevant appeal considering five year supply to be decided in Eastleigh was for an appeal at Land off Cobbett Way, Botley (3350858), heard via the Hearing procedure. This was decided in December 2024. Whilst the appeal was dismissed, it was common ground between the Council and the Appellant that the Council was not able to demonstrate a five year supply. The Inspector briefly considered five year supply at paragraphs 30 and 31 of the decision but did not pass judgement on whether the Council or Appellant's figure was preferred.
- 2.15 For the purposes of this appeal the Council prepared a Draft update to its supply position with a base date of 1 April 2024 (this document is undated but was uploaded in November 2024). This, based on the December 2024 NPPF method for calculating five year supply, revised the position to 4.4 years, which is a shortfall of 418 homes for the period 2024/25 to 2028/29.
- 2.16 The current published supply position appears nearly identical to the 'draft' in the submitted to the appeal. The total claimed supply in the current report is 84 homes less than that presented at the Botely appeal. The differences are;
- Land West of Horton Heath – delivery in the supply period is now claimed to be 299 homes, whereas previously this was 486 homes; and
 - Kings Copse Avenue, Botley – delivery in the supply period is now claimed to be 200 homes, whereas previously this was 95 homes.
- 2.17 For the purposes of this assessment we have focused on the position set out in the formally published supply statement.

3. Assessment of Housing Land Supply

- 3.1 This section of the report provides our assessment of the strength of Eastleigh Borough Council's housing land supply position.
- 3.2 The Council's latest formal position statement is dated November 2024 and covers the period from 1 April 2024 to 31 March 2029.
- 3.3 When calculating its 5 year housing land supply requirement, the Council use the adopted Local Plan requirement figure (from Policy S2) of **729 homes per annum** equating to a five year requirement of **3,645 homes**. Tables are then presented providing a breakdown of the projected supply from each site for the supply period. The tables list details including site status, completions to date, and planning permission expiry date.
- 3.4 The published report claims a deliverable supply of 3,143 homes, against a requirement of 3,645 homes. This equates to a claimed supply of 4.3 years (a shortfall of 502 homes).
- 3.5 However, the methodology for calculating supply in the report is not based on the up to date methodology from the December 2024 NPPF as it fails to include a 5% buffer in the calculation. Based on the current correct methodology for calculating supply, the actual supply would be 4.1 years, a shortfall of 684 homes. This revised position is set out on the Local Plan Monitoring webpage where the formal report is published but not set out within the report itself.

The Appropriate Five Year Supply Period

- 3.6 The supply position statement does not expressly present any overall annualised completions data up to the 2024/25 monitoring year. However, for the major site included in the supply, the statement sets out information on a site by site basis detailing completions for the 2023/24 monitoring year so it is assumed that the Council does have completions date up to 31 March 2024¹. The Council does not include any adjustment to the requirement to account for over or under delivery to date.
- 3.7 We consider that the supply position should be based on the most recently available completions data and therefore, for the purposes of this assessment, we consider the appropriate supply period to be 1 April 2024 to 31 March 2029.

The Housing Requirement

- 3.8 The Eastleigh Borough Council Local Plan (2016-2036) was adopted on 25 April 2022, meaning that it is less than five years old. Local Plan Policy S2 (Approach to New Development) states that the Council will promote the delivery of a minimum of 14,580 new homes (equating to 729 per annum) between 2016-2036. As the adopted Local Plan is less than five years old, the adopted strategic policies set out the housing requirement (in accordance with paragraph 78 of the NPPF).

¹ We also note that up to date completions data appears to have been provided to the Appellant at the Botley appeal.

- 3.9 Once the plan reaches five years old, which for Eastleigh will be April 2027, the (current) NPPF states that five year supply should be tested against the Local Housing Need (LHN) figure derived by the Standard Method calculation, unless relevant strategic policies have been reviewed and found not to require updating. Of note, the current 2025 LHN for Eastleigh is 920 homes per annum², which is a significant increase in the annual adopted requirement and is a material consideration when considering applications that can deliver more homes.
- 3.10 However, at the present time, given the plan has not yet reached five years old we accept that the basic annual requirement should be 729 homes per annum, equating to 3,645 homes over 5 years.

Buffer and Shortfall

- 3.11 The Housing Delivery Test (HDT) was updated in December 2024 with 2023 based results. This new result for Eastleigh was 122% and, therefore a 5% buffer should be applied to any five year supply calculation.
- 3.12 However, the Council do not apply any buffer to the supply calculation in the within the text of the latest formally published statement. As acknowledged on the Council's Local Plan monitoring webpage, for the purposes of calculating five year supply the December 2024 NPPF (paragraph 78) requires the Council to apply a 5% buffer to the requirement calculation to ensure choice and competition in the market for land.
- 3.13 This equates to a five year requirement of **3,827 homes**. We agree that this is the correct housing requirement to use for the purposes of calculating supply at the current time.

Sources of Supply

- 3.14 The Council's claimed sources of supply are set out in the supply report as follows;
- Net Outstanding Permissions for small sites (1-9) units (discounted by 4% for Lapses) – 134 homes
 - Net Outstanding planning permissions for large sites (10 or more units) - 2,083 homes
 - Sites with a resolution to grant planning permission – 351 homes
 - Housing for Older People (C2) (Equivalent of) – 96 homes
 - Sites in Adopted Local Plan – 271 homes
 - Sites In Eastleigh Borough Council's Housing Programme (Pre-planning) – 46 homes

² This is an up-to-date calculation as at 27 May 2025, following the publication of the latest figures on affordability ratios (March 2025) and updates to dwelling stock numbers (May 2025).

- Windfall allowance for years 3, 4 and 5 – 162 homes
 - Total expected supply for the period 1 April 2024 – 31 March 2029 - **3,143 homes**

- 3.15 Having reviewed the components of the Council's supply, there are several categories where the Council are including projected completions from sites which do not yet have detailed planning permission, or in the case of the Sites In Eastleigh Borough Council's Housing Programme are 'pre-planning'. Sites for major development which do not have detailed permission should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years (as per the NPPF definition of deliverable). The onus is on the Council to provide this clear evidence, and it should be in place at the base date³.
- 3.16 In terms of 'evidence' provided by the Council in the supply position statement there is some commentary on the major sites included in the supply set out in the tables within the report. However there are no accompanying pro-formas of links to additional information.
- 3.17 When reviewing the planning status of sites, we have come across some instances where updated information is available. As the relevant base date is 1st April 2024, clear evidence on deliverability should have been available at the base date. Nevertheless, we have also considered any updates this as part of the overall requirement for there to be 'clear evidence' that first homes will commence in the relevant 5 year period.

Lead in Times and Delivery Rates

- 3.18 The Council provides an annual breakdown of anticipated delivery within the tables in the supply position statement, and in some cases have explained the approach to lead in times and the delivery rates applied with reference to discussions with the relevant agent and/or landowner/developer of the sites.
- 3.19 However, in our view, some assumptions the Council have applied to delivery rates do appear overly optimistic. In addition, where relevant, we have considered the average annual build-out rates set out at Figure 4.1 of the Lichfields Start to Finish Report (third edition March 2024).

Small Sites (1-9 Homes)

- 3.20 136 homes are included in the support from outstanding small site commitments. The Council apply a 4% discount to this source of supply at present. The nature of small scale development is that it is typically undertaken by small or medium developers, or even private individuals, rather than national housebuilders. It is not unusual or uncommon for consents to lapse before they are implemented, or for revised applications to be progressed.

³ As per the findings of the Inspector for the Woolpit, Suffolk appeal, (Ref. APP/W3520/W/18/3194926), paragraph 75.

- 3.21 We are aware of several local authorities who consider it appropriate to apply a non-implementation or lapse rate to certain components of supply, so as not to over estimate the number of units that are likely to come forward. This is particularly appropriate where an authority has some local data on historic lapse rates. Examples of deductions are as follows:
- Stroud apply a non-implementation rate of 22% to all un-allocated small sites (9 dwellings or less);
 - Somerset West and Taunton apply a lapse rate of 10% to all small sites;
 - Cornwall apply a 10% discount to all small sites;
 - South Somerset apply a 10% non-implementation rate to small sites (1-9 dwellings) included in the Council's supply; and
 - Malvern Hills District Council apply a 5% lapse rate to the total identified supply from all sources (large and small).
- 3.22 The Council have applied a 4% discount to account for any potential under delivery to reduce the outstanding small sites commitments from 140 to 134 homes, however, we consider this to be an underestimate of the number of permissions that may not be delivered from this category. We consider that a 10% discount is more realistic and have reduced the overall supply figure further to 126 homes.
- 3.23 The use of a lapse rate is considered a pragmatic approach, rather than an assessment of the deliverability of each site given that the NPPF definition of deliverable states that sites that do not involve major development and have planning permission should be considered deliverable until permission expires.

Windfall Sites

- 3.24 The NPPF sets out that a windfall allowance for sites not specifically identified within the development plan may be justified if a local planning authority has compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.
- 3.25 The Council's supply statement identifies a windfall allowance of 162 homes between 2026 to 2029 (applicable to years 3, 4 and 5). Windfall delivery was considered during the examination of the Local Plan and the Inspector appointed found there was sufficient evidence to allow them to include windfall delivery in their trajectory (see para 4.29-4.31 of the supply report). That being said, and for the purposes of this assessment; to avoid double counting small site commitments (1-9 homes) we have removed year 3 from the windfall allowance and reduced the figure to 108 homes between 2026 to 2029 (applicable to years 4 and 5).

Assessment of the Council's Supply

- 3.26 We have reviewed all of the sites listed within the Council's trajectory, with a more detailed review of the sites for major development. The results of this assessment are

summarised in the table below where we have extracted a summary of all sites where we consider the projected delivery is either overly ambitious, or where there is a lack of clear evidence that the site meets the definition of deliverable. Our findings are provided in the commentary column.

Table 3.1: Disputed Sites

Site	Council Supply	Turley Supply	Difference in Delivery	Commentary
Land to the North and East of Winchester Street, Botley	26	0	-26	There is outline consent on this site for up to 375 homes, however the site is owned by the County Council and there is no record of any submission of reserved matters relating to the details of the new homes to date (there is reserved matters consent for noise bunds and for the delivery of the biodiversity enhancement phase). It is not clear whether the site is yet controlled by a developer. The onus is on the Council to demonstrate clear evidence completions will begin on site within five years. With uncertainty around who will develop the site, and no submission, let alone approval, of reserved matters (noting that we are now over 12 months beyond the base date) there is a lack of clear evidence that completions will occur and the site should not be included in the supply at this time.
Land West of Woodhouse Lane	122	0	-122	Hybrid permission was granted in September 2019 for up to 605 homes under reference O/18/83634 (submitted by Hampshire County Council), however the residential element was all in outline form. We are now over 12 months beyond the 1 st April 2024 base date and there is no detailed consent in place for any residential units on this site nor are there currently any applications for reserved matters for residential units pending determination (reserved matters applications have been submitted for noise bunds and acoustic fencing [reference RM/20/87347] and community sports provision and public open space [reference RM/20/89363]). Whilst the permission appears extant, the Council has identified issues marketing the site to a developer. It is not clear if a housebuilder is involved. The Council has not provided the necessary clear evidence that completions will be delivered in the five year period on this site.
Land West of Horton Heath	381	200	-181	Detailed consent was granted in December 2022 for 381 homes on this site (reference F/20/89500), the applicant was Eastleigh Council. The site is within the red line for a wider site subject to a pending outline application and considered as a separate row within the supply trajectory (pending determination for up to 2,500 homes under reference O/20/89498, also submitted by the Council), effectively this site is Phase 1. It is not disputed that this (Phase 1) part of the site that has detailed consent is deliverable (reference F/20/89500 for 381 homes). However the delivery rates the Council anticipate

Site	Council Supply	Turley Supply	Difference in Delivery	Commentary
				appear very high (up to 212 homes in a single year). This is a Council owned site, and Wates Development have been appointed to construct. The Lichfield Start to Finish report suggests that sites of this size typically deliver between 35 and 60 dwellings per annum. The Council anticipate first completions in year 2 of the supply period (2025/26). In our view a reduced delivery rate of 50 dwellings per annum is much more likely to be achieved. The supply has therefore been reduced accordingly to 200 homes, a reduction of 181 homes.
Land West of Allbrook Way, Knowle Hill	52	49	-3	Outline planning permission was granted in June 2024 for up to 52 homes under reference O/19/86980. A reserved matters (RM/24/98388) was submitted by Bargate Homes in October 2024 for 49 homes and was approved in February 2025. Whilst the reserved matters application was submitted after the base date, we do not disagree that this is a deliverable site but the delivery should be reduced to reflect the number of homes with detailed consent.
Land West of Horton Heath	299	0	-299	An outline application is pending determination for up to 2,500 homes under reference O/20/89498. The site received a resolution to grant consent at committee in March 2025, however as yet there is no decision notice or permission in place. Phase 1 of the site has a separate detailed consent granted in December 2022 for 381 homes (reference F/20/89500), the applicant for both submissions was Eastleigh Council. The detailed site (Phase 1) is considered as a separate row within the supply trajectory. Outline permission was also previously granted on the site for up to 950 homes in December 2017 (reference O/14/75735), and up to 450 homes in November 2017 (reference O/16/79354). Both of these outline applications appear to be expired. Reserved matters were anticipated early 2025 (according to the supply statement), however without permission in place, this will not materialise. Even once detailed submissions are made it is not clear in what form they will be submitted (including how many homes) and how long these will take to be determined. There is no permission in place for the remaining residual units from the pending outline application (reference O/20/89498) and the Council has not provided the necessary clear evidence that completions will be delivered in the five year period. The supply has therefore been reduced accordingly.
Land south of Maddoxford Lane and east	30	0	-30	This site is allocated for development of 30 homes in the Local Plan, although pre-application enquiries have been made there is no record of any application for development having been submitted on the site to date. A detailed application for 92

Site	Council Supply	Turley Supply	Difference in Delivery	Commentary
of Crows Nest Lane				homes (F/19/85178) was refused in November 2020 and an appeal dismissed in August 2021. There does not appear to be any revised submission for permission on this site, despite the Council indicating one would be expected in 2024. There is no clear evidence that homes will come forward on this site in the next 5 years.
Kings Copse Avenue, Botley	200	0	-200	This site is allocated for development of 120 homes in the Local Plan, however there is no record of any application being submitted for development on the site. Whilst a request for pre-application advice has been referenced in the supply statement, there is no certainty when an application will come forwards, nor is there any indication whether this will be outline or detailed and when it could be expected to be determined. At the base date, and at the time of writing, there is no clear evidence that homes will be delivered on this site in the next 5 years.
Land north of Myrtle Cottage, Winchester Road	22	0	-22	A full application is pending determination (F/24/97945) on this site for 53 retirement apartments. The site is allocated in the local plan for 22 residential units. The application remains undetermined and the response from the Urban Design Team (March 2025) contains outstanding objections and requests for revisions to the proposals. It is not clear when this application will be determined, or whether it will be approved. Historically an application for 31 homes (F/19/85604) was refused and dismissed at appeal in October 2021, and a scheme for 25 units (F/21/89989) was refused in March 2023. There is no permission in place for development on this site and clear evidence that homes will come forward on this site in the next 5 years.
Land north of Providence Hill	19	0	-19	This site is allocated in the Local Plan for development of 19 homes. A detailed application (F/24/97312) for a 69 bed care home and care cottages was refused on the site in November 2024. There does not appear to have been an appeal submitted to date against this refusal. A revised application (F/25/99169) for a 68 bed care homes and 3 age restricted cottages was submitted in March 2025 and remains pending determination. There is no permission in place and no clear evidence that homes will come forward on this site in the next 5 years.
Land at Chamberlayne Road, Eastleigh	237 11	0	-11	A detailed application for 12 homes was refused in October 2023 (reference F/23/95574). There does not appear to be any revised planning application for development on this site. Whilst the Council suggest pre-application advice has been given there is no evidence on when an application may come forward and how long it would take to be determined. There is no explanation as to the suggested timings for any application coming forward. The supply report suggests the Council, who own the site, are

Site	Council Supply	Turley Supply	Difference in Delivery	Commentary
				expected to take it to auction to be sold, it is not clear whether this has happened. The Council has not provided any clear evidence to demonstrate that homes will be delivered on this site within 5 years. No homes should be included in the supply from this source.
Land at Station Road (Arch Theatre), Chandlers Ford	17	0	-17	There does not appear to be any planning application for development on this site. Whilst the Council suggest pre-application advice has been given there is no evidence as to when an application may come forward and how long it would take to be determined. The Council has not provided any clear evidence to demonstrate that homes will be delivered on this site within 5 years. No homes should be included in the supply from this source.
Small Sites Commitments	134	126	-8	The Council's small site commitments has been discounted by 4% to account for any potential under delivery. The nature of small scale development is that it is typically undertaken by small and medium developers, or even private individuals, rather than national housebuilders. It is not unusual or uncommon for consents to lapse before they are implemented, or for revised applications to be progressed. A 10% discount is more realistic and has been applied.
Windfall Sites	162	108	-54	Year 3 of the Council's windfall sites has been removed to avoid double counting with small sites commitments.
Total	1475	483	-992	

- 3.27 The above reductions are based on our deskbased review and the best available evidence at the time of writing. Assumptions may vary in the future due to the planning status of sites changing over time and/or the Council's evidence on certain sites becoming more robust. However, in our view it is clear that there are several elements of the Council's supply which do not meet the definition of deliverable, or where unrealistic deliverability assumptions have been applied.
- 3.28 Based on the above reductions the Council's revised supply position would be as set out below.

Revised Five Year Supply Calculation

Step	Stage	Calculation
A	Annual Requirement	729dpa
B	Five Year Requirement (Ax5)	3,645
C	Requirement with 5% buffer	3,827
D	Turley Assessed Supply	2,151
E	5 Year Calculation	2.81 years
F	Shortfall	-1,676

4. Conclusions

- 4.1 The Council, based on its November 2024 housing land supply statement claim to have a supply of only 4.3 years, with sites projected to deliver a total claimed deliverable supply of 3,143 homes. This is a shortfall of 502 homes. However, this calculation does not include a 5% buffer to the calculation, which is now required under the December 2024 Framework. If this is included, which we consider it should be in line with paragraph 78 of the NPPF, the Council's own actual supply position would reduce to only **4.1 years, a shortfall of 684 homes.**
- 4.2 We have undertaken an assessment of the Council's latest position statement and in our view it is clear that there are several elements of the Council's supply which do not meet the definition of deliverable, or where unrealistic deliverability assumptions have been applied.
- 4.3 We consider that the actual deliverable supply is 992 homes less than claimed by the Council. These reductions are based on sites without detailed consent, a reduction where delivery rates appear unrealistic, a reduced windfall allowance, and the potential to apply a 10% non-implementation rate to small sites.
- 4.4 Based on our calculations the supply is reduced to **2.81 years**, with a deliverable supply of 2,151 homes. This is a shortfall of **1,676 homes.**
- 4.5 In our view there is a serious and significant shortfall in the supply within the Borough and the Council should take positive action to address this both for the current monitoring period and to ensure a deliverable supply going forwards.

**Appendix 1: Eastleigh Borough Council five year
housing land supply calculation –
base date 1st April 2024**

Calculation of Five-Year Housing Land Supply

Eastleigh Borough Council

November 2024

Prepared by
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Hampshire
County 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 2024. It comprises this main document and appendices detailing the housing sites involved. This updates and replaces the previous report covering the period 1 July 2022 to 30 June 2027.
- 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 2024, 6,745 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 913 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 4.3 years' worth of housing using the housing requirement figure.
- v. A total of 3,143 dwellings are expected to be delivered between 1st April 2024 and 31st March 2029 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 2024 and covers the anticipated supply to be delivered in the five-year period from 1st April 2024 to 31st March 2029. 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 2021 (NPPF) required Local Planning Authorities to assess and demonstrate a five-year supply of deliverable sites. Specifically, paragraph 74 of the NPPF stated:

“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.”

2.2 However, following the publication of the revised NPPF in December 2023, the requirement to assess and demonstrate a five-year supply of deliverable sites was removed in some circumstances. Specifically, paragraph 76 of the NPPF 2023 stated:

“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 The Eastleigh Local Plan was adopted on 25th April 2022 and therefore was adopted less than five years ago, and the adopted plan identified at least a five-year supply of specific, deliverable sites at the time that its examination concluded.

2.4 However, in July 2024 a draft NPPF was published by the government which proposes to reintroduce the five-year land supply requirement test for Councils who have adopted a local plan in the last five years.

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 2023 showed that Eastleigh had delivered 2,795 dwellings over the three years between 1st April 2019 and 31st March 2022 against a target of 1,795 dwellings in the same period. Giving a Housing Delivery Test measurement of 156%. This meant that Eastleigh Borough passed the Housing Delivery Test and is not subject to a 20% buffer.

3.4 National Planning policy previously required that even where the Housing Delivery Test has been passed an 'appropriate buffer' of 5% should be added to the supply 'to ensure choice and competition in the market'. However, the latest NPPF (December 2023) does not include a requirement for a 5% buffer.

3.5 Consequently the housing requirement figure identified in the Local Plan excluding a buffer being applied would make Eastleigh Borough Council's figure 729 dwellings per annum.

Delivery

3.6 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 as 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

3.7 The National Planning Policy Framework (NPPF) glossary defines windfall sites as “sites not specifically identified in the development plan”. Paragraph 72 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.

3.8 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 2024.

4.2 On this basis, this assessment of five-year land supply has a base date of 1st April 2024 and covers the five-year period to 31st March 2029. 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	8.0
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	3.0
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
Total	3,366	139	4.1

4.5 For a 1st April 2024 base date, the monitoring data shows that there are planning permissions for a gain of 174 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 140. 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 134 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 2029.

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 2023 to 31st March 2024.

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 2024 base date there are 20 large committed sites which are expected to contribute to the five-year land supply. Of these sites, 18 either have a material start on site or were under construction and over 500 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 2,915 dwellings (net) which are yet to be built across these 20 sites. Of this, 2,083 dwellings are expected to be built within the five-year period to 31st March 2029. There are thus a further 832 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 2024. The local planning authority is working to issue permissions for those schemes with Committee resolution to grant (for example securing a section 106 agreement prior to issuing permission).

4.15 There are 2 sites within this category, these are set out at Appendix C with commentary on the latest position.

4.16 The sites within this category have a total net capacity for 2,168 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 351 of the dwellings to be delivered from this source of supply within the five-year period to 31st March 2029.

Specialist Housing for Older People

4.17 In its guidance on how to calculate a five-year housing land supply, the NPPG (para. 035, 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'.

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 2029.

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 2024.

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 site within this category has a total net capacity for 271 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 271 of the dwellings to be delivered from this source of supply within the five-year period to 31st March 2029.

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 2024.

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 3 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 46 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 46 of the dwellings to be delivered from this source of supply within the five-year period to 31st March 2029.

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 2024-2029

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 2024 to 31st March 2029 is 3,143 dwellings. This is set out in Table 2 below.

Table 2: Housing Supply 1st April 2024 to 31st March 2029

Housing Supply 1st April 2024 to 31st March 2029	
Source of Supply	Number of Dwellings
Net Outstanding Permissions for small sites (1-9) units (discounted by 4% for Lapses)	134
Net Outstanding planning permissions for large sites (10 or more units)	2,083
Sites with a resolution to grant planning permission	351
Housing for Older People (C2) (Equivalent of)	96
Sites in Adopted Local Plan	271
Sites In Eastleigh Borough Council's Housing Programme (Pre-planning)	46
Windfall allowance for years 3, 4 and 5	162
Total expected supply for the period 1 st April 2024 to 31 st March 2029	3,143

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 2024 to 31st March 2029.

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 4.3 years and are therefore currently unable to demonstrate a five-year housing land supply.

Table 3 : Five Year Land Supply Calculation (1st April 2024 Base Date)

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

Column ID	Housing Requirement 1st April 2024 – 31st March 2029	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 2024 – 31 st March 2029	3,645
	Housing Supply 1st April 2024 – 31st March 2029	

c	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31 st March 2029 (discounted by 4% for lapses)	134
d	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 31 st March 2029	2,083
e	Sites with Resolution to Grant Planning Permission that are expected to be built by 31 st March 2029	351
f	Specialist Elderly Housing (C2) expected to be built by 31 st March 2029	96
g	Sites in Adopted Local Plan expected to be built by 31 st March 2029	271
h	Sites in Eastleigh Borough Council's Housing Programme (Pre-Planning) expected to be built by 31 st March 2029	46
i	Windfall Allowance for year 3, 4 and 5	162
j	Expected Supply for the period 1st April 2024 - 31st March 2029 (c+d+e+f+g+h+i)	3,143
k	Expected Supply Surplus/Deficit over period 1st April 2024 – 31st March 2029 (j-b)	- 502
l	Supply in Years (j/a)	4.3

5.3 The conclusion is therefore that, based on the latest evidence, the five-year housing land supply in Eastleigh Borough is 4.3 years

Appendix A: Small Site Commitments 1st April 2024

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	03-Oct-12	03-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	05-Oct-16	05-Oct-19	1 OAKMOUNT AVENUE	CHANDLERS FORD	Commenced	1	1	0
F/16/78096	FULL	09-Feb-17	09-Feb-20	MIDLANDS ESTATE	WEST END	Commenced	2	0	2
F/17/80188	FULL	08-Dec-17	01-May-21	86 REAR OF EDWARD AVENUE (ROEBUCK CLOSE)	BISHOPSTOKE	Commenced	5	0	5
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/19/86015	FULL	07-May-21	07-May-24	27 REAR OF SEAVIEW ESTATE	NETLEY ABBEY	Not Started	1	0	1
F/20/87926	FULL	11-Feb-21	11-Feb-24	OAK LODGE BRIDGE ROAD	SOUTHAMPTON	Commenced	6	0	6
F/20/88114	FULL	24-May-21	24-May-24	CHALCOT YORK ROAD	SOUTHAMPTON	Not Started	1	1	0
F/21/90716	FULL	22-Jul-21	22-Jul-24	HALL LANDS FARM HALL LANDS LANE	EASTLEIGH	Not Started	1	1	0
F/20/88124	FULL	11-Nov-20	11-Nov-23	ALLINGTON MANOR FARM HOUSE ALLINGTON MANOR ALLINGTON LANE	SOUTHAMPTON	Commenced	1	1	0
F/20/88620	FULL	20-May-21	20-May-24	9 NICHOL ROAD	EASTLEIGH	Commenced	1	0	1
F/20/88658	FULL	08-Mar-21	08-Mar-24	HOLME FARM DURLEY 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/21/89882	FULL	11-Aug-21	11-Aug-24	THORNEYDOWN FARM MOORHILL ROAD	SOUTHAMPTON	Not Started	1	1	0
F/20/89336	FULL	26-Feb-21	26-Feb-24	44 BUILDERS YARD TO REAR OF TWYFORD ROAD	EASTLEIGH	Commenced	2	0	2
F/21/91336	FULL	11-Oct-21	11-Oct-24	69 LAKEWOOD ROAD	EASTLEIGH	Not Started	1	1	0
F/21/91371	FULL	11-Oct-21	11-Oct-24	WINTON BOTLEY ROAD	SOUTHAMPTON	Not Started	1	1	0
F/20/89254	FULL	13-Oct-21	13-Oct-24	ROMANY WAY HEATH HOUSE LANE	SOUTHAMPTON	Not Started	1	0	1
F/21/89959	FULL	14-Oct-21	14-Oct-24	11 DEAN COURT	SOUTHAMPTON	Not Started	1	1	0
F/21/91298	FULL	03-Nov-21	03-Nov-24	46 STATION ROAD	SOUTHAMPTON	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F/21/90176	FULL	04-Nov-21	04-Nov-24	CROFT FARM WINCHESTER ROAD	EASTLEIGH	Not Started	1	0	1
F/21/91322	FULL	04-Nov-21	04-Nov-24	14 NICHOL ROAD	EASTLEIGH	Not Started	1	1	0
F/21/90585	FULL	10-Nov-21	10-Nov-24	3 KEBLE ROAD	EASTLEIGH	Not Started	1	0	1
F/21/89986	FULL	22-Dec-21	22-Dec-24	OAKFIELD LAND TO THE REAR OF BOTLEY ROAD	EASTLEIGH	Not Started	1	0	1
F/20/88079	FULL	24-Jan-22	24-Jan-25	82 LAND TO THE REAR OF ST JOHN'S ROAD	SOUTHAMPTON	Not Started	1	0	1
O/22/92300	O/L	17-Mar-22	17-Mar-25	2 LAKEWOOD CLOSE	EASTLEIGH	Not Started	1	1	0
F/21/91367	FULL	10-Feb-22	10-Feb-25	44 TWYFORD ROAD	EASTLEIGH	Commenced	3	0	3
PN/22/92315	PRIOR APPROVAL	25-Mar-22	25-Mar-25	COCKPIT FARM KNOWLE LANE	HORTON HEATH	Not Started	5	0	5
F/21/91532	FULL	01-Nov-21	01-Nov-24	7 SHAFTESBURY AVENUE	EASTLEIGH	Commenced	1	0	1
F/21/91590	FULL	21-Jan-22	21-Jan-25	NETLEY HILL FARM LAND SOUTH OF ST JOHN'S ROAD	SOUTHAMPTON	Commenced	1	0	1
F/22/92492	FULL	07-Apr-22	07-Apr-25	LEEWAY BURNETTS LANE	EASTLEIGH	Not Started	1	1	0
F/21/90245	FULL	22-Jun-22	22-Jun-25	192-194 LEIGH ROAD	EASTLEIGH	Not Started	9	0	9
PN/22/93015	PRIOR APPROVAL	19-Jul-22	19-Jul-25	25 SHAFTESBURY AVENUE	EASTLEIGH	Not Started	1	0	1
F/21/91726	FULL	11-Aug-22	11-Aug-25	HILL HAVEN WINCHESTER ROAD	EASTLEIGH	Not Started	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/21/92172	FULL	26-Sep-22	26-Sep-25	56 NICHOL ROAD	EASTLEIGH	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	01-Nov-22	01-Nov-25	6 GROSVENOR ROAD	EASTLEIGH	Not Started	1	1	0
F/22/92482	FULL	09-Nov-22	09-Nov-25	SUNNYSIDE HEATH HOUSE LANE	SOUTHAMPTON	Not Started	1	1	0
F/22/93033	FULL	16-Aug-22	16-Aug-25	HILLSDALE HAMBLE LANE	SOUTHAMPTON	Commenced	1	0	1
PN/22/93927	PRIOR APPROVAL	24-Nov-22	24-Nov-25	22A SUMMERLANDS ROAD	EASTLEIGH	Not Started	1	0	1
C/22/92414	FULL	03-Jan-23	03-Jan-26	10 LAND ADJACENT TO CROWSPORT ESTATE	SOUTHAMPTON	Not Started	1	0	1
F/22/93954	FULL	02-Feb-23	02-Feb-26	LONG GARDEN COTTAGE WINCHESTER ROAD	SOUTHAMPTON	Not Started	2	0	2
F/22/93758	FULL	08-Feb-23	08-Feb-26	ANTRIM BOTLEY ROAD	EASTLEIGH	Not Started	1	0	1
F/22/94204	FULL	15-Feb-23	15-Feb-26	THE BAYS UPPER NORTHAM DRIVE	SOUTHAMPTON	Not Started	2	1	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
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	02-Mar-23	02-Mar-26	74 LEIGH ROAD	EASTLEIGH	Not Started	3	1	2
F/22/93356	FULL	04-May-23	04-May-26	59 POUND ROAD	SOUTHAMPTON	Not Started	1	0	1
F/23/94930	FULL	12-Jun-23	12-Jun-26	BARNCROFT FARM CLOSE	HAMBLE-LE-RICE	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/22/94044	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	03-Aug-23	03-Aug-26	VILLA CERVINO BOTLEY ROAD	EASTLEIGH	Not Started	1	1	0
F/22/93988	FULL	08-Aug-23	08-Aug-26	OAK LODGE BRIDGE ROAD	SOUTHAMPTON	Not Started	1	0	1
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	03-Oct-23	03-Oct-26	1 SOVEREIGN DRIVE	SOUTHAMPTON	Not Started	1	0	1
F/23/95155	FULL	05-Oct-23	05-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
PN/23/96241	PRIOR APPROVAL	23-Nov-23	23-Nov-26	33-34 VICTORIA ROAD	SOUTHAMPTON	Not Started	2	0	2
F/23/95415	FULL	07-Nov-23	07-Nov-26	107-109 LEIGH ROAD	EASTLEIGH	Commenced	2	0	2
F/23/95453	FULL	14-Dec-23	14-Dec-26	SITE OF RAMCREST LOWFORD HILL	BURSLEDON	Commenced	1	0	1
F/23/95753	FULL	08-Dec-23	08-Dec-26	KYPE VIEW 5 ALLINGTON LANE	EASTLEIGH	Not Started	1	0	1
F/23/96357	FULL	21-Dec-23	21-Dec-26	3 WHALESMEAD ROAD	EASTLEIGH	Not Started	1	0	1
F/23/96301	FULL	04-Jan-24	04-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
LDC/23/95675	CERT OF LAWFULNESS	03-Oct-23		420 SOUTHAMPTON ROAD	EASTLEIGH	Commenced	1	1	0

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
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/23/96266	FULL	05-Feb-24	05-Feb-27	NETLEY HILL FARM LAND TO THE SOUTH OF ST JOHNS ROAD	SOUTHAMPTON	Not Started	1	0	1
F/23/96419	FULL	08-Feb-24	08-Feb-27	WEST END COTTAGE SWAYTHLING ROAD	SOUTHAMPTON	Not Started	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
PN/23/96575	PRIOR APPROVAL	05-Mar-24	05-Mar-27	62 HIGH STREET	SOUTHAMPTON	Not Started	1	0	1
F/23/96022	FULL	07-Mar-24	07-Mar-27	25 HIGH STREET	SOUTHAMPTON	Not Started	1	0	1
F/22/93935	FULL	08-Mar-24	08-Mar-27	HILLTOP PINWOOD PARK	SOUTHAMPTON	Not Started	0	1	-1
F/23/96368	FULL	13-Mar-24	13-Mar-27	59 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
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
F/24/96785	FULL	21-Mar-24	21-Mar-27	418 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	1	1	0
F/24/96741	FULL	22-Mar-24	22-Mar-27	33-34 VICTORIA ROAD	SOUTHAMPTON	Not Started	2	1	1
PN/23/96620	PRIOR APPROVAL	28-Mar-24	28-Mar-27	111 WINCHESTER ROAD	EASTLEIGH	Not Started	6	0	6
LDC/23/95183	CERT OF LAWFULNESS	14-Jun-23		83A HIGH STREET	SOUTHAMPTON	Not Started	1	1	0
LDC/23/95186	CERT OF LAWFULNESS	03-Aug-23		25 OAK VALE	SOUTHAMPTON	Not Started	1	1	0
LDC/24/96745	CERT OF LAWFULNESS	06-Mar-24		380 SOUTHAMPTON 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

174

34

140

Appendix B: Large Site Commitments 1st April 2024

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2024	Planning Status	Planning Permission Expiry	Completions April 2023-March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
	Botley													
	Land north and east of Boorley Green, Winchester Road, Botley	O/12/71514 R/15/77595 R/16/79470 X/18/83548	1330	115	Reserved Matters	Under Construction	22	60	55	0	0	0	115	The site known as Boorley 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. There were 91 dwellings under construction as of 1st April 2024, and the developer expects the outstanding 115 dwellings to be completed by December 2025.
	Land north and east of Boorley Green, Winchester Road, Botley	F/19/86233	67	67	Full Permission	Under Construction	0	50	17	0	0	0	67	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 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 by the end of March 2025. All 67 dwellings are currently under construction. A slightly more cautious approach has been taken, with 17 units moved into 2025/26. The existing dwelling on site along with employment units have all been demolished as part of this scheme.
	Land at Crows Nest Lane, Botley	O/16/78389 RM/18/83875	50	9	Reserved Matters	Under Construction	31	9	0	0	0	0	9	The site received Outline Planning Permission on 28th July 2017. The housebuilder is Foreman Homes. A reserved matters application was approved on 25th November 2019. The site is currently under construction with 41 completed dwellings, the remaining 9 are expected to be delivered in 2024/25.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2024	Planning Status	Planning Permission Expiry	Completions April 2023-March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
	Land north west of Boorley Green, Winchester Road, Botley	O/15/75953R M/17/81628R M/18/84466X /19/84943RM /19/86658X/2 1/91994X/23/ 94736	680	487	Reserved Matters	Under Construction	168	100	100	100	100	87	487	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 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 156 dwellings recorded as under construction at the 1st April 2024.
	Land south of Maddoxford Lane, Boorley Green	O/16/79600 RM/19/84879 F/19/84937	73	73	Reserved Matters	Under Construction	0	44	29	0	0	0	73	The site received Outline Planning Permission on 29th March 2018 for 50 homes. The site was sold to Foreman Homes and a Reserved Matters Application was permitted on 2nd March 2021. Foreman Homes have subsequently gained Full permission (F/19/84937) for 73 dwellings on this site on 27th May 2022. The site commenced early 2024 with 28 dwellings currently under construction, and 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 2024	Planning Status	Planning Permission Expiry	Completions April 2023-March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 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	0	0	26	26	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 discharge of conditions applications pending (DC/24/97105 and DC/24/97107). There is also a reserved matters application pending for the delivery of the biodiversity enhancement phase (RM/24/97106). The County Council has now purchased the previous third-party landowners' interest and is looking to present to the market an assembled site in a single (County Council) ownership. Design details for the remaining sections of the bypass and associated infrastructure – including noise bunds – is being progressed, along with negotiations with SSE in respect of the overhead power lines. Marketing for the entirety of the site is currently planned for late 2025/ early 2026. The Council is aware of two housing developers who are looking to purchase this site are currently in communication with the County Council. As a result, completions on site could begin in 2028/29.
	Bursledon													
	Land at Providence Hill, (rear of Oakeley Vale) Bursledon	O/17/81166R M/21/91772	92	92	Reserved Matters	Under construction	0	42	50	0	0	0	92	Outline planning permission was granted for 92 dwellings on 17th September 2021. Subsequently a reserved matters application for 92 dwellings was permitted on 14th March 2022, and the developer is expecting completions to begin on site in 2024/25, and for the site to be completed by the end of the following year.
	Bursledon Hall, Blundell Lane, Bursledon	PN/21/91216	16	16	Prior Approval	24-Sep-24	0	0	16	0	0	0	16	Prior approval was granted on 24th September 2021 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'.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2024	Planning Status	Planning Permission Expiry	Completions April 2023- March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
	Eastleigh													
	North Stoneham Park, Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892 RM/17/81168	1074	236	Reserved Matters	Under Construction	76	50	75	75	36	0	236	The site received Outline Planning Permission in January 2016 for 1,100 dwellings. The main developer is Highwood. Reserved Matters approval has subsequently been approved 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 2027/28.
	Former Eastleigh Post Office, 14 High Street, Eastleigh	F/20/89125	28	28	Full Permission	Under construction	0	28	0	0	0	0	28	The site is within Eastleigh Town Centre and is therefore within a sustainably located area. The site is being brought forward by Eastleigh Borough Council and involves promoting regeneration and change of a partly vacant brownfield site. The application was permitted on the 20th October 2022. With the site having commenced, and expectations that all flats to be completed in 2024/25.
	land at Toyndee Road	F/21/91686	105	105	Full Permission	Under construction	0	0	49	56	0	0	105	The site lies inside the urban edge in a highly accessible and sustainable location and has been identified as being suitable for redevelopment as part of 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.
	Regal Buildings, Market Street	F/22/92939	18	18	Full Permission	Under construction	0	0	18	0	0	0	18	The site gained permission on 14th September 2023. Work is well underway on the scheme which is for a mixed use of 4 commercial units and 18 residential flats. The site is expected to complete in 2025/26.
	Fair Oak													

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2024	Planning Status	Planning Permission Expiry	Completions April 2023- March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
	Pemblers Hill Farm, Mortimers Lane, Fair Oak	O/15/77190 RM/18/83278	242	8	Reserved Matters	Under Construction	35	8	0	0	0	0	8	The site received reserved matters on 28th November 2018 and work commenced on site in June 2019. The site has recorded 234 completions by 1st April 2024. The site is near completion, and the remaining 8 units are expected to complete in 2024/25.
	Treetops, Allington Lane, Fair Oak	F/21/91132	35	35	Full Permission	Under Construction	0	5	30	0	0	0	35	The application was permitted on 27th October 2022. Construction began on the site in 2024, with the developer expecting 5 completions by 31st of March 2025 and the remainder to be built out in 2025/26.
	Hedge End													
HE1	Land west of Woodhouse Lane	O/18/83634	605	605	Outline Permission	Material Start	0	0	0	0	44	78	122	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. Application submitted 17th July (ref O/18/83634) with permission granted on 6th September 2019. Alongside the housing element significant infrastructure and servicing has now all been constructed. The first phase of the Botley bypass works has provided a widened carriageway as well as a shared footway/cycleway along Woodhouse Lane and support the Woodhouse Lane development to the west and provide improved access to the new Deer Park School which opened in September 2021. The site was previously withdrawn from the market due to prevailing market conditions but is now being brought to market with an updated marketing strategy. Looking to bring phases 1&2 to the market together in the Spring of 2025. With first completions estimated for 2027/28.
HE2	Land west and north of Waylands Place and Peewit Hill Close	F/17/80651	106	106	Full Permission	Material Start	0	0	25	52	29	0	106	The site received Full Planning Permission on 13th October 2017 and sits alongside Land at St Johns Road/Foord Road for 110 dwellings which has now been completed. The developer is Foreman Homes. The site is also known as St. Johns Phase 2. There have been a number of conditions discharged (DC/18/82328, DC/18/82434, DC/18/82751 and DC/21/89845). Works on site commenced in March 2021 and were signed off in April 2021. The application is now deemed to have been implemented, and the developer is expecting completions on site in 2025/26 with the site to be built out by 2027/28.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2024	Planning Status	Planning Permission Expiry	Completions April 2023-March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
BU2	Serenity, Heath House Lane, Hedge End	F/19/86829	122	40	Full Permission	Under Construction	67	40	0	0	0	0	40	An application was submitted on 11th November 2019 which was given a resolution to grant planning permission at Bursledon, Hamble and Hound Local Area Committee on 24th September 2020. Subsequently permission was granted on 8th September 2021. The development known as 'Hamblewood' had 67 completions in 2023/24 with the remaining 40 dwellings expected to complete in 2024/25. There is an existing house which has been demolished as part of the development, giving an overall net figure of 122 dwellings. The applicants are Bargate Homes and Vivid Homes.
	Horton Heath													
HH1	Land West of Horton Heath	F/20/89500	381	381	Full Permission	Under Construction	0	0	46	123	212	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 2025/26, 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													
	Land North of Grange Road, Netley Abbey	O/16/78014 RM/19/86186	89	89	Reserved Matters	Under construction	0	60	29	0	0	0	89	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 is expecting 60 dwellings to be built by the end of March 2025, with the remaining 29 dwellings being completed in 2025/26.

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding April 2024	Planning Status	Planning Permission Expiry	Completions April 2023-March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
	West End													
	Land at Botley Road, West End (Phase 2)	F/19/85439	29	30	Full Permission	Under construction	0	30	0	0	0	0	30	The application was initially submitted for 58 dwellings on a larger parcel of land. this has subsequently been amended to ensure a reptile area and reduce the number of dwellings to 30. The application for this site went to Hedge end, West End and Botley Local Area Committee on 28th September 2020. At the meeting, a resolution to grant full permission was given. The application was subsequently granted on 15th December 2021. The site commenced in January 2024 (along with the demolition of the existing dwelling) and the developer is expecting the site to be completed by the end of March 2025.
2,915				399				526	539	406	421	191	2,083	

Appendix C: Permissions Subject to Agreement 1st April 2024

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
AL2	Land West of Allbrook Way, Knowle Hill	O/19/86980	52	Resolution to grant Outline permission	0	0	10	42	0	52	The application 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. Permission is expected to be granted in the summer of 2024/25. With the reserved matters expected to be submitted soon after. The developer is expecting first housing delivery in 2026/27, subject to achieving the reserved matters consent, water monitoring, GCN clearance and archaeology.
HH1	Land West of Horton Heath	O/20/89498	2119	Resolution to support in principle outline permission	0	0	0	51	248	299	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. The reserved matters application for the Quobleigh Breach phase for an expected 267 dwelling is expected in early 2025 following the expected granting of outline permission in early 2025. A reserved matters is also expected in 2025 for the Upper Acre phase for an expected 430 dwellings. This part of the site is separate to the Full planning permission part of the site F/20/89500.
					2171	0	0	10	93	248	351

Appendix D: C2 Commitments 1st April 2024

Local Plan Site Reference	Address	Application Reference	Total Net C2 Bedrooms	Equivalent Number of Dwellings	Planning Status	Planning Permission Expiry	Completions April 2023-March 2024	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
	North Stoneham Park, Chestnut Avenue	F/19/86946	114	60	Full Permission	Material Start	0	0	0	0	60	0	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	0	36	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 developer expects the site to be completed in 2025/26.
			184	96				0	36	0	60	0	96	

Appendix E: Allocated Sites 1st April 2024

Local Plan Site Reference	Address	Total Net Dwellings	Planning Status	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
BO1	Land south of Maddoxford Lane and east of Crows Nest Lane	30	Allocated in Adopted Local Plan	0	0	0	30	0	30	The site is allocated in the Adopted Local Plan 2016-2036 for an estimated 30 dwellings. Pre-app enquiries have taken place and there is an expectation of a planning application being submitted towards the end of 2024.
BO3	Kings Copse Avenue, Botley	200	Allocated in Adopted Local Plan	0	0	0	100	100	200	The site is owned by Eastleigh Borough Council and is allocated in the Adopted Local Plan 2016-2036. A pre-app is currently being worked on by the borough council and submission of an application is proposed for September 2025. The site is expected to deliver 200 dwellings within the next 5 years.
BO4	Land north of Myrtle Cottage, Winchester Road	22	Allocated in Adopted Local Plan	0	0	0	22	0	22	The site is allocated in the Adopted Local Plan 2016-2036 for an estimated 22 dwellings.
BU1	Land north of Providence Hill	19	Allocated in Adopted Local Plan	0	0	0	19	0	19	The site is allocated in the Adopted Local Plan 2016-2036 for an estimated 19 dwellings. Pre-application discussions relating to proposed development of the site were completed in January 2024. With an application expected to be submitted during the Spring of 2024.
		271		0	0	0	171	100	271	

Appendix F: EBC Housing Programme 1st April 2024

Address	Application Reference	Total Net Dwellings	Planning Status	24/25	25/26	26/27	27/28	28/29	5 Year Supply	1st April 2024 Commentary
Land at 30-32 Queens View, Netley	Q/22/92640 - F/23/96224	18	Pre-application advice received	0	0	18	0	0	18	This site is in full EBC ownership with emerging redevelopment plans for an 18- unit residential scheme, subject to planning. This scheme has been approved for progress by the EBC Housing Programme Board (July 2022), with the planning application becoming valid in October 2023 and expectation for a decision to be made in October/November 2024. Assuming that permission is granted then the borough council are looking to appoint a principal contractor as soon as the decision has been determined and are aiming to commence the site in mid-February. With completions expected in the Summer of 2026.
Land at 237 Chamberlayne Road, Eastleigh	Q/21/90499	11	Pre-application advice received	0	0	0	11	0	11	This site is currently in full EBC ownership, but the Council are expected to take the site to auction. The site lies in the urban edge with policy support for redevelopment.
Land at Station Road (Arch Theatre), Chandlers Ford	Q/21/90496	17	Pre-application advice received	0	0	0	0	17	17	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, based on the previous plans for 17 units. However, a conservative approach has been taken with completions being expected in 2028/29.
		46		0	0	18	11	17	46	

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>

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