

**Eastleigh Borough Local Plan:
Proposed Main Modifications consultation**



Consultation 9 June – 21 July 2021

Consultation form

The Council is inviting responses on the Main Modifications to the Eastleigh Borough Local Plan. These will be considered by the Local Plan Inspector as part of the examination in the Local Plan.

The Main Modifications documents and further information on the Local Plan is available at www.eastleigh.gov.uk/localplan2016-2036

Part A – Contact details

Your address/ other contact details will be treated as confidential. However, please note that your name and your comments will be open to view by the general public.

Who is making this representation?

Name:

.....

Organisation (if you are commenting on behalf of an organisation):

.....

.....

E-mail

.....

Address:

.....

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.....

Telephone (optional):

.....

Part B - Representation

Name/Organisation Name:

.....

What are you responding to?

| Document: | | Reference: |
|-----------------------------------|--------------------------|------------|
| Main Modification Schedule | <input type="checkbox"/> | |
| Proposed Policy Map changes | <input type="checkbox"/> | |
| Sustainability Appraisal Addendum | <input type="checkbox"/> | |
| Habitats Regulations Assessment | <input type="checkbox"/> | |

Do you support or object (tick box)? Support Object

Is the Main Modification legally compliant (tick box)? Yes No

Is the Main Modification sound (tick box)? Yes No

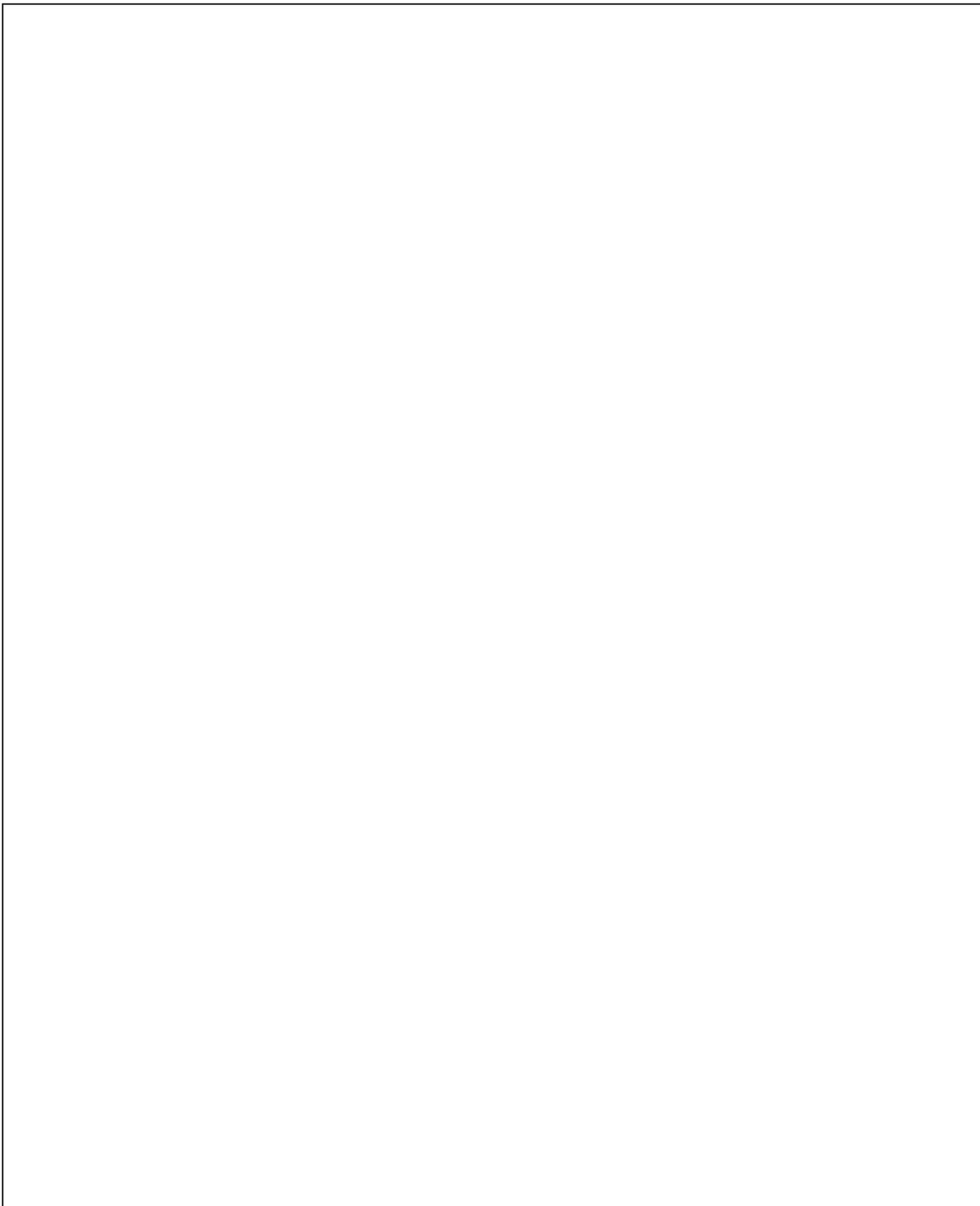
If you do not consider the Local Plan to be sound, please specify on what grounds (tick all that apply):

Positively prepared Justified Effective Consistent with National Policy

Response to the Main Modification

Please explain your comments, including any changes you think are necessary and revised wording (continue overleaf/attach further sheets if necessary)

Response continued



Please return this form by 21 July 2021

You can e-mail it to: localplan@eastleigh.gov.uk

Or return it to: Local Plan Team, Eastleigh Borough Council, Eastleigh House,
Upper Market Street, Eastleigh, SO50 9YN

EASTLEIGH BOROUGH LOCAL PLAN 2016-2036 EXAMINATION
MAIN MODIFICATIONS, POLICY MAP MODIFICATIONS, SUSTAINABILITY
APPRAISAL ADDENDUM, EXAMINATION DOCUMENTS AND ADDITIONAL
MODIFICATIONS CONSULTATION STATEMENT
BLOOR HOMES LTD
JULY 2021



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1.0 Introduction

- 1.1 This consultation response is submitted on behalf of Bloor Homes Ltd (Bloor) in respect to the current Eastleigh Borough Council (EBC) Local Plan 2016-2036 Main Modifications, and their land interest at Maddoxford Farm. Bloor objects to the plan on the basis that it is not legally compliant or sound, on account of:
- Failure to allocate the necessary additional housing sites (including affordable) to meet the substantial shortfall (131 dpa) against the plan's identified need
 - The flawed and biased approach to identifying housing sites, which means significant question marks remain over the sustainability and deliverability of the proposed allocations
 - The continued disproportionate and inconsistent use of settlement gap policy, and flaws with the additional Settlement Gap Study
 - Substantial deficiencies with the Sustainability Appraisal (SA), including an inequitable approach to site assessment.
- 1.2 The first phase of examination hearings was held during November 2019 and January 2020. Following this, the appointed Planning Inspector outlined initial conclusions (ED71) including in relation to the Strategic Growth Option (SGO), housing trajectory and settlement gaps.
- 1.3 Accordingly, EBC has reviewed its position and updated and supplemented the evidence base, and is now running a consultation on the following:
- Proposed Main Modifications (MM) to the draft plan
 - Policy maps
 - SA addendum
 - Habitat Regulations Assessment
 - Updated and new examination documents
 - Additional modifications.
- 1.4 Bloor has an interest in the land at Maddoxford Farm, which is located north of Maddoxford Lane and immediately to the south east of the Boorley Park development (O/12/71514) which is in an advanced stage of development (Appendix 1). It is also located to the north of the land south of Maddoxford Lane which is currently the subject of a planning appeal (APP/W1715/W/20/3265838). Bloor considers that the land represents a sustainable, appropriate and available site for residential development. The site is in a demonstrably sustainable location for residential growth; immediately south east of the Boorley Park development, and well related to additional permitted residential development and the public transport network (including Hedge End railway station).
- 1.4 The land being promoted forms part of the 'strategic development area' previously allocated in the South East Plan. This development area is already part implemented with much of the land having been granted planning permission or allocated. Collectively, these permitted / allocated developments will provide over 3,000 homes together with a wide and comprehensive range of services and infrastructure.

- 1.5 The land at Maddoxford Farm is unconstrained and available now, and Bloor considers that this additional land would fully accord with the proposed spatial strategy and that there is nothing within the draft plan and its supporting evidence base that would indicate that the land is inappropriate for the sustainable delivery of housing.
- 1.6 Bloor continues to strongly believe that there is no reason as to why this site should not be considered for allocation, other than the LPA's prejudiced scoring within the SA.

2.0 Main Modifications

- 2.1 Bloor welcomes the Inspector's findings following the initial examination. However, they strongly object to the proposal to progress the plan to adoption with a substantial shortfall in deliverable and sustainable housing sites. The Inspector has suggested in their post hearing note (ED71, paragraph 42) that the shortfall could be identified through a review of the plan as a pragmatic way forward. However, EBC has not made rapid progress to address matters, and a five year review process from later this year, following potential point of adoption, would now take the new plan base-date to April 2027. The shortfall, is substantially higher and the shortfall arises earlier, leaving the position untenable. As shown below, the time period for adoption of a five-year review plan now lies beyond the time at which planned delivery of sites, to meet the need, is at risk of not meeting need. At that time, reliance would then be placed yet again on speculative applications and the early release of emerging (untested) allocations.
- 2.2 To support the case, Bloor would point to EBC's poor track record in progressing a new plan, the history of undersupply against a much lower housing OAN, their dismal record of delivering affordable housing and their flawed and biased approach to site selection, further highlighted by the lack of robust evidence supporting the submitted plan (as exposed during the examination process).
- 2.3 The matters now raised, and additional evidence submitted, do need careful examination and Bloor considers that the retrospective fitting of evidence, including with respect to settlement gaps, does justify further hearing sessions to explore these matters further.
- 2.4 In any event, given the time that has passed and ongoing gap in allocations to meet the need, Bloor considers that there is a real risk the housing needs of Eastleigh Borough will not be met. We understand that it is desirable to put a plan in place, but the reality is that almost all of the allocations have been granted consent already and therefore the plan takes provision no further forward. It would be better at this point in time, if the current plan is to progress, to make additional housing allocations.
- 2.5 Bloor continues to have concerns with the evidence base surrounding housing need and the housing trajectory as well as the continued biased and unjustified approach to site selection, including the inconsistent application of settlement gap policy and SA scoring. Bloor respectfully does not consider that the plan can be found sound.

Housing need and trajectory (MM10, MM11 and MM13)

- 2.6 MM10 relates to strategic policy S2 (approach to new development) and sets out the policy and revised housing supply figures for the plan period. Paragraph 4.11 sets out that the pattern of delivery proposed results in a shortfall of 2,614 dwellings (18% of the OAN) against a target of 14,580. This equates to 130.7 dpa and would result in a significant shortfall if left to accrue.
- 2.7 It is now too late to leave this position to be redressed through a five year review. Had EBC acted quickly on the post hearing actions there may have been time, but this is no longer the case. The section below demonstrates the point, relative

to the point in time when a five year housing land supply shortfall arises (in 2026, before a new local plan would be adopted under a five year review process).

- 2.8 The risk is further highlighted, if there is no policy requirement to review (i.e. only a mention in the supporting text) and no policy consequence, in terms of site review if a review is not progressed. There is a need for a policy leading to the release of additional sustainable sites, on the edge of the urban area, in circumstances where a review has not taken place.
- 2.9 EBC’s response to Action 4.4 ‘Consider need to introduce a Policy or supporting text on 5YS in the local plan’ fails to engage with the question, merely referencing the national requirement to monitor five-year HLS.
- 2.10 This position is highlighted by the updated trajectory (ED101) which confirms that there will be a five year supply shortfall emerging at a point before a five year review plan would be adopted (say 1 April 2027 – just over five years from now). The below table highlights the position at 1 April 2026 (using EBC’s assumptions regarding delivery), highlighting that there would be a significant five-year HLS shortfall at 1 April 2026, a year before the next plan would be adopted. This shortfall will only get worse in the years following.

Trajectory position at 1 April 2026

| | |
|--------------------------------------|-------------------|
| Requirement | |
| 5*729 | 3,645 |
| Surplus (delivered pre 1 April 2026) | 914 |
| Sum | 2,731 |
| Plus 5% | 2,868 |
| | |
| Completions per annum | |
| 2026/27 | 784 |
| 2027/28 | 522 |
| 2028/29 | 375 |
| 2029/30 | 345 |
| 2030/31 | 325 |
| Total | 2351 |
| | |
| Supply | -516.55 |
| HLS | 4.09 years |

- 2.11 In short, the position can no longer be left to plan review, if a plan-led approach is to be put in place in Eastleigh Borough. The situation should be addressed now, through allocation of sites or a permissive policy towards the release of additional sites in sustainable locations adjacent to the urban area.
- 2.12 Further, MM11 and strategic policy S3 (location of new housing) appear to be in conflict with EBC’s evidence base. Specifically, draft policy S3, section 1a, lists the sites that will deliver 5,960 homes against the identified need set out in policy S2. When comparing the housing numbers listed in draft policy S3 with Table 4 of

ED101 (EBC Housing Supply update July 2020), it appears that there is a shortfall of 336 net available dwellings, as set out in the table below. If this is the case, the sites listed in draft policy S3, section 1a, are in fact only capable of delivering 5,624 dwellings, meaning that the plan’s housing shortfall is even greater. Bloor considers that this reinforces the need for the Inspector to fully review the housing numbers and allocated sites now, as well as requiring EBC to clarify the full extent of the housing shortfall and identify appropriate sites to address this need.

Policy S3 against Table 4 of ED101 (EBC Housing Supply update July 2020)

| Site | Policy allocation (from draft policy S3, MM11) | Table 4 ED101 Net available dwellings | Difference |
|---|--|---------------------------------------|-------------|
| South of Chestnut Avenue, Eastleigh at Stoneham Park | 1,150 | 1,131 | -19 |
| West of Horton Heath | 1,500 | 1,400 | -100 |
| West of Woodhouse Lane, Hedge End | 605 | 605 | 0 |
| Land north and east of Boorley Green and Botley | 1,400 | 1,190 | -210 |
| Land north-west of Hedge End Station | 680 | 680 | 0 |
| Land at Pembers Hill Farm | 250 | 243 | -7 |
| Land north and east of Winchester Street (Uplands Farm) | 375 | 375 | 0 |
| Total | 5,960 | 5,624 | -336 |

- 2.13 Bloor’s lack of confidence in EBC’s housing numbers is further supported with reference to the site to the north and east of Winchester Street (Uplands Farm), which is proposed to deliver 375 homes. Within draft policy S3, section 1 part a (vii), the site is referred to as a strategic site with planning permission. However, this is not the case and planning permission is yet to be achieved (O/18/83698). This reduces, somewhat, the certainty that this site can be relied upon to deliver the quantum suggested.
- 2.14 Further the land west of Horton Heath (1,400 homes) and west of Woodhouse Lane (605 homes) are yet to receive reserved matters consent. There is therefore no certainty that the 2,005 homes proposed across both sites can be achieved as the sites have not been subject to detailed design through the reserved matters process to establish the final development quantum.
- 2.15 If these levels of uncertainty and inconsistencies are still apparent within the draft plan and associated evidence base, then Bloor considers that there is a pressing need for the Inspector to further examine the robustness of the housing numbers and proposed allocations. Greater flexibility and resilience is required, through additional allocations.

Affordable housing (MM10)

- 2.16 MM10 sets out that the Council will support the provision of an average of 200 (net) new affordable dwellings per annum as part the overall net additional homes provided each year from 2016 to 2036 (4,000 affordable homes over the plan

period). This is up from 165 dpa originally proposed in the draft plan, which was based on a previous OAN figure.

- 2.17 The ORS 'Assessment of Affordable Housing Update July 2020' (ED102) calculates affordable housing need 2016-2036 using the OAN of 729 dwellings per year, which now aligns with the target set in the emerging local plan, and identifies an average need of 200 dpa.
- 2.18 However, this only equates to 27% of the overall housing total, which does not align with EBC's 35% affordable housing requirement. If basing on the draft policy requirement, 5,103 affordable homes would be needed over the plan period, which equates to 255 dpa. The failure to meet the 35% affordable housing target will result in a shortfall of 1,103 affordable homes over the plan period (55 dpa). Accordingly, Bloor sees no reason as to why the draft plan should not be looking to deliver 255 affordable dwellings per year. This demonstrates the plan's deficiencies and shows that it has not been positively prepared to meet affordable housing requirements.
- 2.19 Further, the ORS 2020 update confirms that the figure is a net need and assumes that the level of housing benefit remains constant, so any losses from the current stock (such as demolition or clearance, or sales through Right to Buy) would further increase the number of affordable dwellings required by an equivalent amount. The ORS 2020 update implies that a higher level of gross need is required on new sites to ensure the target is met.
- 2.20 The ORS 2020 update rightly confirms that not every site in Eastleigh will be capable of delivering affordable housing. In light of this, and in order to meet the plan's proposed target of 200 dpa, it is important to note that the update outlines that a level of provision greater than 27% will be needed on the sites that are capable of delivering affordable housing.
- 2.21 Data relating to affordable housing completions and the proportion of net completions between 2011 and 2020 was provided by EBC as part of their Statement of Case for the appeal at land south of Maddoxford Lane and west of Westfield (ref: APP/W1715/W/20/3265838). It shows that EBC has met or exceeded the 35% target in 3 of the last 5 years (years 2017/18, 2018/19 and 2019/20) and that the emerging target of 200 dpa was achieved. However, between 2012/13 to 2016/17 EBC's affordable housing target was not met and highlights significant historic under delivery, with the average rate from 2012/13 through to 2019/20 being just 24%. This is well below the 35% requirement and shows that on average EBC has also failed to meet its latest 27% figure for affordable housing.
- 2.22 Bloor considers that the future delivery of affordable housing is highly uncertain. Past delivery has fluctuated considerably, and the delivery of a high number of affordable homes one year does not guarantee this will continue for future years. The supply of affordable housing is affected by local market factors, including the number of sites with planning permission as well as wider national factors including availability of public funding.
- 2.23 EBC's Housing Supply Update (ED101) sets out a revised housing trajectory table including five-year land supply calculation (April 2019 base date), with large

committed sites outlined at Table 4 (p.13) and sites subject to resolution to grant planning permission at and post 1 April 2019 at Table 5 (p.27).

- 2.24 Appendix 2 of this report sets out the affordable housing contributions from each of the sites included at Tables 4 and 5 of ED101. It identifies that out of the 58 large sites included in the forward supply, 25 do not meet the target for 35% and 15 of these are not providing any affordable housing at all. Two sites exceeded the target (with 40% contributions) and 7 sites provided an off-site financial contribution.
- 2.25 The permissions for Table 4 site commitments total 2,784 affordable houses. This total increases to 2,956 affordable homes when including the applications with a resolution to grant in Table 5, well under the lowest level of identified need of 4,000 homes and highest level of need of 9,060 dwellings identified within the 2016 OAHN update (HOU003). Bloor therefore concludes that without the release of additional greenfield sites the borough's affordable need will not be met.
- 2.26 Whilst the above housing supply figures are based upon the data provided within ED101, it should be noted that there are inconsistencies between the housing land supply table provided within ED101 and the supply table provided within EBC's latest five-year housing land supply statement (May 2021). It is questionable as to why EBC did not update ED101 to reflect the latest data ahead of the current consultation.
- 2.27 Overall, the totals for affordable housing contributions from permissions and applications with a resolution to grant within EBC's five year housing land supply now fall even further short of the latest identified need, which as already highlighted does not reflect the total need over the plan period. The shortfall demonstrates an ongoing need for more affordable housing in the borough and this is an issue that should not be ignored.

Settlement Gaps (MM27 and associated map)

- 2.28 The Inspector outlines in ID27 significant concerns relating to settlement gaps, specifically, the supporting evidence base, the approach to site selection and the detailed policy wording. The Inspector concludes in paragraph 32 that there is a need for a further detailed paper on settlement gaps to address the plan's significant shortcomings.
- 2.29 EBC has produced a Settlement Gap Study (SGS) (ED84) which seeks to address the fundamental concerns identified. MM27 sets out the revisions to the draft settlement gap policy (S6), which states that development within a settlement gap will be permitted provided that:
- a. *it would not diminish the physical extent and/or visual separation of settlements; and*
 - b. *it would not have an urbanising effect detrimental to:*
 - i. *The character of the countryside; or*
 - ii. *The separate identity of the adjoining settlements.*
- 2.30 Specifically, it is considered that there are limitations and shortcomings in the methodology adopted. The study is not considered to be robust or fully transparent on account of its approach to defining the criteria and evaluating the

settlement gaps having a number of significant anomalies. As such, Bloor has concerns relating to the proposed settlement gap policy, and its application. As with EBC's approach to site assessment within the SA, Bloor considers that the settlement gap policy is being used as an anti-development and anti-growth tool that will prejudice specific sites. It is also important to remind the Inspector that EBC has a long track record of disregarding its own gap policies to support development.

- 2.31 In this context, Bloor notes that the Area H gap boundary (Horton Heath, Fair Oak, Bishopstoke) has been amended to exclude the area south of sub area H2, referred to within the SGS, as this area is part of the West of Horton Heath development allocation and has an extant planning permission. The SGS outlines the pressure for these areas to prevent further coalescence between Horton Heath, Fair Oak and Bishopstoke and Fair Oak/Horton Heath with further recognition that the emerging development at One Horton Heath, if it comes forward, is likely to increase the size of the Horton Heath settlement significantly and place further pressure on the sense of separation. This reiterates the point made above, as it is apparent that EBC is looking to remove settlement gap to accommodate this preferred site, which does not reflect a robust approach.
- 2.32 Given this context, it is unclear why a gap policy is needed in addition to the draft countryside policy (S7).
- 2.33 The settlement gap map included in MM27 continues to demonstrate that it is possible and acceptable to have relatively small and narrow settlement gaps, and the additional evidence document (ED84) does nothing to justify this. As such, Bloor does not conclude that the Inspector's significant concerns have been addressed by ED84.

Settlement hierarchy (MM4, MM5, MM7, MM8 and MM9)

- 2.34 Bloor considers that the LPA's application of the settlement hierarchy remains flawed. As with the ongoing inconsistent proposals for settlement gaps, certain settlements have been assigned lower status within the hierarchy to prejudice the development of sustainable and deliverable housing sites.
- 2.35 MM4 and MM5 includes criteria for determining the distribution of development. Section B of MM5 states:

"The borough's settlement hierarchy should be the main consideration in making decisions about the spatial distribution of new development to ensure that development is located in areas which provide the widest range of employment opportunities, community facilities and transport infrastructure and in order to support, enhance and reinvigorate those areas"

- 2.36 Bloor continues to consider that this highlights the flawed and unsound approach to identifying sustainable housing sites, on the basis that settlements have and continue to be incorrectly allocated.
- 2.37 MM8 clarifies that Boorley Green is classified as a category 4 settlement, being a settlement with a more limited range of services and facilities. MM7 proposes the inclusion of a new paragraph to explain the position in respect to settlement

hierarchies, and states that the hierarchy will be updated in future local plans to reflect Boorley Green and Horton Heath's respective growth. MM9 proposes to add a footnote to Table 1 to state that the development planned or under construction will affect Boorley Green and Horton Heath's position in the settlement hierarchy, when this development is delivered.

- 2.38 Whilst Bloor considers this is a sensible approach for Horton Heath, given that this proposed development site is yet to commence, the approach remains incorrect for Boorley Green. It is clear that the Boorley Green context has already changed; looking at satellite imagery, as well as the Defra MAGIC map application, a substantial amount of the Boorley Park development is complete. This is also reflected on EBC's own website press release (6 July 2021) which celebrates the completion and opening of a new play park and MUGA within the Botley Park development, that will also be used by the in situ Boorley Park Primary School. In addition to this, the Boorley Gardens development (ref: O/15/75953, RM/17/81628, RM/18/84466, RM/19/86658) for a further 680 homes, has been implemented with development coming forward from 2022.
- 2.39 This clearly highlights that Boorley Green is already a level 3 settlement, and should be listed as such in Table 1.

LUC Sustainability Appraisal Addendum

- 2.40 Bloor is extremely pleased to note that the Inspector shares a number of their concerns in respect to the sustainability work; in particular that the assessment of the reasonable alternatives and possible mitigation measures has not been undertaken on a comparable basis, specifically in relation to the issue of settlement gaps (paragraph 40, ED71). It is a positive outcome that the Inspector's concerns over the inadequate consideration of the alternative options within the SA has led to the deletion of policies S5 and S6 relating to the SGO, as its justification was considered to be insufficiently robust (paragraph 41, ED71).
- 2.41 Whilst the Inspector's identification of the SA's significant flaws is heartening, due to the scope of the examination undertaken to date, they are considered only in the context of the SGO. The evidence presented by Bloor in its Regulation 19 report (ref: EBCLP-XS-9) and examination matters statement (October 2019) clearly demonstrate that the same fundamental inconsistencies in the assessment approach also occurred at the site assessment and selection stage of the SA process. As such, the justification for the specific housing sites allocated within the draft local plan is likewise insufficiently robust and must be reviewed prior to adoption and allocation. There is currently no certainty that the sites allocated and proposed to deliver a significant proportion of the plan's housing need are sustainably located, deliverable or will provide the quantum suggested in draft policies S2 and S3.
- 2.42 It is noted that the Inspector identified that the deleted SGO policies would result in a shortfall of housing numbers and uncertainty in housing supply, especially during the latter years of the plan period (paragraph 42, ED71). The Inspector goes on to suggest that given legislation requires a review of the plan to take place within 5 years from date of adoption, the housing supply position could be addressed at this point. As already outlined, Bloor has a number of serious concerns with this approach. In respect to the SA, this centres on the fact that the

biased approach to site selection cannot be adequately addressed at the five year review point.

- 2.43 If the current local plan is adopted, any subsequent site allocation process is likely to be based on the current SA which underpins the local plan process, as the presumption would be that the SA was sound. However, the SA approach to the assessment process has been shown to be biased and subjective (as confirmed by the Inspector), thus any sustainable and deliverable sites which had erroneously been scored poorly in the site assessment process, such as the land north of Hedge End, would be heavily prejudiced at the 5-year review stage. It is therefore highly questionable as to whether any five year review and further site allocations would be sufficiently robust and justified. The only way to ensure a sound and deliverable plan, is to progress further examination now, including a full review of the SA. The LUC SA addendum does not deal with all of these issues, and therefore further review is needed.

3.0 Conclusions

- 3.1 In conclusion, Bloor continues to have significant concerns regarding the emerging Eastleigh Borough Local Plan 2016-2036. The proposed MM and updated evidence base do not overcome these concerns, and it is considered that they do not sufficiently address the Inspectors issues set out in ED71.
- 3.2 This highlights the inherent need for further examination into the soundness and deliverability of the plan, which should occur ahead of adoption.
- 3.3 Further, Bloor continues to consider that the land at Maddoxford Farm, directly adjacent to a significant housing scheme in the process of being delivered, represents a highly sustainable and appropriate location for housing and would be suitable for allocation to meet the identified shortfall in housing delivery.

Appendix 1

Appendix 2



Table 1: Affordable Housing Contribution Table

This table is based upon the sites within Table 4 and 5 of the Eastleigh Borough Council's Housing Supply Update, July 2020 (ED101).

Status for affordable housing contribution is identified by the following:

35% affordable housing target met - green

35% affordable housing target not met - red

35% target exceeded - blue

Affordable housing number not confirmed - orange

| Table 4 – HOU021 HOUSING TRAJECTORY TABLE 8: UPDATED TO BE CONSISTENT WITH ED61B - 5YS AT APRIL 2019 | | | | | | | |
|--|--------------------------------|-----------------------|---------------------|-----------|---------------|----------------------------------|---|
| Site ref | Address | Application reference | Total net dwellings | Net avail | 5 year supply | Affordable housing contribution | TOR Commentary |
| 0306 | ADJ Penarth House. Otterbourne | F/15/77022 | 20 | 0 | 0 | Off-site contribution of £86,000 | <p>35% target not met within the proposal however off-site affordable housing contributions agreed as proposal relates to supported apartments</p> <p>Amount of affordable housing to be delivered through off-site contributions does not appear to be outlined by EBC in any documentation online</p> <p>Complete prior to GLH 5YS Trajectory</p> |



| | | | | | | | |
|------|--|--|------|-------|-----|---|---|
| 0166 | The Mount Hospital, Church Road, Bishopstoke, Eastleigh | O/12/7100 7; F/13/73226 ; F/14/75061 F/17/80513 | 217 | 75 | 53 | <p>The following information is outlined within the relevant S106 agreements:</p> <p>O/12/71007: Off-site contribution of £956,122</p> <p>F/13/73226: Off-site contribution of £433,797</p> <p>F/14/75061: No new legal agreement as changes (slight reduction in units) result in an overpayment from previous S106 contribution</p> <p>F/17/80513: Off-site contribution of £26,250</p> | <p>35% target not met within the proposal however off-site affordable housing contributions agreed as proposal relates to development at a care retirement community</p> <p>Amount of affordable housing to be delivered through off-site contributions does not appear to be outlined by EBC in any documentation online</p> |
| 0317 | Land West & North of Church Road/Breach Lane | O/13/7289 2 R/15/77507 | 85 | 57 | 6 | 35% (outlined within S106 agreement) | <p>35% target met</p> <p>30 affordable dwellings</p> |
| 0345 | Land at Fair Oak Road | O/14/7508 6 RM/17/808 62 | 16 | 16 | 0 | 35% (outlined within S106 agreement) | <p>35% target met</p> <p>6 affordable dwellings</p> <p>Complete prior to GLH 5YS Trajectory</p> |
| 0358 | Land North of Church Road | O/16/7946 9 RM/17/819 69 | 27 | 27 | 27 | 35% (outlined within S106 agreement) | <p>35% target met</p> <p>9 affordable dwellings</p> |
| 0315 | Land north and east of Boorley Green, Winchester Road, Botley | O/12/7151 4 R/14/74872 R/15/77552 R/15/77595 R/16/79470 | 1330 | 1,190 | 951 | 30% (outlined within S106 agreement) | <p>35% target not met</p> <p>35% of 1330 = 466</p> <p>420 affordable units provided (stated within RM apps)</p> |



| | | | | | | | |
|------|---|-----------------------------------|-----|-----|-----|---|--|
| | | | | | | | 46 homes under affordable target |
| 0338 | East of Sovereign Drive & Precosa Road | F/13/73606 APP/W1715/W/14/3001499 | 103 | 0 | 0 | 35% (outlined within S106 agreement) | Permission lapsed on 21 October 2017 36 affordable dwellings lost |
| 0354 | Crows Nest Lane, Boorley Green | O/16/78389 | 50 | 50 | 50 | 35% (outlined within S106 agreement) | 35% target met 18 affordable dwellings |
| 0364 | Braxells Farmhouse Winchester Road Boorley Green | F/17/80382 | 14 | 14 | 14 | 20% (outlined within S106 agreement) The application triggers a 20% affordable housing requirement | 35% target not met 2 affordable units provided (to meet with 20% required) |
| 0348 | Land north west of Boorley Green, Winchester Road, Botley | O/15/75953 RM/17/81628 | 680 | 680 | 333 | 35% (outlined within S106 agreement) | 35% target met 238 affordable dwellings |
| 0320 | Land at Hamble Lane | O/12/71828 R/15/76830 | 150 | 113 | 9 | 35% (outlined within S106 agreement) | 35% target met 53 affordable dwellings |
| 0324 | Land at Bridge Road/ Blundell Lane | O/13/73701 R/15/75967 | 90 | 26 | 0 | 35% (outlined within S106 agreement) | 35% target met 31 affordable dwellings |
| 0340 | Rear of Orchard Lodge, Windmill Lane | C/14/74932 C/16/77959 F/16/79496 | 32 | 32 | 24 | 40% (outlined within S106 agreement) | 35% target exceeded 35% of 33 = 11 40% of provided = 12 (1 home over the affordable target) |
| 0365 | Land south of Maddoxford Lane, Boorley Green | O/16/79600 | 50 | 50 | 50 | 35% (outlined within S106 agreement) | 35% target met 18 affordable dwellings |



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| 0316 | Land east of Dodwell Lane/North of Pylands Lane, Bursledon | O/12/7152 2 R/14/75595 R/15/76606 | 249 | 212 | 104 | 35% (outlined within S106 agreement) | 35% target met 88 affordable dwellings |
| 0355 | Land south of Bursledon Road, Bursledon | O/15/77121 F/18/82322 | 200 | 200 | 130 | 35% (outlined within S106 agreement) | 35% target met 70 affordable dwellings |
| 276 | Stewart House Sycamore Avenue | F/13/73298 | 2 | 2 | 0 | No contribution agreed due to scheme falling below threshold for affordable housing contribution | 35% target not met as scheme is below affordable housing contribution threshold Complete prior to GLH 5YS trajectory started |
| 0309 | Draper Tools Limited, Hursley Road | O/10/6697 8 RM/17/809 52 | 130 | 130 | 0 | 35% (outlined within S106 agreement) | 35% target met 46 affordable dwellings Site phased beyond GLH 5YS |
| 0349 | Woodhill School 59-61 Brownhill Road | F/16/77901 F/17/80370 | 12 | 8 | 0 | The following information is outlined within the relevant S106 agreements: F/17/80370: £90,000 towards Off-site Affordable Housing | 35% target not met within the proposal however off-site affordable housing contributions agreed Amount of affordable housing to be delivered through off-site contributions does not appear to be outlined by EBC in any documentation online Site complete prior to GLH 5YS trajectory |
| 0249 | Allotment Gardens, Kipling Road/Woodside Avenue | O/13/7369 8 R/15/77726 | 94 | 94 | 0 | 35% (outlined within S106 agreement) | 35% target met 33 affordable dwellings Site complete prior to GLH 5YS trajectory |



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|------|---|---|------|-------|-----|--|---|
| 0352 | Land north of Cranbury Gardens, Bursledon | O/15/7688 3 RM/19/848 02 | 45 | 45 | 45 | 35% (outlined within S106 agreement) | 35% target met 16 affordable dwellings |
| 0327 | Land at Providence Hill, Bursledon | O/14/7432 2 | 62 | 62 | 40 | 35% (outlined within S106 agreement) | 35% target met 22 affordable dwellings |
| 0341 | Berry Farm Hamble Lane, Bursledon | F/15/76582 | 165 | 131 | 92 | 40% (outlined within S106 agreement) | 35% target exceeded 35% of 165 = 58 40% provided = 66 8 homes over the affordable target |
| 0339 | North Stoneham Park, Chestnut Avenue, Eastleigh | O/15/7602 3 R/17/79892 F/17/81165 F/17/81167 RM/18/845 37 | 1074 | 1,131 | 803 | 35% (outlined within S106 agreement) | 35% target met 378 affordable dwellings |
| 0250 | Land at Toynbee Road | F/14/74873 | 120 | 3 | 0 | 24% (outlined within S106 agreement) | 35% target not met 27 affordable units provided 35% would have provided 42 Site complete prior to GLH 5YS trajectory |
| 0329 | 10-20 Romsey Road, Eastleigh | F/16/77785 | 49 | 49 | 49 | Off-site contribution of £250,000 (outlined within Unilateral Undertaking) | 35% target not met within the proposal however off-site affordable housing contribution agreed. Proposal is a redevelopment of a mixed use building and lack of provision relates to the cost of providing the on-site accommodation for the charities Amount of affordable housing to be |



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|--------------|--|---------------------------|----|----|----|---|--|
| | | | | | | | delivered through off-site contributions does not appear to be outlined by EBC in any documentation online |
| 0336 | Eastleigh College Annexe, Cranbury Road | O/15/75750 | 10 | 10 | 0 | No contribution agreed due to scheme falling below threshold for affordable housing contribution | Permission lapsed on 7 April 2018 Scheme is below affordable housing contribution threshold |
| F/18/84679 | 4-6 High Street, Eastleigh | F/18/84679 | 10 | 10 | 10 | No contribution agreed due to scheme falling below threshold for affordable housing contribution | 35% target not met as scheme is below affordable housing contribution threshold |
| 0330 | St. Swithun Wells Church and Adjacent Land, Allington Lane, Fair Oak | O/13/72471 RM/17/81871 | 72 | 72 | 72 | 35% (outlined within S106 agreement) | 35% target met 25 affordable dwellings |
| 0343 | Mitchell House, Southampton Road | J/16/78227 | 67 | 67 | 0 | 0% (outlined within committee report). PD conversion. | 35% target not met as scheme is PD and affordable contribution not required 35% would have provided 67 |
| 0357 | Rivendale 38 Leigh Road | PN/17/81079 | 10 | 10 | 0 | 0% (outlined within committee report. PD conversion | 35% target not met as scheme is PD and affordable contribution not required Complete prior to GLH YS Trajectory |
| Not provided | John Darling Mall Selbourne Drive | CS/18/82602 | 18 | 10 | 10 | 0% - application was a consultation. No decision notice or legal documents online to say it was determined. | 35% target not met |



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| 0326 | Land off Winchester Road | O/13/7370 7 R/14/75539 R/15/76118 R/15/77067 R/15/77100 R/16/78543 | 330 | 115 | 0 | 35% (outlined within S106 agreement) | 35% target met 116 affordable dwellings Site complete prior to GLH 5YS trajectory |
| 0332 | Corner of Knowle Lane/ Mortimers Lane (East Side) | O/13/7249 0 R/15/77751 | 73 | 6 | 0 | 35% (outlined within S106 agreement) | 35% target met 26 affordable dwellings Site complete prior to GLH 5YS trajectory |
| 0356 | Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 1) | F/15/77500 | 67 | 66 | 66 | 35% (outlined within S106 agreement) | 35% target met 23 affordable dwellings |
| Not provided | Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 2) | F/16/79704 | 37 | 37 | 37 | 21% (8 affordable units sought from S106 agreement) A reduction on the 35% policy due to the application of the Vacant Building Credit | 35% target not met as Vacant Building Credit applied 8 affordable units provided 35% would have provided 13 A reduction of 5 affordable units due to Vacant Building Credit |
| 0359 | Fir Tree Farm and Victoria Farm, Fir Tree Lane, Horton Heath | O/16/7935 4 | 450 | 450 | 0 | 35% (outlined within S106 agreement) | 35% target met 158 affordable dwellings |
| 0363 | Land east of Knowle Lane, Fair Oak | F/17/80640 RM/18/837 37 | 34 | 34 | 34 | Off-site contribution of £81,000 (outlined within S106 agreement) | 35% target not met within the proposal however off-site affordable housing contribution agreed. It appears this is due to the costs associated with the |



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|--------------|---|---------------------------|-----|-----|-----|--|---|
| | | | | | | | <p>redevelopment of a brownfield site</p> <p>Amount of affordable housing to be delivered through off-site contributions does not appear to be outlined by EBC in any documentation online</p> |
| 0362 | CWM, Corner of Mortimers Lane and Knowle Lane, Fair Oak | F/16/78074 | 27 | 27 | 27 | Off-site contribution of £58,000 (outlined within S106 agreement) | <p>35% target not met within the proposal however off-site affordable housing contribution agreed.</p> <p>It appears this is due to the costs associated with the redevelopment of a brownfield site</p> <p>Amount of affordable housing to be delivered through off-site contributions does not appear to be outlined by EBC in any documentation online</p> |
| Not provided | Pembers Hill Farm, Mortimers Lane, Fair Oak | O/15/77190 RM/18/84195 | 242 | 243 | 243 | 35% (outlined within S106 agreement) | <p>35% target met</p> <p>85 affordable dwellings</p> |
| 0350 | Long View, Bursledon Road | F/16/77413 F/16/79326 | 12 | 11 | 11 | <p>0% (outlined within S106 agreement)</p> <p>The application triggers a 20% affordable housing requirement</p> <p>Off-site contribution of £107,871</p> | <p>35% target not met.</p> <p>20% requirement on site also not met.</p> <p>Off-site affordable housing contribution agreed.</p> <p>Amount of affordable housing to be delivered through off-</p> |



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| | | | | | | (outlined within S106 agreement) | site contributions does not appear to be outlined by EBC in any documentation online |
| 0323 | Land at St Johns Road & Foord Road and West & North of Waylands Place and Peewit Hill Close | F/15/76804 F/17/80651 | 106 | 106 | 106 | 35% (outlined within S106 agreement) | 35% target met 37 affordable dwellings |
| 0351 | Land at Home Farm, St John's Road | F/15/76447 | 14 | 14 | 0 | 20% (outlined within S106 agreement) The application triggers a 20% affordable housing requirement | 35% target not met 3 affordable units provided (20% triggered) Complete prior to GLH 5YS trajectory |
| Not provided | Land north of Mortimers Lane, Fair Oak (Phase 1) | F/17/82099 | 59 | 59 | 59 | 35% (outlined within S106 agreement) | 35% target met 21 affordable dwellings |
| Not provided | Fair Oak Lodge, Allington Lane | O/17/8186 4 RM/18/841 95 | 48 | 49 | 49 | 35% (outlined within S106 agreement) | 35% target met 17 affordable dwellings |
| HE1 | Land west of Woodhouse Lane | O/18/8363 4 | 605 | 605 | 150 | 35% (outlined within S106 agreement) | 35% target met 212 affordable dwellings |
| 0361 | Land North of Grange Road, Netley Abbey | O/16/7801 4 | 89 | 89 | 89 | 35% (outlined within S106 agreement) | 35% target met 31 affordable dwellings |
| 0318 | Abbey Fruit Farm, Grange Road, Netley Abbey | O/16/7946 6 O/13/7289 5 | 93 | 93 | 93 | 18% (outlined within S106 agreement) | 35% target not met This is based on submitted viability evidence which was accepted by EBC |



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|------------|---|---------------------------|-----|-----|-----|--|--|
| | | | | | | | 17 affordable units provided 35% would have provided 33 A reduction of 16 affordable units due to viability issues |
| F/17/82001 | Osbourne Quarters Policy Training Centre | F/17/82001 | 30 | 30 | 30 | 0% (outlined within committee report) Conversion so does not trigger affordable housing requirement | 35% target not met. |
| 337 | Land at Dog Kennel Farm, Telegraph Road | F/14/74943 | 14 | 10 | 10 | 20% (outlined within S106 agreement) The application triggers a 20% affordable housing requirement | 35% target not met 3 affordable units provided (20% triggered) |
| 0342 | Moorgreen Hospital, Botley Road | F/15/77247 | 121 | 43 | 11 | 30% (outlined within S106 agreement) | 35% target not met 36 affordable units provided 35% would have provided 42 |
| 0353 | Land at Hatch Farm, North of Barbe Baker Avenue | F/15/77718 | 98 | 98 | 52 | 15% (outlined within S106 agreement) | 35% target not met 15 affordable units provided. 35% would have provided 34 |
| 0347 | Land off Botley Road, West End | O/15/76418 RM/18/82821 | 100 | 100 | 100 | 35% (outlined within S106 agreement) | 35% target met 35 affordable dwellings |
| 0360 | Land West and South of Horton Heath | O/14/75735 | 950 | 950 | 210 | 35% (outlined within S106 agreement) | 35% target met 333 affordable dwellings |



Table 5: Table 9 of HOU021 updated consistent with ED61B: Resolutions to grant planning permission at and post 1.4.2019

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|---------------------------|--|----------------|-----|-----|----|---|---|
| BU1 O/17 /808 99 | Land Adjoining 4 Brookfield, Providence Hill, Bursledon, Southampton SO31 8AU | O/17/8089 9 | 20 | 20 | 20 | 35% (outlined within committee report) | Application was withdrawn on 08/10/20 7 affordable dwellings lost as application withdrawn |
| FO2 O/17 /811 66 | Land north of Mortimers Lane & West of Hall Lands Lane | F/18/83986 | 26 | 26 | 26 | 35% (outlined within Section 106) | 35% target proposed 9 affordable dwellings |
| BU3 O/17 /811 66 | Land Off Providence Hill, Bursledon | O/17/8116 6 | 92 | 92 | 92 | 35% (outlined within committee report) | 35% target proposed 32 affordable dwellings |
| BO2 O/18 /836 98 | Land to The North and East of Winchester Street, Botley | O/18/8369 8 | 375 | 375 | 50 | 35% (outlined within committee report) | 35% target proposed 131 affordable dwellings |