

**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:

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.....

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Part B - Representation

Name/Organisation Name:

Bloor Homes Ltd

.....

What are you responding to?

Document:		Reference:
Main Modification Schedule	<input checked="" type="checkbox"/>	Please see attached consultation response
Proposed Policy Map changes	<input checked="" type="checkbox"/>	Please see attached consultation response
Sustainability Appraisal Addendum	<input checked="" type="checkbox"/>	Please see attached consultation response
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):

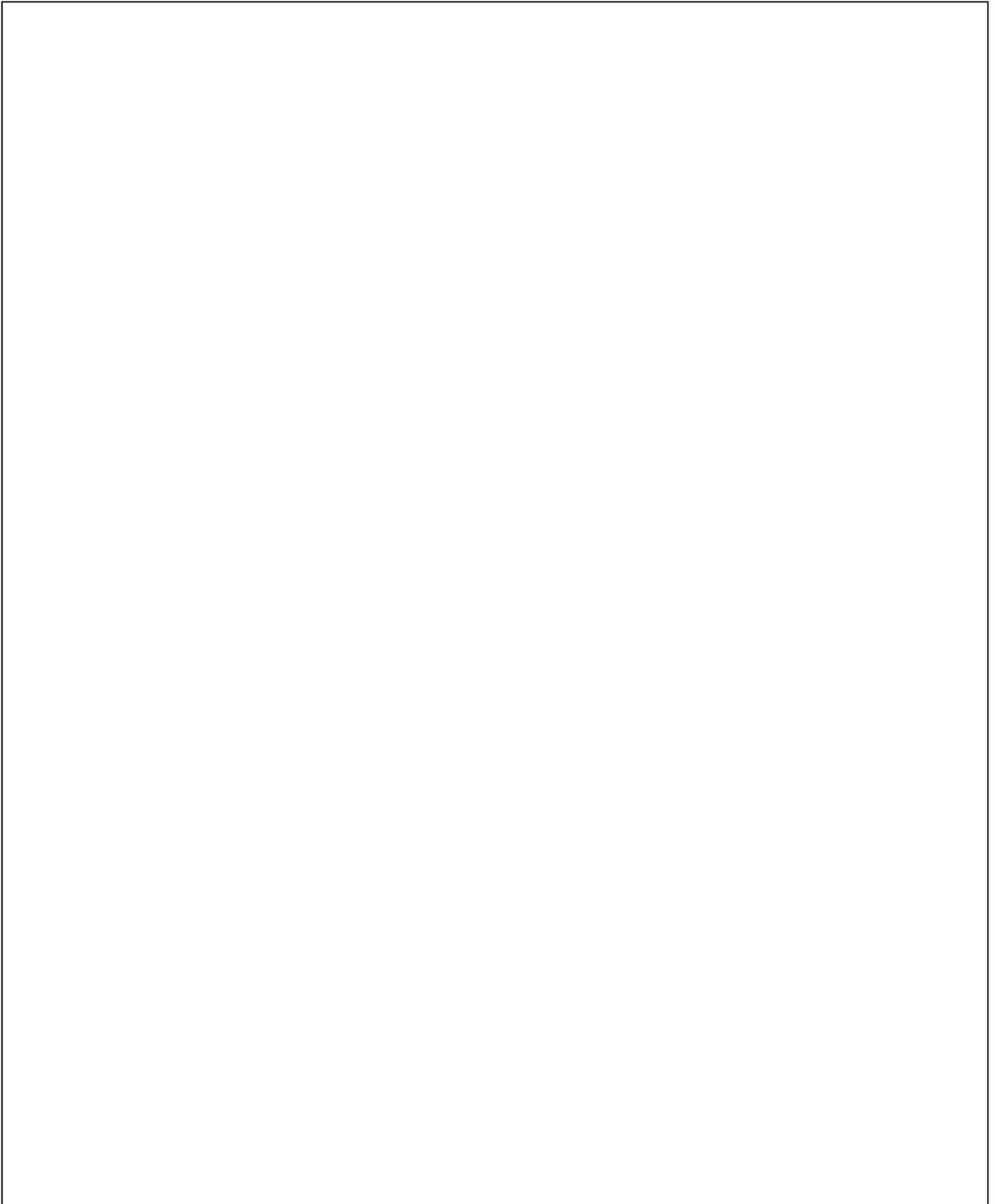
Positively prepared Justified Effective Consistent with National Policy

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)

Please see attached consultation response.

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



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Issue / revision	FINAL	Prepared by	T. Southgate / S. Goodhead
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<input type="checkbox"/> Comment	<input checked="" type="checkbox"/> Submission	Signature	
Comments		Date	July 2021
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1.0 Introduction

- 1.1 This consultation response is submitted on behalf of Bloor Homes (Bloor) in respect to the current Eastleigh Borough Council (EBC) Local Plan 2016-2036 Main Modifications consultation. Bloor is promoting multiple sites within Eastleigh and continues to strongly object to the plan on the basis that it is not legally compliant or sound.
- 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
 - Sustainability Appraisal Addendum
 - Habitat Regulations Assessment
 - Updated and new examination documents
 - Additional modifications.
- 1.4 Bloor is promoting land to the north of Hedge End rail station, on the edge of the built-up area south of Bubb Lane, and directly adjacent to the land being promoted for a strategic allocation by Miller Homes (Appendix 1). The land forms part of the 'strategic development area' previously allocated in the South East Plan, which is now already part implemented with much of the land having been granted planning permission or allocated for development.
- 1.5 The Bloor site is in a demonstrably sustainable location; to the north west of Boorley Green (north east of Hedge End) and within close proximity to Hedge End railway station. The location of the site accords with government guidance that housing provision should be maximised around train stations and sustainable transport hubs.

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.
- 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. The retrospective fitting of evidence, including with respect to settlement gaps, does justify further hearing sessions to explore whether the plan is sound.
- 2.4 Further, and in any event, given the time that has passed and the shortfall in allocations to meet the identified housing 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.

Housing need and trajectory (MM10, MM11, MM13)

- 2.5 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, and deletion of the SGO, 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.
- 2.6 Moreover, 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 this 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).
- 2.7 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.
- 2.8 The position is highlighted by the updated housing trajectory (ED101) which confirms that there will be a five year supply shortfall emerging at a point before a five year plan review 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), confirming that there would be a significant and substantial five-year HLS shortfall at 1 April 2026, a year before the next plan (under the five year review) would be adopted.

Trajectory position at 1 April 2026:

Requirement	
5x729	3,645
Surplus (delivered pre 1 April 2026)	914
Sum	2,7331
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

2.9 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 the allocation of sites or a permissive policy towards the release of additional sites in sustainable locations adjacent to the urban area.

2.10 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.

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

2.11 It should also be noted that 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), does not yet have planning permission, despite being referred

to as such. 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 currently no certainty that the homes proposed across these 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.

- 2.12 If these levels of uncertainty and inconsistencies are still apparent within the draft plan and associated evidence base, then this highlights that there is a pressing need for the Inspector to further examine the robustness of the housing numbers and proposed allocations.

Affordable housing (MM10)

- 2.13 MM10 sets out that the council will support the provision of an average of 200 (net) new affordable dwellings per annum as part of 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.
- 2.14 The ORS 'Assessment of Affordable Housing Update July 2020' (ED102) calculates affordable housing need 2016-2036 using the OAN of 729 dpa, which now aligns with the target set in the emerging plan, and identifies an average need of 200 dpa.
- 2.15 However, this only equates to 27% of the overall affordable 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 proposed failure to meet the 35% affordable housing target will result in a shortfall of 1,103 affordable homes over the plan period (55 dpa). A justification for this is not provided.
- 2.16 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.
- 2.17 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.
- 2.18 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 (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.

- 2.19 Bloor therefore 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 the availability of public funding.
- 2.20 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).
- 2.21 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 seven sites provided an off-site financial contribution.
- 2.22 The permissions for the 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. This is 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 affordable need will not be met.
- 2.23 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, therefore, as to why EBC did not update ED101 to reflect the latest data ahead of the current consultation.
- 2.24 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 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)

- 2.25 The Inspector outlined in ID27 significant concerns relating to settlement gaps, specifically, the supporting evidence base, the approach to site selection and the detailed policy wording, and concludes in paragraph 32 that there is a need for a further detailed paper on settlement gaps to address the plan's significant shortcomings on this matter.
- 2.26 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:

- *it would not diminish the physical extent and/or visual separation of settlements; and*
- *it would not have an urbanising effect detrimental to:*
 - i. The character of the countryside; or*
 - ii. The separate identity of the adjoining settlements.*

2.27 Bloor does not consider the study represents a robust and appropriate response to the Inspector's concerns. Significantly, with regard to the Hedge End - Horton Heath Gap, the policy is clear that the gap is between Horton Heath and Hedge End, yet the study refers to a gap between Horton Heath, Boorley Green and Hedge End. Therefore, the starting point in itself is wrong, and perversely the gap study concludes that land between Hedge End and the Winchester Road (not even between Hedge End and Boorley Green) is more important as part of the gap than the land actually located between Hedge End and Horton Heath – the named gap (e.g. D3, D4 & D5, all of which are proposed to be removed from the gap). Meanwhile, land not falling between the named settlements (e.g. parcels D11, D10, D15 & D16) are considered as being more important on the basis of their contribution to visual and physical separation. This cannot possibly be the case.

2.28 It is considered that there are limitations and shortcomings in the methodology adopted for the SGS. 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.

2.29 As such, Bloor has concerns relating to the proposed settlement gap policy and its application. Bloor considers that the settlement gap policy is being used as an anti-development and anti-growth tool that will prejudice specific sites, such as that being promoted south of Bubb Lane. It is also important to remind the Inspector that EBC has a long track record of disregarding its own gap policies to support development.

2.30 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 their preferred site which clearly does not reflect a robust approach to site selection or gap allocation. Given this context, Bloor continues to question why a gap policy is needed in addition to the draft countryside policy (S7).

2.31 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 the need for such a large settlement gap between Hedge End and Horton Heath in comparison to other locations. 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)

2.32 It is clear 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.

2.33 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"

2.34 Bloor considers that this is a flawed and unsound approach to identifying sustainable housing sites, on the basis that settlements have and continue to be incorrectly allocated.

2.35 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.

2.36 Whilst 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, as the context has already changed. It is quite clear looking at satellite imagery, as well as the Defra MAGIC map application, that 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 due to come forward from 2022.

2.37 For these reasons, Bloor considers that Boorley Green is already a level 3 settlement, and should be listed as such in Table 1.

LUC Sustainability Appraisal Addendum

2.38 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 have led

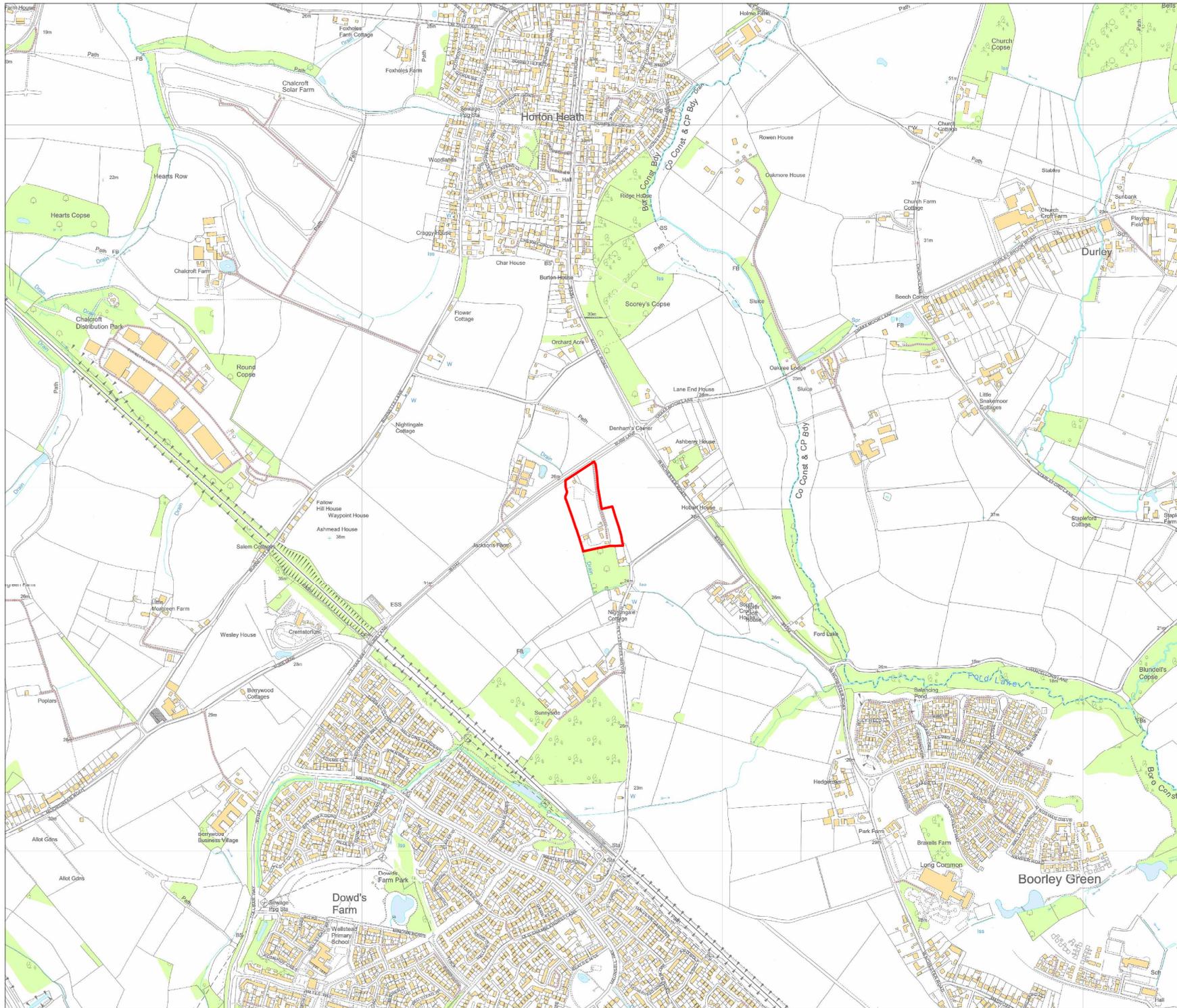
to the deletion of policies S5 and S6 relating to the SGO, as its justification was considered to be insufficiently robust (paragraph 41, ED71).

- 2.39 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 in only in the context of the SGO. The evidence presented by Bloor Homes in its Regulation 19 report (ref: EBCLP-XS-9) and examination matter 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.
- 2.40 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 5-year review point.
- 2.41 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 railway station, would be heavily prejudiced at the 5-year review stage. It is therefore highly questionable as to whether any 5-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 Bloor considers that their ongoing concerns outlined in this consultation submission highlight that the proposed MM and updated evidence base, will not overcome them, nor do they sufficiently address the Inspectors issues in ED71.
- 3.2 This highlights the need for further examination into the soundness and deliverability of the plan.

Appendix 1



 Site boundary

Hughes land
Blours



Site location

Dwg no/151084	Revision
Status	19 July 2021
Scale: 1:10,000 @A3	Drawn by: JC Checked by: TS

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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



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



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



							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



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



							<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>



						(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



							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

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