

# Calculation of Five-Year Housing Land Supply

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**Eastleigh Borough Council**

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## Executive Summary:

- i. The Eastleigh Borough Council 'Calculation of Five-Year Housing Land Supply' document has been prepared to identify the latest five-year housing land supply position as of 1<sup>st</sup> April 2021. It comprises this main document and appendices detailing the housing sites involved and is the sixth quarterly update produced by Hampshire Services.
- ii. On the basis of the information as presented in this document it is concluded that Eastleigh Borough Council can comfortably demonstrate a five-year supply of housing, with 5.9 years' worth of housing using the Local Housing Need figure and a 5% buffer.
- iii. A total of 4,213 dwellings are expected to be delivered between 1<sup>st</sup> April 2021 and 31<sup>st</sup> March 2026. This is a reduction of 92 dwellings from the previous Hampshire County Council report (4,305) which covered the 1<sup>st</sup> January 2021 to 31<sup>st</sup> December 2025. The reduction within the figures is principally owing to Eastleigh having another year of high completions being recorded, with a net gain of 846 dwellings delivered between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021. These dwellings however have now been taken out of the supply and this, along with relatively few new large sites coming forward recently has led to a decrease in the number of commitments in the pipeline.

## 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 primarily be measured against for this update is that based on the 'local housing need' derived from the 'standard method', including an appropriate buffer to ensure choice and competition in the market for land.

1.3 This assessment uses a base date of 1<sup>st</sup> April 2021 and covers the anticipated supply to be delivered in the five-year period from 1<sup>st</sup> January 2021 to 31<sup>st</sup> March 2026. 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 2019 (NPPF) requires Local Planning Authorities to assess and demonstrate a five-year supply of deliverable sites. Specifically, paragraph 73 of the NPPF states:

"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 Furthermore, the NPPF supports the inclusion of a windfall allowance in the five-year supply where there is compelling evidence that suggests this is a reliable source of supply.

2.3 Where an authority has an up-to-date plan-based housing requirement (adopted in the last five years), the housing requirement set out in the local plan is the basis for assessing five-year housing land supply. Otherwise, the assessment is against the local housing need figure, calculated using the government's standard methodology. Eastleigh's adopted Local Plan is more than five years old, and therefore the assessment of five-year housing land supply is made against the local housing need figure. Nevertheless, the Council has submitted a replacement Local Plan to the Secretary of State for examination, with consultation on the Main Modifications to the Local Plan expected over Summer 2021. For comparison, a five-year land supply position based on the housing requirement proposed in this Plan with a 10% buffer is set out at the end of the report.

### **3 Methodology for Calculating the Five-Year Supply**

#### **Source of Housing Target**

1 The local housing need requirement for Eastleigh is based on the standard method. Previously this meant that Eastleigh had a local housing need figure of 694 dwellings per annum using the 2014-based household projections for the period 2020-2030, and the 2019 affordability ratio to derive a total five-year housing land supply requirement of 3,470 dwellings.

3.2 The data for the standard method however has now been updated to a 2021 position. Whilst the 2014-based household projections are still used, the period now covers 2021-2031, and the 2020 affordability ratio (released in March 2021) now has the most recent figures. The updated figures now give a local housing need figure of 675 dwellings per annum. Giving a total five-year housing land supply requirement of 3,375 dwellings. The workings for the figures are shown below.

#### **Step 1: Setting the baseline**

##### **2014-based household projections<sup>1</sup> for Eastleigh Borough**

**Households in 2021 = 57,742**

**Households in 2031 = 62,753**

**Households growth between 2021 and 2031 = 5,011**

**Households growth per annum = 501.1**

<sup>1</sup> <https://www.gov.uk/government/statistical-data-sets/live-tables-on-household-projections>

#### **Step 2: An adjustment to account for affordability**

2020 median workplace-based affordability ratio<sup>2</sup> for Eastleigh Borough 9.56

$$\text{Adjustment factor} = \left( \frac{\text{Local affordability ratio} - 4}{4} \right) \times 0.25 + 1$$

$$9.56 \text{ (local affordability ratio)} - 4 = 5.56$$

$$5.56 / 4 = 1.39$$

$$1.39 \times 0.25 = 0.3475$$

$$0.3475 + 1 = 1.3475$$

Giving an annual local housing need figure for Eastleigh Borough

(adjustment factor) x projected household growth

$$1.3475 \times 501.1 = 675 \text{ (rounded)}$$

### Step 3: Capping the level of any increase

3.3 Eastleigh Borough adopted its Local Plan update in 2006 and therefore the adopted plan is more than 5 years old. A cap may therefore be applied whichever is the higher of:

**600 dwellings per annum as set out in the 2006 Local Plan**

**501.1 dwellings per annum based on the average annual household growth 2021-2031**

3.4 The cap is set at 40% above the higher of either the most recent average annual housing requirement figure or average household growth figure. The most recent average annual housing requirement figure is the highest in this case (600 dpa).

$$600 \times 40\% = 840$$

3.5 The capped figure (840) is however greater than the 675 dwellings per annum and is not therefore applicable.

3.6 The annual need for housing for Eastleigh Borough is therefore **675** dwelling per annum.

2

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

## **Housing Delivery Test**

3.7 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. 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.

3.8 However, due to the unprecedented first national lockdown on 23<sup>rd</sup> March 2020 which saw temporary disruption to local authority planning services and the construction sector. The ‘homes required’ within the 2019 to 2020 year have been reduced by a month in the Housing Delivery Test.

3.9 Results published in January 2021 showed that Eastleigh had delivered 3,278 dwellings over the three years between 1st April 2017 and 31st March 2020 against a target of 1,894 dwellings in the same period. This meant that Eastleigh Borough passed the Housing Delivery Test and is not subject to a 20% buffer.

## **Buffer**

3.10 The July revision of the PPG for Housing Supply and Delivery (Paragraph 022 Reference ID: 68-022-201907022) states: To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5 years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.

Buffers are not cumulative, meaning that an authority should add only one of the following, depending on circumstances:

- 5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5 year housing land supply;
- 10% - the buffer for authorities seeking to ‘confirm’ 5 year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and
- 20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.

3.11 Consequently the Local Housing Need plus a 5% buffer being applied would make Eastleigh’s figure 709 dwellings per annum.

## **Delivery**

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

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

- the current planning status of the site – allocated, outline planning permission (and progress towards reserved matters), detailed planning permission, or resolution to grant planning permission;
- whether a planning performance agreement is in place for the site;
- correspondence with the developer/housebuilder/landowner or agent in relation to anticipated:
  - start date,
  - first housing completions,
  - phasing of development for the duration of the build,
  - information on site assessment work being undertaken,
  - anticipated dates for planning applications being submitted or planning permissions being approved,
  - constraints, ownership and market or cost factors that have the potential to delay delivery of the development;
- progress towards the discharge of planning conditions;
- assumed lead-in times, build-out rates and lapse rates
- general information available from public records relating to typical build-out rates of similar sites and housebuilders general rates of delivery.

### **Windfall**

3.13 The National Planning Policy Framework (NPPF) glossary defines windfall sites as “sites not specifically identified in the development plan”. Paragraph 70 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.

3.14 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.

3.15 It should be noted that revisions to the NPPF no longer specifically refer to windfall sites being on previously developed land or considers exclusions should be made to development on residential gardens. However, in the ‘Eastleigh Borough Local Plan 2016-2036 – Housing Trajectory Update published in June 2019’ para 95. The Council have taken a more precautionary approach based on 2012-NPPF compliant approach which continues to exclude garden land. Therefore, the windfall analysis within this report will follow the borough’s current approach.

## 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 1<sup>st</sup> 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 1<sup>st</sup> April 2021.

4.2 On this basis, this assessment of five-year land supply has a base date of 1<sup>st</sup> April 2021 and covers the five-year period to 31<sup>st</sup> March 2026. 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
Total	2,990	104	3.5

4.5 For a 1<sup>st</sup> April 2021 base date, the monitoring data shows that there are planning permissions for a gain of 257 dwellings (gross) outstanding for sites of less than 10 dwellings. Taking account of the outstanding planning permissions for a permitted loss of 40 dwellings, the net additional number of dwellings to the supply would be 217. 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 208 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 31<sup>st</sup> March 2026.

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 Appendix B along with the number of completions that have been recorded through Building Control, National House-Building Council reports and annual site visits undertaken at the end of each financial year by Hampshire County Council and Eastleigh Borough Council for the period 1<sup>st</sup> January to 31<sup>st</sup> March 2021.

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 1<sup>st</sup> April 2021 base date there are 32 large, committed sites which are expected to contribute to the five-year land supply. Of these sites, 26 had commenced and nearly 600 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 4,859 dwellings (net) which are yet to be built across these 32 sites. Of this, 3,371 dwellings are expected to be built within the five-year period to 31st March 2026. There are thus a further 1,488 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 1<sup>st</sup> April 2021.

4.15 There are 6 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 713 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 469 of the dwellings to be delivered from this source of supply within the five-year period to 31<sup>st</sup> March 2026.

#### **Specialist Housing for Older People**

4.17 In its guidance on how to calculate a five-year housing land supply, the NPPG (para. 043, ref. ID: 3-043-20180913) states that local planning authorities should 'count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement'.

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. The previous Hampshire Services update of the five-year land supply position as of 1<sup>st</sup> April 2020 explained the calculations in detail.

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 175 bed spaces associated with these sites, this is the equivalent of 94 dwellings. This means that an equivalent of 94 dwellings are expected within the five-year period.

## Windfall

4.22 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, its recent 'Housing Trajectory Update' published in June 2019 and the Strategic Land Availability Assessment (SLAA) prepared to inform the replacement Eastleigh Borough Local Plan 2036.

4.23 The Inspector at the previous Eastleigh Borough Local Plan 2029 examination in his conclusions to the hearings considered the Council's approach to be justified. Paragraph 63 of the Inspector's Report of February 2015 (EBC 3.4) states:

"The Council has included small site windfalls in years 3-5 of the five-year supply and from year six onwards. The inclusion of the contribution from windfalls from year three is justified given the Council's evidence on the time within which planning permissions are normally implemented and thus avoids double counting."

4.24 The Council's 'Housing Trajectory Update' para 95, provides a methodology for a 2012-NPPF compliant approach that continues to exclude garden land from a small site windfall approach. The calculation is presented at Table 2.

**Table 2: Windfall Calculation**

Small Sites Windfall Allowance	Number of Dwellings
Net Small Site Completions 2011/12-2020/21	548
Average Annual Small Site Completions 2011/12-2020/21	55
Average Annual Small Site Completions on Garden Land 2011/12-2020/21	17
Small Sites Windfall Allowance excluding Garden Land	36

4.25 Taking a cautionary approach it is considered to be appropriate for an annual allowance within years 4 and 5 of the five-year housing land supply. This would give a total of 72 dwellings (36 dwellings per annum) over years 4 and 5 on sites of less than 10 dwellings.

4.26 Whilst the windfall allowance used in this calculation is justified and robust according to the NPPF and relevant PPG guidance, a sensitivity has been taken to determine the impact on the five-year housing supply without windfall. Windfall represents 72 dwellings out of a total supply of 4,213 dwellings, or 1.7% of total supply. Removing windfall would take off roughly 0.1 years of eligible supply.

### Total expected supply 2021-2026

4.27 From the analysis of the various sources of housing supply mentioned above, the number of dwellings that can be considered deliverable over the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026 is 4,214 dwellings. This is set out in Table 3 below.

**Table 3: Housing Supply 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026**

Housing Supply 1 <sup>st</sup> April 2021 to 31 <sup>st</sup> March 2026	
Source of Supply	Number of Dwellings
Net Outstanding Permissions for small sites (1-9) units (discounted by 4% for Lapses)	208
Net Outstanding planning permissions for large sites (10 or more units)	3,371
Sites with a resolution to grant planning permission	469

Housing for Older People (C2)	(Equivalent of)	94
Windfall allowance for years 4 and 5		72
Total expected supply for the period 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026		4,214

## 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 local housing need figure as calculated using the standard method set out in the PPG. As set out above, the five-year period is taken from 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026. An alternative calculation, using the emerging Local Plan 2036 housing requirement is also provided.

### Calculation of the Five-Year Housing Land Supply Position

5.2 Table 4 illustrates Eastleigh Borough Council's Five-Year Housing Land Supply Position with the 5% buffer applied to the housing requirement. On the basis of including sites with planning permission and also sites that only have resolution to permit where inclusion can be justified (see appendix C) then Eastleigh Borough can demonstrate a land supply of 5.9 years, and would therefore be able to demonstrate a five-year housing land supply.

**Table 4 : Five Year Land Supply Calculation (1<sup>st</sup> April 2021 Base Date)**

Column ID	Housing Requirement 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026	Eastleigh Borough
a	Objectively Assessed Housing Need: Dwellings per annum 2021-31	675
b	Total Objectively Assessed Need for 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026	3,375
	<b>Buffer</b>	
c	5% buffer; (b*5%)	169
<b>d</b>	<b>Total Housing Requirement for period from 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026 (c+b)</b>	<b>3,544</b>
e	Annual Requirement over the period 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026 (d/5)	709
	<b>Housing Supply 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026</b>	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31 <sup>st</sup> March 2026 (discounted by 4% for lapses)	208

Column ID	Housing Requirement 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026	Eastleigh Borough
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 31 <sup>st</sup> March 2026	3,371
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 31 <sup>st</sup> March 2026	469
i	Specialist Elderly Housing (C2) expected to be built by 31 <sup>st</sup> March 2026	94
j	Windfall Allowance for year 4 and 5	72
<b>k</b>	<b>Expected Supply for the period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026 (f+g+h+i+j)</b>	<b>4,214</b>
<b>l</b>	<b>Expected Supply Surplus/Deficit over period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026 (k-d)</b>	<b>670</b>
<b>m</b>	<b>Supply in Years (k/e)</b>	<b>5.9</b>

5.3 As set out earlier in the report this is a slightly conservative judgement as there is no actual requirement to discount for non-delivery. **The conclusion is therefore that, based on the latest evidence, the five-year housing land supply in Eastleigh Borough comfortably exceeds five years at 5.9 years.**

#### Alternative Calculation of the Five-Year Housing Land Supply Position

5.4 Additionally, a calculation of the five-year housing land supply position was made against the housing requirement figure in the submitted Local Plan with a 10% buffer.

5.5 Table 5 illustrates Eastleigh Borough Council's Five-Year Housing Land Supply Position with the 10% buffer applied to the housing requirement. On the basis of including sites with planning permission and also sites that only have resolution to permit where inclusion can be justified (see appendix C) then Eastleigh Borough can demonstrate a land supply of 5.3 years and would therefore be able to demonstrate a five-year housing land supply.

**Table 5: Five Year Land Supply Calculation (1<sup>st</sup> April 2021 Base Date)**

Column ID	Housing Requirement 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026	Eastleigh Borough
a	Housing Requirement Figure in Submitted Local Plan: Dwellings per annum	729
b	Housing Requirement Figure in Submitted Local Plan for 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026	3,645
	<b>Buffer</b>	
c	10% buffer; (b*10%)	365
<b>d</b>	<b>Total Housing Requirement for period from 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026 (c+b)</b>	<b>4,010</b>

e	Annual Requirement over the period 1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2026 (d/5)	802
	<b>Housing Supply 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026</b>	
f	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31 <sup>st</sup> March 2026 (discounted by 4% for lapses)	208
g	Net Outstanding planning permissions for large sites (10 or more units) expected to be built by 31 <sup>st</sup> March 2026	3,371
h	Sites with Resolution to Grant Planning Permission that are expected to be built by 31 <sup>st</sup> March 2026	469
i	Specialist Elderly Housing (C2) expected to be built by 31 <sup>st</sup> March 2026	94
j	Windfall Allowance for year 4 and 5	72
k	<b>Expected Supply for the period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026 (f+g+h+i+j)</b>	<b>4,214</b>
l	<b>Expected Supply Surplus/Deficit over period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2026 (k-d)</b>	<b>204</b>
m	<b>Supply in Years (k/e)</b>	<b>5.3</b>

## Appendix A: Small Site Commitments

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAINS DWELLINGS	OUTSTANDING LOSSES DWELLINGS	NET OUTSTANDING DWELLINGS
F/09/64869	FULL	17/07/2009	17/07/2012	1 ADJ HILL PLACE	BURSLEDON	Commenced	1	0	1
F/11/68419	FULL	03/10/2012	03/10/2015	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	Commenced	1	0	1
F/13/72384	FULL	27/11/2013	27/11/2016	268 LEIGH ROAD	CHANDLERS FORD	Commenced	3	0	3
R/13/72928	DETAILS	18/09/2013	18/09/2015	116 REAR OF PARK ROAD	CHANDLERS FORD	Commenced	1	0	1
F/13/73761	FULL	29/12/2014	29/12/2017	38 HUNT AVENUE	NETLEY ABBEY	Commenced	2	0	2
F/14/74469	FULL	17/06/2014	17/06/2017	22 COULTAS ROAD	CHANDLERS FORD	Commenced	1	0	1
F/14/74903	FULL	01/07/2015	01/07/2018	PLOTS 1A-1F RIVERSIDE CARAVAN PARK SATCHELL LANE	HAMBLE-LE-RICE	Commenced	1	0	1
C/15/76178	FULL	12/08/2016	12/08/2019	SOUTH WOODS SALTERNS LANE	BURSLEDON	Commenced	1	0	1
F/15/76483	FULL	30/04/2020	30/04/2023	TIMBERLEY WINCHESTER ROAD	FAIR OAK	Not Started	2	0	2
F/15/76485	FULL	30/04/2020	30/04/2023	TIMBERLEY ADJ WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
F/15/76637	FULL	05/10/2016	05/10/2019	1 OAKMOUNT AVENUE	CHANDLERS FORD	Not Started	1	1	0
F/15/77225	FULL	17/11/2017	17/11/2020	56 DESBOROUGH ROAD	EASTLEIGH	Not Started	2	1	1
F/16/78096	FULL	09/02/2017	09/02/2020	MIDLANDS ESTATE	WEST END	Not Started	2	0	2
F/16/78479	FULL	27/03/2017	27/03/2020	CHRISTIAN MEETING HALL GRANADA ROAD	HEDGE END	Commenced	1	0	1
F/16/79715	FULL	06/02/2017	06/02/2020	QUOB COTTAGE QUOB LANE	WEST END	Commenced	1	0	1
F/17/80066	FULL	18/04/2017	18/04/2020	17 DESBOROUGH ROAD	EASTLEIGH	Not Started	1	1	0
F/17/80075	FULL	18/04/2017	18/04/2020	286 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
F/17/80188	FULL	08/12/2017	08/12/2020	86 REAR OF EDWARD AVENUE	BISHOPSTOKE	Not Started	9	0	9
F/17/80256	FULL	07/09/2017	07/09/2020	78 ADJ BURSLEDON ROAD	HEDGE END	Not Started	1	0	1
F/17/80277	FULL	23/06/2017	23/06/2020	74 ADJ SHAFTSBURY AVENUE	CHANDLERS FORD	Commenced	2	0	2
F/17/80280	FULL	22/11/2017	22/11/2020	87 ADJ HIGH STREET	WEST END	Not Started	4	0	4
C/17/80337	FULL	08/11/2017	08/11/2020	28 CROWSPORT	HAMBLE-LE-RICE	Commenced	1	0	1
O/17/80373	O/L	10/01/2019	10/01/2022	LAND ADJOINING PINWOOD PARK	WEST END	Not Started	6	0	6
F/17/80841	FULL	31/10/2017	31/10/2020	44 TWYFORD ROAD	EASTLEIGH	Not Started	2	0	2
F/17/81163	FULL	01/11/2017	01/11/2020	MEADOW VALE, CLOVERHAYES AND SOUTHCROFT REAR OF PROVIDENCE HILL	BURSLEDON	Not Started	1	0	1
F/17/81222	FULL	31/10/2017	31/10/2020	44 LEIGH ROAD	EASTLEIGH	Commenced	1	0	1
F/17/81664	FULL	24/11/2017	24/11/2020	9 WESTFIELD ROAD	CHANDLERS FORD	Not Started	1	0	1
F/17/81693	FULL	14/03/2018	14/03/2021	STADDLESTONE, MARKS FARM	BOTLEY	Not Started	1	0	1

F/17/81763	FULL	04/05/2018	04/05/2021	185 HURSLEY ROAD	CHANDLERS FORD	Not Started	1	1	0
F/17/81797	FULL	01/05/2018	01/05/2021	HONEYPOT COTTAGE, 20B THE DRIVE	WEST END	Not Started	1	0	1
F/17/82179	FULL	06/07/2018	06/07/2021	BUSH BUNGALOW BOTLEY ROAD	FAIR OAK	Not Started	1	0	1
PN/17/82190	PRIOR APPROVAL	07/02/2018	07/02/2021	13 HIGH STREET	EASTLEIGH	Not Started	1	0	1
H/17/82211	FULL	14/02/2018	14/02/2021	5 CAMPION CLOSE	EASTLEIGH	Not Started	1	0	1
F/18/82248	FULL	21/12/2018	21/12/2021	BROWNFIELD SITE BLUNDELL LANE	BURSLEDON	Not Started	1	0	1
RM/18/82519	DETAILS	11/03/2019	11/03/2021	CREEK COTTAGE, 58 SATCHELL LANE	HAMBLE-LE-RICE	Commenced	4	0	4
F/18/82520	FULL	28/06/2018	28/06/2021	ABBEY COURT SCHOOL LANE	HAMBLE-LE-RICE	Commenced	1	1	0
F/18/82581	FULL	17/09/2018	17/09/2021	FIR TREE FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	4	0	4
F/18/82592	FULL	27/08/2019	27/08/2022	NETLEY HILL FARM LAND SOUTH OF ST JOHN'S ROAD	HEDGE END	Not Started	1	0	1
F/18/82759	FULL	11/05/2018	11/05/2021	35 FALCON SQUARE	EASTLEIGH	Not Started	1	0	1
F/18/82929	FULL	05/10/2018	05/10/2021	37 KINGSWAY	CHANDLERS FORD	Not Started	2	1	1
F/18/83098	FULL	20/12/2018	20/12/2021	4 WAYLANDS PLACE ADJ BURSLEDON ROAD	HEDGE END	Not Started	2	0	2
F/18/83174	FULL	27/07/2018	27/07/2021	TWINOAKS GUEST HOUSE, 43 UPPER NORTHAM ROAD	HEDGE END	Not Started	1	1	0
F/18/83290	FULL	09/08/2018	09/08/2021	103 LEIGH ROAD	EASTLEIGH	Not Started	3	0	3
F/18/83292	FULL	12/04/2019	12/04/2022	HAMBLEWELL CHURCH LANE	BURSLEDON	Not Started	1	0	1
F/18/83447	FULL	16/08/2019	16/08/2022	282 FAIR OAK ROAD	BISHOPSTOKE	Not Started	1	0	1
F/18/83513	FULL	12/02/2019	12/02/2022	THE MILL HOUSE GRANGE ROAD	NETLEY ABBEY	Commenced	0	0	0
PN/18/83580	PRIOR APPROVAL	24/08/2018	24/08/2021	46 LEIGH ROAD	EASTLEIGH	Commenced	3	0	3
F/18/83727	FULL	21/09/2018	21/09/2021	37 LAND SOUTH WEST OF CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
F/18/84073	FULL	07/12/2018	07/12/2021	229 HILTINGBURY ROAD	CHANDLERS FORD	Commenced	6	0	6
F/18/84121	FULL	28/03/2019	28/03/2022	RUSSELLS EQUESTRIAN CENTRE LAND ADJ ALLINGHAM LANE	WEST END	Not Started	1	0	1
PN/18/84139	PRIOR APPROVAL	06/11/2018	06/11/2021	DENNY HOUSE, 70 LOWER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
PN/18/84177	PRIOR APPROVAL	07/12/2018	07/12/2021	CROFT FARM WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
H/18/84302	FULL	06/12/2018	06/12/2021	17 SHERWOOD AVENUE	HEDGE END	Not Started	1	0	1
F/18/84334	FULL	19/12/2018	19/12/2021	5 BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
F/18/84370	FULL	20/12/2018	20/12/2021	QUOB FARM HOUSE QUOB FARM CLOSE	WEST END	Commenced	7	4	3
F/18/84511	FULL	27/08/2019	27/08/2022	BUILDERS YARD AT END OF MOUNT VIEW REAR OF 44 TWYFORD ROAD	EASTLEIGH	Not Started	6	0	6
F/18/84536	FULL	15/10/2019	15/10/2022	9 BURSLEDON ROAD	HEDGE END	Commenced	1	0	1
F/18/84569	FULL	10/04/2019	10/04/2022	1 WESTFIELD ROAD	CHANDLERS FORD	Commenced	1	0	1
F/18/84627	FULL	12/02/2019	12/02/2022	46 COMMON ROAD	CHANDLERS FORD	Not Started	1	1	0
H/19/84771	FULL	07/05/2019	07/05/2022	GLENDOWER GRANGE ROAD	NETLEY ABBEY	Not Started	1	0	1
F/19/84941	FULL	31/05/2019	31/05/2022	4 BISHOPSTOKE ROAD	EASTLEIGH	Not Started	2	1	1

F/19/84958	FULL	25/07/2019	25/07/2022	VICTORIA FARMHOUSE FIR TREE LANE	HORTON HEATH	Not Started	0	1	-1
F/19/85281	FULL	20/05/2019	20/05/2022	WEST VIEW NURSERY MARLS ROAD	BOTLEY	Not Started	1	1	0
X/19/85297	FULL	16/07/2019	16/07/2023	NETLEY COURT CARE HOME VICTORIA ROAD	NETLEY ABBEY	Not Started	5	0	5
F/19/85333	FULL	02/10/2019	02/10/2022	10A, 10 & 12 REAR OF FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
F/19/85340	FULL	05/02/2020	05/02/2023	443 FAIR OAK ROAD	EASTLEIGH	Not Started	5	0	5
F/19/85569	FULL	20/09/2019	20/09/2022	OAKDENE WINCHESTER ROAD	BOTLEY	Not Started	1	0	1
PN/19/85571	PRIOR APPROVAL	25/06/2019	25/06/2022	46A HIGH STREET	WEST END	Not Started	1	0	1
F/19/85624	FULL	29/11/2019	29/11/2022	LANGLEIGH BOTLEY ROAD	HORTON HEATH	Not Started	4	0	4
F/19/85828	FULL	16/08/2019	16/08/2022	58 WOOLSTON ROAD	NETLEY ABBEY	Commenced	1	0	1
PN/19/85858	PRIOR APPROVAL	28/08/2019	28/08/2022	THE STUDIO, 188C SOUTHAMPTON ROAD	EASTLEIGH	Not Started	1	0	1
F/19/86047	FULL	17/10/2019	17/10/2022	31 CROWS NEST LANE	BOTLEY	Not Started	2	1	1
F/19/86067	FULL	25/10/2019	25/10/2022	93 LEIGH ROAD	EASTLEIGH	Not Started	4	0	4
F/16/77830	FULL	03/06/2016	03/06/2019	282 SOUTHAMPTON ROAD	EASTLEIGH	Commenced	4	0	4
F/19/86119	FULL	18/12/2019	18/12/2022	LAND EAST OF ANSON ROAD	HORTON HEATH	Not Started	1	0	1
F/19/86166	FULL	03/12/2019	07/12/2022	27 HAIG ROAD	BISHOPSTOKE	Not Started	1	0	1
F/19/86219	FULL	23/12/2019	23/12/2022	108 TWYFORD ROAD	EASTLEIGH	Commenced	4	0	4
O/19/86223	O/L	22/10/2019	22/10/2022	285 WEST END ROAD	WEST END	Not Started	2	1	1
F/19/86248	FULL	09/12/2019	09/12/2022	FLAT 1 ASHCROFT COURT, 60 WINCHESTER ROAD	CHANDLERS FORD	Not Started	2	0	2
F/19/86481	FULL	09/12/2019	09/12/2022	210 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
F/20/88075	FULL	16/10/2020	16/10/2023	20 SPENCER ROAD	EASTLEIGH	Commenced	1	0	1
F/19/86822	FULL	07/02/2020	07/02/2023	MYRTLE DENE ADJ WINDMILL LANE	BURSLDON	Not Started	1	0	1
F/19/86862	FULL	28/01/2020	28/01/2023	23-23A HURSLEY ROAD	CHANDLERS FORD	Commenced	2	0	2
F/19/86926	FULL	04/02/2020	04/02/2023	27B HURSLEY ROAD	CHANDLERS FORD	Not Started	1	0	1
F/19/87081	FULL	28/02/2020	28/02/2023	NETLEY METHODIST CHURCH, 53 NEW ROAD	NETLEY ABBEY	Not Started	1	0	1
F/20/87136	FULL	16/07/2020	16/07/2023	3 VICTORIA ROAD	EASTLEIGH	Commenced	2	1	1
F/20/87197	FULL	28/07/2020	28/07/2023	8-9 CORONATION PARADE	SOUTHAMPTON	Not Started	0	1	-1
F/20/87224	FULL	15/04/2020	15/04/2023	FORMER 79 STATION ROAD	SOUTHAMPTON	Commenced	7	0	7
F/20/87233	FULL	12/06/2020	12/06/2023	THE MALTHOUSE CHURCH LANE	BOTLEY	Not Started	3	0	3
PN/20/87279	PRIOR APPROVAL	20/05/2020	20/05/2023	1 BROOKLYN COTTAGES PORTSMOUTH ROAD	SOUTHAMPTON	Not Started	1	0	1
F/20/87588	FULL	21/05/2020	21/05/2023	WINTON BOTLEY ROAD	WEST END	Not Started	1	1	0
PN/20/87616	PRIOR APPROVAL	13/05/2020	13/05/2023	FIRST FLOOR 91 BOURNEMOUTH ROAD	EASTLEIGH	Not Started	1	0	1
PN/20/87663	PRIOR APPROVAL	11/05/2020	11/05/2023	52 MARKET STREET	EASTLEIGH	Not Started	1	0	1
F/20/87694	FULL	06/07/2020	06/07/2023	MOORHILL MOORHILL ROAD	SOUTHAMPTON	Not Started	1	1	0

F/20/87733	FULL	15/06/2020	15/06/2023	1 HOLMESLAND LANE	SOUTHAMPTON	Not Started	1	1	0
F/20/87942	FULL	23/07/2020	23/07/2023	35 SEA VIEW ESTATE	SOUTHAMPTON	Not Started	2	2	0
F/20/88004	FULL	07/08/2020	07/08/2023	1A FRYERN ARCADE WINCHESTER ROAD	EASTLEIGH	Not Started	2	1	1
F/20/88045	FULL	30/09/2020	30/09/2023	190 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	2	1	1
26357/005	FULL	19/01/2005	19/01/2010	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	Not Started	4	1	3
PN/18/82651	PRIOR APPROVAL	13/07/2018	13/07/2021	49-57 HIGH STREET	WEST END	Not Started	4	0	4
PN/18/82651	PRIOR APPROVAL	13/07/2018	13/07/2021	49-57 HIGH STREET	WEST END	Not Started	1	0	1
PN/18/83923	PRIOR APPROVAL	09/11/2018	09/11/2021	49-57 HIGH STREET	WEST END	Not Started	4	0	4
F/18/83906	FULL	12/02/2019	12/02/2022	39-57 HIGH STREET	WEST END	Not Started	3	0	3
F/08/63689	FULL	11/12/2008		STEWART HOUSE SYCAMORE AVENUE	EASTLEIGH	Commenced	3	0	3
F/20/88622	FULL	10/11/2020	10/11/2023	33 BURSLEDON ROAD	SOUTHAMPTON	Not Started	1	0	1
F/20/88124	FULL	11/11/2020	11/11/2023	ALLINGTON MANOR ALLINGTON MANOR FARM HOUSE ALLINGTON LANE	SOUTHAMPTON	Not Started	1	1	0
F/20/87533	FULL	06/11/2020	06/11/2023	ORCHARD CLOSE, 79 MORTIMERS LANE	FAIR OAK	Not Started	5	2	3
F/20/88319	FULL	13/11/2020	13/11/2023	30 WESTERN ROAD	SOUTHAMPTON	Not Started	2	1	1
F/20/88661	FULL	19/11/2020	19/11/2023	2 PRIORY ROAD	SOUTHAMPTON	Not Started	1	0	1
H/20/88937	FULL	01/12/2020	01/12/2023	WALTON FLINTS THE ANNEXE RESERVOIR LANE	SOUTHAMPTON	Not Started	1	1	0
F/20/88190	FULL	02/12/2020	02/12/2023	1 OAKWOOD ROAD	EASTLEIGH	Not Started	1	1	0
F/20/88684	FULL	04/12/2020	04/12/2023	WILLOW HOUSE BRIDGE ROAD	SOUTHAMPTON	Not Started	1	0	1
F/20/87859	FULL	04/12/2020	04/12/2023	THE BRIGADIER GERARD BOTLEY ROAD	HORTON HEATH	Not Started	1	0	1
F/20/87946	FULL	22/10/2020	22/10/2023	82 BURSLEDON ROAD	SOUTHAMPTON	Not Started	4	1	3
PN/20/89140	PRIOR APPROVAL	23/12/2020	23/12/2023	32-34 UNIT 1 WARWICK COURT, LEIGH ROAD	EASTLEIGH	Not Started	9	0	9
PN/20/88482	PRIOR APPROVAL	18/12/2020	18/12/2023	5A ST JOHNS ROAD	SOUTHAMPTON	Commenced	8	0	8
F/20/89336	FULL	26/02/2021	26/02/2024	BUILDERS YARD TO REAR OF 44 TWYFORD ROAD	EASTLEIGH	Not Started	2	0	2
PN/21/89866	PRIOR APPROVAL	31/03/2021	31/03/2024	ALLINGTON MANOR FARM ALLINGTON LANE	EASTLEIGH	Not Started	1	0	1
F/20/89483	FULL	31/03/2021	31/03/2024	MOLE COTTAGE HIGH STREET	SOUTHAMPTON	Not Started	1	1	0
PN/20/89319	PRIOR APPROVAL	01/02/2021	01/02/2024	20 LOWER NORTHAM ROAD	SOUTHAMPTON	Not Started	1	0	1
F/20/89409	FULL	01/02/2021	01/02/2024	1 HEATHERDENE ROAD	EASTLEIGH	Commenced	1	1	0
F/20/88398	FULL	26/03/2021	26/03/2024	22A WINCHESTER STREET	SOUTHAMPTON	Not Started	1	1	0
F/20/88658	FULL	08/03/2021	08/03/2024	HOLME FARM DURLEY ROAD	EASTLEIGH	Not Started	1	1	0
F/20/87926	FULL	11/02/2021	11/02/2024	OAK LODGE BRIDGE ROAD	SOUTHAMPTON	Not Started	8	1	7
							257	40	217

## Appendix B: Large Site Commitments

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Net Outstanding Apr21	Planning Status	Planning Permission Expiry	Completions Jan-Mar 21	21/22	22/23	23/24	24/25	25/26	5 Year Supply	1 April commentary
	Bishopstoke													
	The Mount Hospital, Church Road, Bishopstoke, Eastleigh	O/12/71007 R/12/71814 F/13/73226 F/14/75061 F/17/80513	217	53	Reserved Matters	Under Construction	0	49	0	4	0	0	53	The site received Outline Planning Permission in 2012 and a number of subsequent Reserved Matters applications and Full Planning applications have enabled the delivery of 164 dwellings over 3 Phases. 22 units were completed 2018/19. Blocks 27 to 31 are currently under construction with 49 units expected to complete in early 2021/22 leaving 4 units outstanding. There are no site-specific risks associated with the delivery of the remaining dwellings.
	58-64 Stoke Common Road, Bishopstoke, Eastleigh	F/19/86348 X/20/88203	7	7	Full Permission	26-Feb-24	0	0	7	0	0	0	7	Full planning permission was granted on 17th March 2020 for 10 dwellings. An existing 3 dwellings are to be demolished. The development is known as Burrow View and is being brought forward by Regal Homes. A subsequent variation of conditions application was permitted on 26th February 2021 (X/20/88203) and a discharge of conditions application was submitted on 25th September 2020 (DC/20/88848) with a further discharge of conditions application submitted on 25th March 2021 (DC/21/90191).
	Botley													

Land north and east of Boorley Green, Winchester Road, Botley	O/12/71514 R/15/77595 R/16/79470 X/18/83548	1330	599	Reserved Matters	Under Construction	24	120	120	120	120	119	599	The site 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 resolution to permit for 67 dwellings replacing the C2 element is now within Appendix C. 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. Of note, Section 278 agreements for the Winchester Road and Maddoxford Lane highways works associated with the site were signed on 19 April 2016. So far 730 dwellings have been completed on site with nearly 90 dwellings under construction at 1st January 2020. The phasing figures shown are taking a more conservative approach than the figures provided by the Consortium.
Land at Crows Nest Lane, Botley	O/16/78389 RM/18/83875	50	50	Reserved Matters	Under Construction	0	15	35	0	0	0	50	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 15 dwellings expected in 2021/22 and the remaining dwellings to be completed in the following year.
Land north west of Boorley Green, Winchester Road, Botley	O/15/75953 RM/17/81628	680	680	Reserved Matters	Site Commenced	0	0	50	75	100	100	325	The site received Outline Planning Permission following an appeal which was allowed in December 2016. The applicants were Gleeson Developments, Miller Homes & Welbeck Land. A Reserved Matters Application for 301 dwellings was approved on 16th January 2019. A Reserved Matters Application has been submitted for a further 143 in Phase 2 (RM/18/84466) and is currently under consideration. A further application for Phase 3 (RM/19/86658) of the development has also been submitted for 236 dwellings and is also under consideration. The development called Boorley Gardens is likely to be sold to developers by the site promoters. Whilst Miller Homes is a developer, Welbeck is not, and they have control over the access under promotion agreement. The site is therefore looking to being parcelled up as a whole and taken to market. Timing is therefore subject to the post COVID-19 market. The site commenced in December 2020. The build out rates shown are slightly more conservative than those the developer provided.

<b>BO1</b>	Land south of Maddoxford Lane, Boorley Green	O/16/79600RM/19/84879	49	49	Reserved Matters	02-Mar-23	0	0	30	19	0	0	49	The site received Outline Planning Permission on 29th March 2018. The site was sold to Foreman Homes and a Reserved Matters Application was submitted 30th January 2019. The developer has confirmed that the site is still at the planning stage and therefore a conservative approach has been applied with the first expected completions being moved back into 2022/23. An existing dwelling is expected to be demolished. Foreman Homes also have a full application (F/19/84937) for 86 dwellings pending for this site. This application would supersede the permission for 49 if approved. Application RM/19/84879 for details in relation to approved outline O/16/79600 was permitted 2nd March 2021. A discharge of conditions application (DC/20/88469) for Discharge of conditions 8 (boundary treatment/paving) and 9 (tree protection plan) of reserved matters R/18/83875 for development of 50 dwellings was submitted on 27th August 2020 and is currently pending a decision.
	Bursledon													
	Land south of Bursledon Road, Bursledon	F/18/82322	200	17	Full Permission	Under Construction	31	17	0	0	0	0	17	The site received Full Planning Permission on 29th March 2018. The developer for the site is Taylor Wimpey. The development is known as Kestrel Park and is part of a wider scheme in Bursledon along with Kingfisher Grange and Cranbury Gardens. All of the 200 dwellings have now been started with 63 completions recorded in 2019/20 and an additional 120 completions recorded 2020/21. The remaining 17 completions are expected to be completed in 2021/22.
	Land north of Cranbury Gardens, Bursledon	O/15/76883 RM/19/84802	45	11	Reserved Matters	Under Construction	8	11	0	0	0	0	11	45 Dwellings (16 of which are affordable) built as part of the Taylor Wimpey Development South of Bursledon Road. The Development is known as Cranbury Gardens. It received detailed planning permission on 30th April 2019. All 45 plots are under construction with 34 completions recorded 2020/21. The remaining 11 dwellings are expected to be completed in 2021/22.
	Land at Providence Hill, Bursledon	O/14/74322 R/16/77966	62	30	Reserved Matters	Under Construction	10	30	0	0	0	0	30	The site gained Reserved Matters approval in September 2016 for all 62 dwellings. Foreman Homes is the developer for this site. They have confirmed that the scheme is well underway, and 32 dwellings were completed by the end of March 2021. All remaining dwellings have commenced and are expected to complete in 2021/22. The adjoining 92-unit scheme (O/17/81166) which will be accessed through this site is listed in Appendix C.
	Chandlers Ford													

	9 Valley Road, Chandlers Ford	F/18/84154	12	10	Full Permission	Under Construction	2	6	0	0	0	0	6	The site received full planning permission on 19th July 2019 and is currently under construction. Doswell Projects Ltd have confirmed that all remaining dwellings are expected to complete in early 2021/22.
	Eastleigh													
	North Stoneham Park, Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892 RM/17/81168	1074	469	Reserved Matters	Under Construction	16	125	115	115	80	34	469	The site received Outline Planning Permission in January 2016 for 1,100 dwellings. The developer is Highwood. Reserved Matters approval has subsequently been approved for two phases: Phase 1 - 560 dwellings Phase 2 - 514 dwellings. Development has commenced on site and the developer's construction programme has informed the build out rates set out. Inspector at Mallards Way appeal agreed with this approach to delivery. 109 units were completed in 2018/19 and a further 322 units have been completed in 2019/20. Between April 2020 and March 2021, a further 174 dwellings were completed. However, a conservative approach has still been taken with the annual completions expected over the next 5 years.
	1C and 1D North Stoneham Park, Chestnut Avenue / Stoneham Lane	RM/18/84537	26	26	Reserved Matters	Under Construction	0	26	0	0	0	0	26	The site - which is linked to other developments in Stoneham Park - received Full Planning Permission for 26 dwellings on 14th March 2019. The developer is Highwood. The site will be brought forward alongside the wider site and will be delivered within the five-year period. Retirement homes developers Cinnamon are expected to be bringing the site forward. The site commenced in the summer of 2020 and is expected to complete in early 2021/22.
	North Stoneham Park, Chestnut Avenue [Additional to 1,100]	F/19/87086	65	65	Full Permission	Under Construction	0	25	40	0	0	0	65	The Stage 3 site - which is linked to other developments in Stoneham Park - received a resolution to grant permission at committee on the 9th of June 2020. The permission was subsequently granted on 10th August 2020. Discharge of conditions application DC/20/89456 and DC/20/88979 are currently pending. The developer is Highwood. The site previously had full planning under F/19/87086 for 39 dwellings. The scheme for 65 commenced in early 2021 and is expected to fully deliver within the five-year period. A more cautionary approach has been taken than the developers, but with the site still expecting to complete in 2022/23.
	10-20 Romsey Road, Eastleigh	F/16/77785	49	49	Full Permission	Under Construction	0	49	0	0	0	0	49	This site received Full Planning Permission on 27th February 2018. The developer has demolished the existing properties and building works have commenced. The site is likely to complete in 2021/22.
	4-6 High Street, Eastleigh	F/18/84679	10	10	Full Permission	29-Mar-22	0	0	0	10	0	0	10	10 flats above and behind retained ground and first floor commercial premises. Full planning permission was given on the 29th of March 2019. No conditions have been discharged.

	27-29 Market Street, Eastleigh	PN/19/86710	10	10	Prior Approval	09-Dec-22	0	0	0	10	0	0	10	Prior approval was granted on 9th December 2019 for change of use of the 1st and 2nd floors from office use to 10 flats. Whilst Rivendale obtained the planning permission, this scheme is now owned by Eastleigh Borough Council with plans being developed for a temporary use of the site, prior to preparation of longer-term regeneration plans and options appraisal.
	Eastleigh Police Station, 18-24, Leigh Road, Eastleigh	F/19/85332	9	9	Full Permission	Under Construction	0	9	0	0	0	0	9	The site which gained permission on 5th August 2020 is for an 80-bed C2 care home and 4 no. 1-bed extra care units, also classified as C2 (see Appendix D) and 9 flats (C3) being delivered in a single block on the site. The developer for the 9 C3 units is Metis Homes, and they commenced the site in the final quarter of 2020 and are expecting to complete the site by the end of 2021/22.
	Fair Oak													
<b>FO3</b>	Site 2, Land to the West of The Kings School, Allington Lane	F/19/85028	35	35	Full Permission	Under Construction	0	10	25	0	0	0	35	The site is part of the FO3 residential allocation for Fair Oak Lodge/Quobleigh Pond and St. Swithun Wells Church in the Submitted EBLP 2016-2036 and received full planning permission on 8th July 2020 for 35 dwellings. The developer is Linden Homes. This scheme follows on from the St. Swithun Wells, Allington Lane scheme for 72 dwellings which lies to the north and west of this scheme and has almost completed. This scheme will be accessed through the earlier scheme. There is currently one discharge of conditions pending (DC/20/88289) with DC/20/89358 having been discharged with DC/20/89360, DC/21/89595 and DC/20/89362 being partially discharged. The build out rates are slightly more conservative than the developers.
	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 1)	F/15/77500	67	12	Full Permission	Under Construction	21	18	0	0	0	0	18	The site received Full Planning permission on 18th August 2017. The developer is Foreman Homes and they have confirmed that the timeline shown is correct. 55 dwellings were recorded as having been completed by the end of March 2021. All remaining dwellings are under construction and are expected to complete in 2021/22. Phase 2 of the site (listed below) is for 37 dwellings.
	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath (phase 2)	F/16/79704	37	21	Full Permission	Under Construction	14	25	0	0	0	0	25	This is phase 2 of the Hammerley Farm site and is also being developed by Foreman Homes. Full planning permission was granted on 5th October 2018 for 37 dwellings. The site is under construction with 16 dwellings completed by the end of March 2021. the whole site is expected to complete in 2021/22.

HH1	Fir Tree Farm and Victoria Farm, Fir Tree Lane, Horton Heath	O/16/79354	450	450	Outline Permission	Material Start	0	0	0	50	100	75	225	The site received Outline Planning Permission on 22nd December 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/16/79354). Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation FOS, and will be bringing forward the land covered by those three elements as one single major development, named One Horton Heath, which is expected to begin delivering residential units from 2023. The permission has been kept live by an application for variation (X/18/84413) which amended the phasing and added a Phase 1A for a footway/cycleway along Burnetts Lane. Application (X/19/86475) is a further variation that amends the phasing parameter plan to include Phase 1B for access and infrastructure works. Work on the infrastructure (road segments 1 and 2 for the northern and southern access to the site) commenced in quarter 1 of 2020/21. There has also been a submission of the first reserved matters (RM/18/84657) for the Phase 1A footway/cycleway. Eastleigh Borough Council submitted a new outline planning application for up to 2,500 dwellings in December 2020 (O/20/89498). The first Phase RM for 393 dwellings was also submitted in December 2020 (F/20/89500), with a target of October 2021 for a decision. Phase A1 is the footpath and sub phase A2 is the access infrastructure (roundabout at Allington Lane and first bit of road into the site). The commencement of Phase 1 of the first parcel is expected to be summer 2022, with completion winter 2025.
	CWM, Corner of Mortimers Lane and Knowle Lane, Fair Oak	F/16/78074	27	27	Full Permission	Site Commenced	0	0	0	0	27	0	27	The site received Full Planning permission on 26th January 2018. A discharge of conditions application for condition numbers 3 (construction method statement), 4 (access), 5 (materials/external works/levels), 6 (contaminated land investigation/remediation), 8 (drainage), 9 (mineral safeguarding), 12 (landscaping/planting) and 15 (noise) is currently pending DC/19/86144. Whilst the site has commenced in planning terms and is therefore extant. The development cannot progress any further until the aggregate yard is relocated. There is an application (F/17/82214) which would enable the relocation of the yard which is currently pending. Given the complications surrounding this site completions have been moved back towards the end of the five years.

	Pembers Hill Farm, Mortimers Lane, Fair Oak	O/15/77190 RM/18/83278	242	194	Reserved Matters	Under Construction	20	50	50	50	44	0	194	The site received reserved matters on 28th November 2018 and work commenced on site in June 2019. The site has recorded 48 completions in 2020/21. With the remaining units expected to complete within the 5-year period. The build out rate shown is a more conservative rate than the developer provided.
FO2	Land north of Mortimers Lane, Fair Oak (Phase 1)	F/17/82099	59	5	Full Permission	Under Construction	3	5	0	0	0	0	5	Full planning permission was granted on 21st March 2018. Works have commenced on site and 54 dwellings were completed by the end of March 2021. The remaining 5 dwellings are expected to complete in early 2021/22.
FO2	Land North of Mortimers Lane and West of Hall Lands Lane (Phase 2)	F/18/83986	26	13	Full Permission	Under Construction	10	13	0	0	0	0	13	The site is additional to Land North of Mortimers Lane (F/17/82099). The application was validated on 11th October 2018 and granted permission on 4th December 2019. The scheme has followed on from Phase 1 with 13 completions by the end of March 2021. The remaining 13 dwellings are expected to complete by the end of 2021/22.
FO3	Fair Oak Lodge, Allington Lane	O/17/81864 RM/18/84195	48	15	Reserved Matters	Under Construction	16	15	0	0	0	0	15	Reserved matters were granted on 14th January 2019. Bargate are the developer and have confirmed that groundworks commenced in September 2019. With 33 completions by the end of March 2021. The remaining 15 dwellings are expected to complete in early 2021/22.
	Hedge End													
HE1	Land west of Woodhouse Lane	O/18/83634	605	605	Outline Permission	06-Sep-22	0	0	0	20	85	53	158	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 17th July (ref O/18/83694) with permission granted on 9th September 2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine reserved matter application. These delays reflect the Mallards Road Inspector's decisions. Current plans are for the 1st phase of Woodhouse Lane (phase 2a & 2b) and Winchester Street (phase 1) to be brought to the market in the early part of 2021/22. The first phase of the Botley Bypass which is providing access works for the Woodhouse Lane development site are currently underway.

HE2	Land west and north of Waylands Place and Peewit Hill Close	F/17/80651	106	106	Full Permission	01-May-21	0	0	10	30	40	26	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 completed. The developer is Foreman Homes. The site is also known as St. Johns Phase 2. The developer has confirmed that discussions with landowners continue but that currently they are unable to confirm when the development will be built. A cautious approach has therefore been taken and the build out rates have been moved back towards the end of the 5-year supply. In recognition of the effect of coronavirus has had on the planning system and the construction sector, The Business and Planning Act 2020, enables certain planning permissions which have lapsed or are due to lapse during 2020 to be extended. Therefore the planning permission expiry date for this site has moved from 20th October 2020 to 1st May 2021. There have been a number of conditions discharged (DC/18/82328, DC/18/82434, DC/18/82751 and DC/21/89845)
	Netley													
	Land North of Grange Road, Netley Abbey	O/16/78014 RM/19/86186	89	89	Reserved Matters	Site Commenced	0	0	20	45	24	0	89	The site received Outline Planning Permission 8th January 2018. Reserved Matters has been submitted and were approved on 10th February 2020. A Discharge of condition 7 (pumping station works, fencing & screen planting) was discharged on 20th October 2020 (DC/20/87966). Work has now commenced on site and first completions are expected in 2022/23.
	Abbey Fruit Farm, Grange Road, Netley Abbey	O/16/79466 RM/19/84823	93	93	Reserved Matters	Under Construction	-1	20	45	28	0	0	93	The site received Outline Planning Permission on 21st March 2018. The Reserved Matters application was permitted on the 26th of November 2019. A variation of condition 1 application to allow for elevational and internal layout changes to some properties was permitted 19th February 2021 (X/20/87924). The development has been sold to Crayfern Homes and they have commenced on site, with show home and sales office now open. The existing dwelling on site has been demolished. The build out rate shown is slightly more conservative than the developers.
	West End													
	Land off Botley Road, West End	O/15/76418 RM/18/82821	100	100	Reserved Matters	Under Construction	0	40	45	15	0	0	100	The site received Outline Planning Permission on 7th October 2016. The developer is Foreman Homes. A Reserved Matters application was permitted on 5th March 2019. Construction site is currently underway, with the majority of the plots having commenced. First completions are expected on site in early 2021/22.

HH1	Chalcroft Farm and Land West of Burnetts Lane, Horton Heath	O/14/75735	950	950	Outline Permission	Material Start	0	0	40	170	160	113	483	The site received Outline Planning Permission on 22nd December 2017 and is being brought forward alongside Land West and South of Horton Heath (see O/16/79354). Eastleigh Borough Council is now the developer for both sites, as well as for the emerging Local Plan allocation F05, and will be bringing forward the land covered by those three elements as one single major development, named One Horton Heath, which is expected to begin delivering residential units from 2023. The permission has been kept live by an application for variation (X/18/84413) which amended the phasing and added a Phase 1A for a footway/cycleway along Burnetts Lane. Application (X/19/86475) is a further variation that amends the phasing parameter plan to include Phase 1B for access and infrastructure works. Work on the infrastructure (road segments 1 and 2 for the northern and southern access to the site) commenced in quarter 1 of 2020/21. There has also been a submission of the first reserved matters (RM/18/84657) for the Phase 1A footway/cycleway. Eastleigh Borough Council submitted a new outline planning application for up to 2,500 dwellings in December 2020 (O/20/89498). The first Phase RM for 393 dwellings was also submitted in December 2020 (F/20/89500), with a target of October 2021 for a decision. Phase A1 is the footpath and sub phase A2 is the access infrastructure (roundabout at Allington Lane and first bit of road into the site). The commencement of Phase 1 of the first parcel is expected to be summer 2022, with completion winter 2025.
				4,859				678	632	761	780	520	3,371	

## Appendix C: Sites Subject to Resolution to Grant Planning Permission

Local Plan Site Reference	Address	Application Reference	Total Net Dwellings	Planning Status	21/22	22/23	23/24	24/25	25/26	5 Year Supply	1 April commentary
	Land Off Providence Hill, Bursledon	O/17/81166	92	Resolution to grant outline permission	0	0	20	40	32	92	Pending subject to environmental assessment and engagement with Natural England and S106.
<b>BO2</b>	Land to the North and East of Winchester Street, Botley	O/18/83698	375	Resolution to grant outline permission	0	0	0	45	86	131	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Application submitted 25th July (ref O/18/83698). Resolution to grant outline secured at committee in January 2019. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine reserved matter application. These delays reflect the Mallards Road Inspector's decisions. Essential infrastructure works are expected to go out to tender early Q1 2020/21. Current plans are for the 1st phase of Woodhouse Lane (phase 2a & 2b) and Winchester Street (phase 1) to be brought to the market in the early part of 2021/22.
	Land North and East of Boorley Green, Winchester, Botley	F/19/86233	67	Resolution to grant full permission	0	0	30	37	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 Appendix B). The application is for mixed use retail and residential. With the residential element being all open market dwellings with a mixture of houses and flats. Resolution to grant planning permission made by Members of HEWEB LAC on 15th June 2020. With planning permission expected to be granted in early 2021/22.

<b>BU2</b>	Serenity, Heath House Lane, Hedge End	F/19/86829	122	Resolution to grant full permission	0	15	45	45	17	122	The site is proposed to be allocated in the Local Plan 2011-2029, albeit, for a mixed residential and school with residential accommodation. The applicants (Bargate Homes and Vivid Homes) have subsequently concluded a preference for the entire site to be made available for housing. 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. The site is expected to start during 2021/22, with first completions occurring in 2022/23. However, whilst the application remains resolution to grant permission then a relatively cautious approach has been taken to the likely build out rate. Therefore, a slightly more cautious approach to the build out rate has been taken than the developers. There is an existing house which will be demolished as part of the development, giving a net figure is of 122 dwellings.
	Land at Botley Road, West End (Phase 2)	F/19/85439	29	Resolution to grant full permission	0	0	0	15	14	29	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. There is also an existing dwelling to be demolished. The access for this site is through Land at Botley Road Phase 1 which is currently under construction (see Appendix B). 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 subject to a viability review process confirming whether 35% affordable housing can be provided on site. The s106 is currently advancing but has not yet been signed.
	Former Eastleigh Post Office, 14 High Street, Eastleigh	F/20/89125	28	Resolution to grant full permission	0	0	0	28	0	28	The scheme involves redevelopment of the former post office and sorting office to a mixed use consisting of two buildings both with flexible commercial floorspace on the ground floors and residential flats above. The application for the site went to Eastleigh Local Area Committee on 19th January 2021. At the meeting a resolution to grant full permission was given subject to the completion of outstanding consultations, the completions of a Habitats Regulations Assessment and the applicant entering into a legal agreement to secure the required affordable housing and planning obligations.
			713		0	15	95	210	149	469	

## Appendix D: Specialist Elderly Housing Sites Subject to Resolution to Grant Planning Permission

Local Plan Site Reference	Address	Application Reference	Total Net C2 Bedrooms	Equivalent Number of Dwellings	Planning Status	Planning Permission Expiry	Completions Apr-Mar 21	21/22	22/23	23/24	24/25	25/26	5 Year Supply	1 April commentary
	North Stoneham Park, Chestnut Avenue	F/19/86946	91	49	Full Permission	14-Sep-23	0	0	0	49	0	0	49	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 91 bedrooms which equates to 49 equivalent dwellings. The applicant is Cinnamon Retirement Living.
	Eastleigh Police Station, 18-24 Leigh Road, Eastleigh	F/19/85332	84	45	Under Construction	05-Aug-23	0	45	0	0	0	0	45	The site which gained permission on 5th August 2020 is for an 80-bed C2 care home and 4 no. 1-bed extra care units, also classified as C2. There are a further 9 flats (C3) being delivered in a single block on the site (see Appendix B). The developer is Hamberley Development and work commenced on site in the final quarter of 2020 and site completion is expected by the end of 2022.
			175	94			0	45	0	49	0	0	94	