



**GL Hearn**

Part of Capita Real Estate

# Eastleigh Local Plan – Housing Land Supply Position

**Eastleigh Borough Council**

October 2017

## **Prepared by**

GL Hearn

280 High Holborn  
London WC1V 7EE

T +44 (0)20 7851 4900  
[glhearn.com](http://glhearn.com)

## Contents

<b>Section</b>		<b>Page</b>
<b>1</b>	<b>INTRODUCTION</b>	<b>3</b>
<b>2</b>	<b>FIVE YEAR HOUSING LAND SUPPLY</b>	<b>4</b>
<b>3</b>	<b>FIVE YEAR HOUSING LAND SUPPLY SENSITIVITY</b>	<b>7</b>
<b>4</b>	<b>APPENDICES</b>	<b>11</b>

### List of Tables

<b>TABLE 1:</b>	<b>HOUSING LAND SUPPLY – 1<sup>ST</sup> APRIL 2019</b>	<b>4</b>
<b>TABLE 2:</b>	<b>HOUSING TRAJECTORY TABLE (2016/17 TO 2023/24)</b>	<b>5</b>
<b>TABLE 3:</b>	<b>HOUSING LAND SUPPLY – 1<sup>ST</sup> APRIL 2019 (SENSITIVITY)</b>	<b>7</b>
<b>TABLE 4:</b>	<b>HOUSING TRAJECTORY TABLE (2011/12 TO 2023/24)</b>	<b>9</b>

### List of Figures

<b>FIGURE 1:</b>	<b>HOUSING TRAJECTORY (2019/20 TO 2023/24) – 718 DPA REQUIREMENT</b>	<b>6</b>
<b>FIGURE 2:</b>	<b>HOUSING TRAJECTORY (2019/20 TO 2023/24) – 944 DPA REQUIREMENT</b>	<b>10</b>

### Appendices

<b>APPENDIX A:</b>	<b>COMMITMENTS – LARGE SITES</b>	<b>11</b>
<b>APPENDIX B:</b>	<b>EMERGING LOCAL PLAN ALLOCATIONS</b>	<b>17</b>

## 1 INTRODUCTION

- 1.1 GL Hearn has been appointed by Eastleigh Borough Council to advise the Council on its housing supply position. This document has been prepared as a summary of the projected five year land supply for Eastleigh Borough as at 1<sup>st</sup> April 2019. It draws upon the most recent evidence of housing completions, and up-to-date intelligence on the likely delivery of new housing.
- 1.2 Eastleigh Borough Council Cabinet resolved on 20<sup>th</sup> July 2017 to publish the draft Eastleigh Local Plan 2011 – 2036, which includes a housing target for the residual plan period (2016-2036) of 14,576 (729 dpa). This housing target seeks to address the shortfall from 2011 to 2016 over the Plan Period. This document assesses land supply against the requirement of 729 dpa.
- 1.3 This document sets out the projected position on housing supply in the Borough of Eastleigh at the anticipated date of adoption. It uses the figures for completions recorded/ projected by 31<sup>st</sup> March 2019, with more recent information on supply received from developers and site promoters. It therefore adopts a base date for the five year land supply calculation of 1st April 2019, and considers a five year period from this point to 31<sup>st</sup> March 2024.
- 1.4 In the quarterly 5YHLS updates produced by GL Hearn which precede this document, we have used a figure of 630 dwellings per annum. Eastleigh Borough Council Cabinet resolved on 14<sup>th</sup> July 2016 to use a new interim target of 630 dwellings per annum for the Borough, taking account of the latest evidence on housing need and findings from an appeal in respect of land at Bubb Lane<sup>1</sup>. A further Inspector in the Land to the north west of Boorley Green<sup>2</sup> Inquiry found this figure to a reasonable judgement on the evidence and this has been used in recent appeals<sup>3</sup> since. This represents the Borough's objectively-assessed housing need based on the information currently available. Therefore we also assess the land supply against this interim target for sensitivity purposes.
- 1.5 This document includes extant commitments including sites with full planning permission, outline planning permission and a resolution to grant planning permission<sup>4</sup>. Proposed allocations in the emerging Eastleigh Local Plan (2011 to 2036) are also included. Delivery assumptions on large sites have been informed by landowner and/ or developer engagement.

---

<sup>1</sup> Appeal Ref: APP/W1715/W/15/3063753

<sup>2</sup> Appeal Ref: APP/W1715/W/15/3130073

<sup>3</sup> Appeal Ref: APP/W1715/W/16/3156702

<sup>4</sup> Resolution to grant at September 2017

## 2 FIVE YEAR HOUSING LAND SUPPLY

2.1 This section sets out Eastleigh Borough Council's five year housing land supply position at the time of adoption, using a base date of 1<sup>st</sup> April 2019. This takes account of achieved/ projected completions from 1<sup>st</sup> April 2016 up to 31<sup>st</sup> March 2019 as well as the projected delivery of commitments and allocations looking ahead to 31<sup>st</sup> March 2024.

**Table 1: Housing Land Supply – 1<sup>st</sup> April 2019**

Housing Requirement 1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024		Dwellings
A	Emerging Local Plan Housing Requirement (2016 – 2036)	14,580
B	Emerging Local Plan Housing Requirement (Dwellings per annum)	729
C	5YHLS Local Plan Requirement (2019 – 2024)	3,645
Shortfall in Housing Provision (1st April 2016 to 31st March 2019)		
D	Dwellings required between 1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2019	2,187
E	New dwellings completed between 1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2019	2,768
F	Surplus during period 1 <sup>st</sup> April 2016 – 31 <sup>st</sup> March 2019 (d-e)	581
G	20% Buffer (as a result of persistent record of under-delivery) (c-f)*20%	613
H	Total Housing Requirement (1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2024) (c-f+g)	3,677
I	Annual requirement (1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2024) (h/5)	735
Housing Supply (1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024)		
J	Net outstanding Commitments for Large Sites (inc. resolution to grant permissions) (10 or more units) expected to be built by 31 <sup>st</sup> March 2024	4,440
K	Local Plan Allocations (inc. Strategic Growth Option) expected to be built by 31 <sup>st</sup> March 2024	979
L	Small Site Allowance (1/3 of small site total as at 1 <sup>st</sup> April 2017 for 2019/20) (incl. 10% discount)	60
M	Windfall allowance Years 2 - 5 (incl. 10% discount) (58 dwellings x 4 years)	232
N	Expected Supply (1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2024) (j+k+l+m)	5,711
O	Housing Land Supply Position (1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024) (n-h)	2,034
<b>P</b>	<b>Supply in Years (n/i)</b>	<b>7.8</b>

2.2 It is evident from Table 1 that the Council are able to demonstrate 7.8 years' worth of housing land supply at the point of adoption of the Local Plan.

2.3 Supporting information is provided in Table 2 and Figure 1 below.

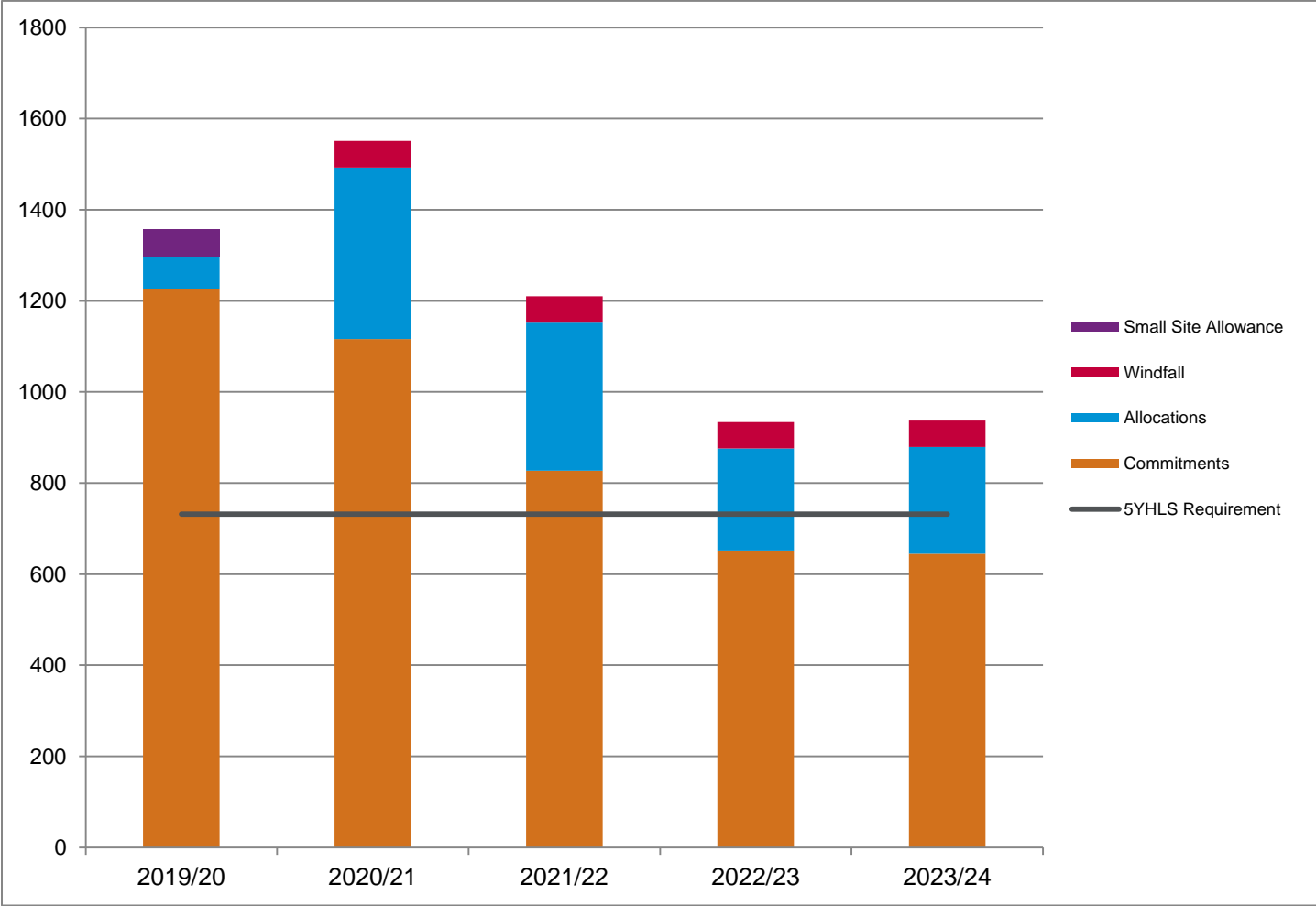
2.4 Table 2 demonstrate the five year housing land supply position using a base date of 1<sup>st</sup> April 2019, including completions from 2016/17 which results in a surplus of housing delivery of 581 dwellings at the base date.

**Table 2: Housing Trajectory Table (2016/17 to 2023/24)**

	Completions (Surplus/ Shortfall)			Projected Housing Supply & Requirement				
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
<b>Completions</b>	515							
<b>Commitments</b>		945	1188	1227	1089	827	652	645
<b>Allocations</b>				19	327	275	174	184
<b>Small Site Allowance (202/3)</b>		60	60	60				
<b>Windfall</b>					58	58	58	58
<b>Total Supply</b>	515	1005	1248	1306	1474	1160	884	887
<b>Accumulative Supply</b>	515	1520	2768	1306	2780	3940	4824	5711
<b>Housing Requirement</b>	729	729	729					
<b>5YHLS Requirement (accounting for surplus and 20% buffer)</b>				735	735	735	735	735
<b>Shortfall/ Surplus</b>	-214	276	519	571	739	425	149	152
<b>Accumulative Shortfall/ Surplus</b>	-214	62	<b>581</b>	571	1310	1735	1884	2036

2.5 Figure 1 below depicts the five year trajectory against five year requirement of 735 dwellings per annum (including shortfall from 2016/17).

**Figure 1: Housing Trajectory (2019/20 to 2023/24) – 735 dpa requirement**



### 3 FIVE YEAR HOUSING LAND SUPPLY SENSITIVITY

3.1 This section sets out Eastleigh Borough Council's five year housing land supply position at the time of adoption, using a base date of 1<sup>st</sup> April 2019. This takes account of achieved/ projected completions from 1<sup>st</sup> April 2011 up to 31<sup>st</sup> March 2019 as well as the projected delivery of commitments and allocations looking ahead to 31<sup>st</sup> March 2024.

**Table 3: Housing Land Supply – 1<sup>st</sup> April 2019 (Sensitivity)**

Housing Requirement 1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024		Dwellings
A	Eastleigh Interim Housing Target (2011 – 2036)	15,750
B	Interim Target (dwellings per annum)	630
C	5YHLS based on Interim Target (2019 – 2024)	3,150
Shortfall in Housing Provision (1st April 2011 to 31st March 2019)		
D	Dwellings required between 1 <sup>st</sup> April 2011 – 31 <sup>st</sup> March 2019	5,040
E	New dwellings completed between 1 <sup>st</sup> April 2011 – 31 <sup>st</sup> March 2019	4,442
F	Shortfall during period 1 <sup>st</sup> April 2011 – 31 <sup>st</sup> March 2019 (d-e)	-598
G	20% Buffer (as a result of persistent record of under-delivery) (c-f)*20%	750
H	Total Housing Requirement (1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2024) (c-f+g)	4,498
I	Annual requirement (1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2024) (h/5)	900
Housing Supply (1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024)		
J	Net outstanding Commitments for Large Sites (inc. resolution to grant permissions) (10 or more units) expected to be built by 31 <sup>st</sup> March 2024	4,440
K	Local Plan Allocations (inc. Strategic Growth Option) expected to be built by 31 <sup>st</sup> March 2024	979
L	Small Site Allowance (1/3 of small site total as at 1 <sup>st</sup> April 2017 for 2019/20) (incl. 10% discount)	60
M	Windfall allowance Years 2 - 5 (incl. 10% discount) (58 dwellings x 4 years)	232
N	Expected Supply (1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2024) (j+k+l+m)	5,711
O	Housing Land Supply Position (1 <sup>st</sup> April 2019 to 31 <sup>st</sup> March 2024) (n-h)	1,213
<b>P</b>	<b>Supply in Years (n/i)</b>	<b>6.3</b>

3.2 It is evident from Table 3 that the Council are able to demonstrate 6.3 years' worth of housing land supply at the point of adoption of the Local Plan. This is inclusive of a projected shortfall of housing of 598 dwellings between 2011 and 2019.

3.3 Supporting information is provided in Table 4 and Figure 2 below.



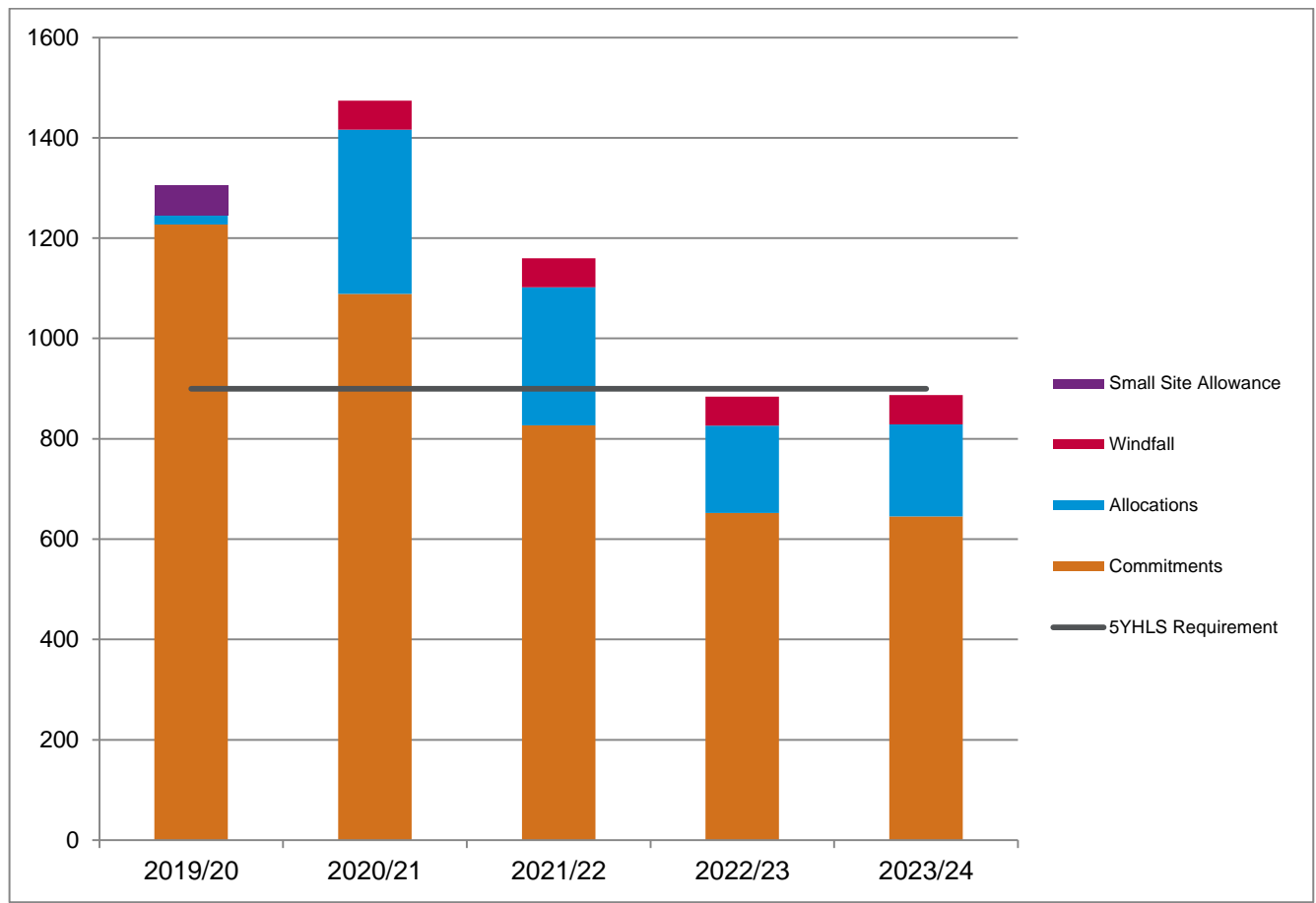
3.4 Table 4 demonstrate the five year housing land supply position using a base date of 1<sup>st</sup> April 2019, including completions from 2011/12 which results in a shortfall housing delivery of 598 dwellings at the base date.

**Table 4: Housing Trajectory Table (2011/12 to 2023/24)**

	Completions (Surplus/ Shortfall)								Projected Housing Supply & Requirement				
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
<b>Completions</b>	402	275	394	145	458	515							
<b>Commitments</b>							945	1188	1227	1089	827	652	645
<b>Allocations</b>									19	327	275	174	184
<b>Small Site Allowance</b>							60	60	60				
<b>Windfall</b>										58	58	58	58
<b>Total Supply</b>	402	275	394	145	458	515	1005	1248	1306	1474	1160	884	887
<b>Accumulative Supply</b>	402	677	1071	1216	1674	2189	3194	4442	1306	2780	3940	4824	5711
<b>Housing Requirement</b>	630	630	630	630	630	630	630	630					
<b>5YHLS Requirement (accounting for shortfall and 20% buffer)</b>									900	900	900	900	900
<b>Shortfall/ Surplus</b>	-228	-355	-236	-485	-172	-115	375	618	406	574	260	-16	-13
<b>Accumulative Shortfall/ Surplus</b>	-228	-583	-819	-1304	-1476	-1591	-1216	-598	406	980	1240	1224	1211

3.5 Figure 2 below depicts the five year trajectory against five year requirement of 900 dwellings per annum (including shortfall from 2011/12).

**Figure 2: Housing Trajectory (2019/20 to 2023/24) – 900 dpa requirement**



## **4 APPENDICES**

### **APPENDIX A: Commitments – Large Sites**

REF	SITE	APP REF	TOTAL NET DWELLINGS	NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	2019/20	2020/21	2021/22	2022/23	2023/24	5 YR SUPPLY	COMMENTARY
<b>BISHOPSTOKE</b>													
	The Mount Hospital, Church Road, Bishopstoke	O/12/71007 F/13/73226 F/14/75061	204	58	Reserved Matters	13-Feb-17 & 03-Nov-17	28	30	0	0	0	58	Anchor is developing the site. First phase has been completed. The Planning Agent for the site, Pegasus Planning, confirms that Phase 2 is under construction and progressing well. A full application (forming Phase 3) for 53 residential units has been received and once approved, will have an 18 month build out period.
	Land North of Church Road, Bishopstoke	O/16/79469	30	30	Resolution to grant outline	n/a	30	0	0	0	0	30	Bargate is the developer. The site received a resolution to grant outline permission on 8th February 2017. It is anticipated that the s106 Agreement will be signed mid-late 2017. Subsequently, Bargate anticipate Reserved Matters approval will follow within 6 months with an aim to start on site early-mid 2018. They expect 30 residential units will be delivered within 12-18 months
<b>BOTLEY</b>													
	North and east of Boorley Green Winchester Road, Botley	O/12/71514 R/14/74872 R/15/77552 R/15/77595	1,399	1,030	Reserved Matters	28-Nov-14 (outline)	180	180	180	180	180	900	There is a consortium of three developers for the site - Bloor, Bovis and Linden Homes. Reserved Matters are now approved for spine road and associated infrastructure and the first phase of 441 dwellings and second phase for 889 dwellings. s.278 agreements for the Winchester Road and Maddoxford Lane highways works were signed on 19 April 2016. The agent, WYG has confirmed works on Winchester Road and works on Maddoxford Lane progressing well. Works also progressing on Sundays Hill Bypass. 75 dwellings under construction on Phase 1 at 31 December 2016. The consortium's agent has agreed that 15 dwellings per month (180 dwellings per annum) is an appropriate build out rate. First occupation was achieved on 28 February 2017.
	Land rear of Sovereign Drive and Precosa Road, Botley	F/13/73606 APP/W1715/W/14/3001499	103	83	Full	21-Oct-17	53	30	0	0	0	83	Full planning permission granted on appeal on 21st Oct 2015. Foreman Homes are progressing with the site. Completion of the site expected within the five year period from 2019/20.

	Crows Nest Lane, Boorley Green	O/16/78389	50	50	Outline	n/a	35	15	0	0	0	50	The site has outline planning permission, granted on 28 <sup>th</sup> July 2017. The agent, Bespoke Planning, has confirmed they expect to be on site within 18 months (commencing in 2019/20) and the 50 residential units will be built out within the five year period.
	Land South of Maddoxford Lane, Boorley Green	O/16/79600	50	50	Resolution to grant outline	n/a	30	20	0	0	0	50	The site has resolution to grant planning permission (27th March 2017). The planning agent, Claremont Planning, has confirmed that they expect a decision to be issued by the end of September 2017. The site is to be marketed alongside discussions on the S106 Agreement. They have confirmed they would fully expect the site to be delivered to the timescales shown.
<b>BURSLEDON</b>													
	Land east of Dodwell Lane and north of Pylands Lane, Bursledon	O/12/71522 R/14/75595 R/15/76606	249	136	Reserved Matters	28-Nov-13 (outline)	72	64	4	0	0	136	Bellway Homes is the developer on this site. Phase 1 and Phase 2 reserved matters approved. Build-out rate assumptions informed by discussions with Bellway. Phase 1 commenced spring 2017, phase 2 will commence post-phase 1.
	Land west of Hamble Lane, Bursledon	O/ 12/71828 R/15/76830	150	17	Full	29-Apr-16 (outline)	17	0	0	0	0	17	Reserved matters granted in February 2016. Development commenced in August 2016. Build-out rates informed by Taylor Wimpey's construction program.
	Berry Farm, Hamble Lane, Bursledon	F/15/76582 F/17/79863	165	100	Full	11/03/2018	50	50	0	0	0	100	Barratt Homes is the developer for this site. Planning permission granted in March 2016. Barratt Homes has confirmed that works commenced on site in August 2017. The developer expects to achieve a delivery rate of 50 dwellings per annum.
	Land south of Bursledon Road, Bursledon	O/15/77121	182	157	Outline	n/a	50	50	50	7	0	157	The site was purchased by Eastleigh Borough Council (January, 2017) and recieved outline permission on 4 <sup>th</sup> August 2017. Preferred development partner identified and in pre-application discussions on Reserved Matters Application, which is expected to be submitted in September and determined in November, 2017. Work due to start on-site January 2018; with first completions by Autumn 2018 and delivery rate of 50 dwellings per annum thereafter.

	Land to the North of Cranbury Gardens, Bursledon	O/15/76883	45	45	Outline	n/a	45	0	0	0	0	45	The site received outline planning permission on 9th June 2017. The planning agent for the site has confirmed that the site is currently being marketed (September, 2017) and will be sold to a housebuilder. The site is expected to come forward in the five year period from 2019/20.
<b>EASTLEIGH</b>													
	Eastleigh College Education Annexe, Cranbury Road,	O/15/75750	10	10	Reserved Matters	07-Apr-18	10	0	0	0	0	10	Eastleigh College are currently in discussions with a housebuilder to sell the site. Reserved Matters were approved on 20 <sup>th</sup> June 2017.
	Land south of Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892 RM/17/81168 F/17/81165 F/17/81167 RM/17/81169	1,157	1,037	Reserved Matters	n/a	120	150	150	150	150	720	Highwood is the master developer. Planning permission granted January 2016. Highwood's construction programme has informed the build out rates set out over the next 5 years. Reserved matters application for first 560 dwellings was approved on 26 <sup>th</sup> May 2017. Development has now commenced on site
	10-12 Romsey Road, Eastleigh	F/16/77785	49	49	Resolution to grant full	n/a	49	0	0	0	0	49	Site with permission for 12 dwellings. The site has a resolution to grant full planning permission for 49 dwellings granted on 26 <sup>th</sup> March 2016 subject to a S106 Agreement.
<b>FAIR OAK</b>													
	Land off Winchester Road, Fair Oak	O/13/73707 R/14/75539 R/15/76118 R/15/77067 R/15/77100 R/16/78543	330	24	Reserved Matters	25-Sep-15	24	0	0	0	0	24	The site is being developed out by Bloor Homes (Phases 1 and 3) and Linden (Phases 2 and 4). All Reserved Matters Applications have been approved. The planning agent, Boyer Planning, has confirmed the delivery assumptions.
	St Swithun Wells Church and Adj Land, Allington Lane	O/13/72471	72	37	Outline	18-Dec-17	37	0	0	0	0	37	Landowner in negotiations to sell the site to a developer. Agent indicates Reserved Matters application is due to be submitted mid-late 2017 with a view to start on site in 2018.
	Land at Pember's Hill Farm, Mortimers Lane, Fair Oak	O/15/77190	250	210	Resolution to grant outline	n/a	70	70	70	0	0	210	The site has a resolution to grant outline planning permission (25th January 2017). The developer is Drew Smith who has confirmed they expect the project to commence on site in Spring 2018 with first residential completions in Autumn 2018. A delivery rate of 70 dwellings per annum has been set out by the developer.
<b>HEDGE END</b>													

	Land at St Johns Road/Foord Road/Dodwell Lane, Hedge End	F/15/76804	109	27	Full	15-May-19	27	0	0	0	0	27	Foreman Homes is the developer for this site. Reserved matters application approved March 2015 for 94 dwellings. Construction started on site. A new application was approved in May 2016 to increase the overall capacity to 109 dwellings. Foreman Homes have confirmed the build out rates.
	Land at Home Farm St Johns Road, Hedge End	F/15/76447	14	6	Full	28-Mar-20	6	0	0	0	0	6	Planning agent Luken Beck has confirmed development expected to start on site towards the end of 2017. Completion of 14 dwellings expected within two years, i.e. in 2019/20.
	Long View, Burslesdon Road, Hedge End	F/16/77413	12	4	Full	22-Mar-20	4	0	0	0	0	4	Metis Homes are the developer on site. The planning agent Luken Beck has confirmed they intend to start on site towards end of 2017 with construction taking approx. 18 months including upfront infrastructure delivery. The expectation is that the units will be built out in 2018/19 and 2019/20.
	Land to north west of Boorley Green, Winchester Road (Hedge End North)	O/15/75953	680	650	Outline	30-Nov-19	50	150	150	150	150	650	Outline permission granted at appeal to Gleeson Developments, Miller Homes & Welbeck Land. The delivery assumptions have been informed by the planning agent, Terrence O'Rourke. A Reserved Matters application for approx. 300 dwellings anticipated for September 2017.
<b>HORTON HEATH</b>													
	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath	F/15/77500	67	30	Full	n/a	30	0	0	0	0	30	The developer on site is Foreman Homes. The site was granted full planning permission on 18 <sup>th</sup> August 2017. Applications to discharge conditions are imminent and the delivery assumptions have been informed by the developer.
	Fir Tree Farm & Victoria Farmhouse, Fir Tree Lane (NW Horton Heath)	O/16/79354	450	450	Resolution to grant outline	n/a	0	45	45	45	45	180	Site with resolution to grant outline planning permission (29th March 2017). The S106 has been circulated to all parties in Draft and is expected to be by October 2017. Delivery assumptions set out have been informed by Environmental Statement Addendum and delivery of adjoining site known as "land west and south of Horton Heath".
<b>HOUND</b>													
	Land at Abbey Fruit Farm, Netley, Hound	O/16/79466	93	93	Resolution to grant outline	n/a	45	45	3	0	0	93	Orchard Homes is the developer for this site. Resolution to grant permission outline planning permission for revised scheme given at Area Committee on 26 January 2017. Eastleigh Borough Council's Legal Department have confirmed an initial draft S106 Agreement has been circulated to the developer and the County Council.

	Land the North Side of Grange Road, Netley Abbey	O/16/78014	89	80	Resolution to grant outline	n/a	30	30	20	0	0	80	Heads of Terms agreed. The S106 Agreement is expected to be signed shortly. Agent, Paul Airey Planning Associates, has indicated Reserved Matters submissions expected within 6 months; with a 24-32 months build out period anticipated.
<b>WEST END</b>													
	Moorgreen Hospital, Botley Road, West End	F/15/77247	121	27	Full	15-Mar-18	27	0	0	0	0	27	Barratt Homes is the developer partner of HCA for this site. Planning permission granted in March 2016. Development commenced in July 2016, and Barratt indicate their intention to complete the development by April 2019. Barratt have confirmed they intend to achieve a build rate of 45-50 dwellings per annum.
	Land off Botley Road, West End, Hampshire	O/15/76418	100	100	Appeal Upheld Outline	07-Oct-19	25	40	35	0	0	100	Gladman Homes has invited offers for the site, and confirmed they are in discussion with a developer. The build out rate has been informed by discussions with Gladman.
	Land west and south of Horton Heath, West End	O/14/75735	950	950	Resolution to grant outline	n/a	30	120	120	120	120	510	Site has resolution to grant outline planning permission (June 2015). Heads of Terms agreed. S106 being finalised with expectation that it will be completed in October 2017. Drew Smith Homes are taking the site forward.
	Land at Hatch Farm, north of Baker Avenue, West End	F/15/77718	98	53	Full	n/a	53	0	0	0	0	53	Radian Homes is the developer for the site. Full planning permission was granted on 14 <sup>th</sup> June 2017. Initial site clearance works commenced on 28 <sup>th</sup> August 2017
<b>TOTAL</b>							730	667	519	480	480	<b>4,440</b>	



**APPENDIX B: Emerging Local Plan Allocations**

REF	SITE	SHLAA REF	CAPACITY	2019/20	2020/21	2021/22	2022/23	2023/24	5 YR SUPPLY	COMMENTARY
	<b>ALLBROOK</b>									
	Land East of Allbrook Way	SLAA-1-4-C	95	0	40	40	15	0	95	The site is owned by Cranbury Estates. The Planning Agent for the site, Pegasus Planning, has indicated that a planning application will be submitted in 2017 and expects the site to be built out within the five year period from 2019/20.
	<b>BOTLEY</b>									
	Land East of Kings Copse Avenue	SLAA-3-12-C	150	0	40	30	0	0	70	The site is currently owned by Hampshire County Council. Correspondence from Mark Biles, the Council's Planning and Urban Design Team Leader indicates that a planning application will be submitted in December 2017. Assuming Reserved Matters are granted within 6 months and a subsequent 6 month period for site preparation works, it is reasonable to assume 40 dwellings per annum could be achieved on site.
	Land West of Uplands Farm	SLAA-3-8-C	300	0	40	60	60	60	220	The site is currently owned by Hampshire County Council. Correspondence from Mark Biles, the Council's Planning and Urban Design Team Leader indicates that a planning application will be submitted in February 2018. The Council has responded to the EIA Scoping and pre-application discussions are underway, with a draft Planning Performance Agreement agreed. The submitted application is expected to go to planning committee in June or July 2017.
	<b>BURSLEDON</b>									
	Land North of Providence Hill	SLAA-4-14-C	19	19	0	0	0	0	19	The site is currently owned by a private landowner. The planning agent acting on behalf of the landowner, Bryan Jzeph Consulting has confirmed that a planning application was submitted on 22 July 2017. The agent has confirmed that the site would be sold to a local developer to be built out. The agent would fully expect the 19 dwellings to be built out within a year.
	Heath House Farm	SLAA-4-27-C	38	0	38	0	0	0	38	The site is owned and will be developed out by Foreman Homes. The developer's planning director states that a planning application is due to be submitted within 12 months for 38 dwellings. A Reserved Matters application will follow within 6 months of approval and it will be built out at a rate of 26 weeks + 1 week per house. There are no show-stopping constraints.
	Land lying south east of Windmill Lane	SLAA-4-28-C	200	0	52	52	52	44	200	The site is owned and will be developed out by Foreman Homes. The developer's planning director states that a planning application is due to be submitted for 200 dwellings. A Reserved Matters application will follow within 6 months of approval and it will be built out at a rate of 26 weeks + 1 week per house. There are no show-stopping constraints.

FAIR OAK										
	West of Durley Road	SLAA-7-21-C	73	0	52	21	0	0	73	The site is owned and will be developed out by Foreman Homes. The developer's planning director states that a planning application is due to be submitted within 12 months for 38 dwellings. A Reserved Matters application will follow within 6 months of approval and it will be built out at a rate of 26 weeks + 1 week per house. There are no show-stopping constraints.
	Lechlade, Burnetts Lane	SLAA-7-51-C	13	0	13	0	0	0	13	The site is owned and will be developed out by Foreman Homes. The developer's planning director states that a planning application is due to be submitted within 12 months for 38 dwellings. A Reserved Matters application will follow within 6 months of approval and it will be built out at a rate of 26 weeks + 1 week per house. There are no show-stopping constraints.
HEDGE END										
	Land at Sundays Hill and land north of Pewitt Hill Close	SLAA-9-26-C	106	0	52	52	2	0	106	The site is being taken forward by Foreman Homes as "Phase II" of their St Johns Road development. A full planning application for 106 dwellings was submitted in May 2017 and remains outstanding. Foreman Homes expect to deliver the site at a rate of around 52 dwellings per annum.
	Land west of Woodhouse Lane	SLAA-9-3-C	650	0	40	60	60	80	240	The site is currently owned by Hampshire County Council. Correspondence from Mark Biles, the Council's Planning and Urban Design Team Leader indicates that a planning application will be submitted in February 2018. The Council has responded to the EIA Scoping and pre-application discussions are underway, with a draft Planning Performance Agreement agreed. The submitted application is expected to go to planning committee in June or July 2017.
	Strategic Growth Option		3,350	0	0	0	0	0	0	The total figure of 3,350 dwellings assumes an 8 year lead-in time for the main development (with only the 250 dwellings at Pember's Hill Farm being delivered in the medium term at a nominal rate of 50 dwellings per year) and then an annual delivery rate of 258 dwellings per year. Pember's Hill Farm has been accounted under large site commitments, thus there is no allowance for the Strategic Growth Option from 2019/20 to 2023/24..
<b>Total</b>				<b>19</b>	<b>327</b>	<b>275</b>	<b>174</b>	<b>184</b>	<b>979</b>	