



Eastleigh Borough Council Authority  
**Annual Monitoring Report**  
**2016 - 2017**

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# GLOSSARY OF TERMS

**Authority's Monitoring Report (AMR):** Section 113 of the Localism Act (2011) requires that a monitoring report must be published assessing the implementation of policy and progress of the Local Development Scheme.

**Community Infrastructure Levy (CIL):** Is a levy that local authorities can choose to charge on new development. The charges are related to the size and type of the new development. The money collected can be spent on funding infrastructure which the Council has identified as being required

**Development Plan:** The Development Plan comprises the Development Plan Documents contained within the Local Development Framework and the Minerals and Waste Plan Local Plan produced jointly by Hampshire County Council, Portsmouth and Southampton City Councils and the New Forest and South Downs National Park Authorities.

**Development Plan Documents (DPD):** Planning documents that are subject to independent examination and form part of the overall Development Plan. For Eastleigh the Development Plan Documents formerly included the Local Plan Review (2001-2011). The Local Plan Review will be replaced by a new Local Plan in due course. Individual Development Plan Documents or parts of a DPD can be reviewed independently from other DPDs. Each authority must set out the programme for preparing its Development Plan Documents in the Local Development Scheme (LDS).

**Evidence Base:** A range of information to inform the preparation of the Local Development Framework

**HBIC:** Hampshire Biodiversity Information Centre. The HBIC Partnership includes local authorities, government agencies, wildlife charities and biological recording groups.

**Biodiversity Action Plan (BAP):** a working document that provides a framework for the maintenance and enhancement of the biodiversity of the Borough.

**Local Development Document (LDD):** The documents that set out planning policies and guidance for specific topics or for geographical areas – includes DPDs and SPDs.

**Local Development Scheme (LDS):** A public statement which sets out the Local Development Documents the Council will prepare for the Local Plan and sets out a timetable for their production.

**Local Plan Review:** The existing statutory plan for the Borough setting out policies for controlling development and proposals for particular areas/sites adopted in 2001.

**Local Plan 2016-2036:** Local Plan will replace Local Plan Review 2001 - 2011 once adopted.

**National Planning Policy Framework:** The National Planning Policy Framework (NPPF) published on 27 March 2012 sets out the Government's planning policies for England.

**Net Floorspace:** Amount of gross floorspace gained minus any loss of floorspace.

**Partnership for Urban South Hampshire (PUSH):** PUSH is a partnership of the unitary authorities of Portsmouth and Southampton; Hampshire County Council and district authorities of Eastleigh, East Hampshire, Fareham, Gosport, Havant, New Forest, Test Valley and Winchester. It has been established to deliver sustainable, economic-led growth and regeneration in South Hampshire

**Post Construction Design Review Assessments:** evaluates the impact of larger housing, leisure, community and mixed use schemes on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to local character; and practicalities such as residential amenity, waste/recycling storage and car parking

**Previously Developed Land (PDL):** Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure (often referred to as 'brownfield land') (definition taken from NPPF: CLG, March 2012)

**Strategic Environmental Assessment:** An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.

**Supplementary Planning Document:** A document providing further guidance on specific policies or topics, design guidance or site development guidance. SPDs are subject to rigorous procedures of community involvement and will be a material consideration in decision-making. The Council has produced a number of SPDs which can be found on the Planning pages of the Council's website.

**Supplementary Planning Guidance:** A document providing further guidance on specific policies or topics, design guidance or site development guidance, prepared before the enactment of the Planning and Compulsory Purchase Act 2004 to supplement policies in the Local Plan.

**Sustainability Appraisal:** An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. All Development Plan Documents are subject to a sustainability appraisal. The SA Scoping Report

identifies the information needed for the appraisal, and describes the methodology. It is updated periodically.



# INDICATORS

<b>Housing</b>		
<b>Core Indicator</b>	<b>CH1</b>	<b>Plan period and housing targets</b>
<b>Core Indicator</b>	<b>CH2</b>	<b>Past and projected net additional dwellings</b>
<b>Core Indicator</b>	<b>CH3</b>	<b>New and converted dwellings on previously developed land</b>
<b>Core Indicator</b>	<b>CH4</b>	<b>Net additional gypsy and traveller pitches</b>
<b>Core Indicator</b>	<b>CH5</b>	<b>Affordable housing completions</b>
Local Indicator	L1	Net additional travelling showpeople pitches
Local Indicator	L2	Average size of completed dwellings
Local Indicator	L3	Average mix of completed dwellings
Local Indicator	L4	Number of dwellings on strategic sites
Local Indicator	L5	Older person's accommodation completed
Local Indicator	L6	Densities of completed dwellings
<b>Employment</b>		
<b>Core Indicator</b>	<b>CBD1</b>	<b>Overall change in employment floorspace</b>
<b>Core Indicator</b>	<b>CBD2</b>	<b>Change in employment floorspace on previously developed land</b>
<b>Core Indicator</b>	<b>CBD3</b>	<b>Employment land available by type</b>
<b>Core Indicator</b>	<b>CBD4</b>	<b>Floorspace completed for 'Town Centre' Uses</b>
<b>Biodiversity and Nature Conservation</b>		
<b>Core Indicator</b>	<b>E2</b>	<b>Changes in areas of biodiversity importance</b>
<b>Environmental Sustainability</b>		
<b>Core Indicator</b>	<b>E1</b>	<b>Planning applications granted contrary to Environment Agency advice on flooding and water quality grounds</b>
<b>Built Environment</b>		
<b>Core Indicator</b>	<b>CH6</b>	<b>Post construction review assessments (previously build for life assessments)</b>
<b>Conservation and Listed Buildings</b>		
Local Indicator	L15	Applications refused due to impact on the historic environment
<b>Transport</b>		
Local Indicator	L20	Eastleigh Borough Council Travel Plan objectives
Local Indicator	L21	Rail passenger numbers at stations within Eastleigh Borough
Local Indicator	L22	Eastleigh Borough Council Car Club usage
Local Indicator	L23	Number of cycle movements
Local Indicator	L24	Road safety

Local Indicator	L25	Total passenger and total aircraft movements at Southampton Airport
<b>Town District and Local Centres</b>		
<b>Core Indicator</b>	<b>CBD4</b>	<b>Floorspace completed for 'town centre' uses</b>
Local Indicator	L26	Vacancies in town and district centres
Local Indicator	L27	Pedestrian footfall in Eastleigh town centre
<b>Open Space and Recreation</b>		
Local Indicator	L28	Planning applications determined for public open space, sport and recreation facilities
<b>Community Infrastructure</b>		
Local Indicator	L29	Development of identified community infrastructure
Local Indicator	L30	Number on school rolls compared with capacity
<b>Spatial Portrait</b>		
Contextual Indicator	-	Past Population Change
Contextual Indicator	-	Gross Value Added
Contextual Indicator	-	Economic Activity
Contextual Indicator	-	Job Seekers Allowance Claimants
Contextual Indicator	-	Total Jobs
Contextual Indicator	-	Affordability of housing
Contextual Indicator	-	Qualifications
Contextual Indicator	-	Employment by Occupation
Contextual Indicator	-	Business Demography
Contextual Indicator	-	Life expectancy and mortality rates
Contextual Indicator	-	Levels of obesity
Contextual Indicator	-	Adults participating in sport and active recreation
Contextual Indicator	-	Deprivation and crime statistics
Contextual Indicator	-	Nature Designations
Contextual Indicator	-	Carbon Dioxide Emissions
Contextual Indicator	-	Built Heritage Designations

Contextual Indicator	-	Commuting patterns
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# EXECUTIVE SUMMARY

- I. This Authority Monitoring Report (AMR) produced by Eastleigh Borough Council covers the period 1 April 2016 to 31 March 2017.
- II. The purpose of the AMR is to monitor the performance of planning policies on the area in which they apply. It also includes an update on meeting the milestones set out in the Council's Local Development Scheme (LDS), which details the timetable for introducing a new Eastleigh Borough Local Plan 2016-2036 to replace the Eastleigh Borough Local Plan Review 2001-2011 (the Adopted Local Plan).
- III. The document generally covers the period from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017, but also identifies longer-term trends which are relevant to the performance of local planning policies.
- IV. Since the end of this monitoring period, the LDS has been updated and important milestones have been met. Therefore, this document also includes a 'Summary Update' box relating to the key LDS updates that have occurred between 1<sup>st</sup> April 2016 and 1<sup>st</sup> March 2017.

## **Monitoring the Local Development Scheme (LDS)**

- V. At the time of preparing this report, the Borough's most recent LDS (the programme for preparing a Local Plan) was last updated and adopted in December 2017. Although this is outside of the monitoring period. This version of the LDS will still be referred to as the most up to date programme for the preparation of the Eastleigh Borough Local Plan 2016-2036.

## **Monitoring the Development Plan Documents**

- VI. The Localism Act (2011) enables local authorities to choose what targets and indicators to include in their monitoring report whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. Section 4 of the AMR is structured to follow the adopted Local Plan Review (2001-2011) chapters for ease of reference. Within this there are a number of performance indicators which are reported. These relate to Core Indicators which used to be specified by the Department for Communities and Local Government (DCLG) and Local Indicators (identified by the Council). Whilst there is no longer a requirement to report the core indicators to DCLG these two sets of indicators are continued in the current AMR for consistency and to allow comparison with previous publications. The spatial portrait of the Borough also includes a number of contextual indicators. The general themes which emerge from the indicators are set out below.

### **Core Indicators:**

- VII. Monitoring has indicated that policies have been used successfully in:
- Focussing the majority of new development on previously developed land within existing settlements.
  - Anticipating the limited capacity of previously developed land to accommodate future housing needs and identifying the subsequent need to allocate greenfield sites for housing in the submitted Local Plan
  - Protecting the Borough's natural environments.
  - Not permitting development that would lead to increased flood risk
  - Permitting schemes for renewable energy
- VIII. Further monitoring is to continue to determine whether policies have been successful in:
- protecting existing community facilities and;
  - focussing new retail development in the defined town and district centres.

### **Local Indicators:**

- IX. Monitoring has indicated that policies have been used successfully in supporting environmental improvements in Eastleigh Town Centre.
- X. Whilst there is evidence to suggest that policies are enabling poorly-designed schemes to be refused, other monitoring of completed sites indicates that there is still considerable scope to improve the quality of schemes being permitted and built out. Similarly, in relation to the protection of the countryside and the Borough's historic environment, there is evidence that policies continue to provide a sufficient basis upon which to refuse inappropriate development. Further research needs to be undertaken in the future however to ensure that these policies are being used fully to resist inappropriate development that could affect these important features of the Borough.
- XI. Local indicators have also highlighted that rail use within the Borough has remained largely the same in total when compared with the preceding monitoring period. However, passenger numbers at Eastleigh Rail Station has decreased slightly, whereas passenger numbers at Southampton Airport Parkway have increased over the last year, reflecting the increase in commercial aircraft movements at Southampton Airport. School capacity will need to be monitored relative to the proposed development included within the 2016-2036 Local Plan for Eastleigh Borough.

### **Contextual Indicators:**

- XII. The spatial portrait of the Borough shows that:
- The Borough's population has increased steadily since 2001, and on this basis it is projected to increase further in the period up to 2037, with particular growth in the 65+ age group.
  - The Borough quickly recovered from the 2008-2009 economic downturn, and economic growth is currently shown to be faster than the surrounding Solent area.

- The Borough has relatively high levels of economic activity and low levels of unemployment. The number of jobs within the Borough has generally increased over time since 2001, although there have been periods without job growth (the latest figures between 2014 and 2016 show an increase in both part-time and full-time jobs).
- Local businesses have also shown greater resilience than nationally in surviving the economic downturn. Currently, within Eastleigh Borough, almost half of new businesses survive longer than 5 years.
- Life expectancy has increased since 2001 whilst death rates have been consistently below the national average. This indicates that the health of the Borough's residents has generally improved over the period of the adopted Local Plan. However, in line with national and regional trends, estimated levels of obesity are high, while levels of physical activity in the Borough appear to have declined, which could lead to future health-related problems.
- The built and natural heritage designations within the Borough have either been conserved or have increased in size or number since 2001.
- Estimates of local carbon dioxide emissions have shown an overall decrease albeit with some fluctuations since 2005. Between 2012 and 2015 there has been a continuous decrease.

# 1 INTRODUCTION

- 1.1.1 In line with section 113 of the Localism Act 2011, the requirement to submit an annual monitoring report to the Secretary of State under the regulations of the Planning and Compulsory Purchase Act 2004 has been removed. However, the duty to monitor remains. The Council will continue to produce monitoring reports for public information on an annual basis; these reports will be made publically available. Part 8 of the Town and Country Planning Regulations 2012 sets out what must be covered.
- 1.1.2 Local Authorities are now able to choose what targets and indicators to include in their monitoring whilst ensuring that they are prepared in accordance with relevant UK and EU legislation. This report covers the period 1 April 2016 to 31 March 2017, and is referred to as the monitoring period.
- 1.1.3 The Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (known as the Strategic Environmental Assessment (SEA) Directive) states that “Member states shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10.1). The Monitoring Report provides an important mechanism of providing this information in accordance with the SEA Directive.
- 1.1.4 Monitoring of the economic, social and environmental characteristics of the area is an essential part of preparing the Eastleigh Borough Local Plan 2016-2036, to establish what is happening now, what may happen in the future, and how trends can be used to determine whether action is required. An important aspect of the Local Plan is to flexibly provide updates to reflect changing circumstances. Monitoring is necessary for this, and reflects the concept of ‘plan, monitor and manage’, whereby monitoring trends and characteristics may then be considered as part of a policy review that may be required during the life of an adopted plan. The Authority Monitoring Report (AMR) is the mechanism for achieving this.
- 1.1.5 In summary, the purpose of this report is to monitor:
- The progress of the timetable of the Local Plan known as the Local Development Scheme (LDS), with explanation if targets have been met and if not why and whether a review of the LDS should be undertaken;
  - Whether the saved policies of the Eastleigh Borough Local Plan Review (2001-2011) are still achieving their objectives and targets;
  - Whether policies have had the intended consequences; and
  - If the objectives and assumptions behind policies are still relevant.
- 1.1.6 Although the requirement to produce monitoring reports has changed, the Council has retained the indicators used in previous AMRs in order to identify long term trends. Policy performance is monitored through the following types of indicators:

- Contextual indicators which help describe the general context of the local authority area;
- Core indicators were previously set by the Government, and provide an assessment of the impact of planning policies on certain key issues such as the rate of dwelling completions; and
- Local indicators are relevant to Eastleigh Borough and supplement the core indicators and provide a local and more specific context against which policies can be assessed.

1.1.7 To avoid duplication in data collection, the indicators which are used to monitor the sustainability appraisal framework baseline information of the Council's Sustainability Appraisal / Strategic Environmental Assessment Scoping Report have largely been incorporated. This information sets out the objectives and criteria which the Council uses to assess how sustainable the documents and policies in its Local Plan are. Relevant baseline information is set out and referred to in this document.



## 2 SPATIAL PORTRAIT OF EASTLEIGH BOROUGH

### 2.1 Introduction

2.1.1 This section of the monitoring report reviews the contextual indicators that are relevant to land-use planning within the Borough. The adopted Eastleigh Borough Local Plan Review covered the period 2001-2011, although many of its policies remain active. For monitoring purposes, the changes that have taken place since 2001 have therefore been highlighted, in addition to describing the current state of affairs.

### 2.2 Local Geography

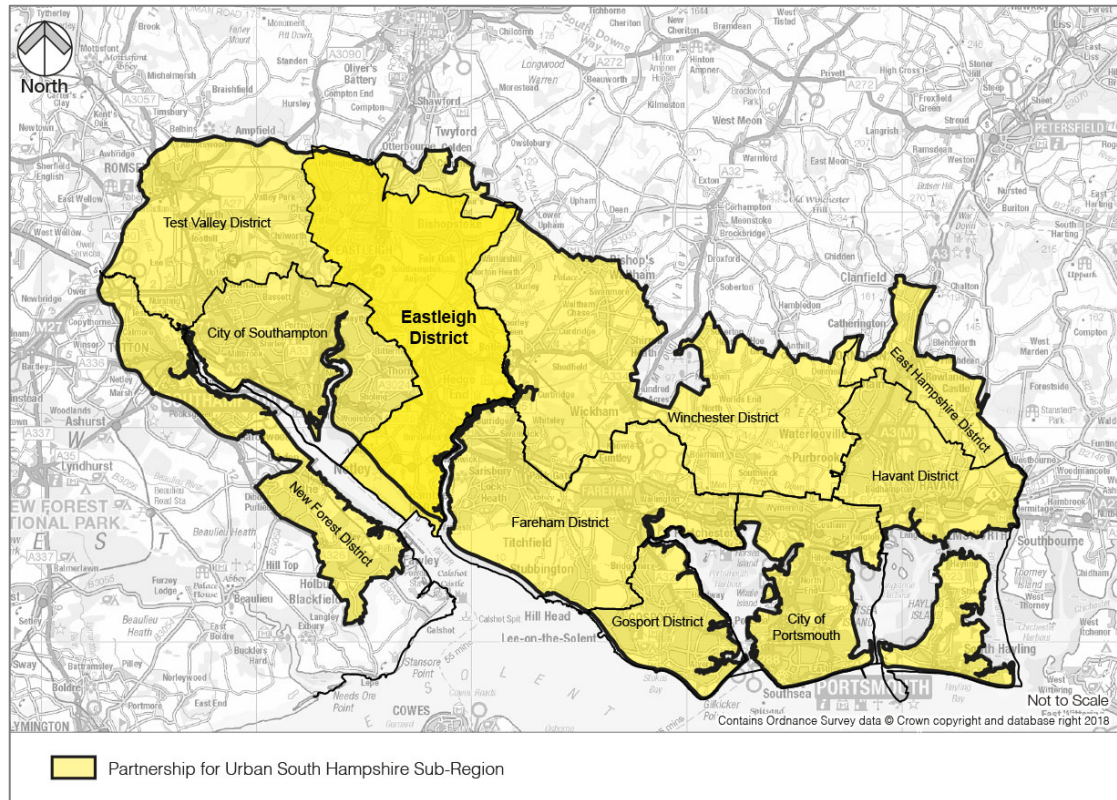
2.2.1 Eastleigh Borough covers an area of 79.8 square kilometres (7,980 hectares) and is located within the South Hampshire sub-region, as illustrated in **Figures 2.1** and **2.2**:

*Figure 2.1: Map of Eastleigh Borough*



Source: Eastleigh Borough Council

**Figure 2.2: Eastleigh Borough within the South Hampshire context**



**Source:** PUSH, Eastleigh Borough Council.

2.2.2 The Borough adjoins the districts of Southampton, Fareham, Test Valley and Winchester, and as of the most recent census (2011) has a population of 125,199. This total, consisting of 61,384 males and 63,815 females, represents an increase of 7.2% in the Borough’s population since the 2001 Census, as illustrated in **Table 2.2** below.

2.2.3 The main settlements within the Borough are identified below within **Table 2.1**.

**Table 2.1: Settlement hierarchy for Eastleigh Borough.**

Hierarchy level	Settlement
1	Eastleigh
2	Chandler’s Ford
	Hedge End
3	Bishopstoke
	Botley
	Bursledon
	Fair Oak
	Hamble
	Netley Abbey
	West End
4	Allbrook, Boorley Green, Butlocks Heath and Horton Heath

**Source:** Eastleigh Borough Council

2.2.4 There are currently 10 parishes across the Borough (Allbrook and North Boyatt, Bishopstoke, Botley, Bursledon, Chandler’s Ford, Fair Oak and

Horton Heath, Hamble-le-Rice, Hedge End, Hound, and West End) with only one area (Eastleigh) that is un-parished.

## 2.3 Population

- 2.3.1 The Borough is predominantly both urban and suburban in nature, with just under a quarter (23.8%) of its land area classified as rural (NOMIS, April 2015). According to the most recent Census (2011) the average population density was approximately 15.7 people per hectare. By comparison, at this time, Southampton had a population density of about 47.5 people per hectare and Fareham 15 people per hectare.
- 2.3.2 Variations in population influence the amount and type of housing, employment land, infrastructure and services that need to be planned for. Changes result from new residential development, in- and out-migration, and from fluctuations in mortality and birth rates.

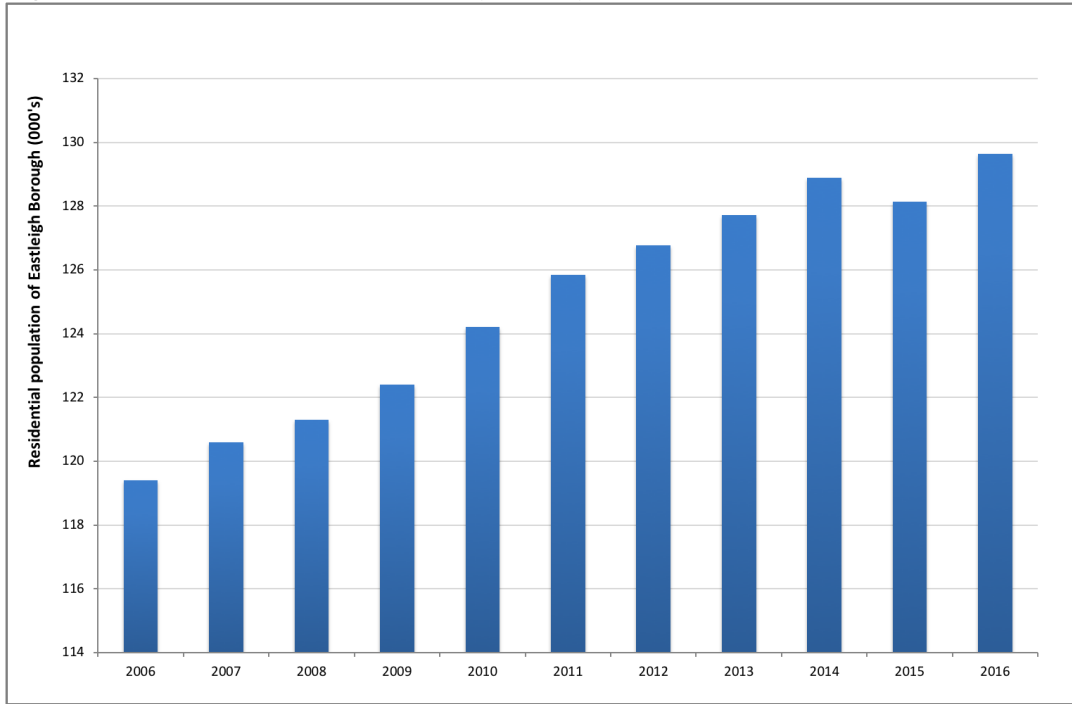
**Table 2.2:** Population of the borough's parishes

Parish	2001 Census	2011 Census	% Change
Allbrook & North Boyatt	1,807	1,755	-3.0
Bishopstoke	9,843	9,974	1.3
Botley	5,155	5,083	-1.4
Bursledon	6,048	6,188	2.3
Chandler's Ford	22,588	23,916	5.6
Eastleigh Unparished Area	19,767	24,011	17.7
Fair Oak & Horton Heath	9,842	10,212	3.6
Hamble-le-Rice	4,147	4,695	11.7
Hedge End	18,697	20,790	10.1
Hound	6,846	7,105	3.6
West End	11,429	11,470	0.4
<b>Total</b>	<b>116,169</b>	<b>125,199</b>	<b>7.2</b>

Source: 2011 census

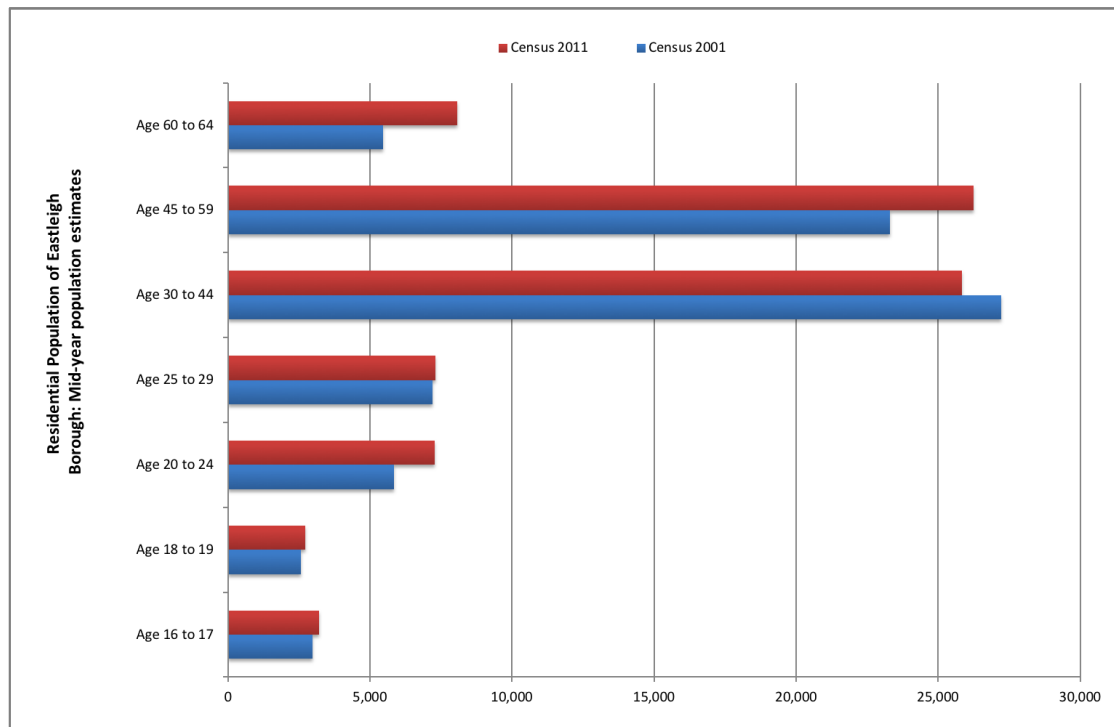
- 2.3.3 **Figure 2.3** below shows the overall change in the Borough's resident population over the last ten years and demonstrates that there has been a steady increase over the period of the Eastleigh Borough Local Plan Review (2001-2011). **Figure 2.4** provides a breakdown of the residential working age population and shows that there has been an increase in the population for the majority of age groups between 2001 and 2011, with the exception of the 30-44 age group.

**Figure 2.3:** Residential population of Eastleigh Borough, 2005-2016



Source: ONS, mid-year population estimates, 2016

**Figure 2.4:** Residential working age population of Eastleigh Borough by different age groups, 2001 and 2011.



Source: ONS, 2001 & 2011 Census

2.3.4 Further information on the Borough’s population can be found via Hampshire County Council’s webpages<sup>1</sup> courtesy of their Demography Team within the Research and Intelligence Group.

<sup>1</sup> Hampshire County Council (2017). Hampshire Population Statistics. Available from: <http://www3.hants.gov.uk/factsandfigures/population-statistics.htm>

## **2.4 Economy, Economic Activity and Income**

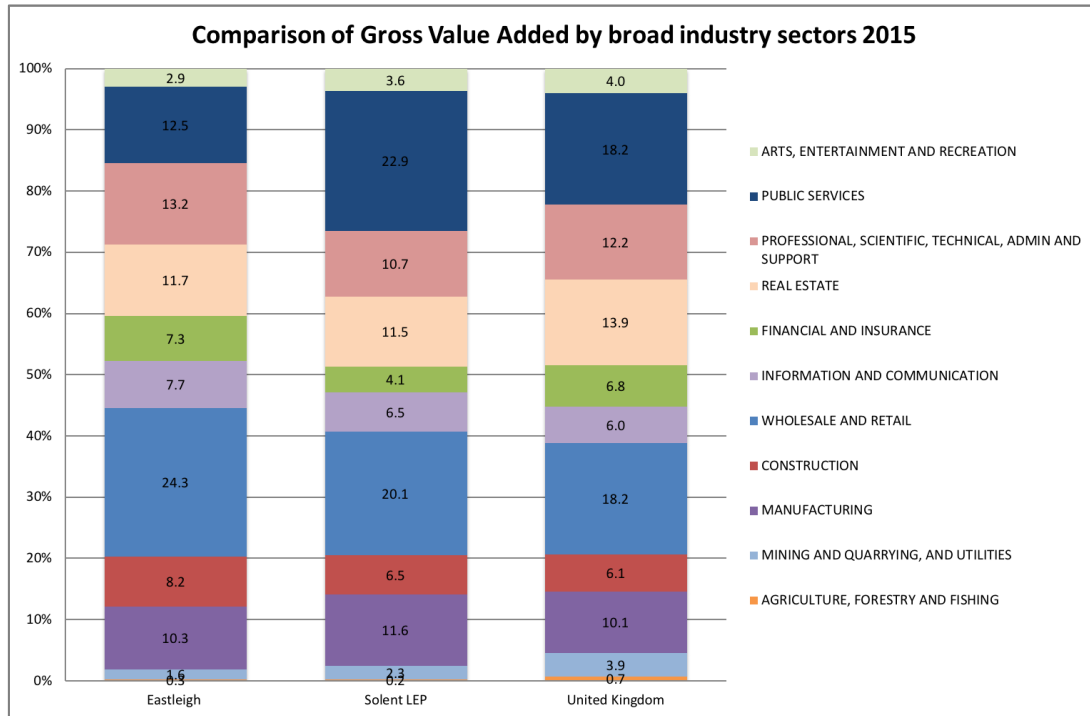
### **Economic Performance**

- 2.4.1 Gross Value Added (GVA) (income approach) represents the increase in the value of the economy due to the production of goods and services. The annual estimates of GVA (income approach) for 2015 are summarised through **Figure 2.5** below. This is the latest available data for annual estimates of GVA (income approach). The GVA (income approach) data shows that across all industries within Eastleigh Borough the value of the local economy grew by approximately 11% over a five-year period between 2011 and 2015, and based on recent data provided by the ONS, currently stands at around £3.6 billion.
- 2.4.2 Eastleigh's share of the Solent economy increased from 12.8% in 1997 to 14.4% in 2014 and Eastleigh was more resilient to the impact of the last recession than Solent or the UK economy. Nominal economic growth in Eastleigh in 2014 demonstrated that Eastleigh had a greater growth rate than the surrounding Solent area, albeit marginally slower rate of growth when compared to the UK's national average<sup>2</sup>.
- 2.4.3 **Figure 2.5** provides a breakdown of the contribution from each broad industry sector towards the Borough's economic output in 2015. It also shows how these sectors contributed towards the economies of the Solent Local Enterprise Partnership area and the UK. This figure shows that a greater proportion of the Borough's output comes from the manufacturing, construction, information and communication and wholesale and retail sectors than is the case either nationally or sub-regionally. The Borough is not however dependent on any one particular broad sector for its economic prosperity.

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<sup>2</sup> Hampshire County Council (2017). Eastleigh Local Economy 2016 - A socio-economic overview of the local economy of Eastleigh and its sub-areas. Available from: [https://www.eastleigh.gov.uk/media/1652/1701-eastleigh-economy-review-ele2016\\_130117.pdf](https://www.eastleigh.gov.uk/media/1652/1701-eastleigh-economy-review-ele2016_130117.pdf)

**Figure 2.5:** Comparison of Gross Value Added by broad industry sectors



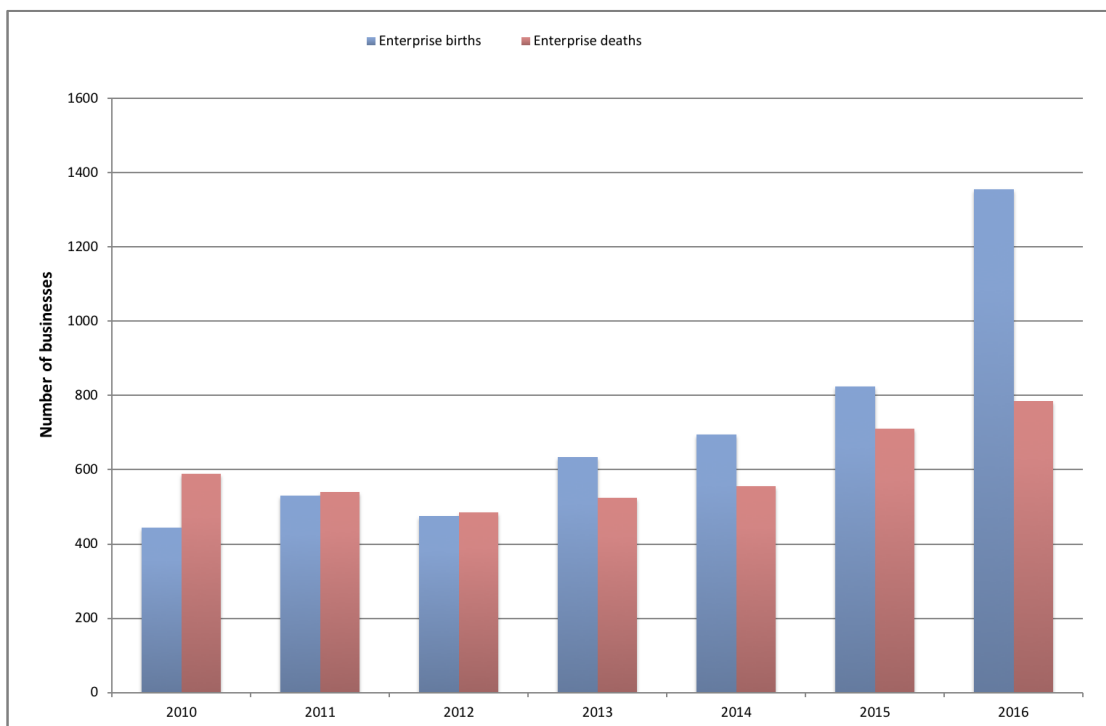
Source: ONS, 2016

2.4.4 With regard to knowledge and high technology businesses, these are usually concentrated within the broad industrial sectors: information and communication; professional, scientific and technical activities; and financial and insurance activities. The Borough is home to companies working within these sectors, and this is reflected in the proportional GVA output which was generally higher than for the Solent LEP area or the UK as a whole (see **Figure 2.5**).

### Business Demography

2.4.5 Based on most data, the total number of businesses within the Borough stood at 6,735 in 2016. This is a year on year consecutive increase since 2011. Business births have also risen year on year since then. Business deaths in 2016 have also increased since the previous year of 2015 as **Figure 2.6** demonstrates. However, overall this is positive as there is a much lower level of increase in business deaths (10.6%) compared to the level of increase in business births (64.2%) when compared to the previous monitoring period.

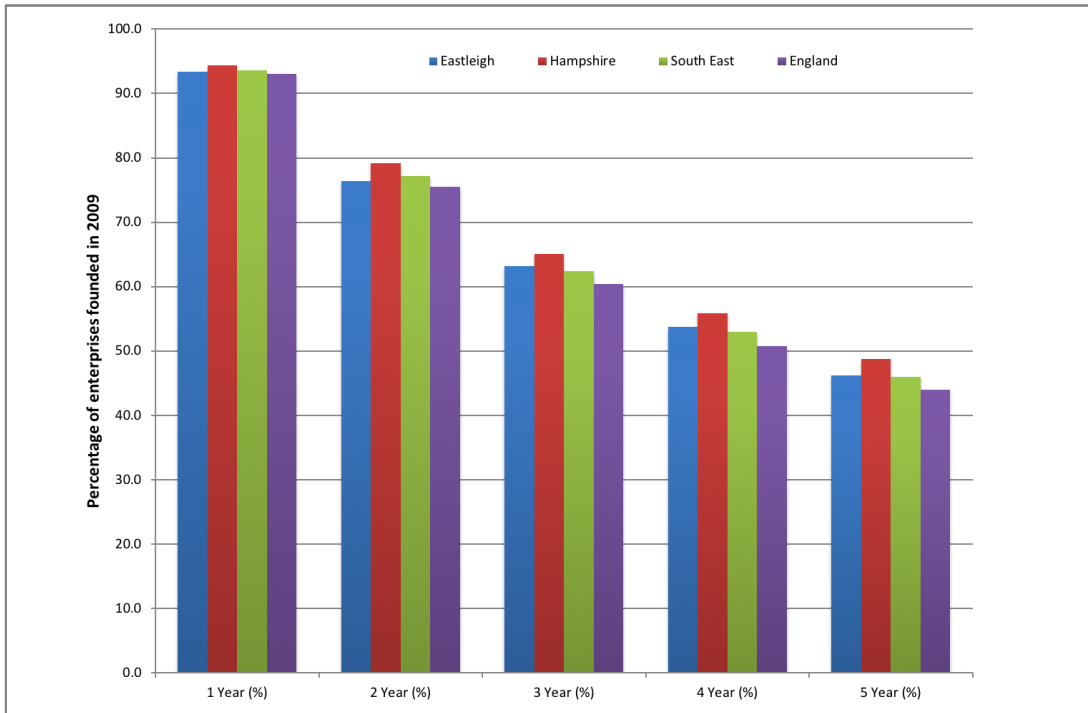
**Figure 2.6:** Business births and deaths 2010-2016 within Eastleigh Borough



Source: ONS, Business Demography 2016

2.4.6 The rate of business survival within the Borough is measured in terms of the proportion of businesses from 2011 that remained active after a number (one to five) of years. This is slightly below the County level rates however is relatively high compared to the regional and national rates (see **Figure 2.7**). This indicates that local businesses are relatively robust when compared to business survival rates within the wider region and beyond.

**Figure 2.7:** Proportion of businesses that started in 2011 and remained active over the specified time period.



Source: ONS, Business Demography 2016 (released November 2017)

### Economic Activity

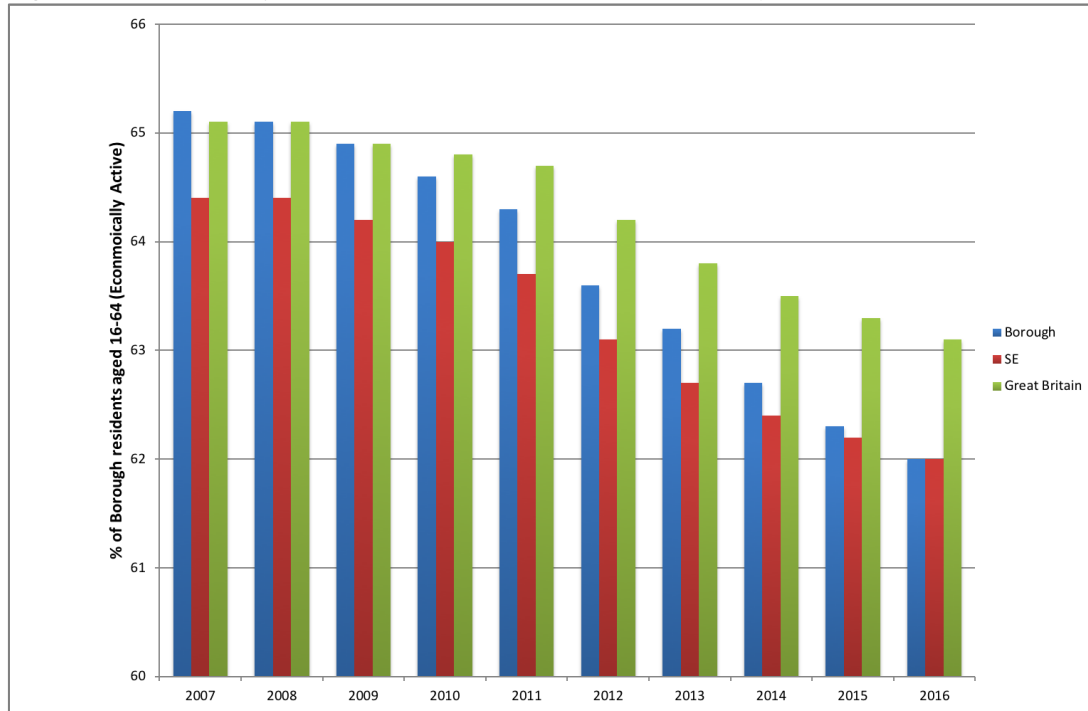
2.4.7 In 2016 62 % of the Borough’s residents were aged 16-64 and therefore considered economically active (see **Figure 2.8**), which is the same as the regional average (62.2%) and below the national (63.1%) average. However, the picture was very much different in 2007 where the Borough had a much higher percentage of economically active persons in the Borough than the South-East region. This indicates that due to an ageing population, Eastleigh’s potential labour pool is decreasing at a faster rate than its respective region.

2.4.8 **Figure 2.9** shows that in 2016/17 the proportion of residents in employment (82.2%) was also above the regional (77.7%) and national averages (74.2%)<sup>3</sup>. This again shows a different picture to that of 2007 when the Borough demonstrated a much lower percentage of employed economically active persons. This demonstrates that employment in the Borough is both exceeding and increasing at a much greater rate than the respective region.

<sup>3</sup> Office for National Statistics (2017). Nomis – Official Labour Market Statistics - Labour Market Profile – Eastleigh. Available from: [www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx?town=Eastleigh#tabempunemp](http://www.nomisweb.co.uk/reports/lmp/la/1946157302/report.aspx?town=Eastleigh#tabempunemp)

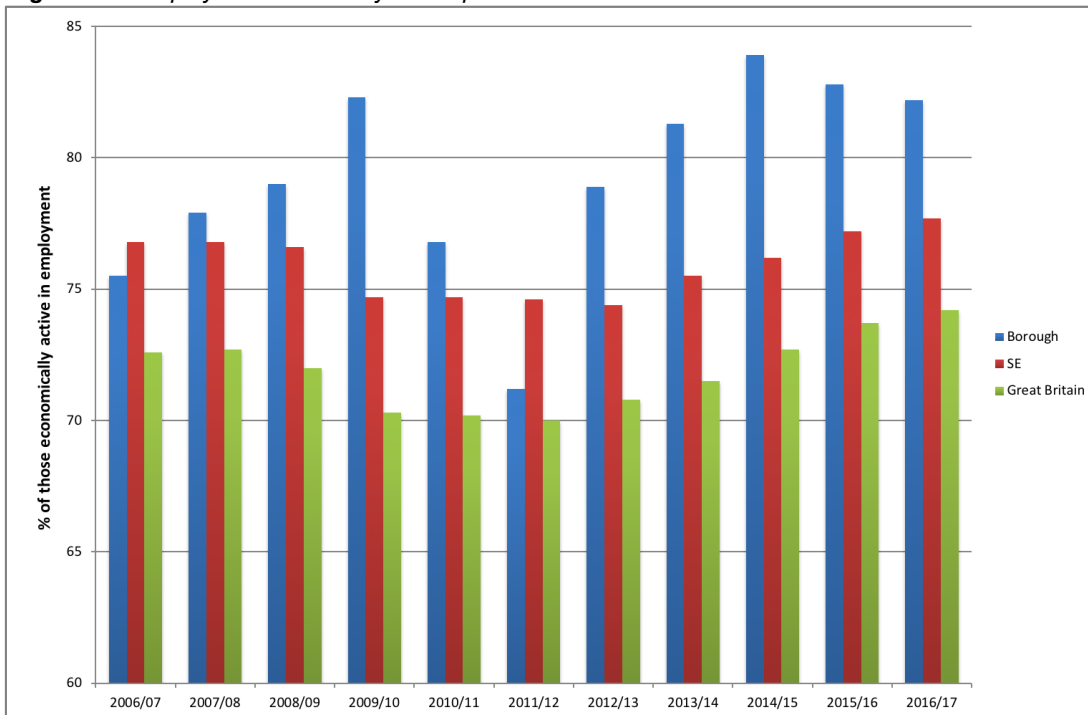


**Figure 2.8:** Economically active persons as a proportion of residents aged 16-64



Source: ONS (via NOMIS), Labour Market Profile (2017)

**Figure 2.9:** Employed economically active persons



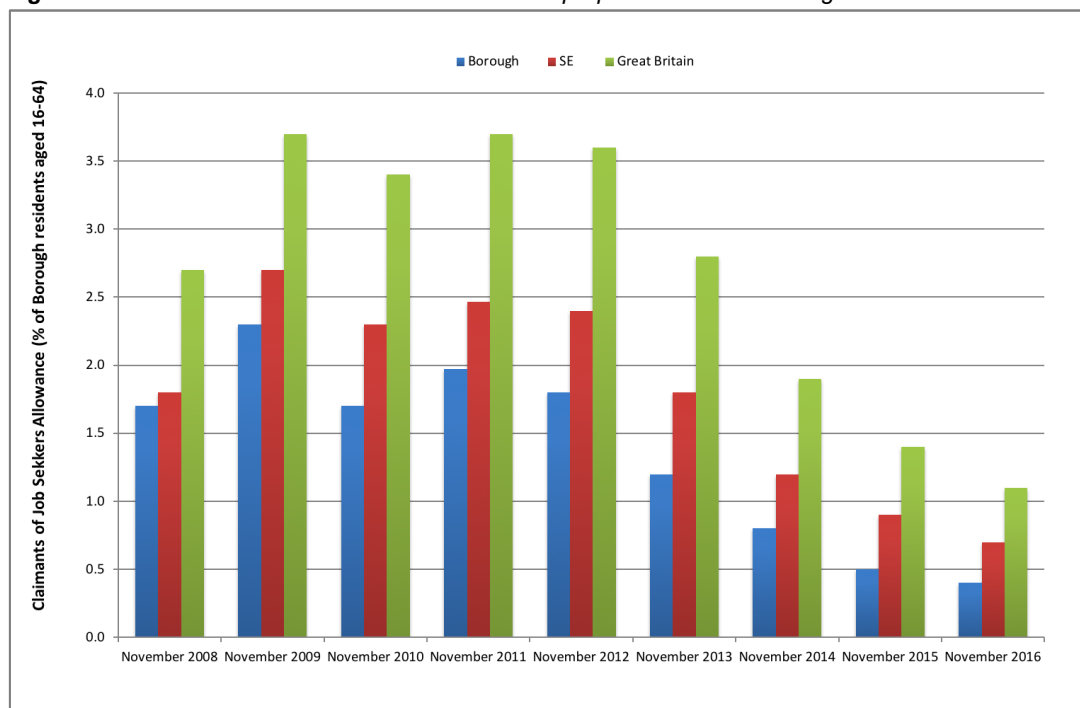
Source: ONS (via NOMIS), Labour Market Profile (2017)

### Job Seekers Allowance Claimants

2.4.9 There has been a downward trend in the number of Job Seekers Allowance (JSA) claimants in Eastleigh since 2012 as shown in **Figure 2.10**. This is in line with trends within both the south east region and on a national scale. The percentage of claimants (0.4% in November 2016) as a proportion of the working age population remains below the national

(1.1%) and regional (0.7%) levels. As **Figure 2.10** illustrates, the decrease in JSA claimants in the Borough reflects the national and local trends of falling unemployment since 2012 (ONS, 2016).

**Figure 2.10:** Job Seekers Allowance claimants as a proportion of residents aged 16-64



Source: ONS (via NOMIS), Labour Market Profile (2017)

## Qualifications

- 2.4.10 The proportion of residents of working age (those aged between 16 and 64) in the Borough with a degree level qualification has increased from 33.4% in 2010 to 36.8% in 2016. In 2016 there was an increase by around 5,000 residents in Eastleigh Borough with a degree qualification or higher compared to 2015.

**Table 2.3: Qualifications of residents aged 16 to 64 (%)**

		NVQ 4 Equivalent & Above (e.g. degree or above)	NVQ3 Equivalent & Above (e.g. 2 or more A-levels)	NVQ2 Equivalent & Above (e.g. 5 or more GCSEs at grades A-C)	NVQ1 Equivalent & Above (e.g. fewer than 5 GCSEs at grades A-C)	Other Qualifications (includes foreign & professional qualifications)	No Qualifications (no formal qualifications held)
2011	Eastleigh Borough	33.4	59.5	79.5	90.9	3.5	5.6
	South East	36.1	56.8	73.3	86.6	5.5	7.9
	Great Britain	32.8	52.6	69.5	82.5	6.8	10.7
2012	Eastleigh Borough	33.4	65.1	83.8	93.9	Not available*	Not available*
	South East	36.8	58.2	75.4	87.7	5.4	6.9
	Great Britain	34.2	54.9	71.8	83.9	6.3	9.7
2013	Eastleigh Borough	36.8	59.7	78.2	90.4	4.3	5.3
	South East	38.2	59.3	76.5	88.4	5.2	6.5
	Great Britain	35.1	55.7	72.4	84.3	6.3	9.4
2014	Eastleigh Borough	37.6	63.9	80.5	93.3	Not available*	Not available*
	South East	39.1	60.5	77.1	89.2	5.2	5.6
	Great Britain	36	56.7	73.3	85	6.2	8.8
2015	Eastleigh Borough	30.8	58	74.7	90.5	Not available*	Not available*
	South East	39.7	58.8	76.8	88.5	5.2	6.3
	Great Britain	37.1	55.8	73.6	84.9	6.5	8.6
2016	Eastleigh Borough	36.8	60.3	80.3	91.9	7.6	Not available*
	South East	41.4	60.2	77.5	88.8	5.8	5.5
	Great Britain	38.2	56.8	74.3	85.3	6.6	8.0

Note: \*Sample size too small for reliable estimate

Source: ONS (via NOMIS), Labour Market Profile (2017)

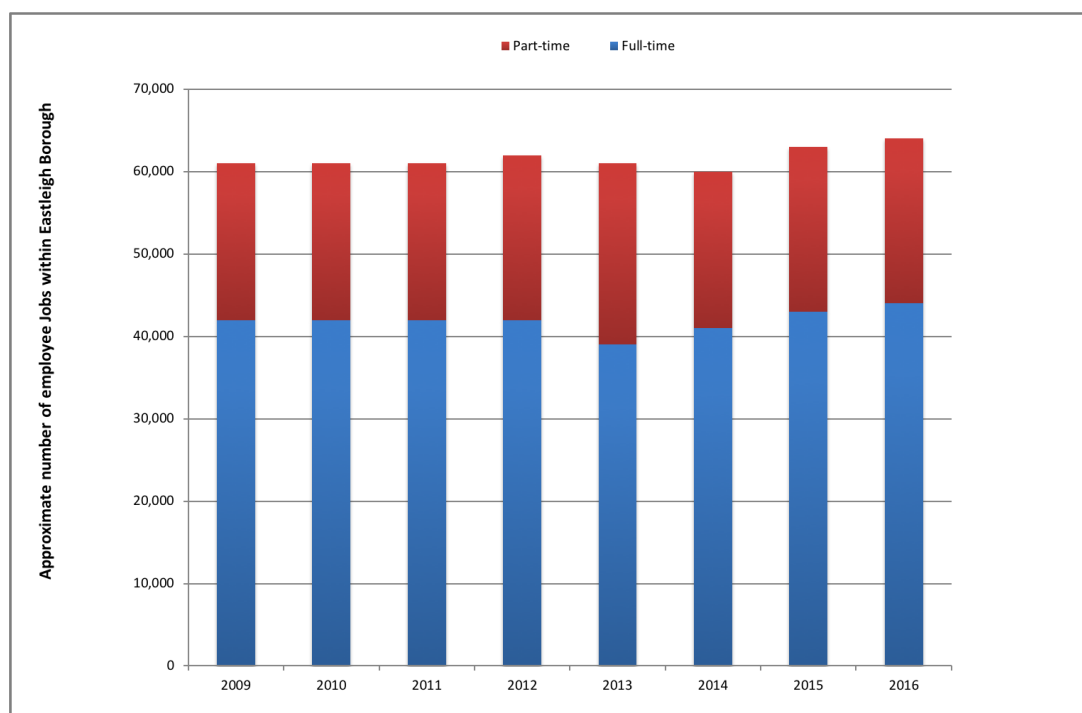
## Total jobs

2.4.11 Since 2009, the total number of jobs within the Borough have increased from approximately 60,000 to 64,000 jobs in 2016. In 2016, approximately half of existing employment opportunities within Eastleigh Borough were within the following industries:

- Manufacturing (11%);
- Wholesale and Retail (19%);
- Professional/Scientific services (9%);
- Health and Social work (8%); and,
- Education (7%).

2.4.12 As shown in **Figure 2.11** below, although the total number of jobs between 2009 and 2016 had increased, there has been fluctuations between 2012 and 2016. This appears to be due to variations in both retail and wholesale, and social work industries. Out of the existing jobs within Eastleigh Borough in 2016, approximately 20,000 (31%) of these were available on a part-time basis and 44,000 (69%) were full-time positions.

**Figure 2.11:** Total number of jobs within Eastleigh Borough (Both full-time and part-time)

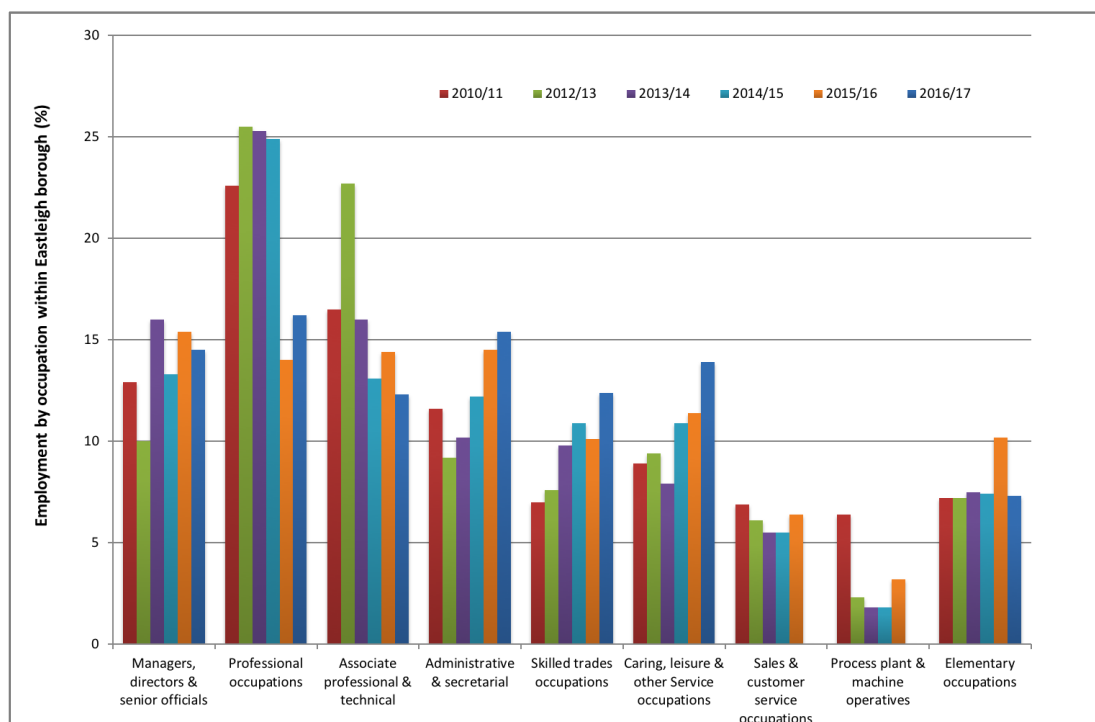


Source: ONS (via NOMIS), Labour Market Profile (2017)

### Employment by Occupation

2.4.13 Eastleigh’s residential population is predominantly employed in professional and technical occupations, as **Figure 2.12** below illustrates. However, it should be noted that this does not necessarily reflect the available jobs within the Borough. It is also evident through comparison that the slight increase in the number of residents with formal qualifications such as university degrees has resulted in an increase in residents in professional occupations in the previous monitoring period. The number of residents in skilled trades occupations and caring, leisure & other service occupations have also continued to increase.

**Figure 2.12:** Percentage of Residents Employed by Occupation Type 2011/12-2016/17

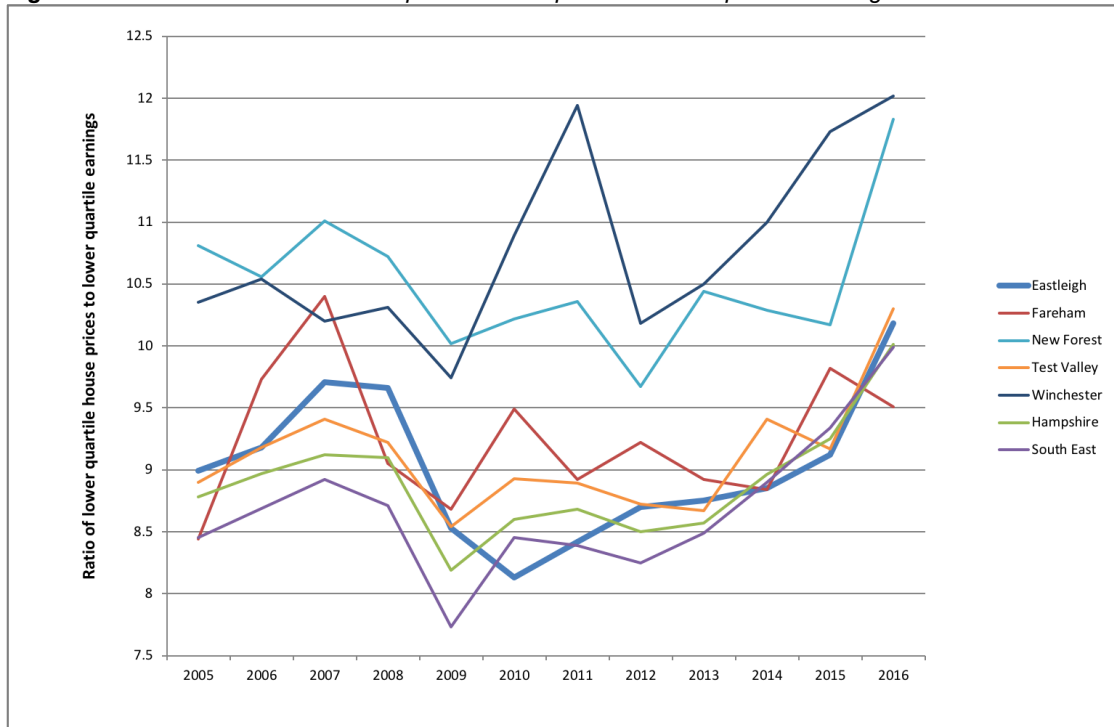


Source: ONS, Annual Population Survey, 2010/11-16/17

## Affordability of Housing

2.4.14 **Figure 2.13** illustrates that the ratio of lower quartile house prices to lower quartile earnings increased relatively consistently from 2005 until the recession of 2008-2009. Since then the ratio has remained relatively level within the Borough, which is consistent with the trend demonstrated by the neighbouring authorities. As of 2016, the ratio for Eastleigh was 10.18 and slightly lower than the average ratio across the neighbouring Boroughs, and slightly higher than the average ratios recorded for Hampshire (10.01) and in the South East (9.99).

**Figure 2.13:** Trends in ratio of lower quartile house prices to lower quartile earnings from 2005-2016.



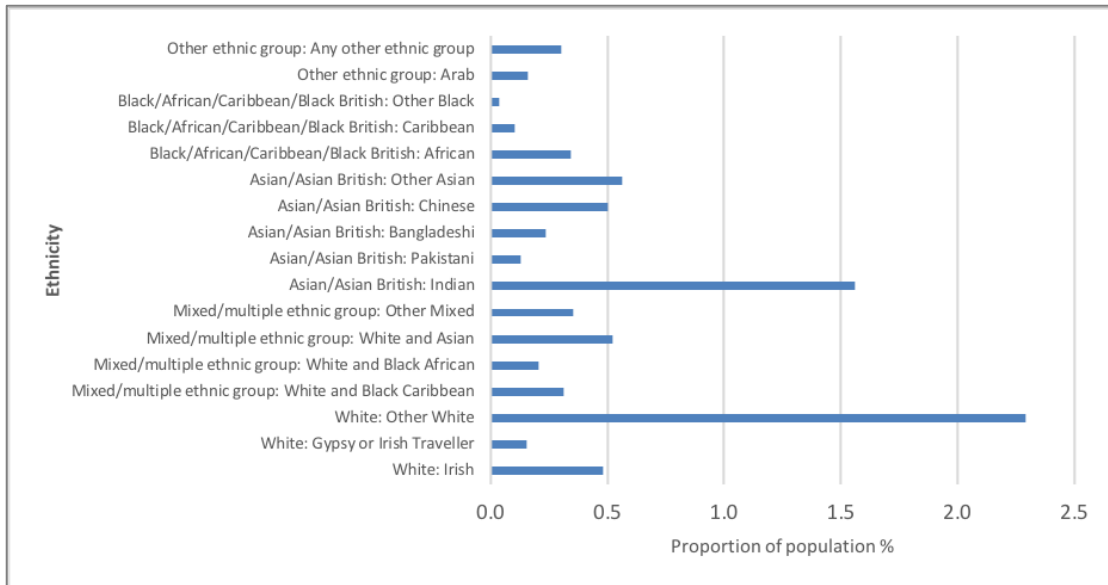
Source: ONS, Housing affordability in England and Wales (released March 2017)

## 2.5 Society, Health and Public Safety

### Ethnicity and Diversity

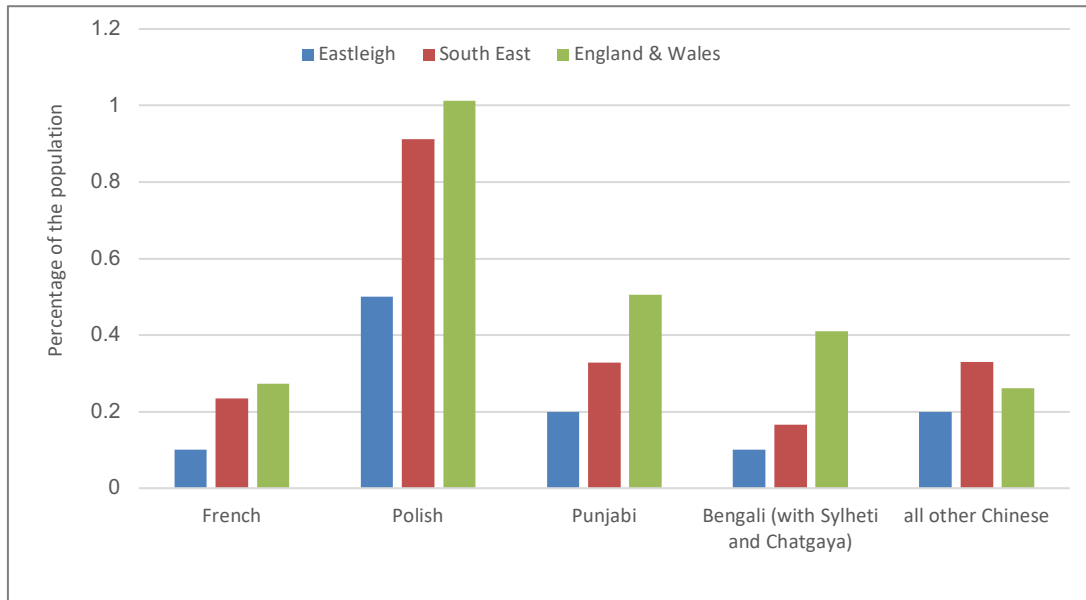
- 2.5.1 Between the 2001 and 2011 censuses there was an increase in the ethnic diversity mix within the Borough with a decline in the “White British” ethnic category from 95.5% in 2001 to 91.8% in 2011. **Figure 2.14** shown below shows the breakdown of the ethnic mix which comprises the remaining 8.2%.
- 2.5.2 **Figure 2.15** shows the percentage of the Borough’s population where the first language spoken is ‘other than English’ compared alongside the regional and national figures. The percentage of the Borough’s population where the first language spoken is ‘other than English’ is less than half of the national average. The only exception is Chinese as a first language spoken which showed that generally across the region there were more Chinese speakers than the national average. This implies that the first language spoken for the vast majority of the Borough’s population is English.

**Figure 2.14:** Ethnic diversity mix of the Eastleigh population (excluding White British) as of 2011.



Source: 2011 Census

**Figure 2.15:** First languages spoken other than English as a percentage of the population

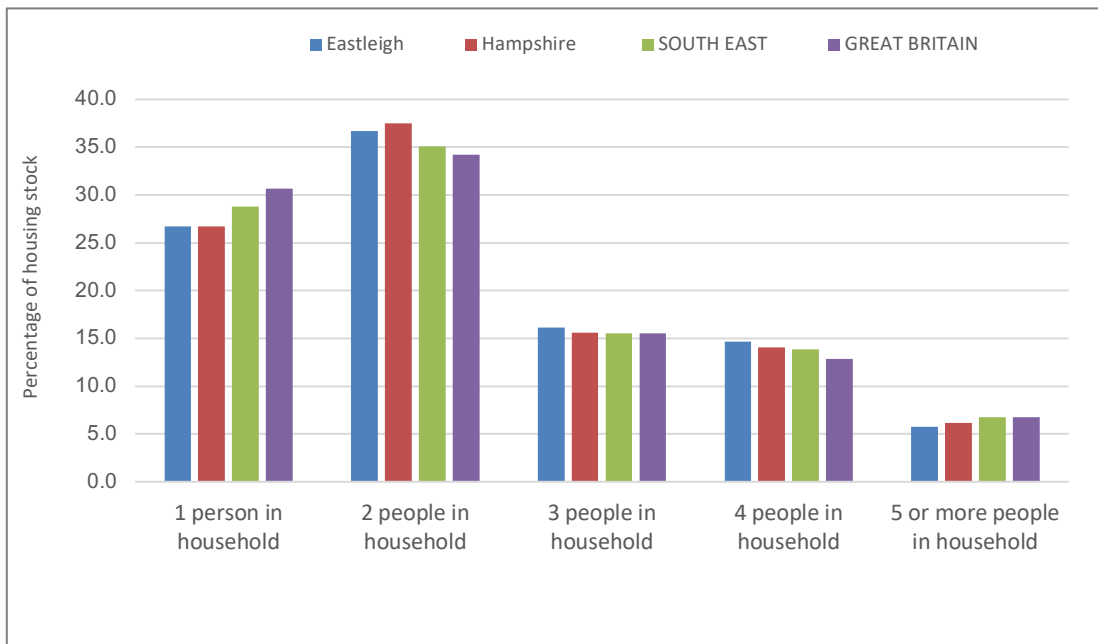


Source: Census 2011.

### Household composition

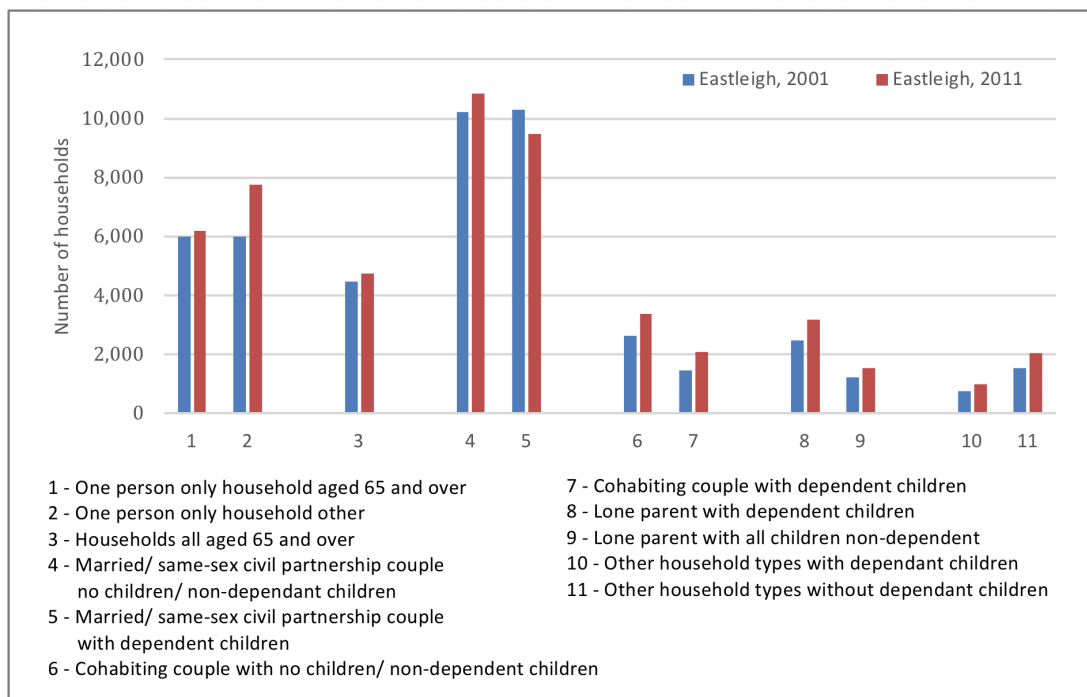
2.5.3 **Figure 2.16** below shows the number of inhabitants per household within Eastleigh in comparison with the sub-regional, regional and national position. According to the most recent data source (2011 census data) there are fewer households containing just one inhabitant when compared to the national and regional position. There are also fewer households containing 5 or more inhabitants when compared with national and regional positions. This reflects Eastleigh Borough’s ageing population and is also a positive indicator for levels of overcrowding. **Figure 2.17** below demonstrates Eastleigh Borough’s housing position in respect of marital status and child dependency.

**Figure 2.16:** Comparison of household numbers as a percentage of the total housing stock from district to national level



Source: Census 2011.

**Figure 2.17:** Household compositions in Eastleigh Borough 2001 and 2011



Source: 2001 and 2011 Census data

### Life expectancy and mortality rates

2.5.4 Life expectancy is generally considered to be a good summary indicator of the health status of the population. Health and life expectancy are affected by a wide range of factors such as access to medical care and recreational opportunities, lifestyle, diet, and social and economic deprivation. Land-use planning can help to improve health and life expectancies by shaping

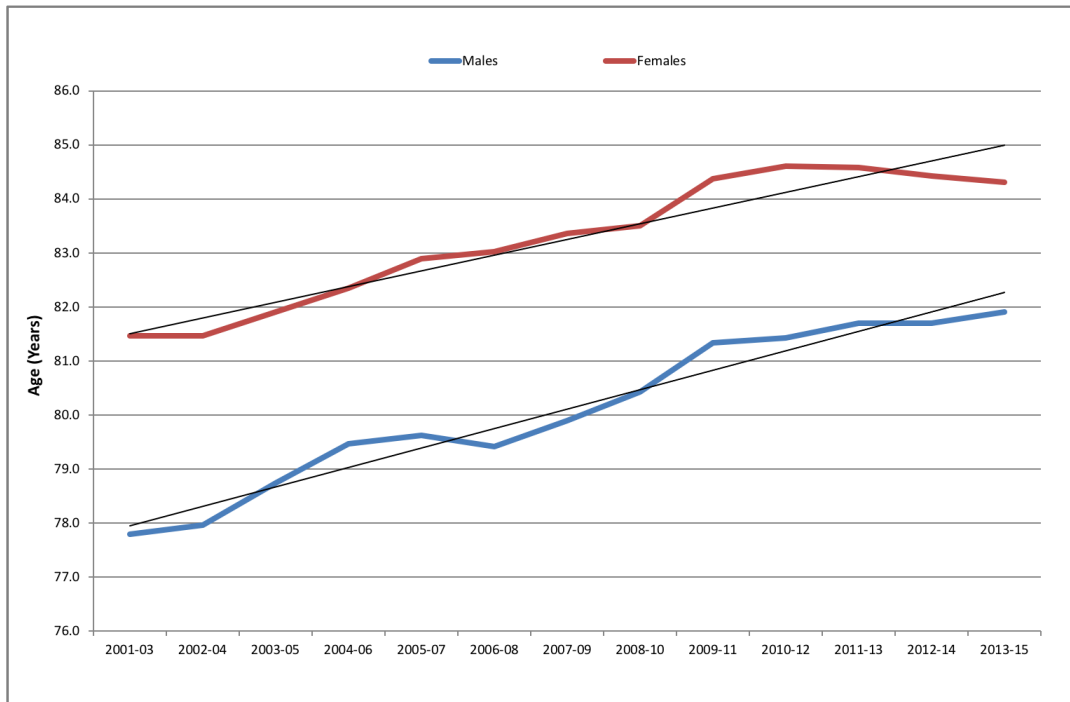


these influences. **Figure 2.18** shows that during 2013-15 life expectancy within the Borough at birth was 81.9 years for males and 84.3 years for females according to the latest figures for the period 2013-2015 released by Public Health England in November 2017. These figures are higher than the national (England) average which is 79.5 years for males and 83.1 years for females.

2.5.5 Life expectancy within the Borough has increased steadily over the last decade, although there appears to have been a very slight, decrease in life expectancy for females in the last two successive set of figures in 2012-15 and 2013-15. This indicates that the health of the local population has generally improved during the period of the adopted Local Plan.

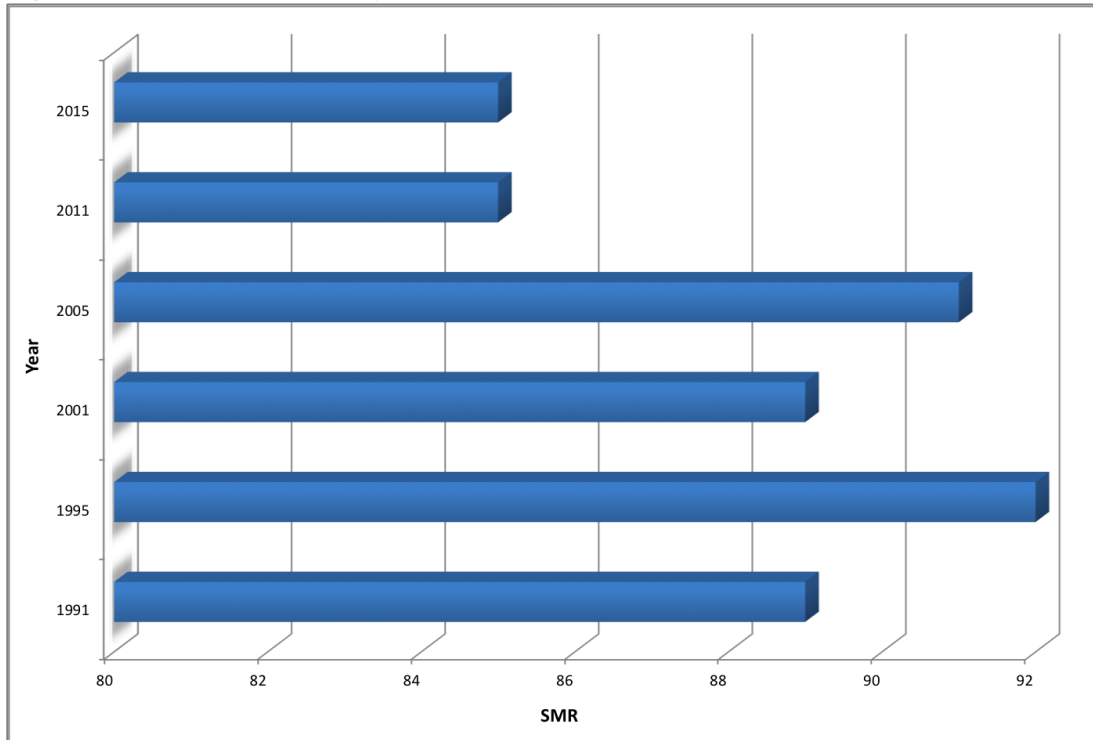
2.5.6 In addition to life expectancy, the age-standardised mortality ratio provides a good indication of the overall health of the Borough's population. These rates compare the number of deaths in the resident population to what would be expected if the Borough had the same age-specific death rates as England and Wales. A value of less than 100 indicates lower mortality than expected and since 1991, **Figure 2.19** shows that deaths in Eastleigh have been consistently below the national average rate.

**Figure 2.18:** Life expectancy at birth within the Borough from 2000/02 to 2013/15



Source: Public Health England, 2016

**Figure 2.19:** Standardised mortality ratio for Eastleigh Borough, 1991-2015



**Source:** ONS Vital Statistics, 2016 and HCC, 2016

### Levels of obesity

2.5.7 Obesity is associated with a range of long-term health problems and is a growing cause of hospital admissions in England. The planning system has potential to challenge obesity levels by ensuring that a community has sufficient opportunities for physical recreation and by enabling movement by active modes of transport such as walking and cycling.

2.5.8 According to Department of Health estimates for 2013-15, 67.7% of adults in the Borough had excess weight, which compared with 65.8% for Hampshire, 63.3% for the SE Region, and 64.8% for England. An estimated 19.1% of adults in the Borough were classed as obese, which compared with 21.1% for Hampshire, 20.3% for the SE Region, and 21.9% for England. With respect to children, the 2013/14 Health Survey for England (HSE) found that 14.5% of Year 6 children in the Borough were obese, which compared with 18.4% in Hampshire, 16.4% in the SE Region, and 19.1% for England. These results indicate that the percentages of obese children and adults in the Borough are high, but have fallen since 2012-14. These levels are similar to those for Hampshire although Hampshire obesity levels have increased since 2012-14.

### Adults participating in sport and active recreation

2.5.9 According to Sport England's Active Lives Survey 2017, levels of physical activity within the Borough have increased for this monitoring period. The percentage of physically active adults (those achieving at least 150 minutes of physical activity per week in accordance with the UK Chief Medical Officer's recommended guidelines) in the Borough was 58.4% in 2016/17. This shows an increase when compared to 2014/15 (50.8%) and a return to levels which were present in 2012/13 (56.4%) and to levels in 2013/14 (60.1%). The comparative figure for England held steady at 54.6%

in 2012/13, before rising slightly to 57.0% in 2014/15 and rising further to 60.6% in 2016/17<sup>1</sup>.

### Deprivation and crime statistics

- 2.5.10 In the 2015 Index of Multiple Deprivation, which mainly draws on statistics for 2012/13, Eastleigh Borough was placed within the least deprived quartile of districts in England and Wales, and was ranked 298 out of 326 districts (where 1 is the most deprived). The average multiple deprivation score for Eastleigh was 10.02, compared with the Hampshire score of 11.92 (where a higher score means a greater level of deprivation). Pockets of deprivation do, however, exist in the Borough and these fall within the Eastleigh South, Eastleigh Central, Bursledon and Old Netley, Netley Abbey and Bishopstoke West areas, as shown in **Table 2.4**.

**Table 2.4:** 2014 Ward indices of deprivation average scores

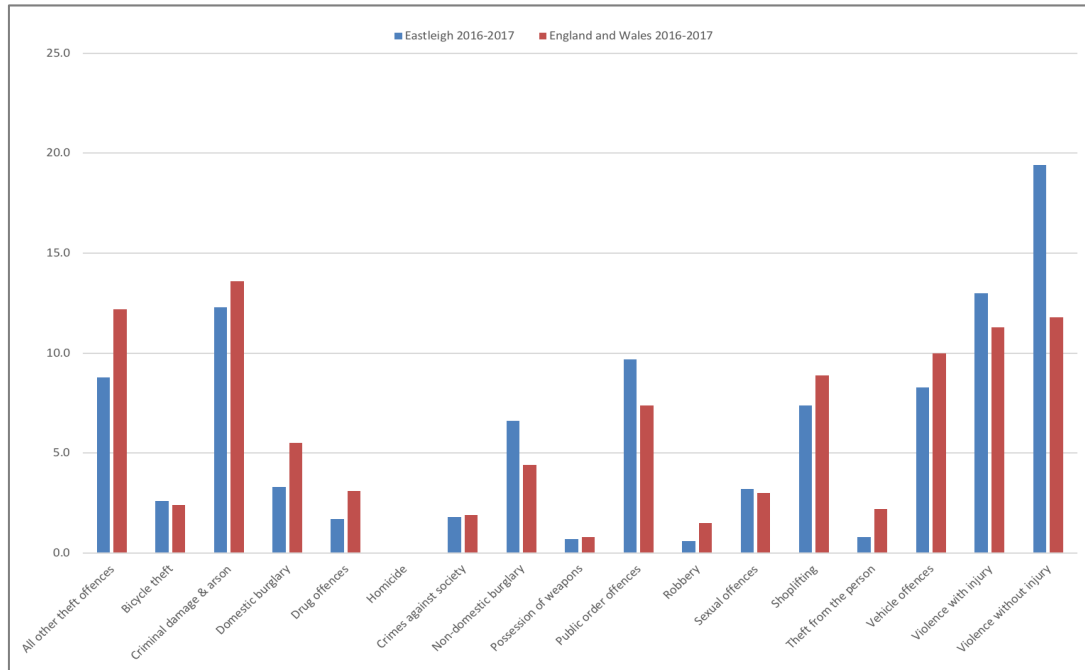
2014 Ward Name	Average IMD score (1 = most deprived)
Eastleigh South	2546
English Central	3282
Bursledon and Old Netley	3547
Netley Abbey	3903
Bishopstoke West	4249

**Source:** Hampshire County Council (2014 Ward Indices of Deprivation Average Scores)

- 2.5.11 **Figure 2.20** shows the distribution of recorded crimes for the year June 2016 to June 2017 in Eastleigh Borough and across England and Wales. Overall, the distribution of recorded crimes within the Borough was relatively consistent with the distribution for the whole of England and Wales, although a slightly smaller proportion of the locally recorded crimes were for vehicle offences and domestic burglaries, while a slightly larger proportion were for violence offences and for non-domestic burglary and public order offences.
- 2.5.12 The distribution of crime shown in **Figure 2.20** indicates a pattern of increased offences relating to violence being recorded locally compared to the national average, however levels of crime generally remain the same as the national average or lower.

<sup>1</sup> Sport England (2017). Active Lives Adult Survey. Available from: Sport England, Active Lives Adult Survey.

**Figure 2.20:** Distribution of crimes recorded for Eastleigh Borough and England and Wales during 2016.



Source: ONS, Crime in England and Wales, 2016

## 2.6 Natural and Historic Environment

### Nature designations

2.6.1 The Borough has a range of international, national and local nature designations, which accounts for approximately 25% of the Borough’s total area. **Table 2.5** below provides information on the number and extent of the designated sites. Since 2005 (when details were first included in the Monitoring Report), there has been no substantive change to the areas of the Borough that are nationally or internationally designated for their nature conservation value.

**Table 2.5:** Nature conservation designations in Eastleigh Borough

Designation	Area (ha)	Proportion of Boroughs Total Area (%)
Local Nature Reserve (LNR)	232	2.9
National Nature Reserve (NNR)	0	0
Ramsar	184	2.3
Special Area for Conservation (SAC)	319	3.9
Special Protection Area (SPA)	184	2.3
Site of Special Scientific Interest (SSSI)	428.1	5.3
Site of Importance for Nature Conservation (SINC)	814	10.2
<b>Total</b>	<b>2,161</b>	<b>26.9</b>

Source: MAGIC website (January 2017)

### Built & Historic Environment

2.6.2 **Table 2.6** below illustrates the extent of historic assets throughout the Borough. Since 2001, there had been no change to the number of scheduled ancient monuments, historic parks and gardens or conservation

areas within the Borough; however, three additional buildings have been listed (as Grade II buildings) between 2002 and 2014. Hound Parish Council has recently requested to make 3 additions to the Local List.

**Table 2.6:** Built heritage designations

Designation	Number of Designations
Scheduled Ancient Monuments	10
Conservation Areas	8
Grade II Listed Buildings	173
Grade II* Listed Buildings	9
Local Listings	38
Historic parks and gardens*	33
*Historic parks and gardens includes a number of local cemeteries that were not listed in the Hampshire Register of Historic Parks and Gardens (June 2000), but which have heritage value	

**Source:** Historic England and Eastleigh Borough Council

2.6.3 With regards to the built environment; a number of significant regeneration projects have been completed across the Borough since 2001. These include large-scale residential developments south of Leigh Road (the former Pirelli Works) and an extension to the Swan Centre in Eastleigh Town Centre, for leisure-related development. There has also been significant progress towards the regeneration of the Eastleigh Renaissance Quarter with planning permission for 113 homes at the Travis Perkins site (Mill Street) granted in 2012 and 155 flats on Twyford Road granted in 2007. These proposals help to implement the vision for the Renaissance Quarter as described by the adopted Local Plan (policy 53.BE). By contrast, despite ongoing discussions between landowners, developers and the local planning authority, no significant progress has been made on the redevelopment of Barton Park to provide a mix of uses including offices, visitor attracting facilities and other employment uses (policy 56.BE).

2.6.4 A number of major housing schemes are presently under negotiation with the Council and are due to come forward as formal planning applications in 2017, these would significantly contribute towards meeting the 5-year housing supply. The sites include; a second phase to the residential development on land to the South of Foord Road and west of Dodwell Lane in Hedge End, the site presently has consent for 109 dwellings which are under construction with negotiations for a further 50 homes taking place between Foreman Homes and the Council; Hampshire County Council have undertaken preparatory technical survey work and masterplanning work on a site to the west of Woodhouse Lane, also in Hedge End in anticipation of an outline planning submission in 2017 for a development of up to 800 houses, 90 of which could be delivered by 2021; and in Botley there is a second site owned by Hampshire county Council located to the north and east of Winchester Street, preparatory technical survey work and masterplanning work has also been undertaken ahead of submitting an outline application in 2017. Reserved matters applications are also expected during 2017 for phases of the Boorley Green development (c1,400 dwellings) and at Stoneham (c1,100 dwellings).

### **Carbon dioxide emissions**

2.6.5 Estimates for carbon dioxide emissions are available from the Department for Energy and Climate Change (DECC) at regional and local authority level, and cover the period 2005 to 2015. **Figure 2.22** shows that carbon

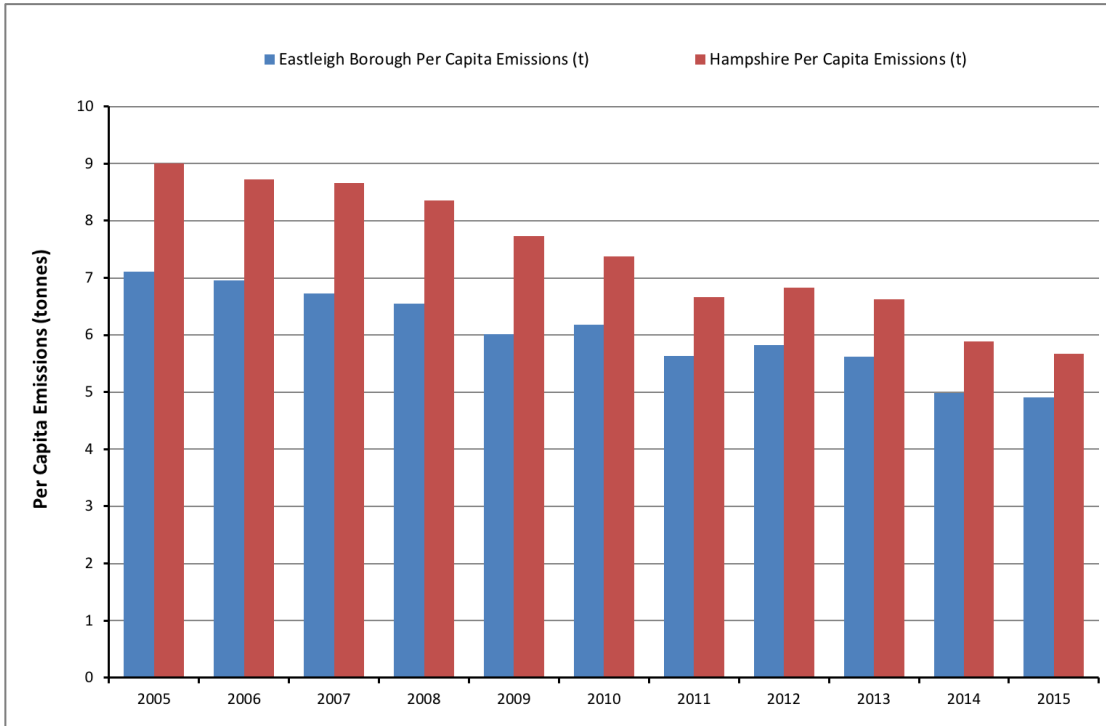
dioxide emissions per capita for the Borough are lower than for Hampshire as a whole, and have decreased despite some fluctuations by around 20% between 2005 and 2015. The total estimated carbon dioxide emissions have also decreased within the Borough over the same period by approximately 24%, although this is lower than over the same period for Hampshire as a whole, which has shown a decrease by around 32%.

- 2.6.6 In 2015 approximately 35% of CO<sub>2</sub> emissions were released within the Borough as result of industry and commercial activities, followed by a further 40% released due to domestic related activities and 25% due to transport related activities. Carbon dioxide emissions within the scope of influence of the Local Authority have only been included, data for motorways and diesel railways have been excluded from the transport total. **Figure 2.23** shows that since 2005, carbon emissions from all sources have decreased. The rate of decrease varies between the three broad categories of carbon emissions sources. Transport carbon emissions have decreased from 133.1 Kt in 2005 to 120.7 Kt in 2015. Industry and Commercial and Domestic carbon emissions show a much greater and continued decrease since 2005 with the exceptions of 2010 and 2012 when slight increases were recorded for both categories, however in both cases emissions fell significantly in 2013/14 and the decrease has continued in 2014/15. Industry and Commercial emissions have decreased by 45.6 Kt between 2013 and 2015 and Domestic emissions have decreased by 48.1 Kt over the same period.
- 2.6.7 **Figure 2.22** shows that the estimated per capita carbon dioxide emissions (tonnes of CO<sub>2</sub> per person) for Eastleigh Borough for the period 2005-2015. As published in the Eastleigh Borough Council's Green House Gas (GHG) Emissions Report July 2017<sup>2</sup>, total net emissions have reduced by 27% from the 2007/8 baseline.

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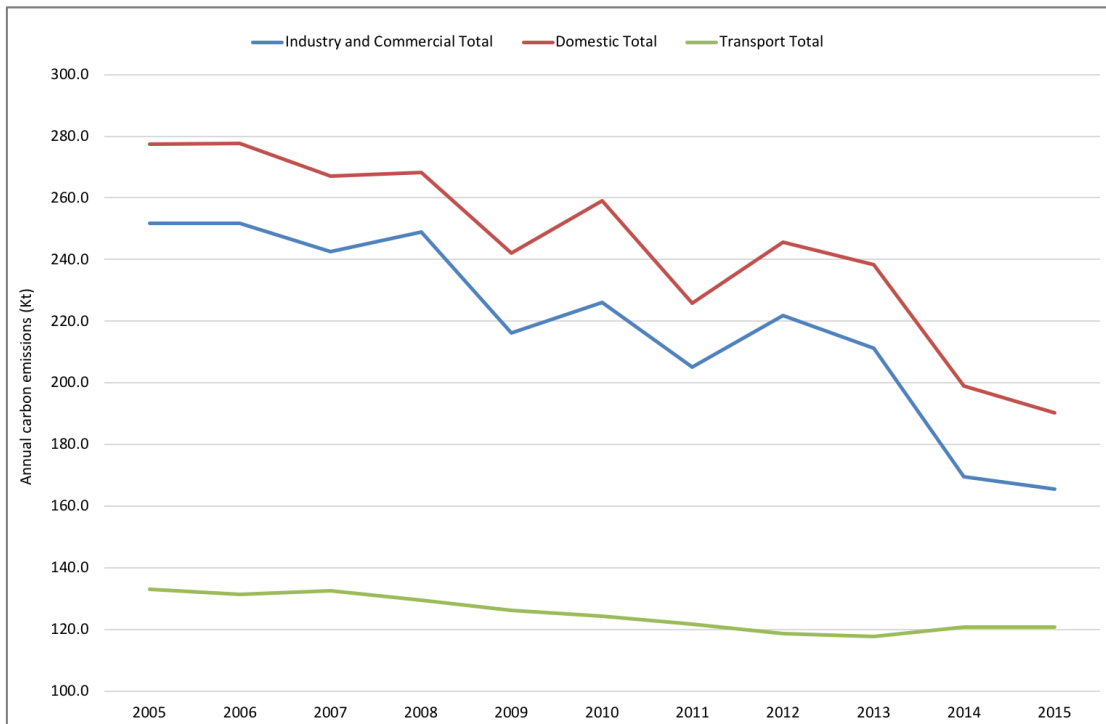
<sup>2</sup> Green House Gas (GHG) Emissions Report July 2017. Available from: <https://www.eastleigh.gov.uk/media/1281/ghgreport2017.pdf>

**Figure 2.22:** Estimated per capita carbon dioxide emissions (tonnes of CO<sub>2</sub> per person) for Eastleigh Borough and Hampshire, 2005-2015



**Source:** Local and Regional CO<sub>2</sub> Emissions Estimates for 2005-2015, DECC (published June 2017)

**Figure 2.23:** Estimated carbon emissions by source for Eastleigh Borough, 2005-2015<sup>3</sup>



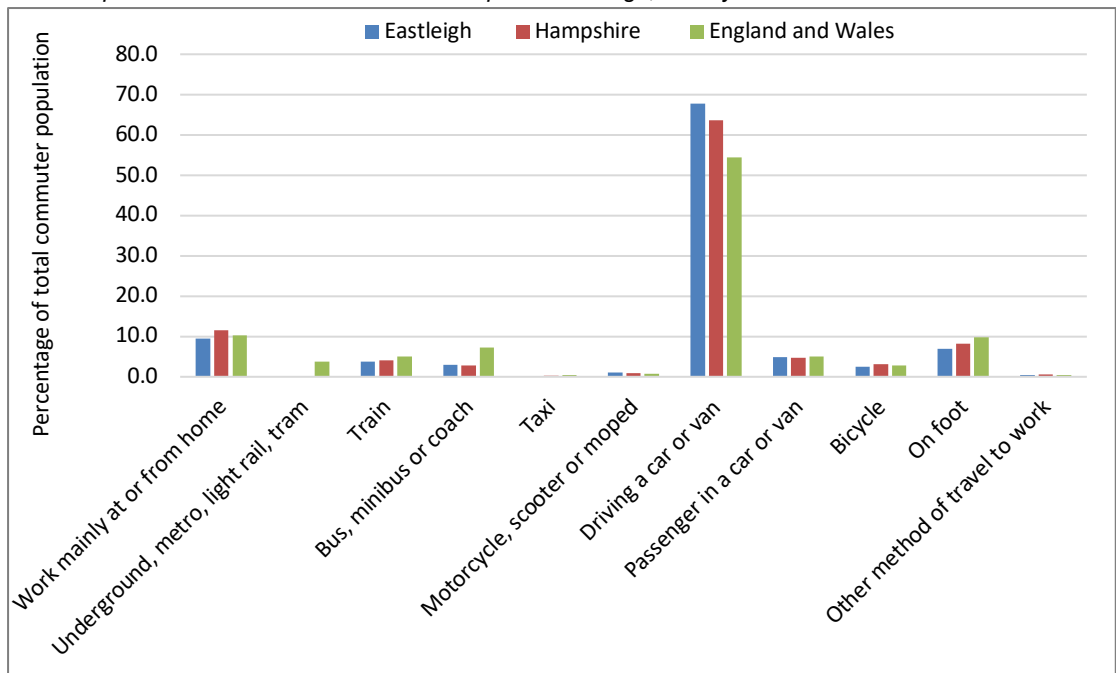
**Source:** Local and Regional CO<sub>2</sub> Emissions Estimates for 2005-2015, DECC (published June 2017)

<sup>3</sup> Carbon dioxide emissions within the scope of influence of the Local Authority have only been included, data for motorways and diesel railways have been excluded.

## 2.7 Transport

- 2.7.1 Information from the 2011 Census demonstrated an 8% increase in the average distance travelled to the workplace since 2001. On average, commuters travelled 14.4km in 2011 compared to 13.3km in 2001, which suggests that residents are generally travelling a further distance to work. However, because the national (England & Wales) average commuting distance increased by 12% between 2001 and 2011 to 15km, it still exceeded the average commute within the Borough (Census, 2001 & 2011).
- 2.7.2 The Borough was a small exporter of labour in 2011, with a workplace ratio of 0.96 (Census, 2011). This means that more local residents commuted to workplaces outside the Borough than those commuting into the Borough for work. The balance of in-commuting and out-commuting was slightly different to that reported by the 2001 Census, when the Borough had a workplace ratio of 0.89, which meant that the Borough was a relatively larger exporter of labour in 2001 than in 2011. Overall, the net commuting outflow was around 3,350 persons in 2001 compared to 1,530 persons in 2011 (Census, 2001 & 2011).
- 2.7.3 Data from the 2011 Census shown in **Figure 2.24** shows that whilst driving a car or van to work is by far the most common mode of commuter travel at national, county and borough level, there are comparatively few people who travel as a passenger by car or van. This would suggest that the majority of commuter traffic is dominated by single occupant cars and vans. Passengers in cars and vans follow the same trends locally and nationally, however the data shows a significantly higher percentage of people who drive to work within the borough compared to national level.

**Figure 2.24:** Comparison of modes of commuter transport at borough, county and national levels



Source: 2011 Census data



## **Implications for the Local Plan**

- 2.7.4 Since 2001, both the number of residents and the number of total jobs has increased within the Borough. The emerging Local Plan for the Borough will be expected to accommodate the needs of an increasing population, especially as it ages and the needs for facilities and services change. A mix of dwelling types and sizes will also be required to meet the changing requirements that are expected to be brought about by the increase to the older population (65 years+).
- 2.7.5 The Borough's recent economic performance has been relatively strong and as a result future policies and proposals will need to sustain this by enabling the continued growth of businesses. Effort is still needed to increase the levels of business enterprise and local skills, and planning policies will need to complement these initiatives. Taking account of these implications, the emerging Local Plan (2016-2036) will need to identify sufficient employment land and contain appropriate policies to support the redevelopment and modernisation of business premises. Policies to support the development of education and training facilities will be required.
- 2.7.6 Further growth in economic sectors that are associated with knowledge and high technology businesses would be desirable, to help improve the Borough's contribution to sub-regional economic objectives. Although the Borough has a reasonably diverse economic base, policies contained within a future Local Plan for the Borough will need to ensure that a range and choice of development sites are made available for the different requirements of local businesses and, where feasible, the strategic sectors highlighted by the Solent LEP.
- 2.7.7 Areas of deprivation could be supported by the provision of accessible employment opportunities, in addition to new facilities for education and training needs. For all of the Borough's residents, it will be important to increase opportunities for using active transport modes and for physical recreation.
- 2.7.8 The increase of jobs within the Borough coupled with the reduction to out-commuting suggests that residents have become more inclined to seek work locally since 2001. However, the increase in the average commuting distance over this period still suggests that workers are willing to travel in order to find suitable employment. Census data would also suggest that most common means of commuter transport is by car, and that the majority of people drive with no passengers.
- 2.7.9 There are a range of natural and historic designations within the Borough and policies will be required to protect these from inappropriate development. It is also likely that there will be further opportunities to enhance the contribution that these assets along with the built and natural environment can potentially contribute towards the quality of life of the Borough's residents. Policies to reduce the emissions associated with new commercial and residential properties will need to be included within a successive Local Plan and will be in line with the future air quality strategy for Eastleigh Borough.

## 3 PLANNING POLICY AND IMPLEMENTATION

### 3.1 *Local Development Scheme*

3.1.1 One of the functions of the AMR is to monitor progress of the Council's Local Development Scheme (LDS).

3.1.2 Since the 31<sup>st</sup> March 2017, and therefore outside of the monitoring period for this report, the Council has made further revisions to the LDS. The most recent LDS, adopted in December 2017, superseded the previous version published in September 2016. This revised version provides the opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering the Local Plan.

3.1.3 Since September 2016, in support of, and in relation to progressing the emerging Eastleigh Borough Local Plan 2016-2036 the following key events have taken place:

- In December 2016, the Council agreed that the strategic direction, engagement and technical work on the development proposals in Allbrook, North Bishopstoke and Fair Oak were endorsed and implemented.
- In July 2017 Cabinet recommended to Council that the approach to the emerging plan should include a Strategic Growth Option to the north and east of Bishopstoke and Fair Oak which would accommodate a new community of approximately 5,200 new homes and 30,000sq.m of new employment and retail space as well as other facilities and supporting infrastructure including the provision of a new link road to the north of Allbrook, Bishopstoke & Fair Oak.
- In December 2017, Cabinet recommended to Council that, upon the completion of outstanding technical studies and the making of any necessary minor alterations to the draft text of the plan document, the Eastleigh Borough Local Plan 2016 – 2036 be subject to consultation under Regulation 19 and then submitted to the Secretary of State in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

3.1.4 To reflect this, the recently published version of the LDS indicates that a pre-submission consultation would take place during June and July 2018 with a view to the council submitting the final version of the emerging Local Plan to the Secretary of State in October 2018. This is with the expectation to achieve adoption by May 2019.

### **3.2 Development Plan Documents (DPDs)**

#### **Eastleigh Borough Local Plan Review 2001-2011**

- 3.2.1 The Plan was formally adopted by the Council on 25th May 2006. Many of the key proposals set out in the Plan have now been implemented particularly housing and employment allocations.
- 3.2.2 The Local Plan's policies would have expired 3 years after adoption unless the Secretary of State issued a direction to save them. In November 2008 Eastleigh Borough Council submitted a list of proposed Saved Policies to the Secretary of State with a request that these should be saved until they can be replaced by the new Local Development Framework. This included the majority of the policies in the adopted Local Plan. The Secretary of State issued a Direction on 14 May 2009 to save the policies as requested by the Borough Council.

#### **Eastleigh Borough Local Plan 2011-2029**

- 3.2.3 The 2011-2029 draft plan was submitted to the Planning Inspectorate in July 2014 and an Examination in Public (EiP) was held in November 2014. The Planning Inspector published his 'Preliminary Conclusions' on 26th November 2014 in which he identified a number of shortcomings relating to the identification of housing needs, housing requirement and land supply. Following this, the Planning Inspector advised that hearings planned for January/February 2015 were to be cancelled. The Council then determined on 18th December 2014 that work should begin on a new local plan for the period 2011-2036 and the Planning Inspector submitted his report on the Examination recommending non-adoption of the submitted Local Plan. The Council took the formal decision not to withdraw the 2011-2029 draft plan and it has been used informally on a non-statutory basis to guide development decisions in the borough in the meantime. The vast majority of the housing allocations proposed in the draft 2011-2029 local plan are in the process of being implemented.

#### **Statement of Community Involvement (SCI)**

- 3.2.4 The current SCI was consulted upon and formally adopted on 30th November 2015. This document informs the consultation process on the emerging Eastleigh Borough Local Plan 2016-2036.

### **3.3 Planning Guidance**

- 3.3.1 Many of the Supplementary Planning Documents/Guidance (SPDs) have been saved as they relate to the saved policies of the Local Plan Review.
- 3.3.2 A full list of adopted planning guidance can be found on the Council's website.

### **3.4 Neighbourhood Development Plans**

- 3.4.1 The Localism Act 2011 creates the legal framework for the preparation of Neighbourhood Development Plans (NDP). Subject to satisfying the

necessary regulation and processes the NDP will, upon adoption, form part of the Development Plan. Two areas in the borough have sought designation to prepare Neighbourhood Plans; Bishopstoke & Botley.

- 3.4.2 Bishopstoke Parish Council submitted an application for designation of a Neighbourhood Area covering the parish of Bishopstoke. This was subject to public consultation ending on 18 September 2015 and no objections were received. Eastleigh Borough Council considered the application and approved the designation at a meeting of Cabinet on 29 September 2015.
- 3.4.3 Botley Parish Council submitted an application for designation of a Neighbourhood Area covering the parish of Botley. This was subject to public consultation ending on 30 November 2015. Eastleigh Borough Council considered the application and approved the designation at a meeting of Cabinet on 30 November 2015.
- 3.4.4 The designation of a Neighbourhood Area enables a Neighbourhood Plan to be prepared for the designated area. No Neighbourhood Plans have yet been made for either area.

### **3.5 Community Infrastructure Levy**

- 3.5.1 The Community Infrastructure Levy Regulations 2010 (as amended) came into force on 6 April 2011. On the 1st April 2015, the pooling of developer contributions secured through Section 106 of the Town and Country Planning Act 1990 were restricted and more powers were given to CIL meaning that opportunities to secure developer contributions would be very limited if CIL is not in place.
- 3.5.2 The Council completed consultation on the Draft Charging Schedule Modifications in August 2014 however progress on the Draft Charging Schedule has been stalled due to the requirement to prepare the new Local Plan 2016-2036.

### **3.6 Duty to Co-operate**

- 3.6.1 Section 110 of the Localism Act 2011 requires plan-making authorities to engage constructively, actively and on an ongoing basis with regards to strategic and cross-boundary planning matters.
- 3.6.2 The authorities in south Hampshire (the cities of Portsmouth and Southampton and neighbouring and districts of Eastleigh, Gosport, Fareham, Havant and parts of New Forest, East Hampshire and Test Valley) had already established a system of cooperative working through the Partnership for Urban South Hampshire (PUSH) established in 2004.
- 3.6.3 PUSH has established structures for identifying development requirements and agreeing how these should be met across the sub-region, i.e. a distribution of new development across the constituent authorities and measures to monitor the outcomes of this process. These include working with and consulting the bodies listed under Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

- 3.6.4 In recognition of Part 8, Regulation 34 (6) of the Town and Country Planning (Local Planning) (England) Regulations 2012 local planning authorities are required to provide details of engagement with relevant bodies through the AMR. Eastleigh Borough Council has jointly worked with Partnership for Urban South Hampshire (PUSH) and Hampshire County Council on evidence base studies in support of Development Plan Documents and Supplementary Planning Documents. The Council is also working with neighbouring authorities and consultees on policy development and monitoring and on the emerging local plan 2016-2036.
- 3.6.5 In June 2016, PUSH completed a Spatial Position Statement covering the overall need for and distribution of development in South Hampshire. The Position Statement sets out development targets for the individual Councils within South Hampshire and forms a significant part of the statutory 'duty to co-operate' that Councils have with each other, and will inform the preparation of Local Plans by each Council within PUSH.
- 3.6.6 As part of the evidence base for the Local Plan, in January 2014, the South Hampshire Strategic Housing Market Assessment (SHMA) was published. The PUSH authorities (which includes Eastleigh Borough Council) published the Objectively-Assessed Housing Need Update in April 2016, which provides an update of the work set out in the PUSH SHMA

## 4 MONITORING PERFORMANCE AGAINST THE LOCAL PLAN REVIEW

### 4.1 Housing Provision

<b>Local Plan Review Policy Objectives</b>	To ensure there is sufficient additional housing
<b>Local Plan Review Saved Policy</b>	71.H, 72.H, 75.H-86.H (note that the policy for housing supply, 70.H, was not saved as it refers to out-of-date structure plan targets.)
<b>Sustainability Appraisal Objective</b>	Provide sufficient, housing to meet identified local needs, including affordability and special needs
<b>Targets</b>	Local Plan Review 2001-11 housing land supply targets considered out of date.  Provision of 3,150 new dwellings (630 per annum) between 04/2016 and 03/2021 (revised benchmark as of July 2016)

#### Core Indicators CH1 & CH2: Plan Period & Housing Targets; and Past & Projected net Additional Dwellings

- 4.1.1 Post-dating the adoption of the Eastleigh Local Plan Review 2001-2011 councils are required, by the NPPF, to be able to demonstrate that they have sufficient land identified for housing to meet 5-years-worth of supply. The council updates its 5-year supply position quarterly with the most recent published version dated December 2017 covering the five year period 1<sup>st</sup> October 2017 to 30<sup>th</sup> September 2022<sup>1</sup>. It demonstrates that the council is able to demonstrate 5.30 years of supply, an increase of 5.22 years from the position at 31<sup>st</sup> March 2017 which is the most up to date position within the parameters of this 2016-2017 AMR.
- 4.1.2 A summary of the position at 31<sup>st</sup> March 2017 is set out in **Table 4.1** below.
- 4.1.3 A more detailed explanation of the calculation of 5-year supply at 31<sup>st</sup> March 2017 is set out at **Appendix 1**.

**Table 4.1:** Housing land supply position (as of April 2017)

Plan/Strategy	Requirement 1 April 2016 to 31 March 2021 (dwellings)	Calculation (Supply/yearly housing requirement)	Supply position (years)
PUSH SHMA requirement (20% buffer & Sedgfield method)	5,689 (1,138 per annum over 5 years)	5,941/1,138	5.22

Source: GL Hearn (2017)

- 4.1.4 The NPPF also requires that local plans should be able to demonstrate that they make provision for 5-year supply at the anticipated date of adoption of the local plan. The council has commissioned a 'projected-

<sup>1</sup> Eastleigh Local Plan – Housing Land Supply Position. Available from: <https://www.eastleigh.gov.uk/media/1744/local-plan-projected-5-year-supply-2019-to-2024.pdf>

forward' calculation of 5-year supply starting with a base date of 1<sup>st</sup> April 2019 (looking to the 31<sup>st</sup> March 2024) based on the emerging local plan housing requirement which equates to an annualised figure of 729 dwellings per year. This document demonstrates that the council will be able to show provision of 7.8 years worth of supply against the local plan housing target at 1<sup>st</sup> April 2019.

## 4.2 *Mixed and Sustainable Communities*

<b>Local Plan Review Policy Objectives</b>	Ensure that the housing policies [of the Local Plan] create or maintain mixed and balanced communities, and that they address the needs of all sections of the community including those in need of affordable housing
<b>Local Plan Review Saved Policies</b>	73.H, 74.H, 87.H
<b>Sustainability Appraisal Objective</b>	Provide sufficient, housing to meet identified local needs, including affordability and special needs
<b>Target</b>	<ul style="list-style-type: none"> <li>• 150 affordable dwellings per annum (2012-2017) (Eastleigh Borough Housing Strategy)</li> <li>• 5 permanent pitches for gypsies and travellers, and 3 plots for travelling show-people between 2016 and 2036<sup>1</sup></li> <li>• Open-market housing: 38% small (2 bed and less) and 62% larger dwellings (3 bed or more)</li> <li>• Affordable housing: 76% small and 24% larger dwellings to be delivered between 2011-2036 (South Hampshire Strategic Housing Market Assessment, 2014).</li> </ul>

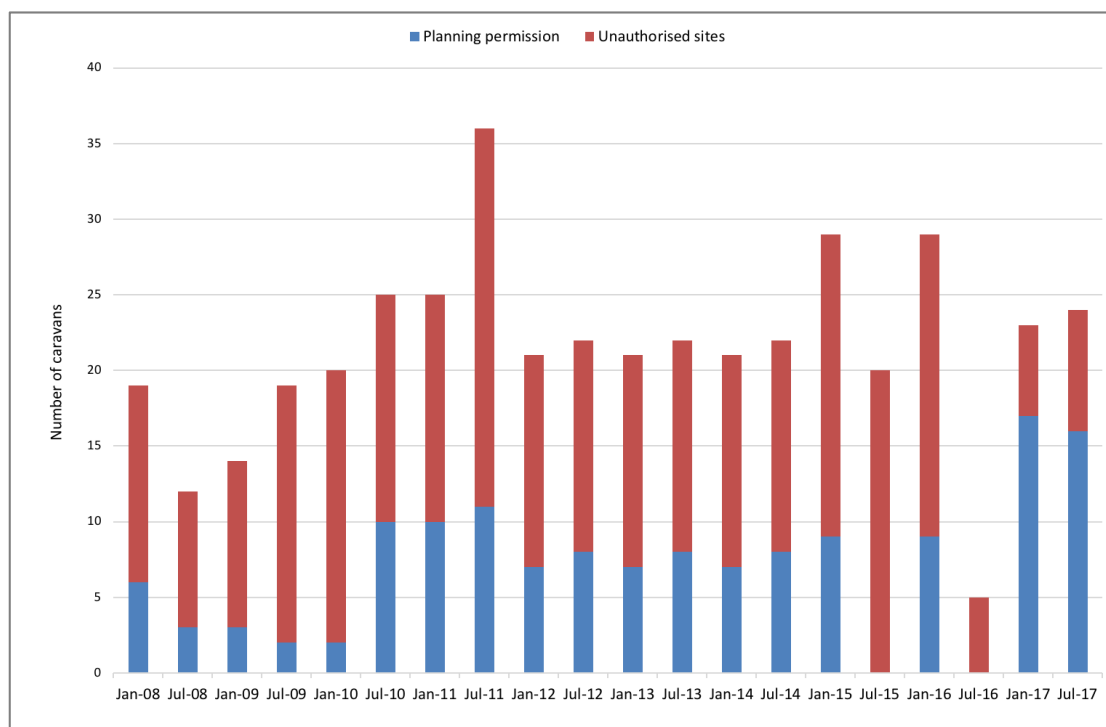
### **Core Indicator CH4: Additional Gypsy & Traveller Pitches & Local Indicator L1: Additional Travelling Show-people Pitches**

- 4.2.1 The Gypsy Traveller and Travelling Show-people Accommodation Assessment 2017 provides an evidence base to enable Eastleigh Borough Council to comply with its requirements towards gypsies, travellers and travelling show-people under the Housing Act 1985, the National Planning Policy Framework 2012, Planning Policy for Traveller Sites 2015 and the Housing and Planning Act 2016. The main objective of this assessment is to provide the Council with robust, and up-to-date evidence which can be used to inform the preparation of site allocation and criteria-based policies for the Gypsies, Travellers and Travelling Showpeople for the 2016-2036 Local Plan based on the new planning definitions.
- 4.2.2 The degree to which the target number for provision of pitches and plots in the Borough has been met is assessed through indicators comprising: the numbers of additional Gypsy Traveller and Travelling Show-People pitches and/or dwellings permitted. Two sources of data are used, the DCLG Caravan Count (**Figure 4.1**), and records of planning permissions (**Table 4.2**).
- 4.2.3 The Traveller Caravan Count is a statistical count of the number of caravans sited on both authorised and unauthorised sites across England on a specific date in January and June each year. This provides a useful baseline of the trends of travelling community population within the Borough. However, the count includes caravans and not households and is therefore difficult to interpret for households. The survey is a 'snapshot in time' conducted by the Local Authority on a specific date twice per year. **Figure 4.1** illustrates the results of these surveys.

<sup>1</sup> Eastleigh Gypsy and Traveller Accommodation Assessment (February 2017)



**Figure 4.1: Traveller Caravan Count for Eastleigh (January 2008 – July 2016)**



Source: DCLG 2016

4.2.4 The primary data source for assessing if the target identified has been met is records of planning permissions granted by the Council. The number of planning permissions granted which resulted in a permanent gypsy and traveller pitches since 2006 are shown in **Table 4.2** below.

**Table 4.2: Permitted travelling communities planning applications 2006-2017**

Monitoring year	Applications permitted	Number of pitches	Application details
2016-2017	1	n/a	X/14/75277 – Homeleigh, Stroudwood Lane, Lower Upham, Southampton, SO32 1HG - Variation of condition 1 to comply with definition of gypsies & traveller sites within DCLG - planning policy for traveller sites - August 2015 & relief of condition 3 to allow permanent siting of timber chalet of appeal decision APP/W1715/A/10/213780 (X/09/66043) - PERMIT (01/01/2017)
2015-2016	1	2	F/15/77176 - Use of land to form 2 no. permanent plots for use by travelling show people including storage for vehicles, up to 12 caravans and associated equipment, and access roadway and landscaping – The Old Fair Ground, Junction of Botley Road/Bursledon Road, Bursledon – PERMIT (28/01/2016)
2014 - 2015	0	n/a	n/a
2013 - 2014	1*	1	X/13/72016: Costalot Stables, Blind Lane - Relief of condition 1 of planning permission F/11/68768 (retention of mobile home for use by 1No. Gypsy family and associated structures comprising of an annexe and sheds) to allow the use to be permanent
2012 - 2013	0	n/a	n/a
2011 - 2012	0	n/a	n/a
2010 - 2011	1	3	F/10/66559: Bay Farm, Grange Road – Change of use of land to gypsy caravan site accommodating 3no. mobile homes, 3no. touring caravans and 3 day rooms
2009 - 2010	1	2	F/09/66165 : Ridge Farm, Grange Road - Change of use of land from agriculture to a retain mixed use of agriculture & a private gypsy caravan site (2 pitches) and associated hard standing

Monitoring year	Applications permitted	Number of pitches	Application details
2008 - 2009	1	3	F/08/62837: Home Farm, Grange Road - Change of Use of land to long stay caravan site for 3no. Caravans and ancillary hardstanding and day room
2007 - 2008	0	n/a	n/a
2006 - 2007	0	n/a	n/a
<b>Total</b>	<b>6</b>	<b>11</b>	
*In addition to this, approval of a variation of conditions was granted in 2013 (X/13/72534). The original permission for the site was for a specific family of the travelling community. The approval of this variation of conditions opens up use of the site to the wider travelling community.			

**Source:** Eastleigh Borough Council

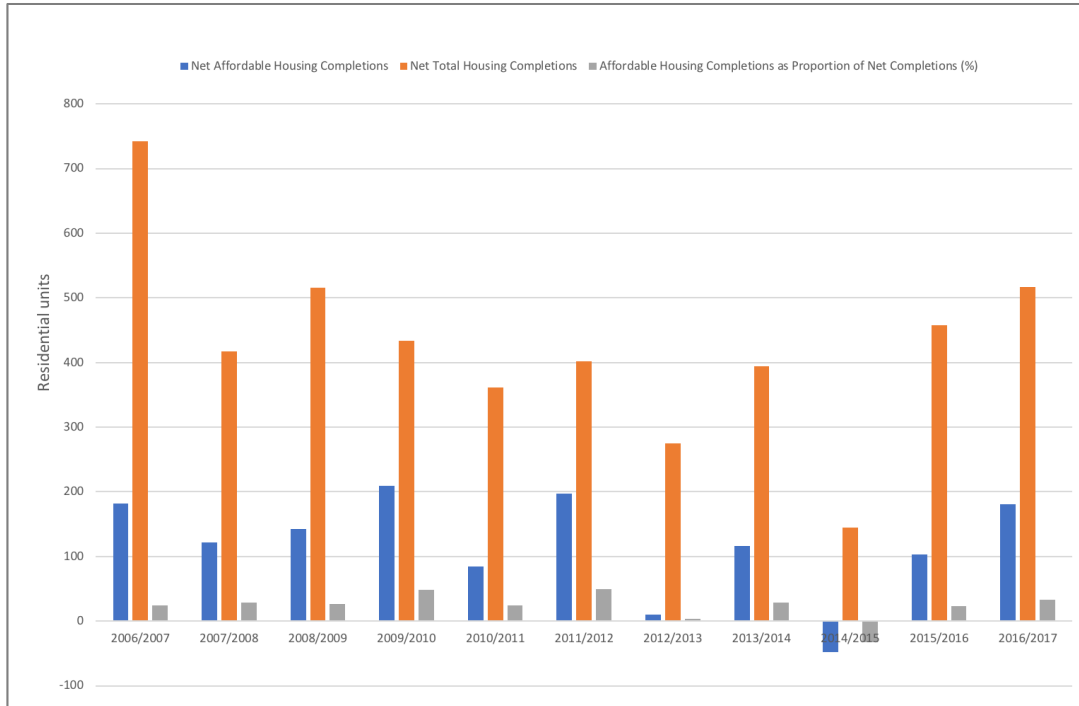
4.2.5 Since April 2006, permission has been granted for 11 pitches across 5 sites for gypsies and travellers. This has exceeded the target of 4 permanent pitches for gypsies and travellers between 2006 and 2016. No applications were received for travelling show-people plots during this time and therefore this target has not been met via permissions.

4.2.6 The Eastleigh Gypsy, Traveller and Travelling Showpeople Accommodation Assessment 2017 identifies the need for 5 additional pitches for Gypsy and Travellers households and 3 additional pitches for Travelling Showpeople households in Eastleigh between 2016 and 2036. Although the Gypsy and Traveller need has now fallen to 3 pitches as two of the unauthorised sites (Homeleigh, Lower Upham and Land adjacent to Woodleigh, Bursledon) have now received planning permission. The emerging draft Eastleigh Borough Local Plan 2016-2036 makes a number of site allocations to meet identified Gypsy, Traveller and Travelling Show-People's needs.

### **Core Indicator CH5: Affordable Housing Completions**

4.2.7 As Figure 4.2 and Table 4.3 below indicate, since 2006 a total of 1,377 net additional units of affordable housing have been delivered in the borough. Between April 2012 and March 2016 the target for affordable housing deliver was 750 units. However, only 362 were delivered signalling significant under-delivery in recent years, although completions in the most recent year (2016-2017) achieved the highest rate of annual delivery since 2011-2012.

**Figure 4.2:** Affordable housing completions in Eastleigh Borough 2006/07 to 2016/17



**Source:** Hampshire CC and Eastleigh BC Land Monitoring 2017

**Table 4.3:** Affordable Housing Completions 2006/07-2016/17

	Net Affordable Housing Completions	Net Total Housing Completions	Affordable Housing Completions as Proportion of Net Completions (%)
2016/2017	181	517	33
2015/2016	103	458	23
2014/2015	-48	145	0 (-33)
2013/2014	116	394	29
2012/2013	10	275	4
2011/2012	197	402	49
2010/2011	85	361	24
2009/2010	209	434	48
2008/2009	142	516	27
2007/2008	122	417	29
2006/2007	182	742	24

**Source:** Hampshire County Council Land Supply & Eastleigh Borough Council Housing Services, 2017

4.2.8 The Council’s Affordable Housing SPD was adopted in July 2009, and from 1 April 2010 it required sites of 5-14 dwellings to include a 20% element of affordable housing. Since 2010 affordable housing completions have, as a proportion of net completions, in all but two years been over 25% and in two years almost 50% of net total housing completions.

4.2.9 In July 2017 (outside of this monitoring period, in support of the emerging Local Plan (2016 – 2036), the Council published an Affordable Housing Assessment (2017)<sup>2</sup>. This identified a need for the provision of 3,300 affordable dwellings over the twenty-year plan period 2016-2036 equating to a target of 165 units per year.

**Local Indicator L2: Average Size of Completed Dwellings & Local Indicator L3: Average Mix of Completed Dwellings**

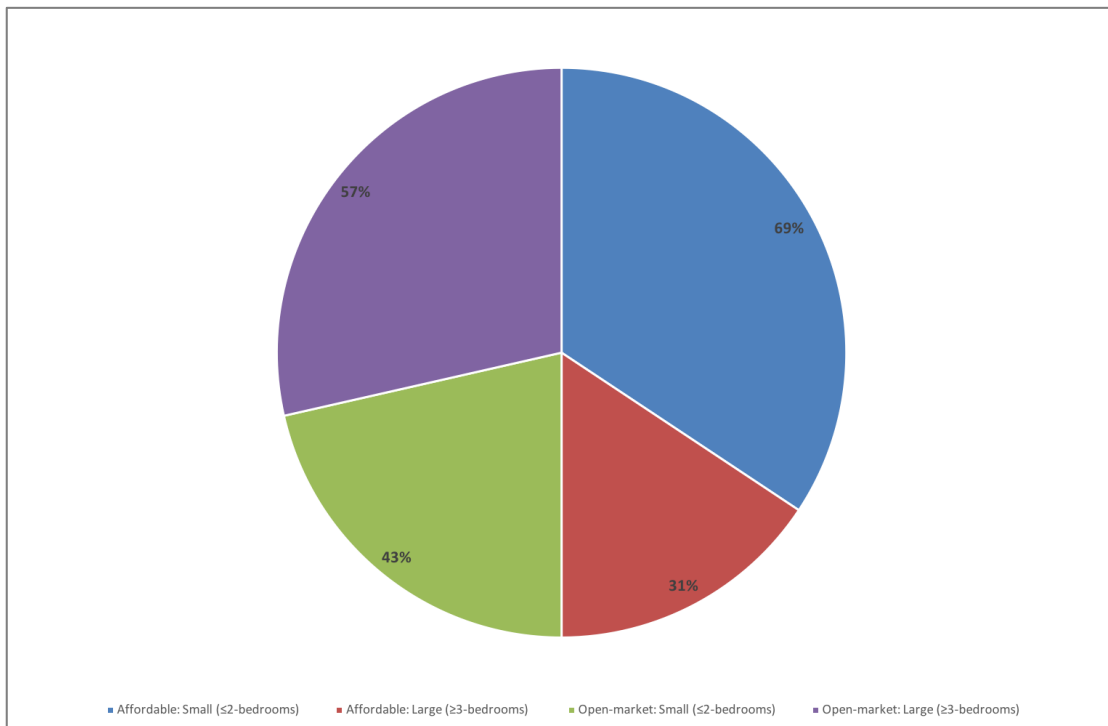
<sup>2</sup> Affordable Housing Assessment (2017). Available from: <https://www.eastleigh.gov.uk/media/2533/draft-affordable-housing-assessment-july-2017.pdf>

4.2.10 The NPPF confirms that a mix of housing types and sizes should be provided for, in order to meet the different needs within communities. The Strategic Housing Market Assessment (2014) states that across the sub-region there is an expectation that the focus of new market housing will be two and three bedroom properties, whilst affordable housing delivery is likely to be more focussed on one and two bedroom properties.

4.2.11 **Figure 4.3** illustrates the size (number of bedrooms) of new dwellings in Eastleigh between 2011/12 and 2016/17. In regard to open market dwellings, 43% were categorised as small (2-bedroom or less) and 57% were categorised as large (3-bedrooms or over). The South Hampshire SHMA, produced on behalf of PUSH, contains targets for delivery of these dwelling sizes across this tenure as being 38% and 62% respectively, up until 2036. Over the 2011/12 – 2016/17, the mix of open-market housing delivery within has shown a difference of 5% difference to these targets and during 2016/17 the sizes of dwellings delivered has shown an approximate 8% difference when compared to the PUSH targets.

4.2.12 As for the delivery of affordable housing, since 2011/12, 69% of new dwellings delivered in Eastleigh were categorised as affordable small and 31% of new dwellings were categorised as affordable large. The targets contained within the SHMA require the delivery of these dwelling sizes across this tenure of 76% and 24% respectively. The provision of affordable housing within Eastleigh since 2011 is close to matching this target of housing mix although a shortfall of 7% in the supply of small affordable dwellings is evident. This trend has continued to move away from these targets in the latest 2016/17 figures.

**Figure 4.3:** Size (number of bedrooms) of new dwellings (Gross) within Eastleigh Borough (%) (2011/12 - 2016/17).



**Source:** Hampshire County Council and Eastleigh Borough Council Land Supply Monitoring

## Local Indicator L5: Older Persons Accommodation

- 4.2.13 The projected increase in the elderly population of the Borough will have implications for the type of housing required. The Council has prepared a supplementary planning document: 'Accommodation for Older People and Those in Need of Care'<sup>3</sup> adopted in May 2011 which provides further guidance for assessing planning applications for elderly people's accommodation, e.g. sheltered and extra care housing, residential homes, care homes, and assisted living. It provides guidance on appropriate locations and key features which should be included with such developments.
- 4.2.14 The PUSH SHMA considered the potential future need for specialist housing for older people across the South Hampshire sub-region, concluding that approximately 10,745 additional units were required by 2036. Hampshire County Council published a report in 2009 which, when updated to take account of more recent data and projections, provided an indication of the level of provision required. As **Table 4.4** illustrates there is a significant need for leasehold sheltered housing and registered care home personal care. However, these findings need to be treated with a degree of caution as they project forward past trends.

**Table 4.4:** Indicative levels of provision for various forms of accommodation for older people in Eastleigh Borough between 2013 and 2029

	House type/ tenure	2013 provision*	Need by 2029**	Change
A	Sheltered housing for rent	629	890	261
B	Leasehold sheltered housing	368	1335	967
C	Enhanced sheltered housing for rent	94	178	84
D	Enhanced sheltered housing for lease	0	178	178
E	Extra care sheltered housing for rent	71	223	152
F	Extra care sheltered housing for lease	0	223	223
G	Housing for people with dementia	0	178	178
H	Registered care home. Personal care	196	1157	961
I	Registered care home. Nursing care	452	801	349

\* Elderly Accommodation Counsel, national housing database 2013  
 \*\*Updated population projections based on 10,140 dwellings and taking into account levels of provision per 1,000 of the population aged 75+ as set out in Figure 15 in the HCC study

Source: Housing Learning and Improvement Network's 'SHOP' toolkit, 2014

- 4.2.15 Within the 2016/17 monitoring period, permission was granted for the following older person's accommodation:
- **F/16/78015** - Land at Pavilion Road, Hedge End - Erection of 70-bed care home (Use Class C2) parking, access, diversion of footpath and associated works – PERMIT (13/09/2016)
  - **F/16/78228** - Hamilton House, Gaters Mill, Mansbridge Road, Southampton, SO18 3JD - Construction of 80 bed care home with associated car parking,

<sup>3</sup> Accommodation for Older People and Those in Need of Care SPD. Available from: <https://www.eastleigh.gov.uk/media/2391/accommodation-for-elderly-people-and-those-in-need-of-care.pdf>

amenity space, 2.4 metre high boundary fence and landscaping with alterations to existing access following demolition of existing building – PERMIT (23/12/2016)

- **F/16/79381** – 93 Station Road, Netley Road, SO31 5AH - Change of use from residential dwelling (C3) to an 8 bedroom residential assisted living facility (C2). First floor extension to rear & alteration to fenestration – PERMIT (14/02/2017)

### **Self-Build and Custom Housebuilding:**

- 4.2.16 The Self-build and Custom Housebuilding Act 2015 requires local planning authorities to publicise a self-build register.
- 4.2.17 Although self-build or custom-build housing does not form part of the existing development plan, Planning Practice Guidance (2017) encourages local planning authorities to report within their AMR's headline data on the demand for self-build and custom housebuilding. This is to support development opportunities and to increase awareness surrounding the demand for self-build and custom housebuilding in the local area.
- 4.2.18 Eastleigh's Register currently contains 31 entries. These are those who have registered or expressed an interest in developing self-build residential projects. This in turn allows those on the register to be updated by the Council of when suitable plots within the Borough become available. Under Section 10 'Duty to grant planning permission etc' of the Housing and Planning Act 2016, the Council must give suitable development permission to enough serviced plots of land to meet the demand for self-build and custom housebuilding within the Borough.
- 4.2.19 Eastleigh Borough Council along with other authorities in Hampshire including the County Council which undertakes the majority of housing monitoring on behalf of the districts, is currently considering the most practical way of monitoring self & custom build planning applications. The Council will also include appropriate content within consultations as part of the emerging Local Plan in relation to self-build housing.

### **Implications for the Local Plan:**

- 4.2.20 Local Plan policies will need to continue to seek affordable housing and a range of dwelling sizes and types to meet local needs of present and future residents of the Borough in order to maintain mixed and sustainable communities. Policies must also be flexible to respond to changes in market conditions.
- 4.2.21 The Housing Background Paper sets out the need for the size and type of future dwellings; whilst the Accommodation for Older People SPD will ensure that specific needs are met. With an ageing population, it is important that the Plan makes provision for the differing needs and aspirations of older people and those with disabilities. Providing for high quality, accessible and adaptable developments, which can meet the changing aspirations of generations, is vital to ensure that our communities are well balanced and sustainable. Future monitoring reports will consider other specialised accommodation needs.

### 4.3 Efficient Use of Land

<b>Local Plan Review Policy Objectives</b>	Ensure that as many of the necessary (new) dwellings as possible will be accommodated within existing built-up areas or on land already committed for development
<b>Local Plan Review Saved Policy</b>	No relevant policy regarding previously developed land, however policy 72.H refers to dwelling densities (efficient use of land)
<b>Sustainability Appraisal Objective</b>	Protect and conserve natural resources.
<b>Targets</b>	Density of at least 30 dwellings per hectare

#### Core Indicator CH3: New & Converted Dwellings on Previously Developed Land (PDL)

4.3.1 The NPPF requires that planning policies and decisions encourage the effective use of land by re-using land that has been previously developed. **Table 4.5** below shows that during 2016/2017, 54% of dwellings provided through conversions or re-developments took place on PDL. No residential developments were completed on greenfield land on sites allocated for housing, although 46% were delivered on greenfield sites not allocated in an adopted local plan (mostly on sites identified in the draft 2011-2029 local plan).

**Table 4.5:** New and converted Dwellings net completions on PDL (2005-2016/17)

Year	% New and converted Dwellings on PDL	% New Dwellings on Greenfield Allocated Sites (adopted plan)	% New Dwellings on Greenfield Land (Not Allocated within adopted plan)
2016/2017	53.7	0	46.2
2015/2016	61	12	27
2014/2015	28	7	65
2013/2014	57	19	24
2012/2013	47	41	12
2011/2012	65.3	34	0.7
2010/2011	33	66	1
2009/2010	72.3	25.5	2.3
2008/2009	35.4	51.7	12.7
2007/2008	44.3	45.3	10.3
2006/2007	88.4	10.4	0.9
2005/2006	97.5	Not Monitored	Not Monitored

**Source:** Hampshire County Council land supply monitoring, 2017

#### Indicator L6: Densities of Completed Dwellings

4.3.2 Policy 72.H of the adopted Local Plan Review requires residential developments to achieve optimum densities. 30 dwellings per hectare is generally accepted as a yardstick for reasonable development density and in recent monitoring years, as shown in **Table 4.6**, the vast majority of dwellings were delivered at a density of at least 30 dwellings per hectare. However, 2016/17 saw just over 50% of dwellings delivered at less than 30 dwellings per hectare.

**Table 4.6:** *Densities of completed dwellings (%) 2006/07-2016/17*

	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
<30 Dwellings per Hectare	8.9	38.2	5.9	6.6	24.3	8.9	10.1	22.2	25.2	36.1	50.4
Between 30 and 50 Dwellings per Hectare	16.6	27.9	51.5	30.4	59.4	61.2	55.5	56.4	69.4	44.2	33.9
>50 Dwellings per Hectare	74.5	33.8	42.6	79.9	16.3	29.9	34.4	21.4	5.4	19.7	15.7

**Source:** Hampshire County Council Land Supply Monitoring, 2017

### **Implications for the Local Plan:**

- 4.3.3 The supply of previously development land is finite, so it is difficult to ensure that there will be high levels of development in the future on previously developed land.
- 4.3.4 The council updated its SLAA during 2017 which will inform the selection of sites to be allocated and prioritised in the emerging draft local plan 2016-2036. The Government also announced during 2017 that local authorities should, by 31<sup>st</sup> December 2017, prepare and publish Brownfield Land Registers which identify previously developed land which is considered suitable for development. The council's Brownfield Land Register can be found on the council's website<sup>1</sup>.

<sup>1</sup> Eastleigh Borough Council Brownfield Land Register. Available from: <https://www.eastleigh.gov.uk/planning-and-building/planning-policy-and-implementation/brownfield-land-register>



#### 4.4 Employment

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Avoidance of too little or too much economic growth, balancing growth with the needs of the labour force.</li> <li>• Improve economic competitiveness.</li> <li>• Reduce the need to travel by car.</li> <li>• Prioritise the redevelopment of urban sites.</li> <li>• Locate office development in town centres.</li> <li>• Secure premises for 'start-up' firms.</li> <li>• Promote social inclusion.</li> </ul>
<b>Local Plan Review Saved Policies</b>	109.E, 111.E, 112.E, 113.E, 114.E, 117.E, 118.E
<b>Sustainability Appraisal Objective</b>	Develop a dynamic and diverse economy.
<b>Targets</b>	– 114,000m <sup>2</sup> of net additional employment floorspace in the period 2011-2026 (PUSH South Hampshire Strategy (October 2012))

#### Core Indicators BD1 & BD2: Change in Employment Floorspace (Overall and on Previously Developed Land)

4.4.1 Saved policies within The Local Plan Review seek to retain sites in employment use to secure a diverse choice of employment (policies 117.E and 118.E). In 2012, the Partnership for Urban South Hampshire (PUSH) published more up-to-date targets that propose a total of 114,000m<sup>2</sup> net additional employment floorspace within the Borough, over the period 2011-2034. This target is comprised of 40,000m<sup>2</sup> of B1(a) (office) floorspace and 74,000m<sup>2</sup> of B1 (b-c), B2 and B8 floorspace (light industrial, general industrial and storage and distribution respectively). These targets have been agreed as part of a joint framework to inform and support the preparation of local plans across south Hampshire (the PUSH South Hampshire Strategy (October 2012)). The amount of employment development within the Borough since 2011 is shown in **Table 4.7**.

**Table 4.7:** Delivery of employment floorspace completions

Parish	Net B Class Floorspace Completions (m <sup>2</sup> ) 2011/12-2015/16 <sup>1</sup>	Net B Class Floorspace Completions (m <sup>2</sup> ) 2016-17
Chandler's Ford	2,764	812
Eastleigh	1,258	900
Fair Oak & Horton Heath	600	0
Hamble	4,121	0
Hound	0	350
Hedge End	6,678	0
West End	1,905	0
All parishes	17,326	2,062

**Source:** Employment Land Supply Local Plan Background Paper November 2017

- 4.4.2 If development were to continue at the current annualised rate experienced since 2011 at 3,231.3m<sup>2</sup>, approximately 74,320.7m<sup>2</sup> of new floorspace would be developed by 2036.
- 4.4.3 For this monitoring period there has been 2,062m<sup>2</sup> of net additional employment floorspace completed in the Borough. The distribution of employment floorspace completions for 2016/17 are shown in **Table 4.8** below.

**Table 4.8:** Employment floorspace completions 2016/17

Use Class	Previously developed land?	Gross Floorspace Completed (m <sup>2</sup> )	Losses (m <sup>2</sup> )	Net Additional Floorspace Completed (m <sup>2</sup> )
B1a Offices	Yes	764	0	764
B1b: Research & Development	No completions	0	0	0
B1c: Light Industry	No completions	350	0	350
B2: General Industrial	Yes	450	0	450
B8: Storage & Distribution	Yes	992	494	498
Mixed B1-B8 (unable to split)	No completions	0	0	0
All B Class	Yes	2,556	<b>494</b>	<b>2,062</b>

**Source:** Employment Land Supply Local Plan Background Paper November 2017

- 4.4.4 In addition to losses of floorspace through redevelopment of employment sites for new employment uses, floorspace was also lost as employment sites which were redeveloped for non-employment uses (usually residential development). Such losses were focussed on the parishes of Bursledon and Hedge End and the un-parished area of Eastleigh. These 'non-employment' losses of floorspace are shown in **Table 4.9**.
- 4.4.5 Between 2011/12 – 2016/17 Eastleigh Borough had lost 39,130m<sup>2</sup> of employment floorspace to non-employment uses with 1,748 m<sup>2</sup> attributable to the 2016/17 monitoring period.

**Table 4.9:** Losses of employment floorspace to other uses 2011/12-2016/17

Use Class	Total loss to non-employment uses (m <sup>2</sup> ) 2011-2016
B1a: Offices	3,238
B1b: Research & Development	300
B1c: Light Industry	230
B2: General Industrial	26,064
B8: Storage & Distribution	2,333
Mixed B1-B8 (unable to split)	8,465
<b>All B use classes</b>	<b>39,130</b>

**Source:** Employment Land Supply Local Plan Background Paper November 2017

### **Core Indicator BD3: Employment Land Available by Type**

- 4.4.6 As of April 1<sup>st</sup> 2016 there was 31,442 m<sup>2</sup> of permitted floorspace within the Borough, as well as around 54.74 hectares of available employment land through allocated sites.

4.4.7 In an update to the 2014 version, the Authority prepared and in November 2017 published an Employment Land Supply Background Paper. This paper concludes that sufficient land is allocated and available for employment use.

**Table 4.10: Employment land available by type (2017)**

Use Class	Permitted floorspace (m <sup>2</sup> )	Allocated floorspace (Ha)
B1a-c (unable to split)	2,700	28.0
B1-B8 (unable to split)	11,583	26.5
B1a	930	0
B1b	0	0
B1c	265	0
B2	1,021	0.24
B8	0	0
<b>TOTAL</b>	<b>31,442</b>	<b>54.74</b>

**Source:** Employment Land Supply Local Plan Background Paper November 2017

4.4.8 **Appendix 5** provides full details of the sites expected to deliver employment floorspace either through planning permissions or sites allocated in previous local plans which have not yet been implemented. Saved policies 111.E and 112.E of the Revised Local Plan 2001-2011 were carried forward in to the draft 2011-2029 Local Plan. Some sub-regionally significant employment allocations are being carried forward through the emerging 2016 – 2036 local plan and there are new allocations proposed as part of the north of Bishopstoke & north and east of Fair Oak SGO development.

### Implications for the Local Plan

4.4.9 The loss of employment floorspace to other uses has been lower than historical standards since 2011, whilst in 2014/15 all new employment development occurred on previously developed land. Due to the anticipated redevelopment of several large employment sites within Eastleigh and Chandler's Ford, it will remain important to monitor the loss of floorspace in order to better inform the preparation of the 2016 – 2036 Local Plan.

4.4.10 The current benchmark and target for employment land provision is contained within the PUSH South Hampshire Strategy which requires 114,000m<sup>2</sup> of employment floorspace to be delivered within Eastleigh Borough between 2011 and 2034. As of 31st March 2017, 19,388m<sup>2</sup> has been delivered.

## 4.5 Biodiversity and Nature Conservation

<b>Local Plan Review Policy Objectives</b>	Limited environmental impact; identification, protection and enhancement of areas of nature conservation and importance; promotion and enhancement of biodiversity
<b>Local Plan Review Saved Policies</b>	22NC, 23.NC, 25.NC, 26.NC and 27.NC
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Protect and conserve natural resources.</li> <li>• Protect, enhance and manage biodiversity and geodiversity, improving its quality and range.</li> </ul>
<b>Targets</b>	No loss of areas of biodiversity importance.

### Core Indicator E2: Changes in Areas of Biodiversity Importance

- 4.5.1 Based on the policy performance described in more detail below, there appears to have been limited impact on areas of biodiversity importance over the past year as a result of development.
- 4.5.2 There was no change to the extent of statutory nature conservation sites<sup>1</sup> during 2016-2017 (31 March to 1 April) in the Borough. The total extent of these sites for this monitoring period is 1,347ha.

### Implications for the Local Plan:

- 4.5.3 There is a need to carry forward existing robust policies to prevent loss and create new areas of biodiversity importance. It will be important to ensure that the management agreements which form part of any planning obligation are being implemented satisfactorily. In December 2017 the 'Bird Aware Solent, Solent Recreation Mitigation Strategy December 2017' was produced by the Solent Recreation Mitigation Partnership. The Strategy provides a strategic solution to ensure the requirements of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) are met with regard to the in-combination effects of increased recreational pressure on the Solent SPAs arising from new residential development.

<sup>1</sup> Statutory designated sites include all designations apart from SINCS

## 4.6 Environmental Sustainability

<b>Local Plan Review Policy Objectives</b>	No specific objective, but policies seek to minimise environmental impact
<b>Local Plan Review Saved Policies</b>	28.ES, 29.ES, 30.ES, 31.ES, 32.ES, 33.ES, 43.ES, 35.ES, 36.ES, 37.ES, 38.ES, 39.ES, 40.ES, 41.ES, 42.ES, 43.ES, 44.ES and 45.ES
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Reduce air, soil, water, light and noise pollution</li> <li>• Plan for the anticipated levels of climate change</li> <li>• Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions</li> <li>• Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste</li> </ul>
<b>Targets</b>	No targets

### Core Indicator E1: Planning Applications Granted Contrary to Environment Agency Advice on Flooding & Water Quality Grounds

- 4.6.1 The Environment Agency raised objection to nine planning applications during this monitoring period, all of the objections related to flood risk assessment.
- 4.6.2 Three of the objections were due to the absence of a FRA accompanying the planning application and requested this to be submitted, the objections were overcome by the submission of a satisfactory FRA and the applications were approved with conditions attached for the development to be carried out in accordance with the approved FRA. Whilst one objection was due to reasons that the proposed application required flood proofing measures due to its proximity to a watercourse; the proposed development is yet to be determined.
- 4.6.3 Five of the planning applications which the EA raised objection to were due to unsatisfactory detail included within the submitted FRA. Three of these applications were granted full planning permission; with one application providing further detailed FRA and concluding there will be no adverse impacts; one application subsequently amended the scope of the proposed development resulting in the EA withdrawing their objection; and the one application was approved with further details pursuant to FRA dealt with as a pre-commencement condition. However, two of the planning applications which the EA raised objection to were refused planning permission due to reasons including, the submission of insufficient information relating to FRA which was therefore judged contrary to saved policies included in the Eastleigh Borough Local Plan.

## 4.7 Built Environment

<b>Local Plan Review Policy Objective</b>	<ul style="list-style-type: none"> <li>• Make towns and villages more attractive places to live by bringing about urban renaissance.</li> <li>• Make the most effective use of PDL within built-up areas.</li> <li>• Achieve good design and good quality materials, hard landscape and planting.</li> <li>• Prevent conflict between incompatible land uses; protect elements of the built environment and public realm which are of value including trees.</li> <li>• Place more emphasis on the need of pedestrian, cyclists, and public transport users rather than car drivers.</li> <li>• Promote environmental improvements and introduce more public art into built areas.</li> </ul>
<b>Local Plan Review Saved Policies</b>	53.BE, 54.BE, 55.BE, 56.BE, 57.B3, 58.BE, 59.BE, 61.BE, 62.BE, 63.BE, 64.BE, 65.BE, 66.BE, 67.BE & 68.BE.
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>• Reduce air, soil, water, light and noise pollution.</li> <li>• Plan for the anticipated levels of climate change.</li> <li>• Minimise Eastleigh's contribution to climate change by reducing the Borough's carbon footprint and minimising other greenhouse gas emissions.</li> <li>• Reduce waste generation and disposal, encourage waste prevention and reuse and achieve the sustainable management of waste.</li> </ul>
<b>Target</b>	Improve the quality of new development

### Core Indicator H6: Post-construction review assessments

4.7.1 Seven recently completed residential, mixed use and non-residential developments were reviewed by the Council during December 2016. This review evaluated their impact on the Borough's built environment in terms of key design principles. These principles relate to issues such as accessibility; the development's integration with its surroundings; the use of building design and materials to create or respond to local character; and practicalities such as residential amenity, waste/recycling, cycle storage and car parking. **Table 4.11** lists the sites that were reviewed and the overall scores that they achieved.

**Table 4.11:** Post-construction review assessments (2015/16)

Planning Application Reference	Address	Score (% of achievable max)	Rating (Excellent, Very Good, Good, Mediocre, Poor)
F/12/70310	The Monksbrook Estate, Cheriton Road, Eastleigh, SO50 5BA	77	Very Good
F/14/75237	Lakeside Country Park, Wide Lane, Eastleigh, SO50 5PE	78	Very Good
F/13/72740	Pavilion on the Park, 1 Kingfisher Road, Eastleigh, SO50 9LH	51	Mediocre
F/12/70334	Surrey Court, Surrey Road, Chandler's Ford, Eastleigh, SO53 3FQ	63	Good
O/13/73707	Land off Winchester Road, Fair Oak, Eastleigh, SO50 8GL	63	Good
F/14/74053	The Harrier and neighbouring buildings, 68-72 Hamble Lane, Hamble-Le-Rice, Southampton, SO31 4JS	52	Mediocre
O/12/71007, R/12/71814, F/13/73226, F/14/75061	The Mount Hospital, Church Road, Bishopstoke, Eastleigh, SO50 6ZB	78	Very Good

**Source:** Eastleigh Borough Council Implementation and Design Team (December 2016)

- 4.7.2 Some of the reviewed developments achieved high scores in terms of their proximity to, and integration with existing transport networks, whilst other developments were judged successful in creating an attractive sense of place. Five out of the seven post-construction review assessments achieved a 'very good' or 'good' result against the combined set of criteria. This shows an increase of developments achieving high scores when compared to the previous monitoring period where less than a third of the developments achieved a 'good' result. This indicates that the full set of design requirements from policy 59.BE and the Council's Quality Places Supplementary Planning Document are proving achievable and that developments of high design quality developments have been delivered in the Borough.
- 4.7.3 Furthermore, all of the evaluated schemes received planning permission following the Council adopting its Quality Places SPD in November 2011.
- 4.7.4 Overall, the results of **Table 4.11** indicate that the achievement of high quality places are given sufficient weight in the Council's decision-making processes and that policy 59.BE and the Council's Quality Places SPD are being successfully implemented.

### Implications for the Local Plan:

- 4.7.5 The post-construction review process has highlighted that significant progress has been made in realising the national policy objective of improving the quality of the built environment.

- 4.7.6 The design requirements set out in Policy 59.E and the Council's Quality Places SPD have contributed to the delivery of high quality design, by helping to clarify what is expected from developers and applicants.
- 4.7.7 The results of the post-construction review assessments show that local policy and guidance has been positively implemented and taken into consideration during pre-application discussions. The monitoring results show that progress has been made as greater weight has been given to design considerations throughout the planning application process.
- 4.7.8 Future monitoring will continue to appraise a sample of applications permitted and implemented to ensure that design policies are being fully utilised in resisting inappropriate development.



## 4.8 Heritage Conservation and Listed Buildings

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>Identify and protect areas of special archaeological, historic, or architectural interest.</li> <li>Encourage the enhancement of such areas where appropriate.</li> <li>Afford protection to the listed buildings in the Borough.</li> </ul>
<b>Local Plan Review Saved Policy</b>	166.LB - 184.LB
<b>Sustainability Appraisal Objective</b>	Protect, enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.
<b>Targets</b>	No Targets

### Core Indicator L15: Applications Refused Due to Impact on the Historic Environment

- 4.8.1 Between 1 April 2016 and 31 March 2017, 19 planning applications were granted for buildings requiring listed building consent. Two applications were refused, one on the grounds that the proposals would fail to improve the setting of a listed farm house and collection of buildings; and the other application was refused as the development would result in a detrimental impact on the building. As such both are contrary to Saved Policy 174.LB of the Eastleigh Borough Local Plan (2001-2011). Of the 19 planning applications granted LBC, all of the applications fully met the tests in policies 173.LB / 174.LB of the Local Plan Review.
- 4.8.2 It is positive that the number of decisions based on the criteria established by the policies relating to conservation areas and listed buildings are moderate, as it demonstrates clarity of policy requirements, the success of the council's proactive approach in engaging with applicants through encouraged pre-application discussion and during the decision-making process.

### Implications for the Local Plan

- 4.8.3 Policies of the Local Plan Review generally appear to be working with regard to the protection of the historic environment. The continued proactive approach between the council and applicants will help to ensure that the built heritage of the Borough remains protected. The policies of the successive local plan for Eastleigh Borough will need to update the existing policy position but will continue to protect, sustain and enhance the Borough's built heritage.

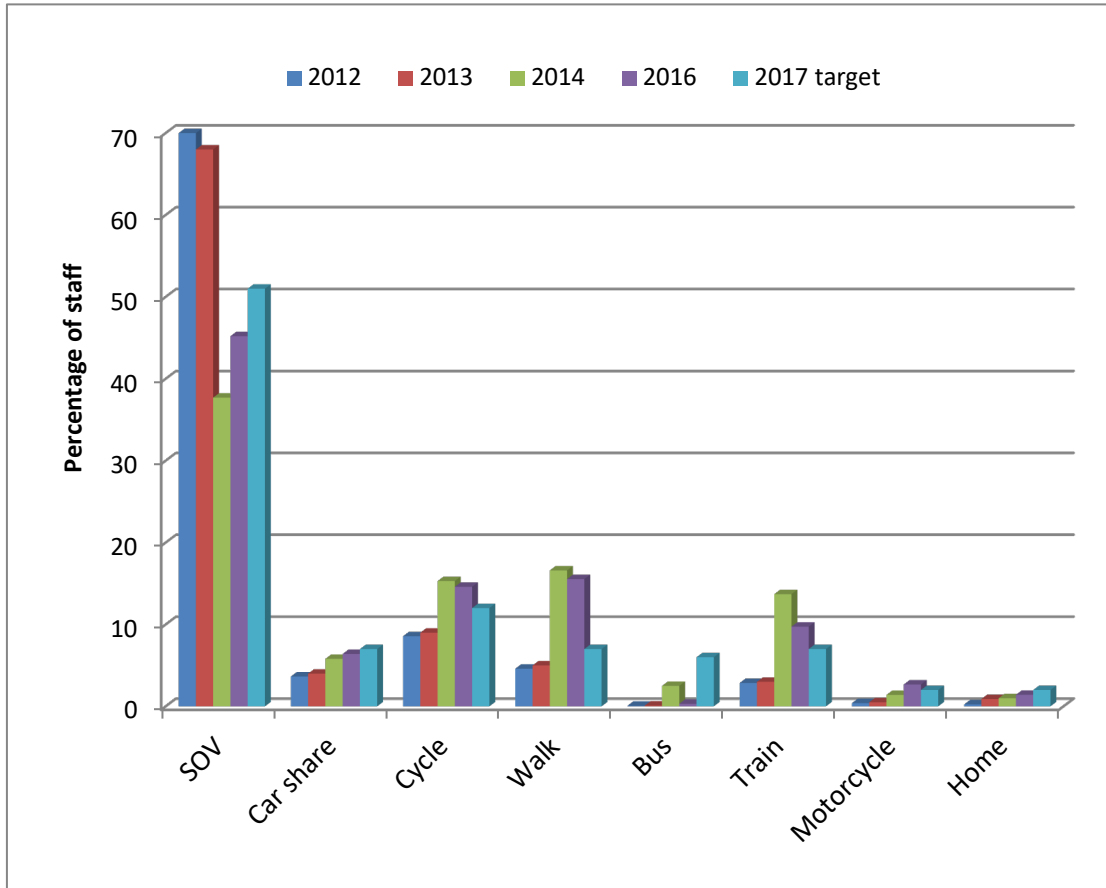
## 4.9 Transport

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Reduction in the need to travel.</li> <li>• To encourage further provision and use of public transport.</li> <li>• Ensure the location of new development is within locations that can be accessed by a wider means of transport other than the car.</li> <li>• Improve provision for cycling and walking.</li> <li>• Give priority to provision to the needs of pedestrians, cyclists and public transport users.</li> <li>• Meet the targets of the Road Traffic Reduction Act 1997.</li> <li>• Encourage where appropriate the transfer of freight from road to rail</li> </ul>
<b>Local Plan Review Saved Policy</b>	100.T, 101.T
<b>Sustainability Appraisal Objective</b>	Reduce road traffic and congestion through reducing the need to travel by car/ lorry and improving sustainable travel choice
<b>Targets</b>	No Targets

### Local Indicator L20: Eastleigh Borough Council Travel Plan objectives

- 4.9.1 Two key objectives of the EH (Eastleigh House) Travel Plan are to reduce the carbon footprint of staff commuting to Eastleigh House; and to reduce the carbon footprint of employees and Councillors travelling during the course of work. EH Travel Plan progress is monitored through the regular review of indicators. These include an annual staff travel survey as well as other factors such as the number of bicycles and motorbikes parked in the EH bike shelter, and the usage of car club vehicles.
- 4.9.2 The responses to the 2016 staff travel survey indicate that since 2012, there has been a strong modal shift away from single occupancy vehicle (SOV) commuting from 70% in 2012 to 45.2% in 2016. Some of the 2017 targets are also being exceeded, with an increase of staff cycling, walking and commuting by train (**Figure 4.4**). Although this is a positive move towards achieving the travel plan targets, it is unlikely that the travel plan measures alone have encouraged this modal shift. Instead, the lack of free on-site staff parking since moving offices is likely to be the main factor in delivering such strong shift away from SOV commuting.

**Figure 4.4:** Eastleigh Borough Council staff travel modes 2012 – 2016

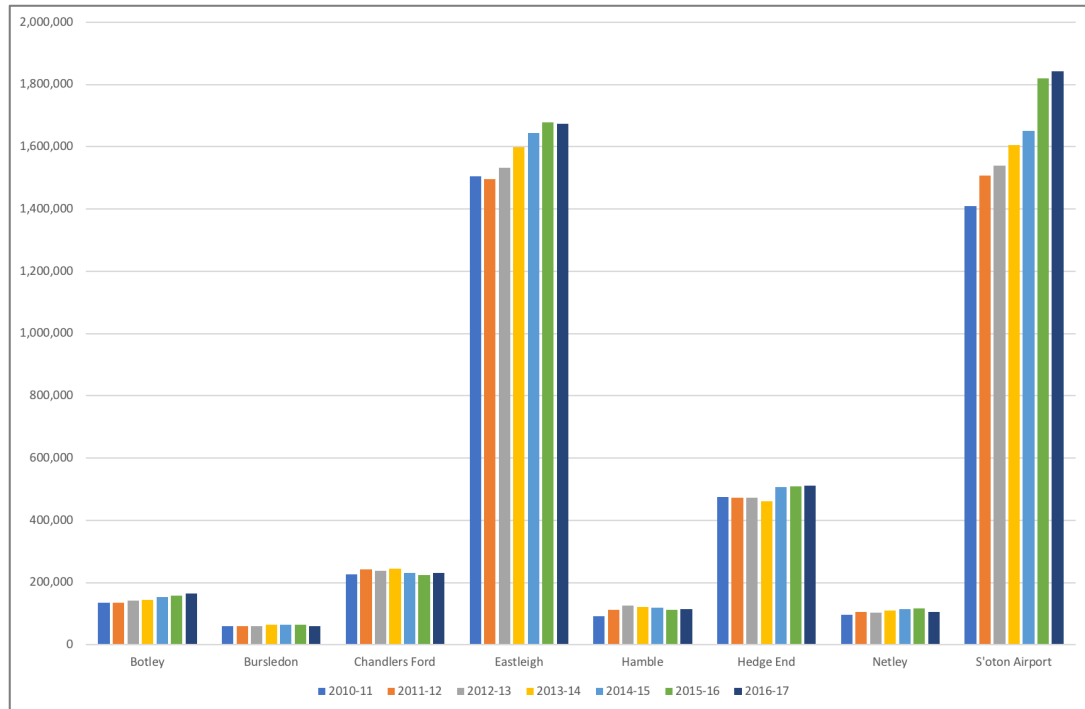


Source: Eastleigh Borough Council, Eastleigh House Travel Plan Monitoring Report, Autumn 2014.

### Local Indicator L21: Rail passenger numbers at stations within Eastleigh Borough

4.9.3 There has been a 0.47% increase in the estimates of station usage numbers in the last year across the stations located within the Borough, and an increase in passenger numbers at all but three of the rail stations. The 0.47% increase is significantly lower than the increase recorded in the previous monitoring period (4.41%) which may suggest that reliance on the car could be increasing. Passenger numbers have decreased at Bursledon, Eastleigh and Netley for 2016/17 against the previous year, most notably at Netley with a 9.49% decrease and at Bursledon where a 7.2% decrease in station usage is estimated. The fall in estimated usage is likely due to the infrequent service and limited range of destinations served by these stations making commuting from these stations an unrealistic alternative to SOV journeys. However, passenger numbers for the remaining stations in Eastleigh have continued to increase slightly (between 0% - 4%). See **Figure 4.5** below.

**Figure 4.5:** Estimates of Station Usage in Eastleigh Borough



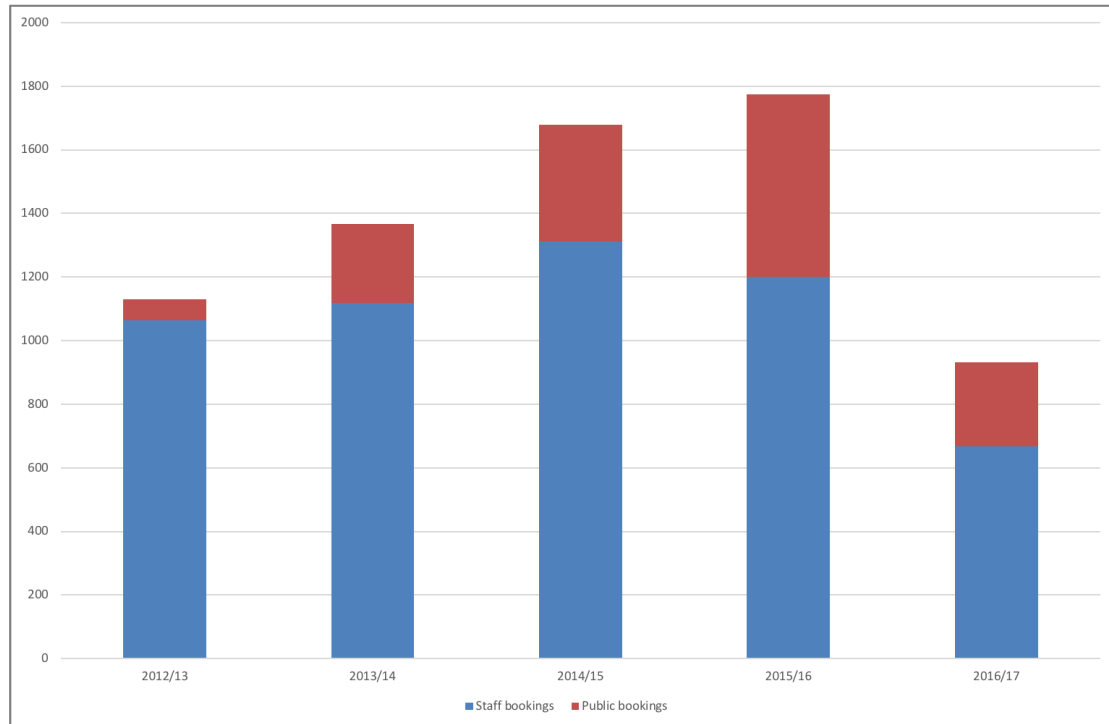
Source: Office of Rail and Road, 2017

### Local Indicator L22: Eastleigh Borough Council Car Club usage

4.9.4 The Borough Council implemented a Car Club in Eastleigh town centre in January 2010. The Eastleigh Car Club is operated by Co-wheels and provides pool cars for Eastleigh Borough Council staff as well as access to vehicles for members of the public. The Car Club vehicles have been used by staff for a total of 667 bookings, travelling a total of 23,223 miles between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017. When compared to the number of bookings (1,201 bookings) and mileage (22,339 miles) in the 2015/16 monitoring period, this represents an 44% decrease in number of bookings and a 4% increase in miles travelled. This decrease in the number of bookings, despite a slight increase in miles traveled is likely to be partly attributed to the repeated bookings made by certain individuals. The total number of car club bookings is shown below in **Figure 4.6** and the total car club mileage is shown below in **Figure 4.7**.

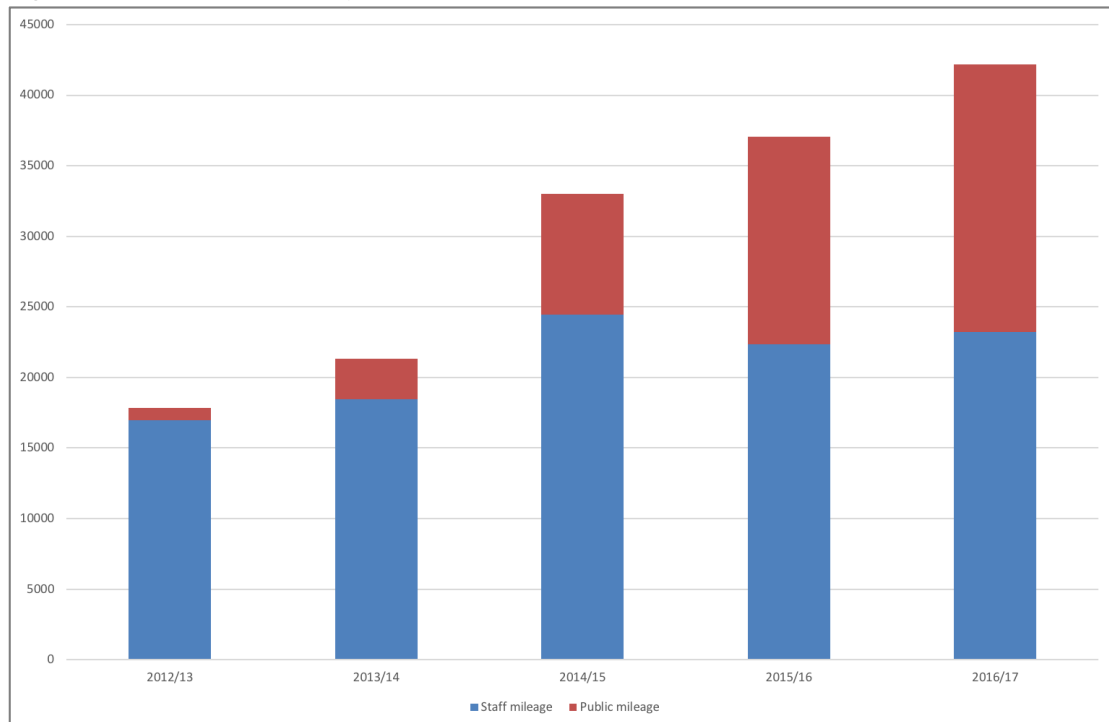
4.9.5 The Car Club vehicles have been used have been used by members of the public for a total of 226 bookings, travelling a total of 18,957 miles between 1<sup>st</sup> April 2016 and 31<sup>st</sup> March 2017. When compared to a number of bookings (573 bookings) and mileage (14,735 miles) in the 2015/16 monitoring period, this represents a 61% decrease in the number of bookings and a 29% increase in miles travelled. Please note that the total number of public bookings also includes missed bookings.

**Figure 4.6:** Total number of car club bookings (including missed bookings) 2012 – 2017



Source: Eastleigh Borough Council Car Club Monitoring, 2017

**Figure 4.7:** Total car club mileage 2012 – 2017



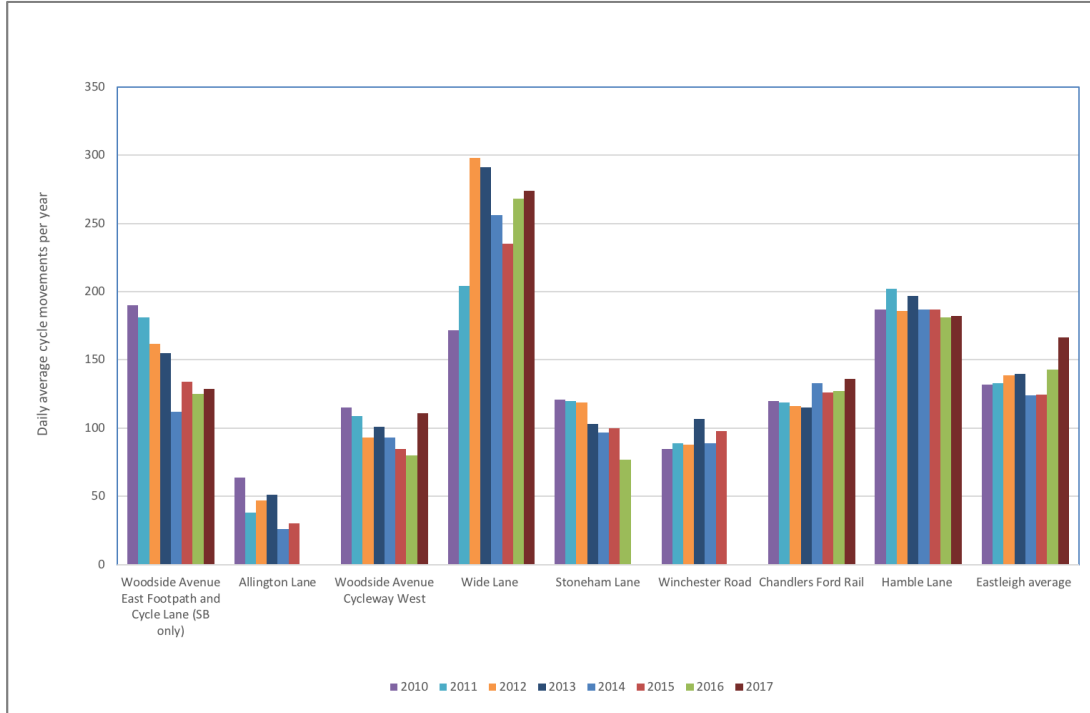
Source: Eastleigh Borough Council Car Club Monitoring, 2017

### Local Indicator L23: Number of cycle movements

4.9.6 Hampshire County Council undertake monitoring of cycle movements through counters placed on cycle paths. The 'Eastleigh Cycle Data Review' has been produced using data collected from Hampshire County Council's cycle counters. **Figure 4.8** shows the daily average of cycle movements

per year at cycle paths in Eastleigh Borough. The average movements for Eastleigh are also presented in **Figure 4.8** and show that in 2017 there was an average of 166 cycle movements, this showed a 16% increase in daily movements compared to 2016 which recorded an average of 143 cycle movements in Eastleigh.

**Figure 4.8:** Daily average of cycle movements per year



Source: Hampshire County Council, 2016

### Local Indicator L24: Road safety

4.9.7 There has been a steady decline of accidents on the roads, Hampshire as a county is below the national average for road accidents and fatalities. In 2016 there were 41 people killed or seriously injured on the roads in the Borough, compared to 53 in 2015.

### Local Indicator L25 Total passenger and total aircraft movements at Southampton Airport

4.9.8 In 2016, Southampton Airport served a total of 1.96 million passengers compared with 1.77 million passengers in 2015 travelling to around 40 destinations within the UK and Europe. There were a total of 42,750 air transport movements in 2016 compared to 34,300 in 2015. The increase in air passengers using Southampton Airport is attributable to a number of new airlines serving the airport and providing additional routes to the Balearic Islands within the plan monitoring period<sup>1</sup>. As a result, Southampton Airport announced that the summer of 2016 was its busiest on record, at an increase of 14.6% compared to the same period in 2015.

<sup>1</sup> Southampton Airport (2017). Facts & Figures. Available from: <https://www.southamptonairport.com/about-us/facts-figures/>

### **Implications for the Local Plan:**

- 4.9.9 It is clear that residents and visitors use a wide range of transport modes to move to/from and around the Borough. The increase in passenger rail usage and the use of walking and cycling as a means of transport illustrate the need to improve accessibility to new developments by sustainable modes of transport. The need for developments to be accessible by sustainable forms of transport will need to be supported by policy contained within a successive Local Plan for the Borough.
- 4.9.10 The future growth of Southampton Airport should be supported by policy contained within a succeeding local plan for Eastleigh Borough provided that there is sufficient capacity in the local transport networks to absorb the impacts of any new development.

#### 4.10 Town, District and Local Centres

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>• Sustain and enhance the viability and vitality of the Borough's towns, district, and local centres.</li> <li>• Reduce the need to travel, especially by car</li> <li>• Maintain an efficient, competitive, and innovative retail sector, by focusing new development first on town and local centres</li> </ul>
<b>Local Plan Review Saved Policy</b>	125.TC, 127.TC, 128.TC, 129.TC, 132.TC, 133.TC, 134.TC, 136.TC, 137.TC, 138.TC, 139.TC, 140.TC, 141.TC
<b>Sustainability Appraisal Objective</b>	Develop a dynamic and diverse economy
<b>Targets</b>	<ul style="list-style-type: none"> <li>• Increase floorspace for main town centre uses in all defined centres</li> <li>• Increase footfall in Eastleigh town centre</li> <li>• Maintain the focus on retailing as the main town centre use in town, district and local centres</li> </ul>

4.10.1 A test of policy for main town centre uses is its impact on the vitality and viability of a shopping centre. This can be reviewed by monitoring a variety of indicators such as the diversity of land uses, vacancy levels, customer perceptions, pedestrian flows, accessibility, retailer representation, commercial rents and yields, crime, and environmental quality. Information on the diversity of uses, vacancies and pedestrian flows is monitored annually by the Council, whilst projects and developments to improve the town centre environment are on-going and updates can be reported on an annual basis.

4.10.2 The overall success of the Local Plan Review (2001-2011) cannot be determined through an annual report of updated information, but only through a more extended review of performance against the wider variety of indicators. Nevertheless, some information and commentary is provided for the site specific policies and targets below.

#### **Core Indicator BD4: Floorspace Completed for 'Town Centre' Uses**

4.10.3 National and local planning policies seek to concentrate the development of new town centre uses within existing town centres. The main town centre uses are summarised below:

- Retail (including warehouse clubs and factory outlet stores).
- Leisure, entertainment facilities, and more intensive sport and recreation uses (cinemas, restaurants, drive through restaurants, bars and pubs, night clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls).
- Offices (both commercial and those of public bodies).
- Arts, culture and tourism (including theatres, museums, galleries and concert halls, hotels, and conference facilities).

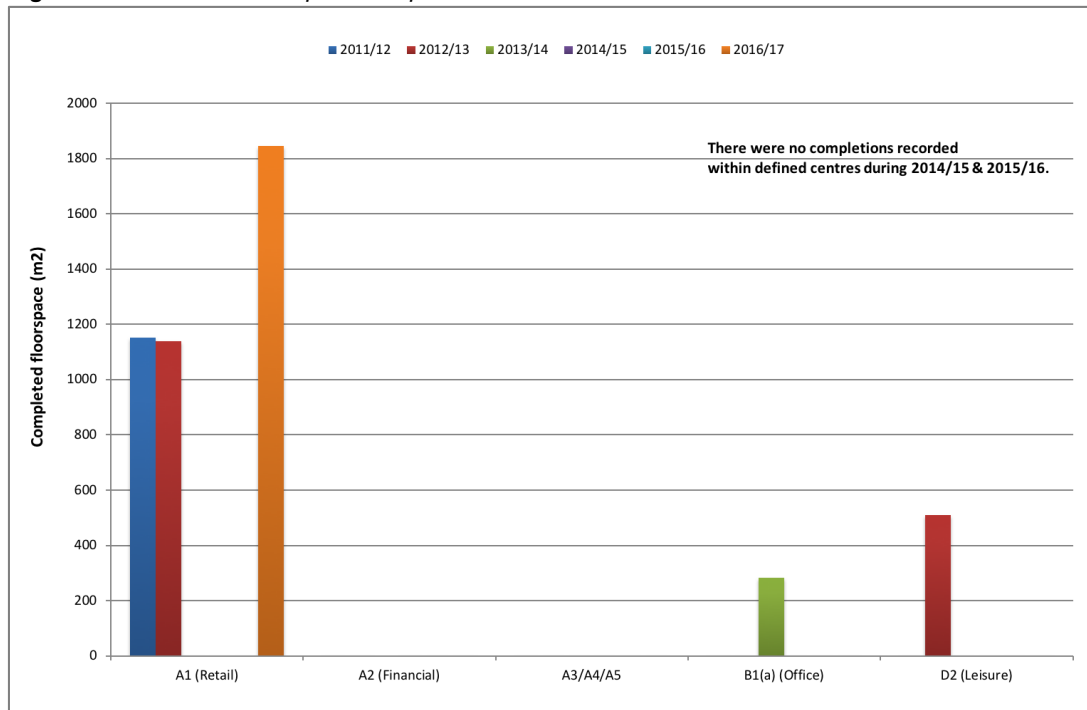
4.10.4 **Figure 4.9** shows the amount of floorspace that has been developed for these uses within the defined town and district centres of the Borough since 2011. **Figure 4.9** shows that development for retail uses has largely taken place within the defined centres up until the 2013/14 monitoring period. Subsequent to this there was no increase in floorspace within



defined centres during the 2014/15 & 2015/16 monitoring periods. However, for the current monitoring period there has been an increase in floorspace within defined centres, which is a result of a new retail unit at the Swan Shopping Centre, Eastleigh. Although the total floorspace for this monitoring period is higher than any other year since 2011, this was accountable to a single development so still raises concern for the future viability of town (and village) centres.

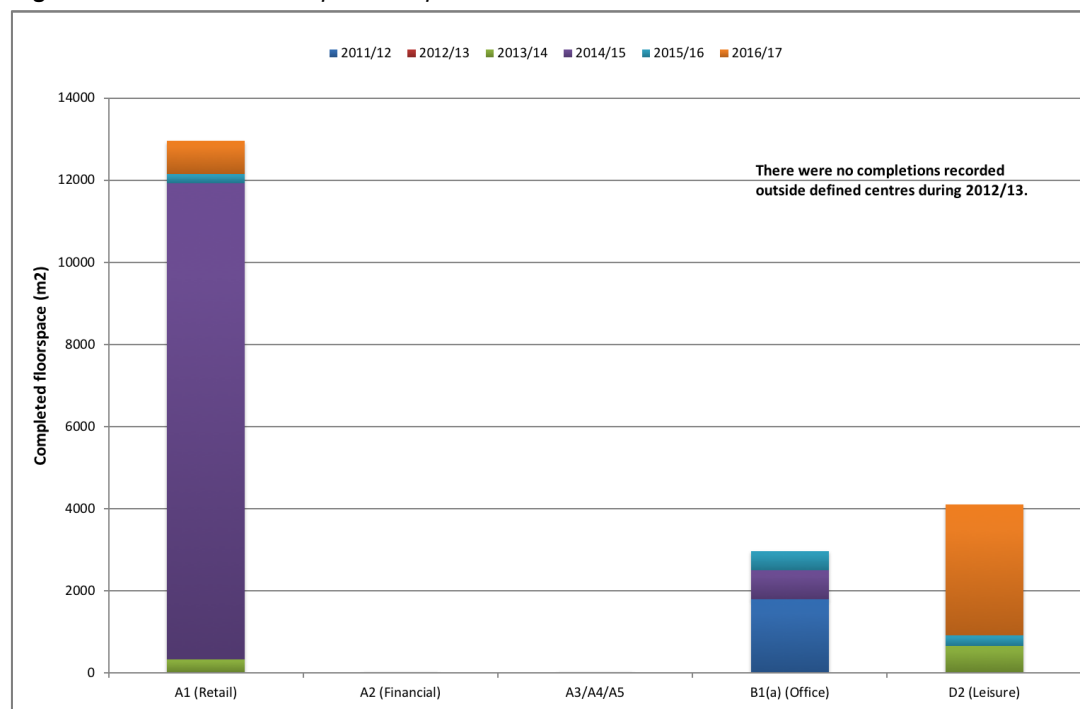
4.10.5 **Figure 4.10** shows the amount of floorspace that has been developed outside of the defined town and district centres of the Borough since 2011. Further to small increases in retail, office and leisure floorspaces located outside defined centres in the previous monitoring period (2015/16), there has been a further small increase to retail uses outside defined centres during the current monitoring period. There has also been a substantial increase in leisure floorspace located outside defined centres for the current monitoring period. However, there is still a concerning trend showing limited additional floorspace arising within defined centres.

**Figure 4.9:** Additional floorspace completed within defined centres



Sources: Hampshire County Council land monitoring

**Figure 4.10:** Additional floorspace completed outside defined centres



**Sources:** Hampshire County Council land monitoring; Eastleigh Borough Council Details of Occupancy (2011-2014); Valuation Office Agency

### Local Indicator L26: Vacancies in town and district centres

4.10.6 A high concentration of vacant properties within a retail centre can detract from its vitality and viability by reducing the centre’s attractiveness for shoppers. This is because when many of the shop units are not in active use, there is less reason for visiting the centre, as there will often be a smaller number of retail and leisure attractions. **Table 4.12** shows the percentage of shop frontages within the town and district centres that were vacant in each year since 2011. Overall, the extent of vacant frontages has decreased in Hedge End Village Centre (primary zone), but has increased in parts of Eastleigh Town Centre and Hedge End Village Centre (secondary zone).

**Table 4.12:** The proportion of vacant property frontages in the town and district centres, 2012-2017

Name of Centre and Zone	Vacant frontages (%)						Summary of change 2016-2017
	2012	2013	2014	2015	2016	2017	
Eastleigh Town Centre - core shopping zone	8%	4%	9%	15%	12%	3%	Decrease
Eastleigh Town Centre - primary zone	11%	11%	5%	5%	2%	4%	Increase
Eastleigh Town Centre - secondary zone	11%	14%	10%	8%	8%	8%	No change
Hedge End Village Centre - primary zone	0%	0%	0%	4%	14%	10%	Decrease
Hedge End Village Centre - secondary zone	0%	0%	0%	0%	0%	17%	Increase
Fryern Centre - primary zone	1%	8%	6%	4%	1%	0%	Decrease
Fryern Centre - secondary zone	12%	11%	13%	0%	12%	13%	Increase

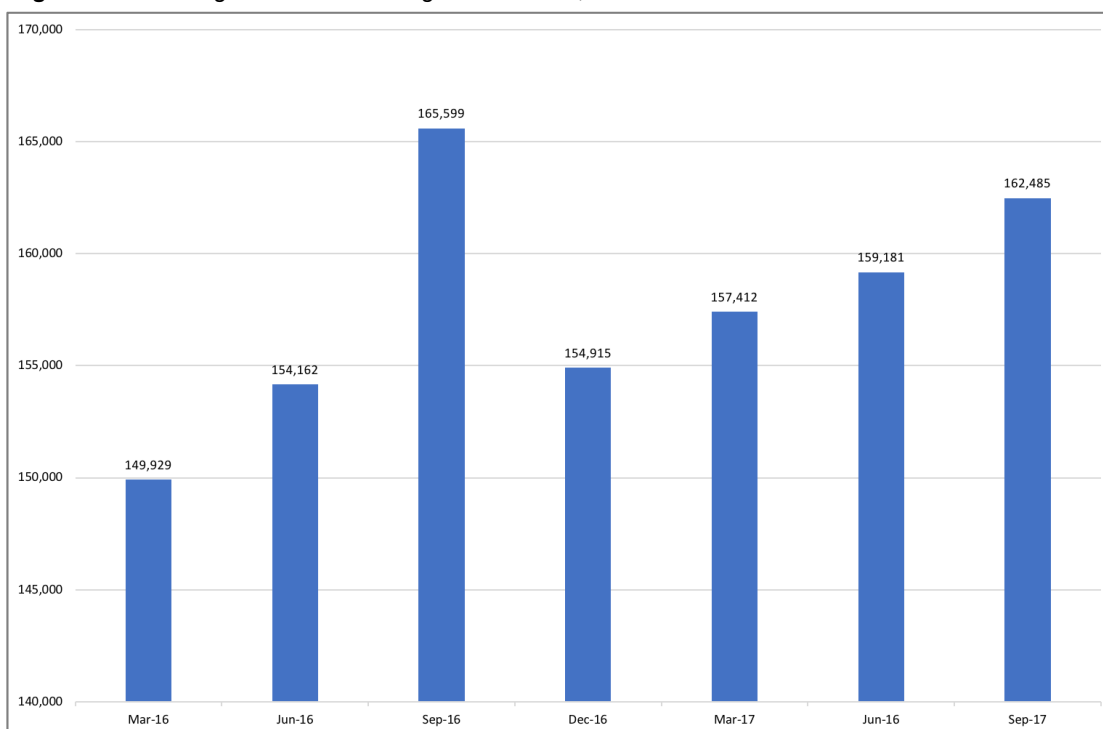
**Source:** Eastleigh Borough Council, Town Centres, Local Centres & Shopping Parades -Details of Occupancy Background Papers September 2017

4.10.7 A decrease in vacancies indicates an increase in town centre uses except where this is a result of redevelopment for other uses such as housing. Other information from the Council's annual Details of Occupancy Survey suggests that in 2016/17 there was little change in occupancy levels across all centres and zones across the Borough aside from Hedge End Village Centre's secondary zone which experienced a significant increase in vacant frontages (17%) in 2016/17. The vacant frontages in Hedge End Village Centre's secondary zone are accountable to vacated A2 frontages including a letting agents and an A1 frontage comprises a Hairdressers which has relocated to Hedge End Village Centre – primary zone.

4.10.8 The Eastleigh Business Improvement District (BID) gives businesses and organisations in Eastleigh Town Centre more control over their future and it is expected to enhance the trading environment. The BID will run for a five year term and commenced from April 2014. As part of a health check for the town centre, Eastleigh BID monitor the flow of footfall in two locations (Wells Place and Market Place). **Figure 4.11** gives details of the average footfall across Eastleigh town centre for every quarter from March 2016 – September 2017.

4.10.9 **Figure 4.11** illustrates an increase in footfall during the months of March, June and September in 2017 compared to the same periods in 2016. September 2016 compared to the previous year. September represents the highest average footfall recorded in both periods and also exceeds December in 2016. The slightly lower footfall in December could be due to the low levels of town centre activity which take place on Christmas Day, hence lowering the monthly average.

**Figure 4.11:** Average footfall in Eastleigh town centre, 2016-2017



**Source:** Eastleigh Business Improvement District, January 2018

### Implications for the Local Plan:

- 4.10.10 The use of shop frontages within the defined centres; the development of town centre uses; the extent of vacant properties; and the number of visitors are all indicators of vitality and viability within the Borough's shopping centres. Since the last monitoring period there has been a general increase in take-up of residential premises within defined areas, with the exception of Hedge End Village Centre's secondary zone which experienced a significant increase in vacant properties.
- 4.10.11 There have been increases in footfall in March and June 2017 and a marginal decrease during September 2017 when compared to the same period's in the previous year. However, it should be noted that all changes are small (between 0% - 5%). Future AMR's will continue to monitor the average footfall in Eastleigh Town Centre.
- 4.10.12 There has been an increase of additional floorspace in town centre uses during this monitoring period however it should be noted that this is accountable to the development of a single retail unit. The steady increase in retail development which has taken place outside defined centres during this monitoring period is a concern. However, a number of projects to enhance the environment and attractiveness of Eastleigh town centre as included in the 'Eastleigh Town Centre Vision' have been completed, such as the Eastleigh Railway Station Forecourt Improvements completed in May 2015. It should also be noted that planning permission had been granted for A1 (Retail) applications within the town centre boundary in 2015/16.

- 4.10.13 Furthermore, Eastleigh Borough Council published an update of the Retail & Leisure Needs Assessment in 2017, which will provides a quantitative and qualitative assessment of the future need for retail and commercial leisure floorspace in the borough and is a key aspect of the supporting evidence base for the Eastleigh Borough Local Plan 2016-2036. The RLNA concludes that the majority of the forecasted need for additional capacity for new retail floorspace and leisure is evident towards the end of the plan period (between 2032 and 2036) and this forecasted capacity over the long term should be directed to Eastleigh Town Centre and the Borough's District Centres first, in accordance with both the NPPF and emerging local plan policy objectives.

#### 4.11 Open Space, Sport and Recreation

<b>Local Plan Review Policy Objectives</b>	<ul style="list-style-type: none"> <li>To ensure the adequate provision of high quality, and accessible public open space, sports and recreation facilities.</li> <li>To protect and improve existing public open space and recreational facilities.</li> <li>To establish a green network of public open space.</li> <li>To allow only for less intensive recreational activities, or to discourage public access, in sensitive areas.</li> <li>To improve cycle and pedestrian links to appropriate categories of public open space</li> </ul>
<b>Local Plan Review Saved Policies</b>	147.OS-149.OS
<b>Sustainability Appraisal Objectives</b>	<ul style="list-style-type: none"> <li>Enhance the Borough's multifunctional green infrastructure networks.</li> <li>Safeguard and improve community health, safety and well being.</li> </ul>
<b>Targets</b>	Overall quantitative standard of 3.1ha per 1,000 population (Planning for Open Space, Sport and Recreation Study 2014)

#### Local Indicator L28: Planning applications determined for public open space, sport & recreation

- 4.11.1 The NPPF defines open space as being of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
- 4.11.2 A total of 9 planning applications were permitted for the improvement of public open space between April 1st 2016 and March 31st 2017. These applications were associated with equestrian related activities and associated facilities, replacement floodlights and a multi-use games area. In addition these applications also included open space associated with major residential development comprising an approximate provision of 1.37ha associated with the development at St. John's Road, Hedge End. New open space provision is also being made in association with a number of strategic scale developments in the borough at Boorley Green, Stoneham and elsewhere. These will be captured as they are implemented in future AMRs.

#### Implications for the Local Plan

- 4.11.3 The Eastleigh Borough Open Space Needs Assessment 2017 was published in February 2017 and provides an accurate baseline of the existing open space resource in Eastleigh Borough with an aim to provide a sound and robust evidence base of needs and deficiencies in open space in order to inform policies within the emerging Eastleigh Local Plan. A Playing Pitch Strategy for the Borough has also been prepared and was published in March 2017. Future AMRs will monitor whether completions for open space, sport and recreation facilities are meeting the identified needs as set out in the Planning for Open Space, Sport and Recreation Study and Playing Pitch Strategy.
- 4.11.4 The Eastleigh Borough Open Space Needs Assessment 2017 concludes that the current provision of open space in Eastleigh Borough generally meets or exceeds national standards. However some deficiencies are

identified at areas within the Borough and a range of delivery mechanisms are recommended, including developer contributions, partnership approaches and innovative funding mechanisms.

## 4.12 Community Infrastructure

<b>Local Plan Review Policy Objectives</b>	Whilst there are no explicit objectives set out in the Local Plan Review for community infrastructure, the general intention of policies is to provide accessible local services and facilities, and to ensure that the provision of community infrastructure keeps pace with need.
<b>Local Plan Review Saved Policies</b>	185.IN, 186.IN, 187.IN, 188.IN, 189.IN, 190.IN, 191.IN
<b>Sustainability Appraisal Objective</b>	Safeguard and improve community health, safety and wellbeing.
<b>Targets</b>	None

### Local Indicator L29: Development of identified community infrastructure

4.12.1 The Local Plan Review saved policies (187.IN-189.IN) make provision for specific sites and projects, in addition to general policies (190.IN-191.IN), which ensure the effective use of existing infrastructure and to meet the submitted requirements of new development. **Table 4.13** summarises developments relating to particular sites identified by the Local Plan Review since 2001.

**Table 4.13:** Development of community infrastructure identified in the Eastleigh Borough Local Plan Review 2001-2011

Site	Local Plan Review Policy	Summary of relevant planning applications
Moorgreen Hospital	187.IN	Extension to Willow Ward (Feb 2003) Extension to Tom Rudd Unit (Nov 2003)  Additional 35 car parking spaces (July 2004)
Nuffield Hospital	187.IN	Three-storey extension and parking for additional 68 cars (August 2001)  External alterations to building and car park layout (November 2011)
Tankerville	188.IN	Siting of two temporary classrooms (November 2004) Extension and refurbishment of education centre & new consulting rooms for NHS services (June 2008)  Extension to day hospital (July 2009)
Dowd's Farm	189.IN	New 210 place primary school (March 2007)  Expansion of school to two form entry (420 places) (March 2014)

**Source:** Eastleigh Borough Council

4.12.2 Since 2001, all developments within the Moorgreen Hospital and Nuffield Hospital sites have involved the provision of healthcare services, which means there have been no developments contrary to policy 187.IN. Similarly, all developments within the Tankerville Special Policy area have involved health or education facilities and have therefore complied with policy 188.IN. There continues to be interest in the partial redevelopment of the Moorgreen Hospital site for residential use. Therefore a development brief was adopted by the Council in April 2015 to inform future planning applications. A planning application was granted permission in March 2016



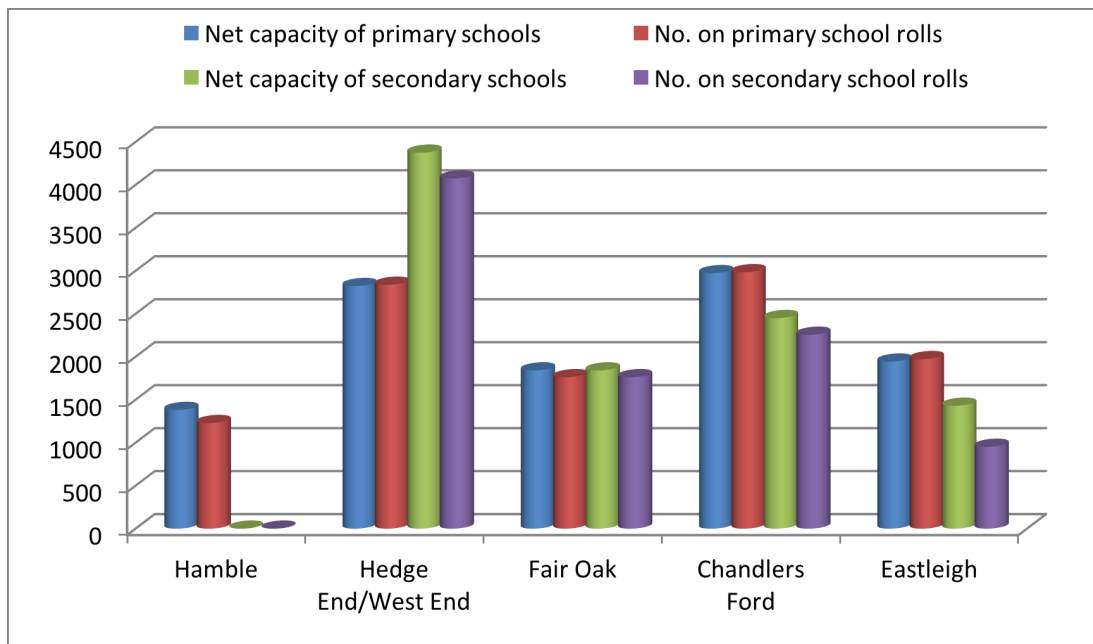
for the redevelopment of part of the site to provide 121 dwellings. The proposed new primary school at Dowd’s Farm (policy 189.IN) has been developed and a proposal for its expansion has been permitted. There have been no relevant applications of any of these sites during the monitoring period.

- 4.12.3 Policies 190.IN and 191.IN of the Local Plan Review seek to ensure that new development can be acceptably accommodated by existing and proposed infrastructure. Between April 2016 and March 2017, there were 37 developments from which developer contributions / planning obligations were secured.

**Local Indicator L30: Number on school rolls compared with capacity**

- 4.12.4 **Figure 4.12** shows the net capacity of the primary and secondary schools within the Borough, compared to the number on the school rolls at October 2013. This shows that although there was surplus capacity in all secondary schools, there were some issues for primary school provision. Specifically, the number of pupils exceeded the capacity of local primary schools in the areas of Hedge End, West End, Chandler’s Ford and Eastleigh.

**Figure 4.12:** The capacity of primary and secondary schools in the Borough (October 2013)



Source: HCC Children’s Services

- 4.12.5 The planned new housing for the period 2036 is likely to increase the pressure for school places within the Borough. During the monitoring period, new primary schools and extensions to existing schools have been granted permission in Eastleigh, Hedge End and West End and an application for a new primary school is proposed at Boorley Green. In addition, a primary and secondary school is proposed at Horton Heath, to accommodate the Borough’s future educational requirements. Subsequent editions of the AMR will monitor progress towards their development in the context of school rolls and school capacities. There are a number of schools currently operating over their published admissions number in

order to accommodate bulge years. This arrangement is temporary and under constant review.

### **Implications for the Local Plan:**

- 4.12.6 The Local Plan Review policies have been effective at protecting existing community facilities and providing new ones. However, as Local Education Authority, Hampshire County Council makes provision for this in its School Places Plan which looks forward at the capacity of existing schools and need for new ones to meet the needs of the changing and expanding school roll. HCC's requirements take on board planned new development in the borough and the school place needs identified in the school places plan will be captured in the emerging draft local plan 2016-2036.
- 4.12.7 Monitoring indicates that the increasing population of the Borough is likely to increase the pressure on local primary and secondary school provision. In order to meet the associated land-use requirements, a successive Local Plan for the Borough will need to both identify and include proposals to meet the need for new schools and for enhancements to existing facilities. The 2015 IDP is being updated as part of the background work on the emerging draft 2016 – 2036 local plan. The delivery of new education facilities will be monitored against demand in future editions of the AMR.
- 4.12.8 In addition, other requirements (e.g. for new cemeteries and allotments) will need to be met. These are identified within the Council's Infrastructure Delivery Plan (July 2014), which provides a database of projects that can be monitored over time. Future editions of the AMR will consider progress towards the delivery of this key infrastructure.

## 5 CONCLUSIONS AND RECOMMENDATIONS

### 5.1 *Performance against the Local Development Scheme*

- 5.1.1 The Council has made further revisions to the LDS. The latest LDS was adopted in December 2017.
- 5.1.2 Since 2015 work has further progressed on a Local Plan for Eastleigh Borough covering the period 2016-2036. The revised LDS 2017 provides the opportunity to reconsider the deliverability of the timetable and evaluate the most effective way of delivering a Local Plan.
- 5.1.3 A substantial amount of time and resources is likely to be required in order to revise and update the existing evidence base to ensure the most sustainable and deliverable locations are justified within the emerging Local Plan.
- 5.1.4 A number of background studies and technical supporting documents will be drawn upon to inform the development of the Local Plan. These documents will be revised and updated as necessary.
- 5.1.5 Eastleigh Borough Council will continue to work closely with neighbouring authorities in the spirit of Duty to Cooperate in the preparation of the emerging Local Plan. Technical studies may be undertaken jointly where appropriate, as well as continued close working alongside the Partnership for Urban South Hampshire.

### 5.2 *Performance of the Adopted Local Plan*

- 5.2.1 Within this monitoring report, the policies of the Adopted Local Plan have been monitored against a series of indicators, which have been separated into 'core' and 'local' indicators. The Core Indicators in this document are those which used to be specified by the Department for Communities and Local Government for monitoring purposes, whereas the Local Indicators are those that have been defined by Eastleigh Borough Council.
- 5.2.2 The main achievements of the adopted Local Plan policies are highlighted at the beginning of this report in the Executive Summary. The Executive Summary also highlights a number of economic, environmental and social conclusions or trends for the Borough, arising from the monitoring of contextual indicators. As the name suggests, these provide a context for the future direction of planning within the Borough.

5.2.3 Due to time and resource constraints and/or the lack of relevant information, it has not been possible to monitor the existing policies and recent planning decisions using all of the new and existing indicators. Information on those which have not featured within this AMR are given in the table below. Depending on staff resources, amendments to the AMR may be published to include data for (some of) these indicators. Alternatively, these indicators will be used in the next AMR. Please note that all of the Core Indicators have been monitored in this report.

**Table 5.1: Local & Contextual Indicators that have not been covered in this AMR**

<b>Housing</b>		
Local Indicator		Affordable housing completions on sites of 15 dwellings or more
<b>Countryside</b>		
Local Indicator		Net additional dwellings outside the urban edge
Local Indicator		Number of new buildings developed/material changes of use in countryside gaps
<b>Biodiversity and Nature Conservation</b>		
Local Indicator		Extent of BAP priority habitats and species
<b>Environmental Sustainability</b>		
Local Indicator		Properties at risk of flooding – Environment Agency
Local Indicator		Watercourses classified as 'good' or 'very good'
Local Indicator		Applications refused due to the creation of noise, air pollution or land contamination
Local Indicator		Status of Air Quality Management Areas
Local Indicator		Renewable energy generation
Local Indicator		Compliance with Bathing Waters Directive
Local Indicator		New properties in areas of coastal change
Local Indicator		Projects to enable adaption to climate change
Local Indicator		Number of applications requiring noise mitigation measures
Local Indicator		Sites affected by land contamination
Local Indicator		Areas of land with potential for minerals use sterilised
Local Indicator		Initiatives to increase awareness of climate change
Local Indicator		Percentage of household waste recycled
Local Indicator		Type and capacity of waste management facilities
<b>Built Environment</b>		
Local Indicator		Applications refused due to poor design
Local Indicator		Number of schemes awarded design awards
Local Indicator		Dwellings permitted which meet internal space standards
Local Indicator		Percentage of developments meeting the requirements of the Code for Sustainable Homes or BREEAM
<b>Conservation and Listed Buildings</b>		
Local Indicator		Conservation Areas covered by up to date appraisals (completed within last 5 years)
Local Indicator		Heritage classified as 'At Risk' by Heritage England or Eastleigh Borough Council
Local Indicator		Applications to conserve or enhance or increase access to heritage assets
Local Indicator		Historic gardens, landscapes and archaeological assets affected by development
Local Indicator		Applications to conserve, enhance or increase access to heritage assets
<b>Transport</b>		
Local Indicator		Average distance travelled to fixed place of work
Local Indicator		Delivery of new road schemes
Local Indicator		Residential development within 1km and 3km of train/bus stops
Local Indicator		Level of growth of traffic on key routes
Local Indicator		Proportion of new development providing cycle parking
Local Indicator		Number of non-car mode trips per annum
Local Indicator		Provision of new walking and cycling links
<b>Town, District and Local Centres</b>		
Local Indicator		Retail and non-retail frontage/floorspace in town, district and local centres
Local Indicator		Town centre developments and projects completed since 2011
<b>Open Space and Recreation</b>		
Local Indicator		Open space, sport and recreation standards
Local Indicator		Open spaces managed to Green Flag Award standard
Local Indicator		Area of parks and green space per 1000 population
Local Indicator		Number of sports pitches per 1000 population
Local Indicator		% of people within 500m/5mins of accessible green space
<b>Tourism and the Arts</b>		
Local Indicator		Public art projects delivered
<b>Tourism and the Arts</b>		
Local Indicator		Cultural and arts facilities delivered

Local Indicator		Planning applications granted for tourism uses
<b>Community Facilities</b>		
Local Indicator		Applications permitted for new community facilities
Local Indicator		Applications refused due to the loss of a community facility
Local Indicator		Number of new cemetery plots provided
Local Indicator		Applications permitted for new community facilities
Local Indicator		Applications refused due to the loss of a community facility
<b>Spatial Portrait</b>		
Contextual Indicator		Access to super-fast broadband
Contextual Indicator		Residents satisfaction with neighbourhood
Contextual Indicator		Adults who feel they can influence decisions about the local area

5.2.4 **Table 5.2** highlights those policy areas where indicators suggest that action is needed to meet the objectives and policies of the Adopted and emerging Local Plans. The proposed responses are also detailed in this table.

**Table 5.2: Issues and Actions**

Policy Objective	Issue	Action
<b>Housing</b>		
Meet overall housing need	Maintain five year land supply.	Continue to prepare housing implementation strategy and monitor delivery
Mixed and balanced communities	Ensure affordable housing targets are met	Monitor the number of affordable homes delivered on different size sites
	Ensure appropriate mix of dwelling types and sizes	Monitor the delivery of affordable housing in other parts of the Southampton Housing Market Area
	Anticipated increase in older people as the population ages	Monitor the delivery of dwelling types and sizes Monitor number of specialist housing completions in 2017-18 monitoring report
Efficient use of land	Ensure that as many of the proposed new dwellings as possible will be accommodated within the existing built-up areas	Monitor the number of new dwellings planned for existing urban areas (policy S3)
<b>Employment</b>		
Sustainable economic growth	Ensure rate of employment development increases to meet future needs	Continue to monitor the change in employment floorspace overall and compare this with the Employment Land Delivery Schedule of the submitted Local Plan
<b>Countryside</b>		
Protect the countryside from inappropriate development	Whilst numbers of applications refused as a result of adverse impact on countryside have been monitored there are other indicators which should be considered	Monitor number of additional dwellings outside of the urban edge, the amount of high quality agricultural land lost to development, and new developments in countryside gaps in the 2017-18 Monitoring Report
<b>Nature Conservation</b>		
Protection of natural environment/ biodiversity	Maintain the approach to protecting and (where possible) enhancing biodiversity and nature conservation interests, in the context of delivering new development	Monitor the effectiveness of the Solent Disturbance and Mitigation Project in the 2017-18 Monitoring Report, once data becomes available.
<b>Environmental Sustainability</b>		
Reduction in air, soil, water, light and noise pollution	The variety of indicators used needs to be increased as not all of the sources of pollution have been considered	Include additional indicators in 2017-18 Monitoring Report
Reduce water pollution	Actions to improve status of watercourses need to be implemented	Discussions with EA and colleagues to identify and implement actions to improve water quality
Improvement in air quality	Some areas with the Eastleigh AQMA are not meeting the requirements	Monitor the implementation of projects to improve pedestrian, cycle and public transport projects affecting Eastleigh and

<b>Policy Objective</b>	<b>Issue</b>	<b>Action</b>
		highway improvements that could reduce congestion (policies S7, S8, E9 and E11)
<b>Design &amp; Built Environment</b>		
Achieve good design	Results of post construction review assessments indicate that high quality places need to be given more weight in the decision making process	Additional training for Development Management Officers and Councillors
<b>Conservation &amp; Listed Buildings</b>		
Enhance, protect and manage conservation areas	Three of the conservation areas appraisals were completed over five years ago	Monitor the progress towards updating the Borough's conservation area appraisals against the indicative timescale set out in this report
<b>Transport</b>		
Encourage use of sustainable transport	Travel plan data is not always being monitored	Ensure that monitoring continues where resources allow
<b>Town and District Centres</b>		
Sustain and enhance the vitality and viability of town district and local centres	The requirements for the use of shop frontages have not been met	Monitor the use of shop frontages against the revised targets of the submitted Local Plan
Maintain an efficient, competitive and innovative retail sector by focusing development on town and local centres	Although progress has been made, aspects of the Eastleigh Town Centre Vision have not yet been achieved. There is concern that development has significantly moved away from centres during this monitoring period and towards out-of-town retail parks (e.g. Hedge End)	Continue to monitor town centre development projects
<b>Open space, sport &amp; recreation</b>		
Adequate provision of high quality open space	A 'refresh' of open space provision and assessment completed in Feb 2017.	Address deficiencies in open space provision in areas of Chandler's Ford (north and west), Hedge End (north east and south west), Botley (north) and Netley (south)
<b>Community Infrastructure</b>		
Access and capacity at schools	Pupils exceed capacity at some primary schools	Ensure that proposals for new residential development take full account of educational needs.  Continue to liaise with school places planning team at Hampshire County Council.

# Appendix 1: Five Year Housing Land Supply Assessment as at 31 March 2017

The calculations below relate to monitoring data with a 31<sup>st</sup> March 2017 date. More recent updates are published quarterly within the Housing Implementation Strategy

## Extract from Housing Implementation Strategy (31 March 2017)

### *Housing Requirements*

#### **Overall housing requirement**

In order to measure progress against the borough's housing requirement it is necessary to consider the basis for determining the overall housing target given the adopted local plan is now out-of-date in relation to housing land supply policies and there is no basis in that plan for identifying the future housing requirement.

The PUSH SHMA is considered the most appropriate starting point. Therefore, in the short term, the Council will continue to focus on addressing housing needs at a housing market level which results in an interim housing requirement for the borough of 630 dwellings per annum, 15,750 dwellings over the plan period up until 2036.

This housing delivery requirement was recommended and resolved at a recent Cabinet meeting in July 2016 resulting in the adoption of a new interim target for monitoring housing delivery of 630 dwellings per annum.

### *Housing supply components*

#### **Data collection**

The calculations that follow are based on comprehensive monitoring of housing completions and the progress of outstanding planning permissions to a 31 March 2016 base date through a joint survey between Hampshire County Council and the Borough Council. It includes site visits to every site to verify the building control and council tax data. The data used in this report is still subject to final agreement/ and sign off but represents the most accurate picture at the current time.

#### **Sources of supply**

In order for sites to be considered as a source of supply within the next five years they must be both deliverable, therefore viable, available and suitable. The NPPF states that:

*“to be considered deliverable, sites should be available now, offer a suitable location for development now, be achievable, with a realistic prospect that housing will be delivered on the site within five years, and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until*

*permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example, that they will not be viable, there is no longer a demand for the type of units or the site is subject to long-term phasing plans”.*

Based on this advice, the following sources of supply are identified as being capable of delivering housing in the borough within the next five years:

### **(A) Existing commitments**

Sites included within this source of supply are developments which have the benefit of an outline or full planning permission and will yield completions within five years.

Each planning permission has been assessed to ensure that only new dwellings that are realistically deliverable within the next 5 years are counted within the 5 year housing land supply. Appendix 1 contains a schedule of small sites (less than 10 dwellings) with outstanding planning permissions and appendix 2 a schedule of larger sites (10 dwellings or more) along with evidence to support the deliverability of each of these sites.

In order to provide a robust estimate of how many of the dwellings that are the subject of outstanding planning permissions are likely to be delivered, an analysis of lapse rates has been undertaken. This compared the net number of previously permitted dwellings where permission was allowed to expire against the total number of dwellings with outstanding planning permission. This analysis looked at the annual rate of lapses each year since 2001. The findings indicate that outstanding permissions should be discounted by 4% to allow for lapses.

### **(B) Sites the subject of a resolution to grant planning permission**

These sites are the subject of committee resolutions to grant planning permission but are awaiting the completion of legal agreements. They are also included in the schedule in Appendix 2. As with outstanding permissions this total has been discounted by 4% to allow for lapses.

### **(C) Developments under negotiation**

Sites identified in the Council's Strategic Land Availability Assessment which are within the urban edge and as such can be permitted in accordance with the policies of the adopted Local Plan Review (2001-2011) have been included as a source of supply where they are considered likely to yield completions in the next 5 years.

It is recognised that the policies set out in the adopted Local Plan Review (2001 - 2011) are now out of date. Therefore, whilst recognising that planning applications for residential development on land outside the urban edge would be contrary to the adopted development plan, it is considered that the NPPF (which is a material planning consideration of potentially significant weight) provides for sites outside the urban edge ('green field sites') to come forward in certain circumstances.

At paragraph 216 the NPPF advises in this respect that relevant policies and proposals in emerging plans may be given weight in decision-taking according to:

- *“the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*



- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- *the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."*

The findings of the inspector in relation to the submitted Eastleigh Borough Local Plan 2011 - 2029 regarding the borough's housing requirements clearly undermine the Plan's strategy and policies for guiding future development. The proposed allocations and development management policies remain untested. Therefore only extremely limited weight can be attributed to the policies of this plan. Nevertheless, it represents the most recent statement of the Council's development strategy for the borough.

Whilst the weight that can be attributed to the submitted Local Plan is very little there are a number of sites (including two strategic sites) which were allocated in that plan where planning applications have been submitted. The promoters of two of the strategic sites, land west and south of Horton Heath, West End (WE1) and land to the south of Chestnut Avenue, Eastleigh (policy E1) in their trajectories indicate that they expect completions on site within the next five years. The other sites included in the five-year supply and falling into this category which had been allocated within the submitted Eastleigh Borough Local Plan 2011-2029 (of a less strategic nature) are all at an advanced stage of discussions.

#### **(D) Small-site Windfall Developments**

Eastleigh borough has a number of large urban areas where planning policies have in recent years encouraged residential development on small sites (less than 10 dwellings), including infilling, changes of use and redevelopment. The relatively recent changes in national planning policy in relation to garden land states that these should no longer be considered as 'brownfield' are noted. However, within Eastleigh borough this is not considered likely to have any material effect on the way in which applications on such sites will be assessed. As such, an allowance for the continued contribution to housing supply from small 'windfall' sites is considered to be appropriate. The NPPF makes provision for this in paragraph 48:

*"Local Planning Authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens".*

It is acknowledged that the capacity of brownfield housing sites to provide for further incremental housing development must be finite and that sites are becoming more constrained. Similarly, future planning policies or changes in the housing market may result in some sites which would previously have come forward, no longer coming forward e.g. conversion of family housing to flats. On the other hand, design is evolving and housing professionals are becoming more creative at finding solutions to overcome obstacles to the development of sites.

In order to provide evidence to support the inclusion of windfall sites, the Council has looked in detail at past housing completions. Each housing completion has been

examined to establish whether the site had previously been identified by the SHLAA, was an allocated site, or if it has been developed on a residential garden. Sites that did not meet any of these criteria were identified as windfall sites.

A small sites completions allowance has been calculated for years 3, 4 and 5 based on past average windfall completions by parish, with a 10% discount applied. The projected yield has been further discounted to exclude those sites which could reasonably be expected to come forward from residential gardens (approximately 8 dwellings per annum<sup>1</sup>). The inspector in his conclusions following the Eastleigh Borough Local Plan hearings held in November 2014 considered this approach to be justified (para 63).

## Total supply

The table below sets out the total number of new dwelling completions the Council believes will be delivered over the next five years as at 31 March 2017.

Source of supply	Number of dwellings
Small sites with planning permission (including 4% discount for lapses)	2041
Large sites with planning permission	3,947
Sites with a resolution to grant planning permission (1% discount for lapses)	1,356
Developments under negotiation	260
Windfall allowance (years 3,4 & 5)	1742
<b>Total</b>	<b>5,941</b>

## Five year supply calculation

### Completions

Between 1 April 2011 and 31 March 2016, 2,189 dwellings have been completed within the borough.

### Shortfall

The borough's five-year housing supply must recover any past shortfall in provision against the Local Plan requirement. Discounting this, completions since 1 April 2011 represent a shortfall to 31 March 2017 of 1,591 homes.

The PPG advises that: "local planning authorities should aim to deal with any undersupply (of housing) within the first five years of the plan period where possible". This is also referred to as the 'Sedgefield method' of dealing with any shortfall. The inspector in his preliminary conclusions on the Eastleigh Borough Local Plan 2011 - 2029 was also of the view that shortfall should be made up in the first five years (para 72 Inspectors Final Report (IFR)).

<sup>1</sup> Discount has been applied to allow for planning permissions lapsing (calculation = 212 – 4%)

<sup>2</sup> Discount has been applied to account for non-implementation (calculation = 191 -10%)

## Buffer to provide for choice and competition in the market

The NPPF requires that an additional buffer of at least 5% to allow for choice and competition in the market for land should be applied. The NPPF states that this buffer should be increased to 20% where there is a persistent record of past under-delivery in the supply of new housing.

The inspector in his Final Report on the Eastleigh Borough Local Plan 2011 - 2029 indicated that the assessment of past delivery needs to be considered over at least ten years (para 74 IFR). He was also of the view that for the period prior to 2011 delivery should be compared against the overall requirement of the adopted Local Plan Review (2001 - 2011) as this document covers the entire period (para 74 IFR)

Over the 10 year period the Local Plan's annual average was met in only two years. The inspector concluded that this was clear evidence of persistent under-delivery and a 20% buffer should be applied. (para 78 IFR).

The inspector also indicated that given the PUSH SHMA represents a new starting point of assessment of needs from 2011 that there is no need to add any backlog before this date to the requirement (para 78 IFR).

	Housing Target	Calculation	Number of dwellings
A	PUSH SHMA annual requirement 2011 - 2036	-	630
B	PUSH SHMA requirement	630 x 25	15,750
C	PUSH SHMA five year requirement	A x 5	3,150

## Buffer (to provide for choice and competition in the market)

	20% Buffer (for persistent under-delivery)	Calculation	Number of dwellings
D	Five year requirement + 20% buffer	C + 20%	3,780

## Making up the shortfall

	Progress against requirement 2011 - 2036	Calculation	Number of dwellings
E	Completions 1/4/2011 - 31/03/2017	-	2,189
F	Residual requirement 1/04/2017 to 31/3/2036	B - E	13,561
<b>Calculating the shortfall/surplus 2011 - 2014</b>			
G	Requirement 1/4/2011 to 31/03/2017	A x 6 <sup>3</sup>	3,780
H	Deficit against requirement	G - E	1,591

	'Sedgefield Method' - shortfall addressed in first five years	Calculation	Number of dwellings
I	Five-year requirement + shortfall + 20% buffer	C + H + 20%	5,689
J	Annual requirement over the period 1st April 2017 to 31st March 2022	I / 5	1,138

<sup>3</sup> Number of years since the start of the monitoring period.

### Calculating total supply of housing relied upon for delivery

Source of supply	Number of dwellings
<b>Planning Permissions (small sites ) (4% discount applied to allow for permissions lapsing):</b>	<b>204</b>
<b>Planning Permissions (large sites )</b>	<b>3,947</b>
<b>Resolutions to permit</b>	<b>1,356</b>
<b>Planning Applications/Under negotiation Discussions (no discounting):</b>	<b>260</b>
<b>Windfall Allowance (years 3, 4 and 5):</b>	<b>174</b>
<b>Total</b>	<b>5,941</b>

Plan/Strategy	Requirement 1 April 2015 to 31 March 2020 (dwellings) <sup>4</sup>	Supply position (years)
<b>PUSH SHMA requirement (20% buffer &amp; Sedgfield method)</b>	<b>5,941 (1,138 per annum)</b>	<b>5.22</b>

<sup>4</sup> Calculation: 5 year supply divided by annual requirement of plan/method

# Appendix 2: Five Year Housing Land Supply Position - December 2017

Small Sites – Outstanding Planning Permissions

Large Sites – Outstanding Planning Permissions Large

Sites – Resolution to Grant Planning Permission Large

Sites – Developments Under Negotiation

**Small Sites – Outstanding Planning Permissions**

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
08/63527 F	FULL	30-Oct-08	30-Oct-11	HAWTHORN COTTAGE BROAD OAK	BOTLEY	05-Jul-11	1	0	1
09/64869 F	FULL	17-Jul-09	17-Jul-12	1 ADJ HILL PLACE	BURSLEDON	02-Jul-12	1	0	1
13/72928 R	DETAILS	18-Sep-13	18-Sep-15	116 REAR OF PARK ROAD	CHANDLERS FORD	05-Jun-15	1	0	1
11/68419 F	FULL	03-Oct-12	03-Oct-15	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	02-Oct-15	1	0	1
14/75267 J	PRIOR APPROVAL	27-Nov-14	27-Nov-17	30 QUEENS VIEW	NETLEY ABBEY	Not Started	2	0	2
13/73084 F	FULL	12-Sep-14	12-Sep-17	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	Commenced	9	0	9
14/74469 F	FULL	17-Jun-14	17-Jun-17	22 COULTAS ROAD	CHANDLERS FORD	17-Sep-15	1	0	1
14/74177 F	FULL	01-Jul-14	01-Jul-17	127 KINGSWAY	CHANDLERS FORD	Not Started	2	1	1
14/74591 F	FULL	01-Jul-14	01-Jul-17	BOXWOOD HOUSE WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
14/74181 F	FULL	09-Jul-14	09-Jul-17	WOODROW COTTAGE WINCHESTER ROAD	FAIR OAK	Not Started	1	0	1
14/74076 F	FULL	16-Jul-14	16-Jul-17	8 TELEGRAPH ROAD	WEST END	Not Started	1	1	0
14/74797 F	FULL	14-Aug-14	14-Aug-17	63A MOORGREEN ROAD	WEST END	Not Started	1	0	1
14/74675 F	FULL	21-Aug-14	21-Aug-17	LITTLE OWL ALLINGTON LANE	WEST END	Not Started	1	0	1
13/73744 F	FULL	19-Sep-14	19-Sep-17	ASTONS 131A SATCHELL LANE	HAMBLE-LE-RICE	28-Nov-16	1	0	1
14/74747 F	FULL	29-Sep-14	29-Sep-17	36 EAST DRIVE	BISHOPSTOKE	Not Started	1	0	1
14/75055 F	FULL	30-Sep-14	30-Sep-17	15 DENHAM FIELDS	FAIR OAK	Not Started	1	0	1
14/75447 F	FULL	15-Dec-14	15-Dec-17	65B NUTBEEM ROAD	EASTLEIGH	Not Started	2	1	1
13/73761 F	FULL	29-Dec-14	29-Dec-17	38 HUNT AVENUE	NETLEY ABBEY	Not Started	2	0	2
14/75359 F	FULL	05-Jan-15	05-Jan-18	73 LAKEWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
13/72562 F	FULL	08-Jan-15	08-Jan-18	77 ALLBROOK HILL	EASTLEIGH	Not Started	3	1	2
14/74952 F	FULL	21-Jan-15	21-Jan-18	288 SOUTHAMPTON ROAD	EASTLEIGH	01-Jan-16	4	1	3
14/75345 F	FULL	23-Jan-15	23-Jan-18	84 HIGH STREET	WEST END	Not Started	1	0	1
14/74543 F	FULL	06-Feb-15	06-Feb-18	MOORGREEN FARM BURNETTS LANE	WEST END	Not Started	3	0	3
15/75762 J	PRIOR APPROVAL	06-Feb-15	06-Feb-18	48 LEIGH ROAD	EASTLEIGH	Commenced	4	0	4
14/75082 F	FULL	13-Feb-15	13-Feb-18	31-33 MARKET STREET	EASTLEIGH	Not Started	2	0	2

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
14/75326 F	FULL	08-Apr-15	08-Apr-18	5 SATCHELL LANE	HAMBLE-LE-RICE	Not Started	0	1	-1
15/77084 J	PRIOR APPROVAL	06-Nov-15	15-Apr-18	QUOB COTTAGE ALLINGTON LANE	WEST END	Not Started	1	0	1
15/75824 F	FULL	17-Apr-15	17-Apr-18	8 ST JOHNS CENTRE ST JOHNS ROAD	HEDGE END	Not Started	1	0	1
14/75487 C	FULL	22-Apr-15	22-Apr-18	1 BEACH LANE	NETLEY ABBEY	25-Nov-16	1	0	1
15/76258 J	PRIOR APPROVAL	27-May-15	27-May-18	41-57 HIGH STREET	WEST END	Not Started	8	0	8
14/75254 C	FULL	08-Jun-15	08-Jun-18	STEEPLE COURT FARM CHURCH LANE	BOTLEY	Not Started	2	0	2
15/76334 F	FULL	10-Jun-15	10-Jun-18	46 STATION ROAD	NETLEY ABBEY	Not Started	1	0	1
16/77833	FULL	04-Mar-16	04-Mar-19	91 BOURNEMOUTH ROAD	CHANDLERS FORD	Not Started	1	0	1
15/76470 F	FULL	30-Jun-15	30-Jun-18	34 ADJ BOUNDARY ROAD	BURSLEDON	09-Jun-16	1	0	1
15/76494 F	FULL	01-Jul-15	01-Jul-18	10 FRIARS ROAD	EASTLEIGH	Not Started	1	0	1
15/75755 F	FULL	06-Jul-15	06-Jul-18	14-16 GRANTHAM ROAD	EASTLEIGH	Not Started	6	3	3
15/76121 F	FULL	13-Jul-15	13-Jul-18	HILLTOP PINWOOD PARK	SOUTHAMPTON	Not Started	1	0	1
13/73298 F	FULL	13-Dec-13	13-Dec-16	STEWART HOUSE, SYCAMORE AVENUE	CHANDLERS FORD	01-Oct-16	2	0	2
15/76607 C	FULL	28-Jul-15	28-Jul-18	1-2 ROMILL CLOSE	WEST END	Not Started	4	1	3
15/76763 F	FULL	18-Sep-15	18-Sep-18	27 NIGHTINGALE AVENUE	EASTLEIGH	Not Started	1	0	1
15/77087 J	PRIOR APPROVAL	14-Oct-15	14-Oct-18	38-40 LEIGH ROAD	EASTLEIGH	Not Started	8	0	8
15/76388 F	FULL	04-Nov-15	04-Nov-18	LANE END HOUSE SNAKEMOOR LANE	BOTLEY	Not Started	1	0	1
15/77055 F	FULL	11-Nov-15	11-Nov-18	BEECH COTTAGE PYLANDS LANE	BURSLEDON	Not Started	3	1	2
15/77374 F	FULL	26-Nov-15	26-Nov-18	108 PARK ROAD	CHANDLERS FORD	01-Jan-16	1	1	0
15/77139 C	FULL	02-Dec-15	02-Dec-18	CAPSTAN HOUSE HIGH STREET	HAMBLE-LE-RICE	Not Started	2	0	2
15/77218 F	FULL	01-Dec-15	09-Dec-18	39 REAR OF THE CRESCENT	NETLEY ABBEY	Not Started	1	0	1
15/76808 C	FULL	11-Jan-16	11-Jan-19	MILLSTREAM HOUSE, DONKEY LANE	BOTLEY	Not Started	1	0	1
15/77298 F	FULL	01-Feb-16	01-Feb-19	1 COOPERS CLOSE	WEST END	Not Started	1	0	1
15/77475 F	FULL	02-Mar-16	02-Mar-19	37 TWYFORD ROAD	EASTLEIGH	05-May-16	4	1	3
16/77854 F	FULL	09-Mar-16	09-Mar-19	SOUTHBROOK FARM, BROOK LANE	BOTLEY	Not Started	1	0	1



APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
15/77732 F	FULL	10-Mar-16	10-Mar-19	1 THE SYCAMORES, PUBROOK GARDENS	HEDGE END	Not Started	1	1	0
15/77387 F	FULL	29-Mar-16	29-Mar-19	133 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	6	2	4
16/77820 F	FULL	29-Mar-16	29-Mar-19	2 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
16/77839 F	FULL	11-Apr-16	11-Apr-19	117 HILTINGBURY ROAD	CHANDLERS FORD	Not Started	1	1	0
16/78002 U	CERT OF LAWFULNESS	19-Apr-16	19-Apr-19	KINGS COPSE FARM TANHOUSE LANE	BOTLEY	Not Started	1	1	0
16/77884 F	FULL	09-May-16	09-May-19	CORRINGHAM HOUSE GRANGE ROAD	BURSLEDON	Not Started	1	0	1
16/78236 F	FULL	10-May-16	10-May-19	11 LAKE ROAD	CHANDLERS FORD	09-Mar-16	1	1	0
16/78330 F	FULL	31-May-16	31-May-19	QUOB COTTAGE QUOB LANE	WEST END	Not Started	1	0	1
16/77830 F	FULL	03-Jun-16	03-Jun-19	282 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
16/78097 F	FULL	06-Jun-16	06-Jun-19	345 FAIR OAK ROAD	FAIR OAK	01-Oct-16	2	1	1
15/77365 F	FULL	08-Jun-16	08-Jun-19	443 FAIR OAK ROAD	FAIR OAK	Not Started	5	0	5
16/78396 C	FULL	08-Jun-16	08-Jun-19	STEEPLE COURT FARM CHURCH LANE	BOTLEY	Not Started	5	2	3
16/78394 F	FULL	14-Jun-16	14-Jun-19	51 VALLEY ROAD	CHANDLERS FORD	11-Jul-16	1	0	1
16/78421 F	FULL	14-Jun-16	14-Jun-19	38-40 LEIGH ROAD	EASTLEIGH	Not Started	1	0	1
16/77972 F	FULL	28-Jun-16	28-Jun-19	2 DONCASTER ROAD	EASTLEIGH	Not Started	1	0	1
16/78271 C	FULL	28-Jun-16	28-Jun-19	PLOT 3 LAND AT BEACH LANE	NETLEY ABBEY	Not Started	1	0	1
17/80448 F	FULL	11-Aug-17	11-Aug-20	57 UPPER NORTHAM ROAD	HEDGE END	Not Started	2	1	1
16/78474 F	FULL	15-Jul-16	15-Jul-19	140 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	3	1	2
15/77592 O	DETAILS	20-Jun-17	20-Jun-19	COLLEGE OF FURTHER EDUCATION DESBOROUGH ROAD	EASTLEIGH	Not Started	9	0	9
16/78045 F	FULL	29-Jul-16	29-Jul-19	REAR OF 4-5 MAPLE SQUARE	EASTLEIGH	Not Started	2	0	2
15/77492 F	FULL	02-Aug-16	02-Aug-19	NAOMI FARM PYLANDS LANE	BURSLEDON	Commenced	2	0	2
15/76178 C	FULL	12-Aug-16	12-Aug-19	SOUTH WOODS SALTERNS LANE	BURSLEDON	Not Started	1	0	1
16/78839 F	FULL	22-Aug-16	22-Aug-19	86 STATION ROAD	NETLEY	Not Started	1	0	1
16/77881 F	FULL	25-Aug-16	25-Aug-19	21 DESBOROUGH ROAD	EASTLEIGH	Not Started	4	1	3
16/78890 F	FULL	31-Aug-16	31-Aug-19	GARAGE BLOCK SIMMONS CLOSE	HEDGE END	Not Started	2	0	2

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
16/78887 F	FULL	31-Aug-16	31-Aug-19	REAR OF 15-17 CHAPEL ROAD	WEST END	Not Started	1	0	1
16/78305 C	FULL	02-Sep-16	02-Sep-19	5 STATION ROAD	NETLEY AB	Not Started	1	0	1
16/78913 F	FULL	08-Sep-16	08-Sep-19	9 BLOSSOM CLOSE	BOTLEY	Not Started	1	0	1
16/78927 C	FULL	09-Sep-16	09-Sep-19	16 CROWSPORT	HAMBLE-LE	Commenced	1	1	0
15/76637 F	FULL	05-Oct-16	05-Oct-19	1 OAKMOUNT AVENUE	CHANDLERS FORD	Not Started	1	1	0
16/79154 F	FULL	12-Oct-16	12-Oct-19	20 PARK ROAD	CHANDLERS FORD	Not Started	1	1	0
15/76914 F	FULL	24-Oct-16	24-Oct-19	45 NEW ROAD	NETLEY ABBEY	Not Started	1	0	1
16/79008 F	FULL	27-Oct-16	27-Oct-19	FORESTERS ARMS, 1 STOKE COMMON ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79209 F	FULL	03-Nov-16	03-Nov-19	HOLMES MANOR MOORHILL ROAD	WEST END	Not Started	1	1	0
16/79227 F	FULL	08-Nov-16	08-Nov-19	28 LOWER ST HELENS ROAD	HEDGE END	Not Started	1	0	1
16/79241 F	FULL	09-Nov-16	09-Nov-19	1 SWAYTHLING ROAD	WEST END	Not Started	1	0	1
16/79256 F	FULL	16-Nov-16	16-Nov-19	27 NIGHTINGALE AVENUE	EASTLEIGH	Not Started	2	0	2
16/79239 F	FULL	21-Nov-16	21-Nov-19	GARAGE COURT BETWEEN 64-65 MIDLANDS ESTATE	WEST END	Not Started	1	0	1
16/79287 C	FULL	22-Nov-16	22-Nov-19	OAKBANK OAKBANK ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79333 J	PRIOR APP	25-Nov-16	25-Nov-19	DODWELL FARM PYLANDS LANE	BURSLEDON	Commenced	1	0	1
16/79320 F	FULL	08-Dec-16	08-Dec-19	150 FAIR OAK ROAD	BISHOPSTOKE	Not Started	1	0	1
16/79171 F	FULL	14-Dec-16	14-Dec-19	17 MALCOLM ROAD	CHANDLERS FORD	Not Started	1	1	0
17/80055 F	FULL	07-Sep-17	07-Sep-20	14 HOBBS LANE	HEDGE END	Not Started	8	0	8
16/79421 F	FULL	22-Dec-16	22-Dec-19	THE WILLOW, 41 GRANGE ROAD	NETLEY ABBEY	Commenced	1	0	1
16/79412 F	FULL	11-Jan-17	11-Jan-20	MISSENDEN PLACE, 272 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	2	0	2
16/79543 F	FULL	25-Jan-17	25-Jan-20	ASHCROFT, 60 WINCHESTER ROAD	CHANDLERS FORD	Not Started	1	0	1
16/79478 F	FULL	27-Jan-17	27-Jan-20	84 PITMORE ROAD	EASTLEIGH	Not Started	1	1	0
16/79715 F	FULL	06-Feb-17	06-Feb-20	QUOB COTTAGE QUOB LANE	WEST END	Not Started	1	0	1
16/79578 O	O/L	08-Feb-17	08-Feb-20	ADJ FORESTERS ARMS, 1 STOKE COMMON ROAD	BISHOPSTOKE	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
16/79496 F	FULL	08-Feb-17	08-Feb-20	ORCHARD LODGE WINDMILL LANE	BURSLEDON	Not Started	3	0	3
16/78096 F	FULL	09-Feb-17	09-Feb-20	MIDLANDS ESTATE	WEST END	Not Started	2	0	2
17/79772 C	FULL	27-Feb-17	27-Feb-20	DRIFTWOOD COTTAGE SALTERNS LANE	BURSLEDON	Not Started	1	1	0
17/79810 J	PRIOR APPROVAL	27-Feb-17	27-Feb-20	62 MARKET STREET	EASTLEIGH	Not Started	1	0	1
17/79862 F	FULL	09-Mar-17	09-Mar-20	87-89 TWYFORD ROAD	EASTLEIGH	Not Started	2	1	1
17/79848 C	FULL	09-Mar-17	09-Mar-20	FLATS 1-3 WESSEX MANOR SATCHELL LANE	HAMBLE-LE-RICE	Not Started	1	3	-2
16/79482 F	FULL	27-Mar-17	27-Mar-20	RICKWOOD FARM UPPER NORTHAM DRIVE	HEDGE END	Not Started	1	0	1
16/78479 F	FULL	27-Mar-17	27-Mar-20	CHRISTIAN MEETING HALL GRANADA ROAD	HEDGE END	Not Started	1	0	1
16/79348 F	FULL	13-Apr-17	13-Apr-20	REAR OF 63 UPPER NORTHAM ROAD	HEDGE END	Not Started	1	0	1
17/80075 F	FULL	18-Apr-17	18-Apr-20	286 SOUTHAMPTON ROAD	EASTLEIGH	Not Started	4	1	3
17/80066 F	FULL	18-Apr-17	18-Apr-20	17 DESBOROUGH ROAD	EASTLEIGH	Not Started	1	0	1
16/79103 F	FULL	09-May-17	09-May-20	HIDEAWAY, 12 CHERRY DROVE	HORTON HEATH	Not Started	1	0	1
17/79812 C	FULL	22-May-17	22-May-20	ROSECLIFFE MALTHA GRANGE ROAD	NETLEY ABBEY	Not Started	1	0	1
17/80049 F	FULL	08-Jun-17	08-Jun-20	9 SHERWOOD ROAD	CHANDLERS FORD	Not Started	1	1	0
17/80435 J	PRIOR APPROVAL	16-Jun-17	16-Jun-20	44 LEIGH ROAD	EASTLEIGH	Not Started	5	0	5
17/80277 F	FULL	23-Jun-17	23-Jun-20	ADJ 74 SHAFTSBURY AVENUE	CHANDLERS FORD	Not Started	2	0	2
17/80259 F	FULL	26-Jun-17	26-Jun-20	41 TORRIDGE GARDENS	WEST END	Not Started	2	1	1
17/80282 F	FULL	14-Sep-17	14-Sep-20	ORCHARD LODGE WINDMILL LANE	BURSLEDON	Not Started	1	0	1
17/80291 C	FULL	27-Sep-17	27-Sep-20	PLOT 1 STEEPLE COURT FARM CHURCH LANE	BOTLEY	Not Started	1	0	1
17/81137 C	FULL	27-Sep-17	27-Sep-20	PLOT 5 STEEPLE COURT FARM, STEEPLE COURT CHURCH LANE	BOTLEY	Not Started	1	0	1
17/80349 F	FULL	03-Jul-17	03-Jul-20	REAR OF FOXCOTTE PORTSMOUTH ROAD	BURSLEDON	Not Started	1	0	1
17/80613 C	FULL	14-Jul-17	14-Jul-20	ST ANDREWS BUILDINGS HIGH STREET	HAMBLE	Not Started	2	0	2
17/81041 F	FULL	17-Aug-17	17-Aug-20	37A VICTORIA ROAD	NETLEY ABBEY	Not Started	1	0	1
17/80867 F	FULL	23-Aug-17	23-Aug-20	26 ALEXANDRA ROAD	HEDGE END	Not Started	1	0	1
17/80256 F	FULL	07-Sep-17	07-Sep-20	ADJ 78 BURSLEDON ROAD	HEDGE END	Not Started	1	0	1

APPLICATION REFERENCE	TYPE	DECISION DATE	EXPIRY DATE	ADDRESS	TOWN	STARTED	OUTSTANDING GAIN DWELLINGS	OUTSTANDING LOSS DWELLINGS	NET OUTSTANDING DWELLINGS
17/80991 H	FULL	22-Sep-17	22-Sep-20	FOXHOLES FARM COTTAGE FIR TREE LANE	HORTON HEATH	Not Started	1	0	1
17/80645 F	FULL	18-Sep-17	18-Sep-20	37 CHESTNUT AVENUE	EASTLEIGH	Not Started	1	0	1
17/81323 PN	PRIOR APPROVAL	19-Sep-17	19-Sep-20	18 PIRELLI WAY	EASTLEIGH	Not Started	1	0	1
<b>TOTAL</b>							<b>236</b>	<b>42</b>	<b>194</b>

**Large Sites – Outstanding Planning Permissions**

REF	SITE	APP REF	TOTAL NET DWELLINGS	NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	1st October 2017 - 31st March 2018	2018/19	2019/20	2020/21	2021/22	1st April 2022 - 30th September 2022	5 YR SUPPLY	COMMENTARY
<b>ALLBROOK</b>														
1	Land Adj. Penarth House, Otterbourne Hill, Allbrook	F/15/77022	20	20	Full permission	28-Jan-19	20	0	0	0	0	0	20	The Brendoncare Foundation is developing the site for a 64 bed care homes plus 20 apartments for couples with dementia. The site was granted planning permission in January 2016. Works have commenced on site in October 2016 - all dwellings are expected to be completed by early 2018. All 20 dwellings are under construction as at 30th September 2017
<b>BISHOPSTOKE</b>														
2	The Mount Hospital, Church Road, Bishopstoke	O/12/71007 F/13/73226 F/14/75061	204	121	Outline permission and RMs approved for some phases	13-Feb-17 & 03-Nov-17	39	24	28	30	0	0	121	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 and a full planning application has now been received for 53 residential units and will have an 18 month build out period.
3	Land west of Church Road/ north of Breach Lane, Bishopstoke	O/13/72892	85	85	Outline permission	18-Feb-16 (outline)	40	45	0	0	0	0	85	Bovis is the developer for the site and commenced on site in August 2016. 65 dwellings are under construction as at 30th September 2017 and the developer has confirmed that they expect to achieve a delivery rate of 40-45 dwellings per annum until completion in 2018/19.
4	Stoke Park Farm, Adj Stoke Common Road, Bishopstoke	O/13/73660 R/15/76716	60	13	Detailed	05-Jun-17	13	0	0	0	0	0	13	Bellway Homes is the developer for the site. Reserved Matters were granted in October 2015. 47 dwellings have been completed and a further 13 dwellings are under construction as at 30th September 2017. Agent WYG has confirmed that Bellway will complete all dwellings by early 2018.
5	Land at Fair Oak Road, Fair Oak Road	O/14/75086	16	16	Outline Permission	16-Aug-19	0	16	0	0	0	0	16	Site acquired by Radian Homes, who submitted a Reserved Matters application in June 2017. The developer is currently addressing minor comments on the plans and expects to start in autumn 2017.

BOTLEY														
6	North and east of Boorley Green Winchester Road, Botley	O/12/71514 R/14/74872 R/15/77552 R/15/77595	1,399	1327	Outline permission with Reserved Matters Approved	28-Nov-14 (outline)	110	180	180	180	180	90	920	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. 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. 142 dwellings are currently under construction as at 30th September 2017.
7	Crows Nest Lane, Boorley Green	O/16/78389	50	50	Resolution to grant outline	n/a	0	0	35	15	0	0	50	Outline planning permission granted on 28th July 2017. The planning agent, Bespoke Planning, has confirmed they fully expect to be on site within 18 months. The agent has confirmed the 50 residential units will be built out within the five year period.
8	Land to north west of Boorley Green, Winchester Road (Hedge End North)	O/15/75953	680	680	Appeal Upheld Outline	30-Nov-19	0	0	50	150	150	75	425	Outline permission granted at appeal to Gleeson Developments, Miller Homes & Welbeck Land. Delivery timeframes informed by the planning agent, Terrence O'Rourke. A reserved matters application was submitted for Phase 1 development consisting of 301 dwellings on 2 <sup>nd</sup> October 2017.
9	Land rear of Sovereign Drive and Precosa Road, Botley	F/13/73606 APP/W1715/ W/14/300149 9	103	103	Appeal Allowed Full	21-Oct-17	0	20	53	30	0	0	103	Full planning permission granted on appeal on 21st Oct 2015. Foreman Homes progressing the site. Completion of the site expected within the five year period.
BURSLEDON														

10	Land east of Dodwell Lane and north of Pylands Lane, Bursledon	O/12/71522 R/14/75595 R/15/76606	249	249	Detailed	28-Nov-13 (outline)	33	76	72	64	4	0	<b>249</b>	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. There are currently 11 dwellings under construction as at 30th September 2017.
11	Land west of Hamble Lane, Bursledon	O/ 12/71828 R/15/76830	150	144	Appeal allowed Full	29-Apr-16 (outline)	55	72	17	0	0	0	<b>144</b>	Reserved matters granted in February 2016. Development commenced in August 2016 and 6 dwellings have been completed with a further 84 dwellings under construction at 30th September 2017. Build-out rates informed by Taylor Wimpey's construction program.
12	Land north of Bridge Road and west of Blundell Lane, Bursledon	O/13/73701, R/15/75967	90	52	Detailed	31-Jul-14	35	17	0	0	0	0	<b>52</b>	Bovis is the developer for this site. Reserved matters granted September 2015. Bovis are on site - 38 dwellings have been completed and a further 40 are under construction as at 30th September 2017. The developer has confirmed that works are progressing well and expect to achieve a build out rate of 40-50 dwellings per annum over the next 2 years.
13	Land to the rear of Orchard Lodge, Windmill Lane, Bursledon	C/14/74932 C/16/77959 F/16/79496	32	32	Outline/ Full	28/01/2019	28	4	0	0	0	0	<b>32</b>	Foreman Homes is the developer for this site. Outline planning permission granted in January 2016. Reserved Matters were issued 24 Nov 2016 for 29 dwellings; with a further 3 granted full planning permission on 8th February 2017. The developer has confirmed they intend to build out within a year. Site clearance is currently ongoing.
14	Berry Farm, Hamble Lane, Bursledon	F/15/76582	165	165	Full	11/03/2018	15	50	50	50	0	0	<b>165</b>	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. They expect to achieve a delivery rate of 50 dwellings per annum. Two schemes permitted for 165 units, but with access from different roads. 32 dwellings are under construction at 30th September 2017.



15	Land at Providence Hill, Bursledon	O/14/74322 R/16/77966	62	62	Outline	15-Oct-16 (outline)	30	32	0	0	0	0	62	Foreman Homes is the developer for this site. Reserved matters application approved on 21 September 2016. Site works are ongoing. Foreman Homes have confirmed out build out rates set out.
16	Land to the North of Cranbury Gardens, Bursledon	O/15/76883	45	45	Outline	09-Jun-20	0	0	45	0	0	0	45	The site received outline planning permission on 9th June 2017. The planning agent has confirmed the site is currently on the market and there are a number of interested parties. The expectation is that a sale will be agreed before the end of 2017.
17	Land south of Bursledon Road, Bursledon	O/15/77121	182	182	Outline	n/a	0	25	50	50	50	7	182	Outline planning permission granted on 4th August 2017. The site has been purchased by Eastleigh Borough Council and a preferred development partner identified who are in pre-application discussions on Reserved Matters Application. Work due to start on-site January 2018; with first completions by Autumn 2018 and delivery rate of 50 dwellings per annum thereafter.
<b>CHANDLER'S FORD</b>														
18	59-61 Brownhill Road	F/17/80370	12	12	Full	16-Dec-19	3	9	0	0	0	0	12	The developer is Alfred Homes. The planning agent Savills have confirmed they expect to build out all 12 residential units over a 12 month build out period by Autumn 2018. Demolition of the existing building and construction of the new dwellings on site has commenced.
<b>EASTLEIGH</b>														
19	Travis Perkins Trading Co Limited, Mill Street, Eastleigh	F/11/70108	109	17	Full	13-Dec-15	17	0	0	0	0	0	17	Taylor Wimpey is the developer for this site. Site is under construction. 92 dwellings completed a further 17 dwellings are under construction as at 30th September 2017. Taylor Wimpey has confirmed they will build out in 2017.
20	Former Premier Foods Bakery Site, Land at Toynbee Road, Eastleigh	F/14/74873	120	33	Full	24-Nov-17	19	14	0	0	0	0	33	Taylor Wimpey is the developer for this site. Construction started on site in early 2015. 87 units have been completed as at 30th September 2017 with a further 19 units under construction. Delivery assumptions informed by discussions with Taylor Wimpey.

21	Land north of Kipling Road/ Woodside Ave, Eastleigh	O/13/73698 R/15/77726	94	94	Outline	26-Jan-17	25	69	0	0	0	0	94	Reserved matters granted in March 2016. Started on site in January 2017 and 20 dwellings are under construction as at 30th September 2017. The developers on site are Drew Smith and delivery assumptions are provided by them.
22	Eastleigh College Education Annexe, Cranbury Road,	O/15/75750	10	10	Outline	07-Apr-18	0	0	10	0	0	0	10	Eastleigh College are currently in discussions with a housebuilder to sell the site. Following the submission of Reserved Matters, it is assumed the site can be delivered within the 5 year period.
23	Land south of Chestnut Avenue, Eastleigh	O/15/76023 R/17/79892	1,100	1100	Details	n/a	0	120	120	150	150	75	615	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 26th May 2017. Development has now commenced on site.
24	Mitchell House, Southampton Road, Eastleigh	J/16/78227	67	67	Prior Approval	n/a	0	67	0	0	0	0	67	The developer has noted that the total build period will take 9 months to complete.
25	The Mallard Centre, Nightingale Avenue	F/16/78077	12	12	Full	07-Oct-19	12	0	0	0	0	0	12	The developer for the site is Crayfern Homes. They have confirmed that works have commenced on site and they expect to build out the 12 residential units by Spring 2018, if not before. All 12 dwellings are under construction as at 30 June 2017.
26	38 Leigh Road	F/17/81079	10	10	Prior Approval	24-Aug-20	0	10	0	0	0	0	10	The development site received notification that prior approval was not required for a change of use from B1a Offices to 10 dwellings on 24th August 2017. It is expected that all 10 dwellings will be delivered within the five year period.
<b>FAIR OAK</b>														
27	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	155	Outline permission and RMs approved for some phases	25-Sep-15	31	100	24	0	0	0	155	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. 66 dwellings are under construction as at 30th September 2017. The planning agent, Boyer Planning, has confirmed the delivery assumptions.
28	St Swithun Wells Church and Adj Land, Allington Lane	O/13/72471	72	72	Appeal Upheld Outline	18-Dec-17	0	35	37	0	0	0	72	Landowner in negotiations to sell the site to a developer. A Reserved Matters application has been submitted and validated. The agent confirms they intend to start on site in 2018.

29	Corner of Knowle Lane/Mortimers Lane	O/13/72490 R/15/77751	73	49	Appeal Upheld Outline	09-Feb-18	26	23	0	0	0	0	49	Drew Smith Homes is the developer for this site. Appeal upheld. Reserved matters consent for 73 dwellings granted 15th July 2016. Development commenced in November 2016. Drew Smith Homes have confirmed that all 73 units will be complete by end of July 2018.
30	Land at White Tree Farm, Fair Oak	F/15/77211	16	3	Full	n/a	3	0	0	0	0	0	3	Bargate Homes is the developer. Bargate Homes have confirmed that works are currently underway and all 17 residential units will be completed in 2017/18. 13 dwellings have been completed at 30th September 2017.
31	Land to the west of Hammerley Farm, Burnetts Lane, Horton Heath	F/15/77500	67	67	Resolution to grant full	n/a	0	10	30	27	0	0	67	The applicant/ developer is Foreman Homes. Full permission granted on 18th August 2017. Foreman Homes anticipate a 23 month build-programme. Foreman Homes expect completion in Summer 2019.
<b>HEDGE END</b>														
32	Land at St Johns Road/Foord Road/Dodwell Lane, Hedge End	F/15/76804	109	89	Full	15-May-19	29	33	27	0	0	0	89	Foreman Homes is the developer for this site. Reserved matters application approved March 2015 for 94 dwellings. Construction started on site. New application approved in May 2016 to increase overall number of dwellings to 109 dwellings. 20 dwellings have been completed as at 30th September 2017. Foreman Homes have confirmed the build out rates.
33	Land at Home Farm St Johns Road, Hedge End	F/15/76447	14	14	Full planning permission	28-Mar-20	0	8	6	0	0	0	14	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. by 2019/20.
34	Long View, Burslesdon Road, Hedge End	F/16/77413	12	12	Full planning permission	22-Mar-20	0	8	4	0	0	0	12	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 and 2019.

WEST END														
35	Moorgreen Hospital, Botley Road, West End	F/15/77247	121	80	Full	15-Mar-18	8	45	27	0	0	0	<b>80</b>	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. 41 dwellings have been completed and a further 52 dwellings are currently under construction as at 30th September 2017. Barratt have confirmed they intend to achieve a build rate of 45-50 dwellings per annum.
36	Dog Kennel Farm adj and land at Telegraph Road West End	F/14/74943	13	4	Full	20-Apr-17	4	0	0	0	0	0	<b>4</b>	Mildren Homes is the developer for this site. Full permission granted and work has started on the site. All 4 dwellings outstanding are under construction.
37	Land off Botley Road, West End, Hampshire	O/15/76418	100	100	Outline	07-Oct-19	0	0	25	40	35	0	<b>100</b>	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.
38	Land at Hatch Farm, north of Baker Avenue, West End	F/15/77718	98	98	Full	14-Jun-20	5	40	53	0	0	0	<b>98</b>	Radian Homes is the developer for the site. The site received full planning permission on 14th June 2017. An application to discharge Conditions 2-34 has been submitted and is currently outstanding. The development commenced on 28th August 2017.
<b>TOTAL</b>													<b>4,297</b>	

**Large Sites – Resolution to Grant Planning Permission**

REF	SITE	APP REF	TOTAL NET OUTSTANDING	CURRENT STATUS	1st October 2017 - 31st March 2018	2018/19	2019/20	2020/21	2021/22	1st April 2022 - 30th September 2022	5 YR SUPPLY	COMMENTARY
<b>BISHOPSTOKE</b>												
39	Land North of Church Road, Bishopstoke	O/16/79469	30	Resolution to grant outline	0	0	30	0	0	0	30	Bargate is the developer. A resolution to grant 8th Feb 2017. Bargate anticipate Reserved Matters approval 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. Note, the S106 Agreement has been signed and permission issued on 20th October 2017 however this falls after the base date and the site is therefore in this section.
<b>BOTLEY</b>												
40	Land South of Maddoxford Lane, Boorley Green	O/16/79600	50	Resolution to grant outline	0	0	30	20	0	0	50	Site has resolution to grant planning permission (27th March 2017). The planning agent has confirmed the site is to be marketed alongside discussions on the S106. The resolution to grant permission was subject to the receipt of additional ecological studies and the completion of the S106. The studies have now been received by the planning officer. The wording of the S106 is close to being agreed. The planning agent has confirmed they would fully expect the site to be delivered to the timescales shown.
<b>EASTLEIGH</b>												
41	10-12 Romsey Road, Eastleigh	F/16/77785	49	Resolution to grant full	0	0	49	0	0	0	49	Site with permission (prior approval) for 12 dwellings. Site has a resolution to grant planning permission for 49 dwellings (26.03.16) subject to a S106 agreement. The Council are currently awaiting completion of related property transactions.
<b>FAIR OAK</b>												
42	Land at Pembers Hill Farm, Mortimers Lane, Fair Oak	O/15/77190	250	Resolution to grant outline	0	40	70	70	70	0	250	The site has a resolution to grant outline planning permission (25th Jan 2017). The project is expected 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.
43	Fir Tree Farm & Victoria Farmhouse, Fir Tree Lane (NW Horton Heath)	O/16/79354	450	Resolution to grant outline	0	0	0	45	45	23	113	Site with resolution to grant outline planning permission (29th March 2017). Delivery assumptions informed by Environmental Statement Addendum and delivery of Site 47. Note, the S106 Agreement has been signed and permission issued on 17th November 2017 however this falls after the base date and the site is therefore in this section.

<b>HOUND</b>												
44	Land at Abbey Fruit Farm, Netley, Hound	O/16/79466	93	Resolution to grant outline	0	0	45	45	3	0	<b>93</b>	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.
45	Land the North Side of Grange Road, Netley Abbey	O/16/78014	89	Resolution to grant outline	0	9	30	30	20	0	<b>89</b>	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. The planning officer has confirmed the final S106 is due to be circulated for signing shortly.
<b>WEST END</b>												
46	Land west and south of Horton Heath, West End	O/14/75735	950	Resolution to grant outline	0	0	30	120	120	60	<b>330</b>	Site has resolution to grant outline planning permission (June 2015). Heads of Terms agreed. S106 being finalised with intention to complete by October 2017. Drew Smith Homes taking forward the site. Assume 2 developers building concurrently. S106 expected to be completed by October 2017.
<b>Total</b>											<b>1,004</b>	

**Sites – Developments Under Negotiation**



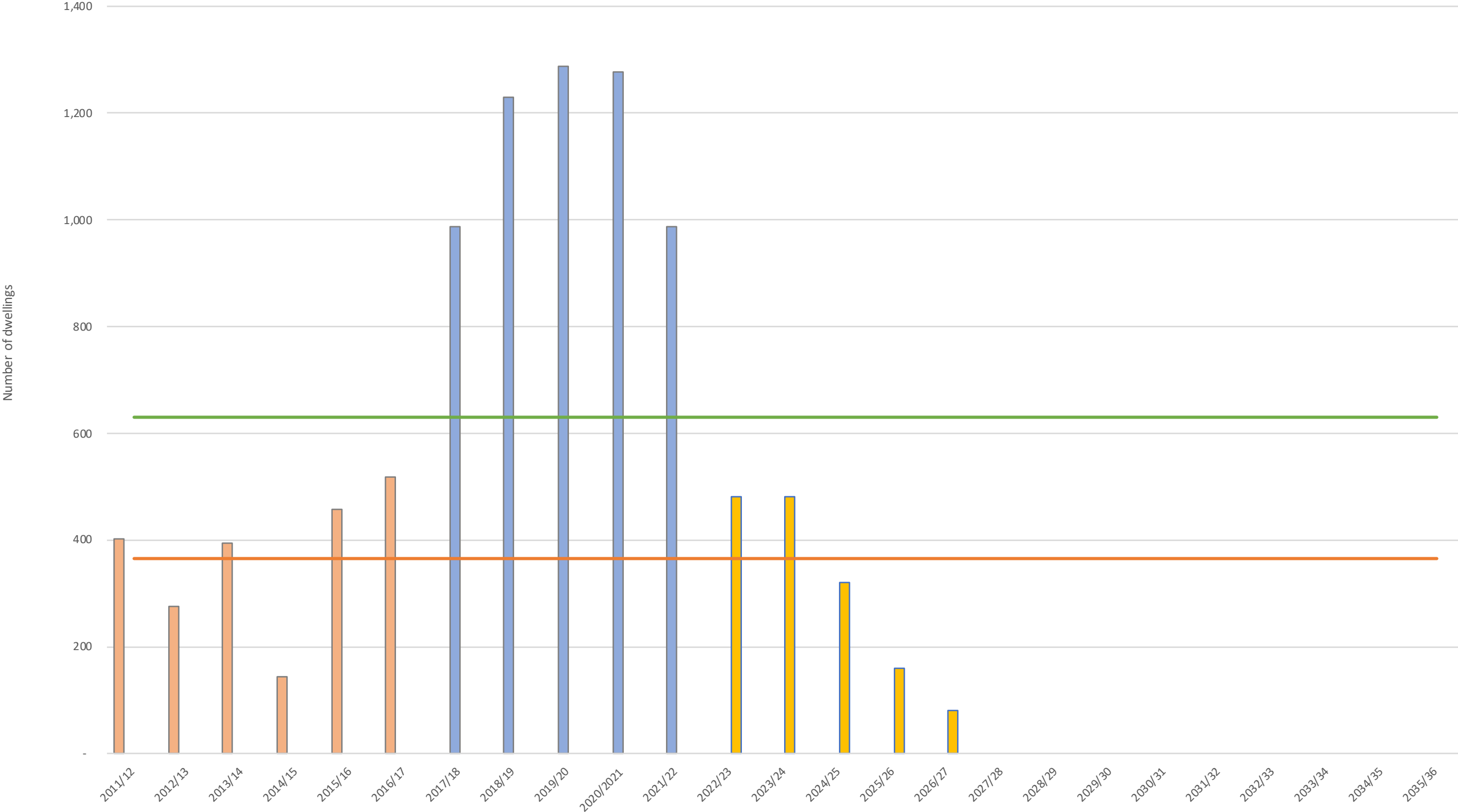
REF	SITE	APP REF	TOTAL DWELLINGS	5 YR NET OUTSTANDING	CURRENT STATUS	PLANNING PERMISSION EXPIRY	1st October 2017 - 31st March 2018	2018/19	2019/20	2020/21	2021/22	1st April 2022 - 30th September 2022	5 YR SUPPLY	COMMENTARY
	<b>BOTLEY</b>													
46	Land to the north and east of Winchester Street, Botley (Policy BO2 Submitted LP 2011-29)	n/a	375	0	Under negotiation	n/a	0	0	0	45	60	30	<b>135</b>	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Inspector at Botley Road appeal in Sept 2016 concluded that it was unlikely to make a meaningful contribution to 5YLS based on evidence at that point. However the five year period is now different and the site has progressed. A PPA has been signed and secures submission of an outline application in February 2018. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc. The site makes provision within it for the preferred alignment for a Botley Bypass which has now received consent. The County Council indicates that some dwellings can be delivered within the 5 years.
	<b>HEDGE END</b>													
47	Land to the south of Foord Road and West of Dodwell Land	F/17/80651	50	50	Under negotiation	n/a	0	0	20	30	0	0	<b>50</b>	Site is owned by the Council and proposed to be allocated in the Local Plan 2011-2036. Foreman Homes are actively bringing the site forward in addition to their existing development to the north, which is under construction. Foreman Homes submitted an application for 106 dwellings on 22nd May 2017. The application received a recommendation for approval from officers and was heard at Local Area Committee on 11th September 2017. <i>Note, the site was granted full planning permission on 20th October 2017 however this falls after the base date and the site therefore remains in this category.</i>

48	Land to the west of Woodhouse Lane, Hedge End (Policy HE1 Submitted LP 11-29)	n/a	605	0	Under negotiation	n/a	0	0	0	45	60	30	135	Site is owned by Hampshire County Council and proposed to be allocated in the Local Plan 2011-2029. Inspector at Botley Road appeal in Sept 2016 concluded that it was unlikely to make a meaningful contribution to 5YLS based on evidence at that point. A PPA has been signed which secures submission of a hybrid application in February 2018. HCC need to progress scheme to deliver new secondary school. Delivery assumptions take account of time to determine application and negotiate S106, appoint development partner/ dispose, progress and determine RM applications etc. The County Council indicates that some dwellings can be delivered within the 5 years.
<b>TOTAL</b>													<b>320</b>	

## Appendix 3: Housing Trajectory 2011-2036

Please note that 2011-2036 was the previous timescale for the local plan and therefore forms the basis for Housing Trajectory.

Housing Trajectory 2011-2036



Actual Completions    Projected delivery (1-5 years)    Projected delivery (6-10 years)    Annual (2011-16) Average (Completions)    OAN

## Appendix 4: Housing Trajectory 2011-2036 Data

Please note that 2011-2036 was the previous timescale for the local plan and therefore forms the basis for Housing Trajectory.



# Appendix 5: Commercial Phased Trajectory

ADDRESS	TOWN	STATUS	STATUS	USECLASS	FLOORSPACE	
					(M2)	AREA (HA)
LAND AT CHICKENHALL LANE	EASTLEIGH	NOT STARTED	ALLOCATION	B1-8	0	7.50
FORMER ALSTOM RAILWAY LAND, CAMPBELL ROAD	EASTLEIGH	NOT STARTED	ALLOCATION	B1-8	0	19.00
NORTHERN BUSINESS PARK, SOUTHAMPTON AIRPORT	EASTLEIGH	NOT STARTED	ALLOCATION	B1	0	19.50
RAILTRACK LAND, NORTH OF 0058A, SOUTH OF RAILWAY LINE, SOUTHAMPTON AIRPORT	EASTLEIGH	NOT STARTED	ALLOCATION	B1	0	8.50
B & Q, CHESTNUT AVENUE	CHANDLERS FORD	PHASE 1 AND 2A COMPLETE, PHASE 2B NOT STARTED	PERMISSION	B1	3,591	0.35
EAST OF KNOWLE LANE	FAIR OAK	NOT STARTED	PERMISSION	B1-8	1,857	1.53
UNIT 2A DEER PARK FARM INDUSTRIAL ESTATE, KNOWLE LANE	FAIR OAK	NOT STARTED	PERMISSION	B1-8	600	0.17
SOUTH POINT, 3 ENSIGN WAY	HAMBLE-LE-RICE	NOT STARTED	PERMISSION	B1C	1,010	0.07
NORTH AND EAST OF BOORLEY GREEN, WINCHESTER ROAD	BOTLEY	NOT STARTED	PERMISSION	B1-8	4,355	10.44
ABBAY FRUIT FARM, GRANGE ROAD	NETLEY ABBEY	NOT STARTED	PERMISSION	B1A	930	2.96
MAYFLOWER PARK, 28 BOTLEY ROAD	HEDGE END	NOT STARTED	PERMISSION	B1-8	269	0.27
PRYSMIAN CABLES LIMITED, CHICKENHALL LANE	EASTLEIGH	NOT STARTED	PERMISSION	B2	450	0.09
SOUTHAMPTON MAIL CENTRE, MITCHELL WAY	EASTLEIGH	NOT STARTED	PERMISSION	B8	450	0.14
STEWART SIGNS, TRAFALGAR CLOSE	CHANDLERS FORD	NOT STARTED	PERMISSION	B2	331	0.26
ALPHA PARK, ELECTRON WAY	CHANDLERS FORD	NOT STARTED	PERMISSION	B1-8	14,637	2.80
108 PARK ROAD	CHANDLERS FORD	UNDER CONSTRUCTION	PERMISSION	B1A	300	0.04
ELLIOTTS BUILDERS MERCHANTS, BOURNEMOUTH ROAD	CHANDLERS FORD	NOT STARTED	PERMISSION	B8	542	0.74
HILLSIDE, 140 WINCHESTER STREET	BOTLEY	NOT STARTED	PERMISSION	B1C	350	0.09
NORTH STONEHAM PARK, CHESTNUT AVENUE/STONEHAM LANE	EASTLEIGH	NOT STARTED	PERMISSION	B1	2,700	86.30