



Eastleigh Borough Local Plan 2016-2036



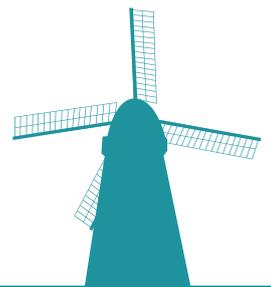
# Eastleigh Borough Local Plan 2016-2036

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# Housing Implementation Plan

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June 2018



This background paper supports the Eastleigh Borough Local Plan and provides background information on the delivery and phasing of housing in the borough over the plan period. This document is not on deposit for consultation and is background evidence.

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## Summary

- (i) This document constitutes a Housing Implementation Strategy, the preparation of which is a requirement of the National Planning Policy Framework (NPPF) (para 47, 4<sup>th</sup> bullet). It sets out how the council will address the need for the full range of housing provision and demonstrates that the council can now, and will at the time of adoption of the emerging 2016 to 2036 local plan, be able to demonstrate a five year supply (5YS) of housing land and provide sufficient housing to meet identified needs.
- (ii) Chapter 2 summarises the emerging local plan housing trajectory which shows a continuity of housing supply throughout the local plan period demonstrating that the council will be able to exceed its local plan housing target and also deliver more housing than its Objectively Assessed Housing Need figure.
- (iii) Chapter 3 of the paper demonstrates that the council is able to demonstrate a 5-year supply of housing. On the most up to date information available at March 2018 (using a December 2017 base date) the council is able to demonstrate 5-year supply of housing (5.52 years and a surplus of 577 dwellings). This is based on the council's objectively assessed housing need figure of 630 dwellings per year and includes a 20% buffer for past under-delivery.
- (iv) Furthermore, chapter 3 goes on to demonstrate that the council will be able to show a 5YS at the anticipated date of adoption of the local plan in 2019 using the higher local plan figure of 729 dwellings per year. It is expected (based on 'current' information at October 2017) that the council will be able to show 7.8 years supply.
- (v) Chapter 4 addresses the 2017 Government consultation on a standard housing methodology which would simplify the process of calculating housing targets. Whilst still only at consultation stage the paper demonstrates that the council is able to meet the housing target of 715 dwellings per year derived using this draft standard methodology.
- (vi) Chapter 5 deals with the evolution of housing targets in the emerging draft Eastleigh Borough Local Plan 2016 to 2036 and how this relates to earlier versions of the local plan as well as the evidence used to inform the derivation of housing targets.
- (vii) Chapter 6 addresses the need for and supply of affordable housing and shows that the policy approach set out in the emerging draft local plan will be likely to deliver sufficient affordable housing (165 dwellings per year of 3,300 over the 20 year period 2016 to 2036) to meet identified needs.
- (viii) Chapter 7 covers the mix of housing likely to be needed and delivered over the plan period in terms of housing size, type and tenure including meeting the needs of special groups including the elderly, provision for self / custom build and the role of the private rented sector

- (ix) Chapter 8 discusses the positive and proactive actions the borough council is taking to facilitate increased and accelerated delivery of housing in the borough including direct involvement in the purchase of sites, joint ventures with developers and other related initiatives.
  
- (x) Chapter 9 concludes that the approach the council takes to meeting housing needs and increasing housing delivery in the borough through the emerging draft local plan and other initiatives is appropriate, proportionate, reasonable, robust and evidence-based. It is based on the current (March 2012) NPPF. In March 2018 Government published a draft revised version of the NPPF and a number of associated consultation documents which propose a number of significant changes to current Government policy. Government expects to finalise the revised NPPF by “summer” 2018. The council will consider what, if any, further changes need to be made to its EBLP policies for housing implementation and supply in due course in order to meet any additional requirements arising out of the revised NPPF.

## 1. Introduction

- 1.1 As part of Government's aspiration to see a significant boost in housing delivery, the National Planning Policy Framework (NPPF) requires local planning authorities to prepare a:

*"...housing implementation strategy for the full range of housing describing how they will maintain delivery of a five-year supply of housing land to meet their housing target"*(paragraph 47, 4<sup>th</sup> bullet)

- 1.2 This document comprises the Housing Implementation Strategy (HIS) for Eastleigh Borough Council and the Eastleigh Borough Local Plan 2016-2036 (EBLP) albeit that it refers to a number of other documents which contains the detail of housing delivery in the local plan. These documents include:

- The local plan housing trajectory
- Current 5-year supply report which is updated quarterly
- Local plan policies on housing delivery
- Local plan policies on providing a range of different types, tenures and mixes of housing to meet the needs of occupants throughout their lives including affordable housing, housing for specialist groups such as students and the elderly and housing for rent as well as sale.
- Information on the proactive and direct actions the council is taking to both directly facilitate and speed up the delivery of housing in the borough.

- 1.3 Whilst the local plan covers the period 2016-2036 (largely on the basis that the period 2011 – 2016 is now in the past and so cannot be altered by future planning decisions) the housing needs evidence on which it was originally based covered the period 2011 to 2034 / 2036. It is necessary for the HIS to cover this longer period in order to provide the full context and complete background for the delivery of housing over the next 20 years.

- 1.4 It should be noted that this document is a 'snapshot in time' representing the situation at April 2018. There is a degree of uncertainty at present about the information needed to justify the approach to housing delivery taken in local plans as the Government has consulted on a 'standard housing methodology' for deriving local plan targets which may override some elements of this paper.

- 1.5 In March 2018 Government also published a consultation draft revision to the NPPF which was accompanied by a suite of other proposed changes to the planning system. If implemented as currently drafted, these changes could have significant implications for the local plan. However, a number of the proposals are likely to prove contentious and to draw objection from a number of quarters. The council will respond to the revised NPPF as necessary and appropriate once it is finalised in "summer" 2018 once its full implications are clear. There may be no immediate implications if the currently mooted draft transitional arrangements are introduced as they

would allow the EBLP, if submitted within 6 months of the revised NPPF being published, to be tested and assessed against the current NPPF.

## 2. Local Plan Housing Trajectory

- 2.1 The council has prepared a housing trajectory for the local plan which sets out year by year and site by site when and how the council anticipates sufficient housing will come forward throughout the plan period in order to meet a housing target of 16,250 dwellings between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2036.
- 2.2 As is explained in detail in the main housing trajectory report (which can be found on the council's website [here](#)<sup>1</sup>) this housing target of 16,250 dwellings is derived from the Partnership for Urban South Hampshire (PUSH) Position Statement 2016 which can be found [here](#)<sup>2</sup>. This in turn is derived from a sub-regional Strategic Housing Market Assessment (SHMA) and subsequent update produced on behalf of PUSH by the consultancy GL Hearn (which can be found [here](#)<sup>3</sup> and [here](#)<sup>4</sup>).
- 2.3 The target of 16,250 dwellings over the 25 year period equates to annualised figure of 650 dwellings.
- 2.4 The first five years 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2016 only saw the completion of 1,674 dwellings net which equates to an average of 335 dwellings per year. Subtracting the 1,674 dwellings from the 16,250 target leaves a residual requirement of 14,576 dwellings to be completed during the 20 year period 2016 to 2036. This equates to an annual average figure of 729 dwellings. It is this target of 14,576 dwellings (rounded up to 14,580) which the local plan sets out to deliver over its remaining 20 year timespan 2016 - 2036.
- 2.5 The anticipated delivery of this target is summarised in Table 1 of the revised local plan housing trajectory and is reproduced below. The original trajectory was produced in July 2017 and was published on the council's website. An updated version has been prepared, using the same base date, which captures new permissions and other changes which have occurred since July 2017. This trajectory includes both market and affordable housing. Each component of supply and the various discounts applied and small and windfall site allowances are explained in full in the main housing trajectory report with the individual site-by-site and year-by-year assessments contained in the spreadsheets in the various tables in the appendices to the trajectory.

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<sup>1</sup> <https://www.eastleigh.gov.uk/media/290329/Housing-Trajectory-Report-April-2017.pdf>

<sup>2</sup> [http://www.push.gov.uk/item\\_12\\_-\\_appendix\\_1\\_-\\_position\\_statement.pdf](http://www.push.gov.uk/item_12_-_appendix_1_-_position_statement.pdf)

<sup>3</sup> [http://www.push.gov.uk/south\\_hampshire\\_shma\\_final\\_report\\_16.1.14\\_.pdf](http://www.push.gov.uk/south_hampshire_shma_final_report_16.1.14_.pdf)

<sup>4</sup> [http://www.push.gov.uk/2c\\_objectively\\_assessed\\_housing\\_need\\_update.pdf](http://www.push.gov.uk/2c_objectively_assessed_housing_need_update.pdf)

## Table 1: Eastleigh Borough 2011-36 Housing Trajectory

<b>A: Total Housing Requirement</b> 1.4.2011 - 31.3.2036	(650pa)	<b>16,250</b>
B: Total Net Completions 1.4.11 - 31.3.16	1,674	(335pa)
<b>C: Residual Local Plan Requirement</b> 1.4.16 - 31.3.36 (A-B)	(729pa)	<b>14,576</b>
<b>Supply:</b>		
	<u>Undiscounted</u>	<u>Discounted</u>
D: Net Large Site Commitment (permissions) at 1.4.16	8,268	
<i>5% discount for non-delivery</i>	413	7,855
E: Resolutions at and post 1.4.16	40	
<i>10% discount for non-delivery</i>	4	36
F: Former Local Plan Allocations	1,384	
<i>20% discount for non-delivery</i>	277	1,107
G: Small Site Allowance @50pa x 20 years	1,000	1,000
<i>(inc 20% discount over past rates)</i>		
H: Large Site Windfall Allowance @86pa x 10 years	860	860
<i>(inc 20% discount over past rates)</i>		
I: Strategic Growth Option (SGO)	3,350	3,350
<b>J: Committed Supply (D+E+F+G+H+I)</b>	<b>14,902</b>	<b>14,208</b>
K: Shortfall / Surplus (J-C)	+326	<b>-368</b>
M: Allocated in emerging draft Local Plan	824	
<i>10% discount for non-delivery</i>	82	742
<b>N: Total Supply (J+M)</b>	<b>15,726</b>	<b>14,950</b>
<b>O: Overall Surplus (N-C)</b>	+1,150	<b>+374</b>

Source: EBC Local Plan Housing Trajectory

- 2.6 The trajectory is as detailed, comprehensive, accurate and robust as it is possible to be given the data available at the time of its preparation. The discounts and phasing of the allowances and implementation of the Strategic Growth Option, which makes up a significant portion of new housing supply, all err on the side of caution rather than optimism to ensure there is the flexibility in the housing trajectory to respond to changing circumstances. The previous version of the local plan was found unsound by a Government planning inspector largely because it did not make adequate provision for new housing. The borough council is confident based on the approach summarised in Table 1, that the same fate will not befall the emerging local plan 2016-2036. Further detail can be found in the main housing trajectory report.

### 3. Five Year Housing Land Supply

- 3.1 It is clear from Table 1 above that the local plan housing trajectory is a discounted trajectory. This is to ensure there is sufficient flexibility built in to the local plan to respond to changing circumstances which are inevitable over lengthy local plan period.
- 3.2 As well as producing a trajectory for the local plan local authorities are required to be able to demonstrate that they have a five year supply (5YS) of deliverable housing sites (paragraph 47 of the NPPF, second bullet). This states:

*“To boost significantly the supply of housing, local planning authorities should:*

*Identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”*

- 3.3 The terms “deliverable” and “developable” are defined in footnotes 11 and 12 respectively of the NPPF as follows:

*“11 To be considered deliverable, sites should be available now, offer a suitable location for development now, and 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 they will not be viable, there*

*is no longer a demand for the type of units or sites have long term phasing plans.*

*12 To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.”*

- 3.4 The council acknowledges that there has been a persistent under-delivery in the borough in recent years and so the 5YS calculation includes a 20% buffer. It is also calculated following the so-called “Sedgefield” methodology which aims to make up past under-delivery within the five year period. Following this approach results in housing targets for the five year period which are considerably higher than those in the local plan trajectory. This is to be expected and there is no inconsistency or incompatibility between the two trajectories. The local plan trajectory is a long-term trajectory which looks forward over a 20 year period and discounts the various components of supply to take into account future uncertainty and provide flexibility to respond to changing future circumstances. The 5YS trajectory aims to boost housing delivery in the short term.
- 3.5 This matter was addressed in a recent Court of Appeal judgement (the [‘St Modwen’ judgement](#)<sup>5</sup> dated 20<sup>th</sup> October 2017) which clarified the relationship between the concepts of deliverability and delivery and the relationship between 5YS and local plan trajectories (see in particular paragraphs 35-39). The two terms are not synonymous; deliverability is not the same as delivery. The clarification provided by the judgement was that the meaning of deliverability as set out in paragraph 47 of the NPPF is a concept which applies to the potential for a given supply of housing sites to be delivered rather than any guarantee that any individual site within that supply will be delivered.
- 3.6 The council commissions the respected consultancy GL Hearn to produce quarterly updates of the 5YS situation. These are produced quarterly rather than annually in view of the large numbers of planning permissions and council resolutions to grant permission which have been issued over the past couple of years. This means the situation can change quite dramatically every few months.
- 3.7 The latest version of the 5YS report can be found [here](#)<sup>6</sup>. At the time of writing the most up to date version is dated March 2018<sup>7</sup> and it covers the period 1<sup>st</sup> January 2018 to 31<sup>st</sup> December 2022. It estimates that the council is able to demonstrate 5.52 years of supply which equates to a surplus of 577 dwellings against the 5 year requirement figure. This is up from 5.3 years at October 2017, 5.26 years at July 2017 and 5.22 years at April 2017.

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<sup>5</sup> <http://www.bailii.org/ew/cases/EWCA/Civ/2017/1643.html>

<sup>6</sup> <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/5-year-housing-land-supply.aspx>

<sup>7</sup> [https://www.eastleigh.gov.uk/media/2874/five-year-housing-land-supply-position\\_1st-january-2018-base\\_final.pdf](https://www.eastleigh.gov.uk/media/2874/five-year-housing-land-supply-position_1st-january-2018-base_final.pdf)

3.8 The summary table from the March 2018 5YS report is set out at Table 2 below. It should be noted that this is calculated against the objectively assessed housing need figure for Eastleigh Borough of 630 dwellings per year rather than the emerging local plan targets of 650/729 dwellings per year. The local plan target figure will be used in future versions of the 5YS reports once the local plan is published for consultation. Until that time the 650/729 figures have no 'weight' or status as a material planning consideration. This approach has been accepted by Planning Inspectors at a series of recent s78 planning appeals in the borough.

**Table 2: Five Year Supply**

	<b>Housing Requirement 1st January 2018 – 31st December 2022</b>	<b>Dwgs.</b>
a	Objectively Assessed Housing Need: Dwellings per annum, 2011-36	630
b	Total Objectively Assessed Need for 1st January 2018 – 31st December 2022	3,150
<b>Shortfall in housing provision 1st April 2011 – 31st December 2017</b>		
c	Dwellings required between 1st April 2011 – 31st December 2017	4,253
d	New dwellings completed, 1st April 2011 – 31st December 2017	2,797
e	Shortfall during period 1st April 2011 – 31st December 2017 (c - d)	1,456
f	20% Buffer for persistent under-delivery (b + e)*20%	921
<b>g</b>	<b>Total housing requirement for period from 1st January 2018 – 31st December 2022 (b + e + f)</b>	<b>5,527</b>
h	Annual requirement over the period 1st January 2018 – 31st December 2022 (g / 5)	1,105
<b>Housing Supply 1st January 2018 – 31st December 2022</b>		
i	Net outstanding planning permissions for small sites (1-9 units) expected to be built by 31st December 2022 (discounted by 4% for lapses)	224
j	Net outstanding planning permissions for large sites (10 or more units) expected to be built by 31st December 2022	4,678
k	Sites with a Resolution to Grant Planning Permission that are expected to be built by 31st December 2022	588
l	Sites in Planning under Negotiation expected to be built by 31st December 2022	440
m	Windfall allowance Years 3 - 5 (incl. 10% discount) (58 dwellings x 3 years)	174
<b>n</b>	<b>Expected supply for the period 1st January 2018 – 31st December 2022 (i+j+k+l+m)</b>	<b>6,103</b>

<b>o</b>	<b>Housing Land Supply Position over period 1st January 2018 – 31st December 2022 (n-g)</b>	<b>577</b>
<b>p</b>	<b>Supply in Years (n / h)</b>	<b>5.52</b>

Source: EBC 5-year supply report, GL Hearn, March 2018

3.9 In order to be found ‘sound’ plans are also required to be able to show 5YS on adoption. In order to ensure that the emerging local plan would be able to demonstrate 5YS at the anticipated date of adoption GL Hearn were commissioned to project forward a calculation of 5YS based at 1<sup>st</sup> April 2019. It projects forward completions estimated to be achieved in the intervening two year period and then estimates 5YS based on the same components of supply identified above but calculated against an annual target of 729 dwellings per year (which is the residual being planned for in the local plan in the period 2016-2036 as evident in Table 1 above). This 5YS projection dated October 2017 can be found [here](#)<sup>8</sup>. The summary table replicating Table 2 above is set out in Table 3 below and shows that there is expected to be 7.8 years of supply available at the 1<sup>st</sup> April 2019.

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<sup>8</sup> <https://www.eastleigh.gov.uk/media/304960/Local-Plan-projected-5-year-supply-2019-to-2024-October-2017.pdf>

**Table 3: Anticipated Five Year Supply at 1<sup>st</sup> April 2019**

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

Source EBC Local Plan Projected 5-year supply 2019 to 2024, GL Hearn October 2017

## 4. Planning for the right homes in the right places; consultation proposals

4.1 In September 2017 Government issued a consultation paper on housing delivery which, amongst other things, sought views on a standardised approach to calculating housing need across the country. The draft methodology takes the annualised household change over the period 2016-2026 based on current projections and applies an adjustment factor to that projection in order to take into account market signals (i.e. housing affordability, or rather, unaffordability). So a greater adjustment is applied in areas where housing is least affordable. The figure calculated for Eastleigh borough is 715 dwellings per year.

4.2 The housing need figure is calculated as follows (para 22 of the consultation paper):

$$\text{Local Housing Need} = (1 + \text{adjustment factor}) \times \text{projected annual housing growth change}$$

4.3 The adjustment factor (set out at paragraph 21 of the consultation paper) is:

$$\text{Adjustment factor} = (\text{Local Affordability Ratio} - 4 / 4) \times 0.25$$

4.4 Eastleigh's 715 per year figure is, accordingly, calculated as follows:

Households 2016	Households 2026	Change 2016-2026	Annualised Change 2016-2026
54,941	60,317	5,376	537pa

*Source: 2014-based household projections: detailed data for modelling purposes – household projection Stage 2; households. Released on the 12<sup>th</sup> July 2017*

4.5 The 'local affordability ratio' is stated, in the consultation document, to be derived from the "workplace-based median house price to median earnings ratio from the most recent year for which data is available" (see paragraph 20 of the consultation paper). In Eastleigh's case this is for the year 2016 and the ratio is **9.27** (*Source: Table 5c – ratio of median house prices to median gross annual workplace-based earnings by local authority district, England and Wales, 1997 to 2016*).

4.6 The calculation, therefore is as follows:

$$(9.27 - 4 / 4) \times 0.25 \dots\dots$$

$$9.27 - 4 = 5.27 \qquad 5.27 / 4 = 1.32 \qquad 1.32 \times 0.25 = 0.33$$

$$1 + 0.33 = 1.33 \qquad 1.33 \times 537 = 714.2 \text{ (or, approximately 715)}$$

4.7 The consultation document makes it clear that Government expects local planning authorities to adopt the proposed method when assessing housing need. However, it also acknowledges that there may be..... "compelling

circumstances not to adopt the proposed approach. These will need to be properly justified and will be subject to examination” (para 44 of the consultation paper).

- 4.8 The document introduces transitional arrangements (Table 1 on page 20) which allows local authorities who submit a local plan for examination on or before the 31<sup>st</sup> March 2018 to continue planning to their current targets. After this date (or before revisions are published to the National Planning Policy Framework to incorporate all of the new requirements of the consultation document) the new standard methodology must be used. NB this March 2018 date was subsequently deferred due to delay in publishing the draft revisions to the NPPF for consultation.
- 4.9 This is largely an academic point for Eastleigh’s local plan, however. A housing requirement for the period 2016 to 2036 based on a target of 715 dwellings per year would equate to 14,300 dwellings. As noted above, the emerging local plan is already making provision for an annualised rate of 729 dwellings per year or 14,576 dwellings in total over that same period. Provision is being made, therefore for 14 dwellings per year or 276 dwellings in total over the level required by the proposed standard methodology. On that basis there is not considered to be any need for the local plan to make any additional provision for housing in the emerging local plan.
- 4.10 Indeed, the consultation document confirms that the borough council will be in a favourable position at local plan examination by continuing to plan for a figure of 729 dwellings per year which is in excess of the 715 derived from the standard methodology. Paragraph 46 of the consultation document notes that:
- “.....we propose to amend planning guidance so that where a plan is based on an assessment of local housing need in excess of that which the standard method would provide, planning Inspectors are advised to work on the assumption that the approach adopted is sound unless there are compelling reasons to indicate otherwise.”*
- 4.11 In March 2018 as part of the suite of documents published alongside the revised draft NPPF, Government published draft Planning Practice Guidance<sup>9</sup> which included, at pages 24-32, a section on “Local Housing Need Assessment”. This draft guidance developed thinking on how the standard housing methodology should be applied. It notes, variously, that:
- The need figure generated by the standard methodology should be considered as the minimum starting point in establishing a need figure for the purposes of plan production
  - Any deviation resulting in a lower figure will be subject to the tests of soundness and will be tested thoroughly by the Planning Inspectorate at examination
  - Authorities who wish to depart from the standard approach should have compelling circumstances

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/687239/Draft\\_planning\\_practice\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/687239/Draft_planning_practice_guidance.pdf)

- When using the standard methodology it is not necessary to factor in previous levels of under supply into the calculation of local housing need since any such under-delivery will be reflected in the affordability adjustment.

## 5. Local Plan Housing Targets & Housing Allocations

- 5.1 The adopted local plan for Eastleigh Borough is the Eastleigh Borough Local Plan Review (2001 to 2011) which was adopted in May 2006. The housing policies in that plan were based on the Hampshire County Structure Plan 1996-2011 (Review) which are all now time expired and obsolete. The housing sites allocated in that plan have mostly been completed. The council produced the Eastleigh Borough Local Plan 2011-2029 to replace the adopted plan but this plan was found unsound by a government planning Inspector in November 2014. That plan proposed to make provision for the delivery of 10,140 dwellings in the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2029 (equating to an annual average of 563 dwellings).
- 5.2 Even though it was declared unsound the council deliberately chose not to formally withdraw the plan and it has been used as a non-statutory and informal planning strategy for the borough while a replacement could be prepared and adopted. This proved to be a prescient decision as almost all of the housing sites which were allocated in the 2011-29 plan have since come forward and have either been built, granted planning permission or are in receipt of a council resolution to grant permission. The two outstanding sites, which are both owned by Hampshire County Council and capable of accommodating approximately 1,100 dwellings, are currently at pre-application stage and have recently undergone public consultation.
- 5.3 The council is currently in the process of preparing the Eastleigh Borough Local Plan 2011-2036 which will ultimately be published as the 2016-2036 local plan given that we are now some years into this period. An initial [emerging draft plan document](#)<sup>10</sup> was appended to the Cabinet papers for a meeting held on the 20<sup>th</sup> July 2017. This was an incomplete draft document which has no formal status or weight in the decision-making process. The evidence base under-pinning the document was incomplete. It was little more than a 'direction of travel' indicating what might emerge if the evidence demonstrates that there would be no significant adverse impacts of following the likely preferred strategy. The key element of this is the delivery of a new sustainable settlement comprising approximately 5,200 dwellings (the 'Strategic Growth Option' or 'SGO') to the north of Bishopstoke and the north and east of Fair Oak (formerly known as "Options B&C" referring to the nomenclature used in the December 2015 local plan Issues & Options consultation). The plan as a whole makes provision for the delivery of 16,250 dwellings over the 2011-2036 period (or 14,576 over the 2016-2036 period) as described in section 2 above.

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<sup>10</sup> <https://www.eastleigh.gov.uk/media/290078/170711-v13-SENT-FOR-CABINET2.pdf>

- 5.4 More recently on the [11<sup>th</sup> December 2017](#)<sup>11</sup>, the Council approved, in principle, the pre-submission local plan 2016-2036 to be published for consultation during 2018 once a number of outstanding elements of the evidence base have been completed and finalised. [This plan](#)<sup>12</sup> proposes to make the same provision for housing described above; namely 14,576 dwellings (rounded to 14,580) over the twenty-year 2016 to 2036 period.
- 5.5 In terms of new housing provision, as well as making provision for the SGO, the plan also allocates a number of new smaller greenfield sites for development. This provides a degree of flexibility in the local plan as well as choice and variety in the housing market by having a number of smaller sites allocated in different parishes across the borough.
- 5.6 The sites selected or allocation were derived, initially, from the council's Strategic Land Availability Assessment (SLAA), an update version of which was produced in 2017. The SLAA can be found [here](#).<sup>13</sup> The SLAA identified over 200 sites which were identified and put forward by landowners and site promoters for consideration. All sites were assessed in terms of their suitability, availability and potential for housing development but not all of the 200+ sites were considered suitable. The SLAA was a high level technical 'policy-off' assessment of sites with only the most severely constrained sites 'ruled out' at the SLAA stage. Those that were considered both suitable and available for residential development were further assessed in more detail against the aims, objectives and policies of the emerging local plan which resulted in the most policy compliant being selected for allocation in the plan.
- 5.7 An 'audit trail' report was produced which summarises how each of the 200+ SLAA sites was treated through this selection process. The report can be found on the council's website [here](#).<sup>14</sup> The more detailed site and policy appraisals which determined which sites were finally selected for allocation can be found [here](#)<sup>15</sup> and [here](#)<sup>16</sup> with the various detailed appendices being available [here](#).<sup>17</sup>
- 5.8 In terms of providing for the full range of housing need, Policy DM23 of the emerging draft local plan 2016 to 2036 document requires new development within the urban edge to provide:

*“...a mix of dwelling types and sizes to meet local needs, including dwellings capable of adaptation to meet changing needs over time and housing for older people in accordance with policies DM26 and DM27 ..... and affordable housing ..... in accordance with policy DM30*

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<sup>11</sup> <https://www.eastleigh.gov.uk/media/309249/Local-Plan-cabinet-report.pdf>

<sup>12</sup> <https://www.eastleigh.gov.uk/media/309160/Appendix-1-Draft-Local-Plan.pdf>

<sup>13</sup> <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2016-2036/slaa-2011-2036.aspx>

<sup>14</sup> <https://www.eastleigh.gov.uk/media/291675/From-SLAA-to-shortlist-for-allocations-report-May-2017.pdf>

<sup>15</sup> <https://www.eastleigh.gov.uk/media/299793/Background-paper-Greenfield-site-assessment.pdf>

<sup>16</sup> <https://www.eastleigh.gov.uk/media/300264/Development-Capacity-Assessment-and-appendices.pdf>

<sup>17</sup> <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/emerging-local-plan-2016-2036/supporting-evidence.aspx>

..... and, where possible, should include provision for self and custom build..”

5.9 Policy DM26 states:

**“Policy DM26, Creating a mix of housing**

*Applicants for market residential and mixed-use schemes will be required to:*

- a. *Demonstrate how the proposal contributes to the overall mix of housing in the Housing Market Area, informed by the current need, current demand and existing housing stock (including approved developments);*
- b. *Where appropriate, demonstrate how the scheme contributes to the provision of properties suitable for first time buyer, downsizers, and those in need of lower cost housing;*
- c. *Demonstrate that where a mix of different house sizes and types is provided on site, the development is designed to avoid excessive concentrations of the same size or type of home.”*

5.10 Policy DM27 states:

**“Policy DM27, Delivering Older peoples housing**

*New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM31.*

*The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:*

- *located in sustainable locations with good access to the public transport network;*
- *close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre;*
- *well integrated into the local community.”*

5.11 Flowing from policy DM27, policy DM31 makes provision for a proportion of new dwellings to be built to higher accessibility standards in order to help meet the needs of those whose mobility is restricted or impaired:

**“Policy DM31, Dwellings with higher access standards**

*The Borough Council requires that with reference to Part M of the building regulations for new residential development:*

- i 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including*
- ii 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)*

*and for major development of 40 residential units and above, ii. should include:*

- iii. At least 2 dwellings or 7% (if higher number) of all market housing; at least 1 dwelling or 8% (if higher number) of all affordable housing; and 100% of all specialist housing for older people meet the Part M4(3) standard (Wheelchair user dwellings)."*

5.12 Finally, in terms of making provision for affordable housing, policy DM30 states:

***"Policy DM30, Delivering affordable housing***

*The Council will seek the maximum reasonable amount of affordable housing when negotiating on individual market residential and mixed-use schemes, in line with the following:*

- a. 35% affordable housing will be required as part of new housing developments, where the proposal comprises:
 
  - i. sites of 0.33ha or more and on sites with, or capable of accommodating, 11 dwellings or more dwellings; or*
  - ii. a maximum combined gross floorspace of more than 1,000 sqm; unless*
  - iii. it can be demonstrated that this proportion would have an unacceptable impact on the economic viability of the proposed scheme.**
- b. Provision on qualifying sites will be on-site unless it can be demonstrated that an off-site contribution would be more appropriate and more deliverable;*
- c. The tenure split, size and type of affordable housing will be informed by the latest Strategic Housing Market Assessment, the housing register, and the level and type of existing affordable housing in the locality;*
- d. Where affordable housing is provided as part of a mixed tenure site it should be integrated into the development in terms of its design and layout;*
- e. The Council will also support acceptable schemes where developers choose to offer more affordable housing than is required by the policy, where this is in accordance with other policies in the Plan;*

- f. *Inclusion of an element of specialist residential accommodation and facilities for older people within the affordable housing requirement may be appropriate depending on the proposal.”*

## 6. Affordable Housing

6.1 In addition to the total quantum of housing development, the NPPF makes it clear that local planning authorities must seek to create sustainable, inclusive and mixed communities (paragraph 50) and must make provision for affordable housing and specialist forms of housing to meet the needs of groups such as families with children, older people, people with disabilities, people wishing to build their own homes and so on.

6.2 The National Planning Practice Guidance (NPPG) goes on to state (Paragraph: 021 Reference ID: 2a-021-20160401):

*“Once an overall housing figure has been identified, plan makers will need to break this down by tenure, household type (singles, couples and families) and household size. Plan makers should therefore examine current and future trends of:*

- the proportion of the population of different age profile;*
- the types of household (eg singles, couples, families by age group, numbers of children and dependents);*
- the current housing stock size of dwellings (eg one, two+ bedrooms);*
- the tenure composition of housing.*

*This information should be drawn together to understand how age profile and household mix relate to each other, and how this may change in the future. When considering future need for different types of housing, plan makers will need to consider whether they plan to attract a different age profile eg increasing the number of working age people.”*

6.3 In terms of affordable housing provision the emerging local plan contains Policy DM30, delivering affordable housing, which states that the council will seek the maximum reasonable amount of affordable housing when negotiating on individual development sites with a starting point of 35% provision on all qualifying sites either over 0.33ha in size or containing 11 or more dwellings unless it can be demonstrated that this would have an adverse impact on development viability.

6.4 The justification for this policy requirement comes in the form of evidence contained in the council’s Affordable Housing Market Assessment carried out by consultancy ORS in 2017 which can be found [here](#)<sup>18</sup>. That study found that there were 959 households in affordable housing need in the borough who were unable to afford their own housing (paragraph 9). Of these, 333 currently occupy affordable housing that does not meet the households’

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<sup>18</sup> <https://www.eastleigh.gov.uk/media/289710/second-draft-report-ORS-2017-05-02-Eastleigh.pdf>

current needs, mainly due to overcrowding (paragraph 10). Providing suitable housing for the latter group will free up affordable housing which can subsequently be allocated to another household in need. There is therefore a net need from 626 households who are identified as being in need of affordable housing in the borough but do not currently occupy affordable housing in the borough.

- 6.5 Projecting this figure forward for the remainder of the plan period the model used by ORS in the study estimates that the number of households in affordable housing need will increase by 2,579 households over the period 2016-36 equivalent to an annual average of 129 households per year (para 2.117). Adding the 626 currently in need to projected newly arising need over the next 20 years of 2,579 results in a total need for affordable housing of 3,205 which equates to 160 dwellings per year. Adding in an allowance for vacancies at 2.4% results in a total need of 3,300 dwellings which equates to 165 dwellings per year (para 2.122).
- 6.6 A figure of 165 dwellings per year equates to 22.6% of the residual annualised local plan figure of 729 dwellings per year. Even taking into account the fact that a proportion of the 729 per year will be on sites of fewer than 11 dwellings / 0.33ha and so are exempt from the policy requirement to provide affordable housing, it would appear that a 35% target on qualifying sites should deliver sufficient affordable housing to meet identified needs.
- 6.7 Looking at this in terms of identified supply of affordable housing, in the period 2011 to 2016 730 affordable dwellings were completed in the borough. However, a number of these developments occurred on council estate regeneration schemes which means there were a large number of losses of existing units. In the same period there were 359 losses resulting in a net gain of 371 affordable dwellings over the five year period. This equates to an annual average of 74 affordable dwellings per year. A summary of the data is set out in Table 4 below. A full site-by-site and year-by-year breakdown is attached at Appendix 1 to this report.

**Table 4: Affordable housing completions 2011-2016**

Year	Gross	Loss	Net
2012/13	238	-48	190
2012/13	121	-111	10
2013/14	171	-55	116
2014/15	89	-137	-48
2015/16	111	-8	103
	-----	-----	-----
Total	730	-359	371

- 6.8 While the supply of affordable housing in the period 2011 to 2016 equates to an annual average figure less than the 165 dwellings per year which are estimated to be needed going forward, clearly, as the need estimate was based at 2016, it takes into account this past under-provision.

6.9 Looking at the future supply of affordable housing things are much more positive. According to the HCC's LAMS data, at the 1<sup>st</sup> April 2016 there were 1,644 units of affordable housing committed on housing sites with planning permission for residential development (see Appendix 2). On its own this equates to approximately 10 years of supply against a need for 165 units per year. However, this does not include affordable housing units which will be delivered through sites currently in receipt of a resolution to grant permission, sites which are newly allocated in the plan or sites granted permission since 1<sup>st</sup> April 2016. Applying a 35% quota to all sources of supply (excluding the small site windfall allowance as those sites would fall below the threshold for requiring affordable housing provision) gives a potential future supply of 4,882 dwellings based on a discounted trajectory and a cautious estimate of supply. This is against a total need for 3,300 dwellings

**Table 5: Potential Future Affordable Housing Supply**

	Undiscounted	Discounted
Large Site Commitment	8,268	7,855
35%	2,894	2,749
Resolutions	40	36
35%	14	13
Former Plan Allocations	1,384	1,107
35%	670	387
SGO	3,350	3,350
35%	1,172	1,172
Large Site Windfall	860	860
35%	301	301
New Allocations	824	742
35%	288	260
	-----	-----
Total Affordable	5,339	4,882

**Note:** The “undiscounted” and “discounted” references relate back to Table 1

6.10 At first glance this paints a very positive picture of a future supply of affordable housing which will more than meet identified needs. However, a few matters need to be borne in mind.

6.11 Firstly, 35% affordable housing provision is not always achieved on all sites. There are often good reasons why a site is not able to deliver the full policy requirement of 35% and developers are able to apply to authorities to have affordable housing contributions re-assessed where they are able to provide evidence that the requirement would render a development scheme unviable. This can particularly apply where there are other expensive infrastructure costs or site remediation or preparation costs. These ‘trade-offs’ which take place during the process of negotiation between the council

and developers over planning applications are reflected in the council's local plan viability assessment. This tested the delivery of a Policy DM30 compliant level of affordable housing (35%) but also assessed this against 20% and 0% to reflect the different development costs and land values as they apply across the borough. It identified, as might be expected, that viability was likely to be most stretched on the lower value, high cost development typologies (flatted schemes in and around Eastleigh town centre). But that, on its own, there is no evidence that achieving 35% affordable housing would render development unviable across the board.

- 6.12 Secondly as well as losing affordable housing units through site redevelopments affordable housing units are also permanently lost through the 'right-to-buy' so reducing the stock of properties available to meet needs. These need to be re-provided if the affordable housing need is not to worsen.
- 6.13 Thirdly, the ORS affordable housing need assessment was set in the context of an overall Objectively Assessed Housing Need target of 580 dwellings per year which was the Council's agreed position based on the PUSH Strategic Housing Market Assessment at the time. ORS's own assessment of overall housing need was only 505 dwellings per year calculated using a different methodology. Subsequently the borough council accepted an increase in its OAHN to 630 dwellings per year (as used in the 5YS calculation in Table 2). Early drafts of the plan made provision for 16,250 dwellings over the 25 year period 2011 to 2016 which equated to a housing target of 650 dwellings per year. The plan is currently making provision for 14,580 dwellings over the 20 year period 2016 to 2036 which equates to an annual average of 729 dwellings per year.
- 6.14 It is likely that the council will need to review its needs assessment against this higher local plan target and it is equally likely that the need figure will increase when set in the context of anticipated housing delivery equating to 729 dwellings per year rather than 580 dwellings per year. The council considered updating its housing needs assessment in the light of this increase in OAHN. However, having sought advice from the consultants the council was advised that any immediate update would be likely to be wasted cost / effort at this point in time in view of the uncertainty surrounding current changes to the NPPF, NPPG and other aspects of Government policy which are currently under review. The council will be updating its affordable housing needs evidence once Government policy is finalized and in advance of the public examination into the EBLP.

## 7. Housing Mix

- 7.1 As noted in section 1, the NPPF requires local planning authorities to produce an implementation plan for the full range of housing to be delivered. The matter of market and affordable housing delivery is addressed above. The other matters to be addressed when considering the ‘full range of housing’ are the size and type of housing and also housing needs of specific groups such as the elderly and students.

### Size & Type

- 7.2 Firstly in terms of size and type, monitoring information produced by Hampshire County Council is able to provide information on the type of dwelling built in the period 2011-2016 and also the make-up of the stock of permissions at the 1<sup>st</sup> April 2016. This information includes detail of the numbers of houses and flats constructed and also terraced, detached, semi-detached, bungalows etc as well as the number of bedrooms in those units. The ORS housing needs assessment does give an indication of the size and type of housing likely to be required based on the attributes of the anticipated increase in households (figure 29). Applying these attributes on a pro rata basis to the dwellings provision of 14,576 being made in the residual period of the local plan between 2016 and 2036 suggests the mix indicated in Table 6 below.

**Table 6 Anticipated housing needs by size and type of dwelling 2016-2036**

Housing Mix 2016-2036		Market Housing	Affordable Housing	Total
Flat	1 Bed	2.4%	18.2%	6.9% 1,006
	2+ Bed	6.0%	15.2%	8.6% 1,254
House	2 Bed	6.0%	33.3%	13.8% 2,011
	3 Bed	62.7%	24.3%	51.7% 7,536
	4 Bed	22.9%	9.0%	19.0% 2,769
Total		100%	100%	100% 14,576

- 7.3 It should be noted that the planning system is unable to mandate the precise mix of size and type of dwellings built on housing sites. However, having evidence of past delivery and future needs and anticipated delivery is a helpful tool for negotiating with developers during the pre-application process. The council has been negotiating with developers to achieve an appropriate mix of housing on development sites since the introduction of a housing mix Supplementary Planning Guidance Document (SPG) in 2003. Accordingly, Tables 7 and 8 below show the delivery of different size and type of dwelling in the period 2011 to 2016.

**Table 7 Net housing completions by size and type 2011 to 2016 (percent)**

	<b>Gain</b>	<b>Loss</b>	<b>Net</b>	<b>Net %</b>
Annexe	3	0	3	0.18
1bf	155	45	110	6.58
2bf	575	130	445	26.60
3+bf	9	1	8	0.48
1bh	1	60	-59	-3.53
2bh	288	12	276	16.50
3bh	620	10	610	36.46
4+bh	289	0	289	17.27
Tied	2	5	-3	-0.18
Agric	2	0	2	0.12
HMO	1	-1	0	0.00
EP/Care	158	0	158	9.44
Mob	5	0	5	0.30
Unknown	0	171	-171	-10.22
<b>Total</b>	<b>2108</b>	<b>433</b>	<b>1673</b>	<b>100.00</b>

**Table 8 Net housing completions by type 2011 to 2016 (percent)**

	<b>Gain</b>	<b>Loss</b>	<b>Net</b>	<b>Net %</b>
Flat	739	176	563	33.65
House	1198	82	1116	66.71
EP/Care	158	0	158	9.44
Others	13	6	7	0.42
Unknown	0	171	-171	-10.22
<b>Total</b>	<b>2108</b>	<b>435</b>	<b>1673</b>	<b>100.00</b>

7.4 Comparing what was provided in the period 2011 to 2016 (Table 7) with what the ORS needs study indicates will be required during the next twenty years (Table 6), the notable difference is the significant over-provision of flats (2-bed flats in particular) and under-provision of houses (3-bed houses in particular). This was most likely a reflection of planning policy and the market as it operated in the past 10 years or more which focused on urban regeneration sites, the redevelopment of former employment sites and the desire to maximize the use of brownfield sites through higher densities which tended to shift the market towards flats rather than houses. The raw HCC data which sits behind Tables 7 & 8 is attached at Appendix 3 to this report.

7.5 Looking forward, Table 9 below sets out the make-up of the housing commitment at 1<sup>st</sup> April 2016 by type. Table 10 shows the information by size

and type. It should be noted that this anticipated future supply only relates to sites with planning permission. It does not account for those sites still going through the planning process i.e. those where there is only a council resolution to grant permission or new sites allocated in the local plan. It should also be noted that a significant proportion of the commitment is classed as “unknown” which limits, to some degree, the value of this more detailed data. The raw data which sits behind these tables is attached at Appendix 4 to this report.

**Table 9 Housing commitment at 1<sup>st</sup> April 2016 by type**

	Net	Net
	Total	%
House	3,765	72.14
Flat	1,095	20.98
Agric	1	0.02
Annexe	6	0.11
HMO	-	0.00
Mobile	6	0.11
Res Care	3	0.06
Tied	-	0.00
Unknown	343	6.57
Total	5,219	100.00

**Table 10 Housing commitment at 1<sup>st</sup> April 2016 by size and type (where known)**

	Net	Net
	Total	%
1bh	5	0.10
2bh	595	12.27
3bh	1223	25.22
4bh	512	10.56
5bh	121	2.49
Unknown	1299	26.78
1bf	337	6.95
2bf	613	12.64
3bf	3	0.06
Unknown	142	2.93
Total	4850	100.00

7.6 Comparing the data on current supply in Tables 9 & 10 above with that on need in Table 6 while there is still an over-provision of flats and under-provision of houses compared to identified needs, the balance of supply better reflects future needs than recent completions. There is now a more modest over-provision of flats and under-provision of houses though there

remains a particular under-supply of 3 and 4 bed houses (particularly the former). However, as noted above, the fact that the number of bedrooms in approximately ¼ of the supply of houses is unknown and the fact that this data only relates to sites with planning permission (i.e. excluding resolutions and new allocations) makes it difficult to draw any firm conclusions on this point.

### Housing to meet the needs of specific groups

7.7 The ORS study addresses the issue of the housing needs of different groups. In terms of students, the study notes that students were included in the Strategic Housing Market Assessment work and, as there are no higher education establishments in the borough, students are considered to represent an insignificant impact on housing need (para 3.52). The same conclusion was reached in respect of service families (para 3.58).

7.8 The issue of elderly persons housing, however, is more significant as, typical of much of the south-east, the borough's population is expected to age considerably over the plan period. The ORS study notes (paragraph 16) that:

*“The ONS population projections used by the SHMA identify that the population of Eastleigh is likely to increase from 131,500 persons to 150,900 persons over the 20 year period 2016-36. The population in older age groups is projected to increase substantially during this period with over two-thirds (69%) of the overall population growth projected to be aged 65 or over and almost half projected to be 75+.”*

7.9 ORS estimate that, taking the population increase in the over-75's over the 20 year period 2016-2036, this results in a need for between 1,740 and 2,420 units of housing which meet the requirements of the ageing population (para 18). That said, current government policy is that more older people should remain at home rather than enter care wherever possible. Given this position, this may not mean that bespoke specialised units of accommodation are required to meet these needs. Rather, it is evidence in support of the local plan policies (DM27 and DM31) which seek to ensure a proportion of dwellings are built with the appropriate access and space standards to cater for the needs of older persons.

7.10 Indeed, ORS note (paragraph 20) that the number of households likely to need wheelchair-adapted housing in the borough is likely to increase by 750 over the 2016-2036 period which is the specific justification for the requirements in Policy DM31(iii) below.

7.11 Policy DM27, Delivering older peoples' housing requires that:

*“New development should seek to respond to the requirements of an ageing population by increasing the supply of specialist housing and accessible housing in accordance with policy DM31.*

*The Council will support the provision of accommodation suitable for the needs of older people. Proposals should be:*

- *located in sustainable locations within the urban edge with good access to the local transport network;*
- *close to local facilities that residents can use, ideally Extra Care housing should be in or close to local centre;*
- *well integrated into the local community.”*

7.12 Policy DM31, Dwellings with higher access standards states:

*“The Borough Council requires that with reference to Part M of the building regulations for new residential development:*

- 100% of dwellings meet at least Part M4(1) standard (Visitable dwellings); including*
- 80% of dwellings on each site meet Part M4(2) standard (Accessible and adaptable dwellings)*

*and for major development of 40 residential units and above, ii. should include:*

- At least 2 dwellings or 7% (if higher number) of all market housing; at least 1 dwelling or 8% (if higher number) of all affordable housing; and 100% of all specialist housing for older people meet the Part M4(3) standard (Wheelchair user dwellings).”*

7.13 Unfortunately, while there is some monitoring information available on the delivery of adaptable or elderly persons accommodation it is sparse and incomplete.

### Self-Build

7.14 Paragraph 50 of the NPPF identifies that local authorities should plan for people wishing to build their own homes. The Self-Build and Custom Housebuilding Act 2015 establishes a duty on local planning authorities to:

- Keep a register of individuals who express a wish to build their own homes; and
- Plan to bring forward sufficient serviced plots of land to meet the level of need indicated by those on the register

7.15 As of November 2017 there were 31 individual registered on Eastleigh’s list. Information on self-build in Eastleigh borough can be found on the council’s website [here](#)<sup>19</sup>.

7.16 The local plan deals with this matter in Policy DM23 which addresses the matter of residential development in urban areas and requires that:

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<sup>19</sup> <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/self-build-housing.aspx>

*“Where possible residential development sites, including those proposed to be allocated in Chapter 6, should include provision for self and custom build development”.*

- 7.17 The reference to Chapter 6 means that this requirement applies to all new housing greenfield sites allocated in the local plan.
- 7.18 Given the relatively modest number of individuals listed on the council’s register this is considered to be an appropriate policy response.
- 7.19 However, in addition, to the general policy requirement for the provision of self-build plots on suitable sites the council has also produced its Brownfield Register in accordance with the Town & Country Planning (Brownfield Land Register) Regulations 2017. These regulations require each local planning authority to prepare and maintain a register of previously developed land which meets certain criteria. Namely that the land is:
- a) at least 0.25ha in area or is capable of supporting at least 5 dwellings;
  - b) suitable for residential development;
  - c) available for residential development; and
  - d) residential development of the land is achievable
- 7.20 These terms are defined in the regulations as is the definition of previously developed land (brownfield). The borough council’s [brownfield register](#)<sup>20</sup> can be found on the council’s website. It contains details of 25 sites which meet the criteria for inclusion in the Part 1 register and, together, are capable of accommodating 733 dwellings.

### The Private Rented Sector

- 7.21 The private rented sector (PRS) plays an important and increasing role in meeting the housing needs of the population, particularly amongst the younger age groups. There are a number of drivers behind this including the increasing unaffordability of owner-occupation, changing lending practices and the policy to support low-income households in the PRS with housing benefit. The role of the PRS, whether this constituted affordable housing and what was a reasonable proportion of household income to be spent on housing before it was deemed unaffordable, were important factors in the failure of the previous version of the local plan. It is important, therefore to consider both the role of the PRS in Eastleigh and the way in which it will continue to provide housing options for segments of the market in future.
- 7.26 The ORS study notes that, while there have been changes in the tenure of dwelling occupation over the last 30+ years, the more profound change has been in the tenure of the rental sector. In 1981 almost one-quarter of tenants rented privately whereas, by 2011 the figure was over half.

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<sup>20</sup> <https://www.eastleigh.gov.uk/media/312595/Brownfield-Land-Register-Dec17.pdf>

Tenure	Total Households			
	1981	1991	2001	2011
Owner occupied	24,100	33,100	38,200	38,900
Private rent	1,900	2,100	3,200	6,900
Social rent	6,500	5,500	5,500	6,400
<b>TOTAL</b>	<b>32,500</b>	<b>40,800</b>	<b>47,000</b>	<b>52,200</b>
Owner occupied	74.19%	81.35%	81.37%	74.58%
Private rent	5.77%	5.23%	6.88%	13.13%
Social rent	20.03%	13.43%	11.75%	12.29%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: Figure 40 ORS Assessment of Affordable Housing in Eastleigh Borough July 2017

(Totals may not tally exactly due to rounding)

- 7.27 The council itself is taking a proactive role in facilitating the delivery of an expanded PRS in the borough as evident in the following chapter.

## 8. Proactive Council Actions

- 8.1 Returning to the matter of overall housing delivery, in acknowledgement of the fact that housing delivery has not achieved the levels expected in recent years, the council has taken a number of proactive steps in order to facilitate, enable and speed up the delivery of housing in the borough.
- 8.2 These actions include deliberately not withdrawing the 2011-29 local plan in order that, even though it carried little weight as an ‘unsound’ and unadopted local plan, it provided a framework against which decisions could be taken on planning applications submitted in respect of greenfield housing sites identified in the plan. That proved to be a prescient decision as the vast majority of the new housing allocations identified in that plan have either been developed or are in the process of being developed or planning applications being determined.
- 8.3 The Leader of Eastleigh Borough Council, Cllr Keith House has been a passionate advocate of local authorities increasing their role in the direct provision of new housing. This is in order to give them greater control over the timing, design, quality and tenure of what is built in their areas. Cllr House co-authored a report with Natalie Elphicke ([The Elphicke-House Report: From statutory provider to Housing Delivery Enabler; Review into the local authority role in housing supply – January 2015](#)).<sup>21</sup> That report advocated a stronger and more central role for councils in providing new homes. The key recommendation of the report is that councils change from being statutory providers to being Housing Delivery Enablers. It identified a need for councils to be proactive in identifying housing need, growth and opportunity, to work closely with businesses and other partners to share ideas and experience – and actively use their own assets and knowledge to unlock housing opportunities and deliver more homes and so build strong and sustainable communities.
- 8.4 As co-author of the report Cllr House was keen that Eastleigh Borough Council led by example. While the council was, at the time the report was being researched and drafted, beginning to explore opportunities for a more direct and proactive role in facilitating the early delivery of sites, this activity has subsequently increased substantially.
- 8.5 The council has publicly committed to actively use its own assets and knowledge to unlock housing opportunities and deliver more homes so building strong and sustainable communities. The Council’s aim is to set up a Housing Delivery Program to;
- Identify additional small sites where EBC can directly deliver an average of 100 new homes per year
  - Liaise and work with developers to un-lock any stalled sites that have been identified in the Local Plan and that have current planning approvals

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[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/398829/150126\\_LA\\_Housing\\_Review\\_Report\\_FINAL.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/398829/150126_LA_Housing_Review_Report_FINAL.pdf)

- Support the delivery of existing sites by removing barriers and acting as Financier possibly through the Aspect Building Communities Ltd the (SPV)
  - Investment in Partnerships through things like joint ventures and encouraging new entrants into the industry
  - Access Central Government funding streams
  - Work with developers and RSLs to deliver more Affordable housing in the Borough
- 8.6 The Council is supporting the delivery of housing developments across the borough through a proactive approach to working with developers and the establishment of Aspect Building Communities Ltd.
- 8.7 The Council has entered into partnerships and joint ventures with developers of a number of sites granted permission in recent years to facilitate a wider tenure mix on the sites including a number of wholly rental developments. As well as meeting a clearly identified need, this also speeds up the delivery of housing on those sites as delivery is not constrained by the need to sell full-price housing on the open market. More outlets offering a different type, size, tenure and affordability of product means that more houses can be delivered on a site in any one year than if just market housing or a traditional market / affordable mix was being offered. The largest example to date of such activity in Eastleigh borough relates to a development of 1,100 dwellings at South Stoneham in Eastleigh where the Council is entering into a joint venture (JV) with the developer to purchase up to around 20% of the dwellings on the site which the council will make available through a variety of discounted purchase, shared ownership and other subsidised means. Another JV example involves the council working with Galliford Try on the SGO site.
- 8.8 There are a number of other opportunities where the council is actively looking to purchase whole sites and enter into joint ventures with developers in order that it has greater control over what is delivered, the speed, quality, design and tenure of what is delivered and ensure the provision of key infrastructure and other local community benefits which may not otherwise arise from a strictly market development. These include opportunities that the Council is pursuing through the One Public Estate initiative to rationalize the holdings of public sector bodies in and around Eastleigh town centre so as to release value for those bodies, facilitate the delivery of much needed new housing and regenerate parts of the town centre. In October 2017 the council's Cabinet approved funding to purchase an area of development land with a view to developing a new community of approximately 1,400 dwellings at Horton Heath (the Chalcroft Farm / West of Horton Heath and Firtree Lane sites).
- 8.9 These actions are now bearing fruit as housing completion rates in the borough are currently on the rise from a recent low of 145 completions in 2014/15 to 458 in 2015/16 and 515 in 2016/17 (see HCC land supply

data [here](#)).<sup>22</sup> Early indications are that net completions for the year 2017/18 may be as high as 893 dwellings. If this proves to be correct 2017/18 would have seen the highest rate of annual completions in the borough since 2004/5 which, at 906 was the highest rate since comparable monitoring began in 1991.

## 9. Conclusions & Future-Proofing

- 9.1 In so far as housing need and supply is concerned, the NPPF requires local plans to be:
- drawn up over a 15 year time horizon and be based on co-operation with neighbouring authorities (para 157);
  - based on adequate, up to date and relevant evidence and take full account of relevant market and economic signals (para 158);
  - aspirational but realistic (para 154);
  - prepared with the objective of contributing to the achievement of sustainable development (para 151);
  - avoid significant effects on any of the three dimensions of sustainable development (economic, social and environmental) (para 152);
  - meet objectively assessed housing needs in full as far as is consistent with the policies set out in the framework (para 47);
  - identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period and addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes (para 159).
- 9.2 For the reasons set out in this HIS the council considers it is complying with these requirements. It covers a twenty year period 2016 to 2036. It is based on evidence at the housing market level which has been produced in collaboration with other authorities within the wider housing market area and beyond. It sets a housing target which is higher than the levels of development delivered in recent years but not one which is unprecedented. The housing target is also higher than the OAHN for the borough and so makes a modest contribution to meeting the housing needs of the wider HMA. And it is higher than the figure mooted for the borough in the Government's draft standard housing methodology. The council is able to demonstrate a 5YS of housing both currently (March 2018) and on the anticipated date of adoption of the local plan. Both housing target and its delivery are evidence based and the council has demonstrated its commitment to pursue innovative approaches to facilitate an increase in housing delivery in the borough and to help unblock stalled sites. The environmental, economic, infrastructure and other potential capacity constraints have been fully taken into account when producing the plan as a whole and when identifying sites for future housing development. The plan sets a target for the delivery of affordable housing which is based on

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<sup>22</sup> [http://www3.hants.gov.uk/factsandfigures/land-supply/housing\\_land\\_supply\\_in\\_hampshire.htm](http://www3.hants.gov.uk/factsandfigures/land-supply/housing_land_supply_in_hampshire.htm)

identified needs and has been viability tested to ensure it is achievable and will not render development unviable.

- 9.3 The council will continue to monitor the effectiveness of the local plan housing policies through the continued production of Annual Monitoring Reports and 5YS reports and will review the local plan and the evidence base which underpins it as appropriate to ensure that it remains relevant, up to date and continues to deliver the housing that it has committed to deliver.
- 9.4 It will also review this paper and the local plan approach to housing supply to meet any new obligations arising out of the consultation draft revised NPPF and accompanying documents which were published for consultation in March 2018. Government is expected to finalise the revised NPPF by “summer” 2018.

## Appendix 1 - Affordable housing completions by year and site 2011 to 2016

AFFORDABLE HOUSING COMPLETIONS IN EASTLEIGH BOROUGH 1ST APRIL 2011 TO 31ST MARCH 2016 AS RECORDED BY HCC'S LAMS									
APPREF	DEC	ADDRESS	TOWN	PROPOSAL	YEAR	COMP GAIN	COMP LOSS	NET	YEAR
07/61038 R	18-Jan-08	DOWDS FARM TOLLBAR WAY BOTLEY ROAD	HEDGE END	RM TO OUTLINE 40065/000: CONSTRUCTION OF 219 DWELLINGS	2011-2012	13	0	13	
05/55285 R	23-May-06	LAND SOUTH OF SOUTH STREET	EASTLEIGH	RM TO O/L 39705/000 FOR 432 DWELLINGS & 638M2 B1 SPACE	2011-2012	24	0	24	
10/66810 R	18-May-10	LAND SOUTH OF SOUTH STREET	EASTLEIGH	AMENDED SCHEME FOR PLOTS 334-342 AND 350-358	2011-2012	6	0	6	
07/59618 R	05-Nov-07	FORMER SGB DEPOT SWAYTHLING ROAD	WEST END	RM TO Z/35655/2. REDEVELOPMENT OF 16 HOUSES & 22 FLATS	2011-2012	13	0	13	
09/66299 R	28-Jun-10	KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD	HEDGE END	DETAILS - ERECTION OF 118 DWELLINGS	2011-2012	23	0	23	
07/61223 F	03-Jan-08	ROTARY COURT ROTARY COURT	NETLEY ABBEY	12 x 2-BED HOUSES 18 x 1 & 2-BED FLATS & 30 EP SHELTERED FLATS	2011-2012	30	0	30	
09/64773 F	07-May-09	22 & 24 GARAGE COURT TO REAR OF RATCLIFFE ROAD	HEDGE END	2 x 2-BED SEMI BUNGALOWS FOLLOWING DEMO OF 19 GARAGES	2011-2012	2	0	2	
09/64761 F	07-May-09	GARAGE COURT REAR OF 26 BURNETTS FIELDS	EASTLEIGH	1 x 2-BED BUNGALOW FOLLOWING DEMO OF EXISTING GARAGES	2011-2012	1	0	1	
09/64956 F	10-Jun-09	15-21 GARAGE COURT REAR OF MOORE CRESCENT	NETLEY ABBEY	ERECTION OF A 2-BED BUNGALOW	2011-2012	1	0	1	
09/64954 F	10-Jun-09	34-51 GARAGE COURT REAR OF MOORE CRESCENT	NETLEY ABBEY	ERECTION OF TWO 2-BED BUNGALOWS	2011-2012	2	0	2	
09/64933 F	10-Jun-09	50 GARAGE COURT ADJ BEECH GARDENS	HAMBLE-LE-RICE	ERECTION OF A 2-BED BUNGALOW	2011-2012	1	0	1	
09/64935 F	10-Jun-09	7-9 GARAGE COURT ADJ BEECH GARDENS	HAMBLE-LE-RICE	ERECTION OF TWO 2-BED BUNGALOWS	2011-2012	2	0	2	
09/64951 F	11-Jun-09	33-41 GARAGE COURT REAR OF GRANTHAM AVENUE	HAMBLE-LE-RICE	ERECTION OF TWO DWELLINGS	2011-2012	2	0	2	
08/63182 F	06-Oct-09	VELMORE ESTATE	EASTLEIGH	DEMO 100 BUNGALOWS AND CONSTR OF 189 RESI UNITS	2011-2012	110	11	99	
11/68476 F	03-May-11	RAGLAN COURT MOUNTBATTEN ROAD	EASTLEIGH	INTERNAL ALTS TO REDUCE NUMBER OF UNITS FROM 38 TO 26	2011-2012	8	16	-8	
10/68328 F	01-Jun-11	1-8 FOUNDRY CRESCENT	BURSLEDON	ERECTION OF 5 REPLACEMENT BUNGALOWS	2011-2012	0	5	-5	
10/68318 F	08-Jul-11	LAND AT CHEPING GARDENS/MORTIMER ROAD	BOTLEY	ERECTION OF 31 REPLACEMENT DWELLINGS	2011-2012	0	12	-12	2011-12
10/68327 F	13-Jul-11	THE HAVEN HEATH HOUSE LANE	HEDGE END	DEMO 4 BUNGALOWS AND ERECT 7 DWELLINGS	2011-2012	0	4	-4	190
09/66299 R	28-Jun-10	KINGS COPSE PRIMARY SCHOOL KINGS COPSE ROAD	HEDGE END	DETAILS - ERECTION OF 118 DWELLINGS	2012-2013	13	0	13	
08/63182 F	06-Oct-09	VELMORE ESTATE	EASTLEIGH	DEMO OF 100 BUNGALOWS AND CONSTR OF 189 RESI UNITS	2012-2013	29	6	23	
10/68183 F	03-Mar-11	STATION HOTEL 113 STATION ROAD	NETLEY ABBEY	ERECTION OF 23 FLATS IN 2 BLOCKS	2012-2013	23	0	23	
10/68329 F	06-May-11	21-27 MONKS ROAD	NETLEY ABBEY	DEMO 4 BUNGALOWS AND ERECTION OF 3 NEW BUNGALOWS	2012-2013	3	4	-1	
11/68476 F	03-May-11	RAGLAN COURT MOUNTBATTEN ROAD	EASTLEIGH	INT ALTS TO REDUCE NUMBER OF UNITS FROM 38 TO 26	2012-2013	18	22	-4	
10/68328 F	01-Jun-11	1-8 FOUNDRY CRESCENT	BURSLEDON	ERECTION OF 5 REPLACEMENT BUNGALOWS	2012-2013	5	0	5	
10/68325 F	06-Jul-11	1-5 AND 10-13 WINCHESTER CLOSE/WYKEHAM CLOSE	NETLEY ABBEY	ERECTION OF 10 REPLACEMENT BUNGALOWS	2012-2013	0	6	-6	
10/68318 F	08-Jul-11	LAND AT CHEPING GARDENS/MORTIMER ROAD	BOTLEY	ERECTION OF 31 REPLACEMENT DWELLINGS	2012-2013	12	9	3	
10/68327 F	13-Jul-11	THE HAVEN HEATH HOUSE LANE	HEDGE END	DEMO 4 BUNGALOWS AND ERECT 7 DWELLINGS	2012-2013	7	0	7	
10/68116 F	21-Sep-11	CENTRIS SITE LEIGH ROAD	EASTLEIGH	54 x EXTRA CARE APPTS, 3 x AFF DW'S & 327M2 A1 FOOD RETAIL	2012-2013	3	0	3	
10/68314 F	07-Jul-11	6-15 PITMORE CLOSE	EASTLEIGH	DEMO 10 BUNGALOWS AND ERECT 6 BUNGALOWS AND 5 HOUSES	2012-2013	0	10	-10	
10/68024 F	14-Dec-11	SOUTH OF MOORGREEN ROAD	WEST END	RESIDENTIAL DEVELOPMENT OF 35 DWELLINGS	2012-2013	2	0	2	
11/69677 F	15-Dec-11	BURSLEDON COMMUNITY CENTRE PORTSMOUTH ROAD	BURSLEDON	DEMO COMM CENTRE & BUNG, REP COMM CENTRE LIBRARY SURGERY	2012-2013	0	1	-1	
12/70310 F	23-Jul-12	THE MONKS BROOK ESTATE CHERITON ROAD	EASTLEIGH	DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS	2012-2013	6	30	-24	2012-13
12/70334 F	23-Jul-12	SURREY COURT SURREY ROAD	CHANDLERS FORD	DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS	2012-2013	0	23	-23	10
10/68325 F	06-Jul-11	1-5 AND 10-13 WINCHESTER CLOSE/WYKEHAM CLOSE	NETLEY ABBEY	ERECTION OF 10 REPLACEMENT BUNGALOWS	2013-2014	10	4	6	
10/68318 F	08-Jul-11	LAND AT CHEPING GARDENS/MORTIMER ROAD	BOTLEY	ERECTION OF 31 REPLACEMENT DWELLINGS	2013-2014	19	10	9	
11/69145 F	21-Sep-11	75-81 MIDLANDS ESTATE	WEST END	DEMO 7 DWELLINGS AND ERECTION OF 6 DWELLINGS	2013-2014	6	7	-1	
10/68314 F	07-Jul-11	6-15 PITMORE CLOSE	EASTLEIGH	DEMO 10 BUNGALOWS AND ERECT 6 BUNGALOWS AND 5 HOUSES	2013-2014	11	0	11	
10/68024 F	14-Dec-11	SOUTH OF MOORGREEN ROAD	WEST END	RESIDENTIAL DEVELOPMENT OF 35 DWELLINGS	2013-2014	8	0	8	
11/69687 C	04-May-12	LAND WEST OF ROMILL CLOSE	WEST END	ERECTION OF 58 DWELLINGS	2013-2014	18	0	18	
12/70310 F	23-Jul-12	THE MONKS BROOK ESTATE CHERITON ROAD	EASTLEIGH	DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS	2013-2014	25	34	-9	
11/70044 F	26-Jul-12	PRYSMIAN CABLES LEIGH ROAD	EASTLEIGH	ERECTION OF 312 DWELLINGS AND COMMUNITY BUILDING	2013-2014	32	0	32	2013-14
12/70334 F	23-Jul-12	SURREY COURT SURREY ROAD	CHANDLERS FORD	DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS	2013-2014	42	0	42	116
11/69687 C	04-May-12	LAND WEST OF ROMILL CLOSE	WEST END	ERECTION OF 58 DWELLINGS	2014-2015	2	0	2	
12/70310 F	23-Jul-12	THE MONKS BROOK ESTATE CHERITON ROAD	EASTLEIGH	DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS	2014-2015	32	92	-60	
11/70044 F	26-Jul-12	PRYSMIAN CABLES LEIGH ROAD	EASTLEIGH	ERECTION OF 312 DWELLINGS AND COMMUNITY BUILDING	2014-2015	51	0	51	
12/70334 F	23-Jul-12	SURREY COURT SURREY ROAD	CHANDLERS FORD	DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS	2014-2015	0	45	-45	
13/72552 R	19-Aug-13	THE FORMER BUILD CENTRE KNOWLE HILL	EASTLEIGH	DETAILS - ERECTION OF 12 DWELLINGS	2014-2015	2	0	2	2014-15
12/71525 F	08-Feb-13	THE MANOR PUBLIC HOUSE PORTSMOUTH ROAD	BURSLEDON	DEMO PUBLIC HOUSE AND ERECT 9 DWELLINGS	2014-2015	2	0	2	-48
12/70310 F	23-Jul-12	THE MONKS BROOK ESTATE CHERITON ROAD	EASTLEIGH	DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS	2015-2016	29	8	21	
11/70044 F	26-Jul-12	PRYSMIAN CABLES LEIGH ROAD	EASTLEIGH	ERECTION OF 312 DWELLINGS AND COMMUNITY BUILDING	2015-2016	26	0	26	
12/70334 F	23-Jul-12	SURREY COURT SURREY ROAD	CHANDLERS FORD	DEMO EXISTING BUILDINGS AND ERECT 70 EXTRA-CARE UNITS	2015-2016	28	0	28	
13/72380 F	14-Jun-13	2-4 REAR OF HUNT AVENUE	NETLEY ABBEY	ERECTION OF A DWELLING	2015-2016	1	0	1	
14/74088 F	28-Apr-14	2-12 GARAGE COURT REAR OF MORTIMER ROAD	BOTLEY	DEMOLISH GARAGES AND ERECT 3 DWELLINGS	2015-2016	3	0	3	
14/74099 C	27-Jun-14	65 ADJ HIGH STREET	BOTLEY	ERECTION OF A BUNGALOW	2015-2016	1	0	1	
14/74686 F	31-Oct-14	LAND EAST OF PITMORE ROAD	ALLBROOK	ERECTION OF 50 DWELLINGS	2015-2016	18	0	18	
14/74847 F	06-Oct-14	58 REAR OF GUEST ROAD	BISHOPSTOKE	ERECTION OF A BUNGALOW	2015-2016	1	0	1	
14/74620 F	31-Dec-14	PYLE HILL HOUSE NORTH OF WINCHESTER ROAD	FAIR OAK	DEMOLITION OF EXISTING GARAGES AND ERECT 2 DWELLINGS	2015-2016	2	0	2	2015-16
15/75934 F	02-Apr-15	KIMBER HOUSE, 68-70 BURSLEDON ROAD	HEDGE END	CONV 7-BED CARE HOME INTO SINGLE DW & 1 x 8-BED HMO	2015-2016	2	0	2	103
					<b>Total</b>	<b>730</b>	<b>359</b>	<b>371</b>	

## Appendix 2 - Affordable housing commitment by site at 1<sup>st</sup> April 2016

AFFORDABLE HOUSING COMMITMENT AT 1ST APRIL 2016 AS RECORDED BY HCC'S LAMS										
APP REF	APP TYPE	DEC DATE	ADDRESS	TOWN	PROPOSAL	DECISION	GAIN	LOSS	NET	
11/70108 F	FULL	13-Dec-12	TRAVIS PERKINS TRADING CO LIMITED MILL STREET	EASTLEIGH	ERECTION OF 113 DWELLINGS	PERMISSION	29	0	29	
12/70310 F	FULL	23-Jul-12	THE MONKS BROOK ESTATE CHERITON ROAD	EASTLEIGH	DEMO 164 DWELLINGS AND THE ERECTION OF 237 DWELLINGS	PERMISSION	76	0	76	
10/66978 O	O/L	24-Jul-12	DRAPER TOOLS HURSLEY ROAD	CHANDLERS FORD	DEMO FACTORY ERECT 130 DW'S 70 BED CARE HOME & 10 CARE BUNG'S	PERMISSION	45	0	45	
12/71514 O	O/L	28-Nov-13	N & E OF BOORLEY GREEN WINCHESTER ROAD	BOTLEY	1400 DWELLINGS, RETAIL, EMP FLOORSPACE & EXTN TO HOTEL	PERMISSION	420	0	420	
14/75595 R	DETAILS	12-Jun-15	LAND AT PHASE 1 PYLANDS LANE	BURSLEDON	DETAILS - ERECTION OF 189 DWELLINGS	PERMISSION	67	0	67	
15/76606 R	DETAILS	11-Sep-15	LAND AT PHASE 2 PYLANDS LANE	BURSLEDON	DETAILS - ERECTION OF 61 DWELLINGS	PERMISSION	21	0	21	
15/77507 R	DETAILS	11-Feb-16	LAND AT BREACH LANE AND CHURCH ROAD	BISHOPSTOKE	DETAILS - RESIDENTIAL DEVELOPMENT OF 85 DWELLINGS	PERMISSION	30	0	30	
15/76716 R	DETAILS	27-Oct-15	STOKE PARK FARM ADJ STOKE COMMON ROAD	BISHOPSTOKE	DETAILS - ERECTION OF 60 DWELLINGS	PERMISSION	21	0	21	
15/76830 R	DETAILS	18-Jan-16	LAND WEST OF HAMBLE LANE	BURSLEDON	DETAILS - ERECTION OF 150 DWELLINGS	PERMISSION	53	0	53	
14/74686 F	FULL	31-Oct-14	LAND EAST OF PITMORE ROAD	ALLBROOK	ERECTION OF 50 DWELLINGS	PERMISSION	0	0	0	
14/75594 R	DETAILS	18-Mar-15	LAND AT ST JOHNS ROAD/FOORD ROAD/DODWELL LANE	HEDGE END	DETAILS - ERECTION OF 94 DWELLINGS	PERMISSION	33	0	33	
15/75967 R	DETAILS	16-Sep-15	LAND AT BRIDGE ROAD AND BLUNDELL LANE	BURSLEDON	DETAILS - ERECTION OF 90 DWELLINGS	PERMISSION	31	0	31	
14/74873 F	FULL	24-Nov-14	FORMER PREMIER FOODS BAKERY SITE TOYNBEE ROAD	EASTLEIGH	REDEVELOP SITE WITH 120 DWELLINGS	PERMISSION	29	0	29	
13/73707 O	O/L	25-Sep-14	LAND OFF WINCHESTER ROAD	FAIR OAK	330 DWELLINGS AND COMMUNITY BUILDING	PERMISSION	8	0	8	
14/75539 R	DETAILS	03-Feb-15	LAND AT PHASE 1 WINCHESTER ROAD	FAIR OAK	DETAILS - ERECTION OF 41 DWELLINGS	PERMISSION	11	0	11	
15/76118 R	DETAILS	15-Jun-15	LAND AT PHASE 2 WINCHESTER ROAD	FAIR OAK	DETAILS - ERECTION OF 81 DWELLINGS	PERMISSION	28	0	28	
15/77100 R	DETAILS	03-Dec-15	CROWDHILL HARDINGS LANE WINCHESTER ROAD	FAIR OAK	DETAILS - ERECTION 185 DWELLINGS	PERMISSION	69	0	69	
14/74322 O	O/L	15-Oct-14	LAND AT PROVIDENCE HILL	BURSLEDON	OUTLINE - ERECTION OF UP TO 62 DWELLINGS	PERMISSION	22	0	22	
13/72471 O	O/L	18-Dec-14	ST SWITHUN WELLS CHURCH ALLINGTON LANE	FAIR OAK	OUTLINE - ERECTION OF F 72 DWELLINGS	APPEAL UPHELD	25	0	25	
15/77726 R	DETAILS	07-Mar-16	WOODSIDE AVENUE ALLOTMENTS WOODSIDE AVENUE	EASTLEIGH	DETAILS - ERECTION OF 94 DWELLINGS	PERMISSION	37	0	37	
13/72490 O	O/L	09-Feb-15	CORNER OF KNOWLE LANE/MORTIMERS LANE	FAIR OAK	OUTLINE - ERECTION OF 78 DWELLINGS	APPEAL UPHELD	31	0	31	
15/77286 R	DETAILS	21-Jan-16	LAND AT PORTCHESTER RISE	EASTLEIGH	DETAILS - ERECTION OF 24 DWELLINGS	PERMISSION	8	0	8	
13/73606 F	FULL	21-Oct-15	LAND REAR OF SOVEREIGN DRIVE AND PRECOSA ROAD	BOTLEY	RESIDENTIAL DEVELOPMENT OF 106 DWELLINGS	APPEAL UPHELD	37	0	37	
14/74932 C	O/L	28-Jan-16	ORCHARD LODGE REAR OF WINDMILL LANE	BURSLEDON	OUTLINE - ERECTION OF UP TO 29 HOUSES	PERMISSION	12	0	12	
15/76582 F	FULL	11-Mar-16	BERRY FARM HAMBLE LANE	BURSLEDON	RESIDENTIAL DEVELOPMENT OF 166 DWELLINGS	PERMISSION	66	0	66	
15/77247 F	FULL	15-Mar-16	MOORGREEN HOSPITAL BOTLEY ROAD	WEST END	REDEVELOP SITE WITH 121 DWELLINGS	PERMISSION	36	0	36	
15/76023 O	O/L	08-Jan-16	NORTH STONEHAM PARK CHESTNUT AVENUE	EASTLEIGH	1100 DWELLINGS AND OTHER ASSOCIATED DEVELOPMENT	PERMISSION	385	0	385	
14/74660 F	FULL	31-Oct-14	CORNER OF WIDE LANE/SOUTH STREET	EASTLEIGH	ERECT A BLOCK OF 9 FLATS	PERMISSION	9	0	9	
14/75267 J	PRIOR APP	27-Nov-14	30 QUEENS VIEW	NETLEY ABBEY	PRIOR NOTIFICATION - CONVERT A1 RETAIL INTO 2 FLATS	PERMISSION	2	0	2	
15/77313 F	FULL	09-Dec-15	GARAGE BLOCK SIMMONS CLOSE	HEDGE END	DEMO GARAGES & ERECT A PAIR OF SEMI'S	PERMISSION	2	0	2	
15/77305 F	FULL	29-Dec-15	15-17 REAR OF CHAPEL ROAD	WEST END	ERECTION OF A DETACHED DWELLING	PERMISSION	1	0	1	
						<b>Total</b>	<b>1644</b>	<b>0</b>	<b>1644</b>	

## Appendix 3 - Housing size and type delivered in the period 2011-2016

Dwelling Completions 2011-16 by Dwelling and Bed Type			
	COMPAIN	COMPLOSS	NETGAIN
<b>2011-2012</b>	<b>461</b>	<b>59</b>	<b>402</b>
ANNEXE	1	0	1
1-BED	1	0	1
FLAT	223	17	206
1-BED	27	17	10
2-BED	196	0	196
HOUSE	236	40	196
1-BED	0	10	-10
2-BED	77	2	75
3-BED	120	1	119
4-BED	27	0	27
5-BED	12	0	12
UNKN	0	27	-27
TIED	1	2	-1
1-BED	1	0	1
3-BED	0	1	-1
UNKN	0	1	-1
<b>2012-2013</b>	<b>407</b>	<b>132</b>	<b>275</b>
FLAT	144	47	97
1-BED	64	23	41
2-BED	80	0	80
4-BED	0	1	-1
UNKN	0	23	-23
HMO/CLUSTER	0	1	-1
5-BED	0	1	-1
HOUSE	263	83	180
1-BED	1	34	-33
2-BED	63	10	53
3-BED	138	3	135
4-BED	37	0	37
5-BED	24	0	24
UNKN	0	36	-36
TIED	0	1	-1
2-BED	0	1	-1
<b>2013-2014</b>	<b>463</b>	<b>69</b>	<b>394</b>
FLAT	137	33	104
1-BED	23	0	23
2-BED	110	33	77
3-BED	4	0	4
HOUSE	326	35	291
1-BED	0	12	-12
2-BED	77	0	77
3-BED	168	1	167
4-BED	61	0	61
5-BED	20	0	20
UNKN	0	22	-22
TIED	0	1	-1
2-BED	0	1	-1
<b>2014-2015</b>	<b>294</b>	<b>149</b>	<b>145</b>
ANNEXE	1	0	1
1-BED	1	0	1
FLAT	123	134	-11
1-BED	13	0	13
2-BED	106	89	17
3-BED	4	0	4
UNKN	0	45	-45
HOUSE	170	14	156
1-BED	0	4	-4
2-BED	20	0	20
3-BED	81	4	77
4-BED	58	0	58
5-BED	11	0	11
UNKN	0	6	-6
TIED	0	1	-1
UNKN	0	1	-1
<b>2015-2016</b>	<b>482</b>	<b>24</b>	<b>458</b>
AGRICULTURAL	2	0	2
3-BED	2	0	2
ANNEXE	1	0	1
1-BED	1	0	1
FLAT	269	13	256
1-BED	28	5	23
1-BED CLOSE CARE	15	0	15
1-BED S/ELDERLY	39	0	39
2-BED	83	8	75
2-BED CLOSE CARE	32	0	32
2-BED S/ELDERLY	72	0	72
HMO/CLUSTER	1	0	1
5-BED	1	0	1
HOUSE	203	11	192
2-BED	51	0	51
3-BED	113	1	112
4-BED	37	0	37
5-BED	2	0	2
UNKN	0	10	-10
OTHER DWELLING	5	0	5
MOBILE	5	0	5
TIED	1	0	1
1-BED	1	0	1
2-BED	0	0	0
<b>Total</b>	<b>2107</b>	<b>433</b>	<b>1674</b>

#### Appendix 4 - Housing size and type committed at 1<sup>st</sup> April 2017

<b>Outstanding Dwelling Permissions April 2016 by Dwelling and Bed Type</b>			
	OUTSTANDING GAIN	OUTSTANDING LOSS	NET OUTSTANDING
<b>AGRICULTURAL</b>	1	0	1
4-BED	1	0	1
<b>ANNEXE</b>	6	0	6
1-BED	5	0	5
2-BED	1	0	1
<b>FLAT</b>	1106	11	1095
1-BED	297	1	296
1-BED CLOSE CARE	5	0	5
1-BED ELDERLY	16	0	16
1-BED S/ELDERLY	20	0	20
2-BED	537	1	536
2-BED CLOSE CARE	15	0	15
2-BED ELDERLY	10	0	10
2-BED S/ELDERLY	52	0	52
3-BED	4	1	3
UNKN	150	8	142
<b>HMO/CLUSTER</b>	1	1	0
5-BED	1	1	0
<b>HOUSE</b>	3802	37	3765
1-BED	3	0	3
1-BED S/ELDERLY	2	0	2
2-BED	596	1	595
3-BED	1226	3	1223
4-BED	513	1	512
5-BED	122	1	121
UNKN	1330	31	1299
UNKN CLOSE CARE	10	0	10
<b>OTHER DWELLING</b>	6	0	6
MOBILE	6	0	6
<b>RES CARE</b>	3	0	3
1-BED S/NON-ELDERLY	1	0	1
6-BED S/NON-ELDERLY	2	0	2
<b>TIED</b>	1	1	0
2-BED	1	0	1
4-BED	0	1	-1
<b>UNKN</b>	343	0	343
UNKN	225	0	225
UNKN S/ELDERLY	118	0	118
<b>Total</b>	<b>5269</b>	<b>50</b>	<b>5219</b>

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