

Five Year Housing Land Supply Position: Housing Implementation Strategy for the Borough of Eastleigh

30 June 2015

1 Background

1.1 Introduction

1.1.1 The Housing Implementation Strategy sets out the Council's five year housing land supply position in accordance with the requirements of the National Planning Policy Framework (NPPF).

1.1.2 It was resolved by the Council's Cabinet on the 12 December 2013 when the first Housing Implementation Strategy was approved that it would be updated and published at three-month intervals. To date, six Housing Implementation Strategies (and one addendum) have been published. All are available on the Council's website (under the housing section) [here](#).

1.1.3 The Eastleigh Borough Local Plan 2011 - 2029 was subject to examination in November 2014. This strategy is drafted in light of the Inspector's conclusions as set out in his Final Report (see section 2.3 for further details).

1.2 Status of this document

1.2.1 This document sets out a calculation of the Council's five-year housing land supply position. It sits alongside a number of other documents:

- Formal review of the housing land supply position and the housing trajectory are undertaken annually as part of the Authority Monitoring Report (AMR) (31 March base date¹).
- This document updates the information in relation to the number of housing completions and outstanding permissions in the borough set out in the Council's most recent Strategic Land Availability Assessment (SLAA) which was published in June 2014².
- With regard to affordable housing supply, the Council's Affordable Housing Strategy³ sets out the intended approach to ensuring delivery of affordable housing along with the number of dwellings expected to be completed per year. Affordable housing is covered as part of the overall housing position, but not discretely in this document.

¹ <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/draft-local-plan/local-plan-maps-evidence-base/local-plan-supporting-evidence-base.aspx>

² <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/draft-local-plan/local-plan-maps-evidence-base/local-plan-supporting-evidence-base/slaa.aspx>

³ <https://www.eastleigh.gov.uk/housing/our-strategies.-policies-and-documents.aspx>

2. Policy context

2.1 National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

2.1.1 The NPPF is a material consideration when determining planning applications. Of particular relevance is paragraph 14 which establishes a presumption in favour of sustainable development, defined in terms of the policies of the framework.

2.1.2 Paragraph 47 of the NPPF states that to boost the supply of housing, local planning authorities should:

“Identify and update annually a supply of specific and 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. “

2.1.3 This buffer should be increased to 20% where there is a persistent record of past under-delivery in the supply of new housing. This is considered in more detail in paragraph 6.3 below.

2.1.4 The PPG comments (paragraph 030) that where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered the starting point for assessing housing need.

2.1.5 With regards to housing supply the PPG in paragraph 31 goes on to expand upon what constitutes a deliverable site; within this definition are those sites that are allocated for housing in the development plan and sites with planning permissions unless there is clear evidence that schemes will not be implemented within five years. The PPG goes on to say however that planning permission or allocation in a development plan is not a pre-requisite for a site being deliverable in terms of five year supply.

2.1.6 The PPG also indicates that local planning authorities will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. If there are no significant constraints (e.g. infrastructure) to overcome, then sites not allocated within a development plan or without planning permission can be considered capable of being delivered within a five-year timeframe.

2.1.7 The PPG also comments (paragraph 035) on dealing with past under-supply. It suggests that the approach to identifying a record of persistent under delivery involves questions of judgment for the decision maker in order to determine whether or not a particular degree of under delivery of housing triggers the requirement to bring forward an additional supply of housing. Furthermore it advises that local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where

possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Co-operate'.

2.2 Adopted Eastleigh Borough Local Plan Review (2001 – 2011) (May 2006)

2.2.1 The development plan for Eastleigh borough continues to be the 'saved' policies of the adopted Eastleigh Borough Local Plan Review (2001 - 2011). The housing land supply policies within the adopted Local Plan are however acknowledged to be out-of-date as the majority of the housing sites identified are being built out or have already been completed and the plan made no provision to meet needs beyond 2011.

2.3 Submitted Eastleigh Borough Local Plan 2011 - 2029 (July 2014)

2.3.1 The Eastleigh Borough Local Plan 2011 – 2029 (EBLP 2011 – 2029) was submitted to the Secretary of State for examination on 15 July 2014. The Plan was subject to public hearings held from 10 to 13 November 2014, with the Inspector's preliminary conclusions being received by the Council in early December 2014. On 11 February 2015 the Inspector issued his final report. All of the correspondence, including the final report can be found here: <https://www.eastleigh.gov.uk/planning-building/planning-policy-and-implementation/local-plan/draft-local-plan/examination-public-hearing.aspx>

2.3.2 The Inspector's conclusions relating to housing land supply were that the Council had failed to address satisfactorily:

- housing needs overall and, in particular, the need for affordable housing
- the Government's five-year housing land supply requirements

2.3.3 Given the inspectors concerns, the Council resolved at its Cabinet meeting on 18 December 2014 to stop work on the 2011-2029 Local Plan and commence work immediately on the preparation of a new local plan rolled forward to 2036.

3. Housing requirements

3.1 Overall housing requirement

- 3.1.1 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's housing land supply policies are now out-of-date and there is no basis in that plan for identifying the future housing requirement.
- 3.1.2 The Submitted Eastleigh Borough Local Plan 2011-2029 set out a housing requirement of 10,140 dwellings over the plan period. The Inspector appointed to undertake the examination of the Eastleigh Borough Local Plan 2011 – 2029 concluded in relation to the overall requirement that he did not consider it to be sufficient to meet the objectively assessed need for housing over this period as required by the NPPF/PPG. He considered that the Council should be making additional provision to meet the need for the borough identified in the PUSH strategic housing market assessment (SHMA), noting the shortfall in planned provision in the housing market area overall and what he considered to be adverse market signals justifying a higher level of provision.
- 3.1.3 The Inspector did not identify a specific housing requirement for the borough but in his findings he discussed a number of factors which, need to be taken into account. He did, however, suggest that the housing requirement for the borough contained in the PUSH SHMA is a reasonable starting point for an assessment of the 'objectively assessed need' that is required in line with the guidance included in the NPPF/PPG. This figure is 615 dwellings per annum, a total of 11,070 dwellings over the full plan period 2011-2029 (or 15,375 dwellings between 2011-2036).
- 3.1.4 The Inspector also identified a need to consider a further uplift (possibly around 10%) to this housing requirement in recognition of market signals that may indicate a significant imbalance in housing supply and demand within the borough. This would take the required figure to 677 dwellings per annum which would total 12,186 dwellings over the plan period 2011-2029 (or 16,925 2011-2036).
- 3.1.5 Another significant factor that the figure of 615 (or 677) dwellings per annum does not allow for relates to the Inspector's concern that the Council's proposals do not have sufficient regard to the need for affordable housing in the borough.
- 3.1.6 Further work will need to be undertaken by the Council to consider the appropriate level of housing in the Borough, taking into account the most recent demographic evidence, the points raised by the Inspector and the emerging PUSH Spatial Strategy.
- 3.1.7 In this regard the Council agreed at its meeting on 18 December 2014 that whilst it acknowledged the view of the Inspector that the overall requirement should be at least 677 dwellings per annum, in the interim (whilst further work

is being undertaken) 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 615 dwellings per annum, 11,070 dwellings over the plan period to 2029 or 15,375 dwellings to 2036.

- 3.1.8 It is recognised that the housing requirement for the borough develops as the Local Plan preparation progresses. The Council has commissioned Justin Gardner Consulting (JGC) to undertake an update to the South Hampshire Strategic Housing Market Assessment. The Study considers the most recent evidence available, including 2012-based Household Projections for England, which were released in February 2015 by the Department for Communities and Local Government. Overall the Study concludes that the analysis suggests a housing need of 563 dwellings per annum (dpa).
- 3.1.9 It was agreed at the Council's cabinet meeting on 18th June 2015 that the study be published for a four week consultation. In the meantime, for the purposes of illustrating the supply situation against this emerging figure, appendix 3 includes a five year housing land supply calculation using the JGC findings of 563dpa.
- 3.1.10 At this point it should be noted that the Objectively Assessed Housing Need is only the starting point for determining the appropriate level of new housing to be delivered in the new Local Plan. The update and roll forward the South Hampshire Strategy to cover the period to 2036 is underway and as a core member of PUSH the Council will be engaged in this process which is likely to include the identification of new housing requirements for the housing market areas and for individual districts.

4 Housing supply components

4.1 Data collection

- 4.1.1 The calculations that follow are based on monitoring of housing completions and the progress of outstanding planning permissions to a 30 June base date through a joint survey between Hampshire County Council and the Borough Council. The survey includes site visits to large sites to verify the building control and council tax data every quarter and to all sites annually.

4.2 Sources of supply

- 4.2.1 In order for sites to be considered as a source of supply within the next five years they must be both deliverable and developable. The NPPF and PPG state 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).

4.2.2 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

4.2.3 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.

4.2.4 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.

4.2.5 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 between 2001 and 2014. The findings indicate that outstanding permissions should be discounted by 1% to allow for lapses.

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

4.2.6 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 1% to allow for lapses.

(C) Developments under negotiation

4.2.7 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.

4.2.8 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.

4.2.9 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).”*

4.2.10 The findings of the inspector in relation to the 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.

4.2.11 Whilst the weight that can be attributed to the submitted Local Plan is very little there are a number of sites which were allocated in that plan where discussions are at an advanced stage or planning applications have been submitted.

4.2.12 Previous publications of the Housing Implementation Strategy applied a discount to the potential yield of sites which are yet to benefit from a resolution to permit/permission. The application of this discount is now considered un-necessary as it results in an overly conservative estimate of the number of new dwellings that these sites could deliver within five years.. There are currently no reasons to think that any of the sites included in the five year supply would not proceed to construction or deliver the number of dwellings set out.

(D) Small-site Windfall Developments

4.2.13 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”.

4.2.14 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.

4.2.15 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 SLAA, 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.

4.2.16 On this basis 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 annum⁴). The inspector in his conclusions following the Eastleigh Borough Local Plan hearings held in November 2014 considered this approach to be justified (para 63).

⁴ In 2010 residential garden land was no longer included within a definition of previously developed land. Para 48 of the NPPF makes it clear that this source can't be included in any future allowance for windfall within the first five years of the plan. Analysis of the windfall completions from 2010 onwards indicate that over the last four years an average of 8 dwellings per year have been built on garden land.

4.3 Total supply

4.3.1 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 30 June 2015.

Table 1: Anticipated housing supply 30 June 2015 and 30 June 2020

Source of supply	Number of dwellings
A - Sites with planning permission (1% discount for lapses)	3,165 ⁵
B - Sites with a resolution to grant planning permission (1% discount for lapses)	1,045 ⁶
C - Developments under negotiation	419
D Windfall allowance (years 3,4 & 5)	189
Total	4,818

5 Five year supply calculation

5.1 Completions

5.1.1 Between 1 April 2011 and 30 June 2015, 1,294 dwellings have been completed within the borough.

5.2 Shortfall

5.2.1 The 'residual requirement' is the net number of dwellings left to be built over the plan period after the number of dwellings completed to date has been subtracted. The borough's five year housing supply must recover any past shortfall in provision.

5.2.2 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.

5.2.3 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)).

5.3 Buffer to provide for choice and competition in the market

5.3.1 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

⁵ As explained in paragraph 4.2.5 a 1% discount has been applied to allow for planning permissions lapsing (calculation = 3,197 – 1%)

⁶ As explained in paragraph 4.2.6 a 1% discount has been applied to allow for planning permissions lapsing (calculation = 1,056 – 1%)

that this buffer should be increased to 20% where there is a persistent record of past under-delivery in the supply of new housing.

- 5.3.2 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)
- 5.3.3 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).
- 5.3.4 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).

5.4 Five year supply calculation

Establishing the housing target

	Housing Target	Calculation	Number of dwellings
A	PUSH SHMA annual requirement 2011 - 2036	-	615
B	PUSH SHMA requirement	615 x 25	15,375
C	PUSH SHMA five year requirement	A x 5	3,075

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%	3,690

Making up the shortfall

	Progress against requirement 2011 - 2036	Calculation	Number of dwellings
E	Completions 01/30/2011 - 30/06/2015	-	1,294
F	Residual requirement 1/07/2015 to 30/3/2036	B - E	14,081
Calculating the shortfall/surplus 2011 - 2014			
G	Requirement 1/4/2011 to 30/06/2015	A x 4.25 ⁷	2,614
H	Deficit against requirement	G - E	1,320

	'Sedgefield Method' - shortfall addressed in first five years	Calculation	Number of dwellings
I	Five year requirement +20% buffer + shortfall	D + H	5,010

Calculating total supply of housing relied upon for delivery

Source of supply	Number of dwellings
Planning Permissions (1% discount applied to allow for permissions lapsing):	3165
Resolutions to permit (1% discount applied to allow for permissions lapsing):	1045
Planning Applications/Under negotiation Discussions (no discounting):	419
Windfall Allowance (years 3, 4 and 5):	189
Total	4,818

⁷ Number of years since the start of the monitoring period.

Housing land supply position

Plan/Strategy	Requirement 1 July 2015 to 30 June 2020 (dwellings) ⁸	Supply position (years)
PUSH SHMA requirement (20% buffer & Sedgfield method)	5,010 (1,002 per annum)	4.81

6 Encouraging housing implementation

- 6.1.1 The Council is of the view that the delivery of housing is a high corporate priority, so it encourages and has a good record of engaging in discussions to agree the approach, form and content of development proposals, in order to ensure that planning applications can be determined promptly. Developers can have confidence that good quality development proposals will be favourably considered, facilitating early commencement on site.
- 6.1.2 The Council, wherever feasible, seeks to address obstacles to delivery. For some years, the Council has convened regular internal meetings of officers and leading members to review the progress of sites and to identify and remove barriers to the favourable determination of planning applications and to facilitate early decision making where possible.
- 6.1.3 The Council will continue to actively engage with landowners and developers of sites to bring forward proposals for housing and other development in appropriate locations and where possible to deliver those sites within five years.
- 6.1.4 In addition, the Council as land owner actively seeks to bring forward its own identified sites for development as soon as possible and where possible ensure that they contribute to community benefits such as affordable housing and local facilities.
- 6.1.5 Time-limiting a number of planning permissions to encourage their implementation by issuing them with a one or two year expiry is also an approach used by the Council.

7 Monitoring and review

- 7.1 Monitoring of the delivery of housing is undertaken through the annual housing trajectory published as part of the authority's annual monitoring report. The Strategic Land Availability Assessment will also be updated regularly to take account of the progress of development.
- 7.2 Where intervention is still required, the Council's Housing Implementation Strategy (this document) will be updated and published every three months.

⁸ Calculation: 5 year supply divided by annual requirement of plan/method

8 Conclusions

- 8.1 Whilst on the basis of the methodology outlined above the Council is unable to demonstrate a 5-year supply of housing land at the current time, the Council is committed to facilitating housing delivery wherever possible to boost supply in order to be able to demonstrate a five year housing land supply position as soon as possible.
- 8.2 This document is drafted in line with the final report of the Inspector conducting the examination of the Eastleigh Borough Local Plan 2011 - 2029. It represents the Council's current/interim position. Work has now commenced on a new Local Plan rolled forward to 2036, much of the evidence and background work for this new Local Plan will feed into future updates of this document. One such part of the evidence base is the JGC Housing Need Study which suggests a lower overall housing need (objectively assessed housing need) for the borough. Appendix 3 sets out the Council's 5 year housing land supply position as an indication of the 5 year supply position based on the results of this emerging study.

Appendix 1: Schedule of outstanding planning permissions on small sites⁹ (<10 dwellings) at 30 June 2015

APPLICATION REFERENCE	DECISION DATE	ADDRESS	TOWN	NET OUTSTANDING DWELLINGS
12/71863 F	07-Feb-13	3 NELSON ROAD	BISHOPSTOKE	1
14/74847 F	06-Oct-14	58 REAR OF GUEST ROAD	BISHOPSTOKE	1
13/73429 F	02-Dec-13	LONGMEAD ARMS, 47 LONGMEAD AVENUE	BISHOPSTOKE	6
14/74747 F	29-Sep-14	36 EAST DRIVE	BISHOPSTOKE	1
14/74955 F	05-Nov-14	5 JOCKEY LANE	BISHOPSTOKE	1
13/73827 F	03-Mar-14	79 REAR OF STOKE PARK ROAD	BISHOPSTOKE	1
14/74015 F	23-Apr-14	29-31 REAR OF HAIG ROAD	BISHOPSTOKE	1
13/71910 F	13-Feb-13	THE BUNGALOW WOODHOUSE LANE	BOTLEY	1
08/63527 F	30-Oct-08	HAWTHORN COTTAGE BROAD OAK	BOTLEY	1
13/72542 F	02-Aug-13	BROOKLANDS HIGH STREET	BOTLEY	1
14/75578 F	12-Feb-15	DIDCOT WINCHESTER ROAD	BOTLEY	1
14/74099 C	27-Jun-14	65 ADJ HIGH STREET	BOTLEY	1
12/71197 F	27-Sep-12	79 WINCHESTER STREET	BOTLEY	1
07/61158 C	16-Jan-08	MARKS FARM CHURCH LANE	BOTLEY	1
14/75258 F	05-Dec-14	57 WINCHESTER STREET	BOTLEY	1
14/74088 F	28-Apr-14	2-12 GARAGE COURT REAR OF MORTIMER ROAD	BOTLEY	3
14/75254 C	08-Jun-15	STEEPLE COURT FARM CHURCH LANE	BOTLEY	2
13/72630 C	02-Aug-13	BOTLEY INSTITUTE BUILDING CHURCH LANE	BOTLEY	2
13/72065 C	05-Aug-13	RIVER COTTAGE, 2 HAMBLE WOOD	BOTLEY	1

⁹ Small sites are categorised as delivering <10 dwellings. Base date for data: 30 June 2015

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15/76470 F	30-Jun-15	34 ADJ BOUNDARY ROAD	BURSLEDON	1
13/72512 F	26-Jun-13	VICTORIA COTTAGE LOWFORD HILL	BURSLEDON	4
15/75914 F	20-Mar-15	BURSLEDENE WINDMILL LANE	BURSLEDON	1
09/64869 F	17-Jul-09	1 ADJ HILL PLACE	BURSLEDON	1
15/76312 F	10-Jun-15	NAOMI FARM EAST OF PYLANDS LANE	BURSLEDON	1
14/74789 F	31-Oct-14	PYLANDS HOUSE PYLANDS LANE	BURSLEDON	3
14/75370 F	03-Dec-14	FAIR VIEW PYLANDS LANE	BURSLEDON	2
13/73356 F	13-Oct-14	133 HILTINGBURY ROAD	CHANDLERS FORD	3
14/74362 F	24-Jun-15	91 REAR OF BOURNEMOUTH ROAD	CHANDLERS FORD	1
14/75118 S	06-Oct-14	49 BOURNEMOUTH ROAD	CHANDLERS FORD	1
13/72928 R	18-Sep-13	116 REAR OF PARK ROAD	CHANDLERS FORD	1
13/73823 F	15-Sep-14	5 BOURNEMOUTH ROAD	CHANDLERS FORD	1
13/72384 F	27-Nov-13	268 LEIGH ROAD	CHANDLERS FORD	3
13/73690 F	11-Feb-14	31 PARK ROAD	CHANDLERS FORD	0
12/71750 F	10-Jan-13	59 NICHOL ROAD	CHANDLERS FORD	0
14/73959 F	21-May-14	31 GORDON ROAD	CHANDLERS FORD	0
15/75899 F	31-Mar-15	9 HILTINGBURY CLOSE	CHANDLERS FORD	1
12/70870 F	15-Aug-12	48 KINGSWAY	CHANDLERS FORD	0
13/72845 F	28-Aug-13	49 KINGSWAY	CHANDLERS FORD	0
14/75359 F	05-Jan-15	73 LAKEWOOD ROAD	CHANDLERS FORD	0
12/71763 F	20-Mar-13	1 OAKMOUNT AVENUE	CHANDLERS FORD	1
12/71216 F	04-Oct-12	82 LAKEWOOD ROAD	CHANDLERS FORD	1
14/74469 F	17-Jun-14	22 COULTAS ROAD	CHANDLERS FORD	0
14/74369 F	07-Jul-14	HILTINGBURY CHIROPRACTIC, 70 HILTINGBURY ROAD	CHANDLERS FORD	-1
13/73784 F	07-Mar-14	30 WESTERN ROAD	CHANDLERS FORD	0
14/74177 F	01-Jul-14	127 KINGSWAY	CHANDLERS FORD	1
14/75208 F	12-Nov-14	39 NIGHTINGALE AVENUE	EASTLEIGH	1
12/70726 F	13-Feb-14	1 ADJ SPENCER ROAD	EASTLEIGH	1
13/72987 F	13-May-14	11 MAPLE SQUARE	EASTLEIGH	1

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13/72524 F	02-Jul-13	BADI MIRCHI, 190 LEIGH ROAD	EASTLEIGH	2
15/75762 J	06-Feb-15	48 LEIGH ROAD	EASTLEIGH	4
15/76352 J	09-Jun-15	117 LEIGH ROAD	EASTLEIGH	2
14/75447 F	15-Dec-14	65B NUTBEEM ROAD	EASTLEIGH	1
13/72411 F	03-Jul-13	30A LEIGH ROAD	EASTLEIGH	1
14/74660 F	31-Oct-14	CORNER OF WIDE LANE/SOUTH STREET	EASTLEIGH	9
15/76497 J	29-Jun-15	101-103 DESBOROUGH ROAD	EASTLEIGH	8
14/75008 F	16-Sep-14	11 RUSKIN ROAD	EASTLEIGH	1
14/75030 J	17-Sep-14	18 ROMSEY ROAD	EASTLEIGH	7
14/74952 F	21-Jan-15	288 SOUTHAMPTON ROAD	EASTLEIGH	3
15/76318 F	15-Jun-15	19 HIGH STREET	EASTLEIGH	1
14/75271 F	21-Nov-14	17 SOUTHERN EVENING ECHO HIGH STREET	EASTLEIGH	1
13/72555 F	24-Jul-13	24A HIGH STREET	EASTLEIGH	1
14/75082 F	13-Feb-15	31-33 MARKET STREET	EASTLEIGH	2
13/73558 F	23-Jan-14	184 SOUTHAMPTON ROAD	EASTLEIGH	1
13/72562 F	08-Jan-15	77 ALLBROOK HILL	EASTLEIGH	2
12/71512 F	19-Dec-12	67 PITMORE ROAD	EASTLEIGH	0
14/74957 F	29-Sep-14	141 SANDY LANE	FAIR OAK	1
14/75055 F	30-Sep-14	15 DENHAM FIELDS	FAIR OAK	1
14/75202 R	19-Dec-14	PEAR TREE COTTAGE ADJ WINCHESTER ROAD	FAIR OAK	1
14/74181 F	09-Jul-14	WOODROW COTTAGE WINCHESTER ROAD	FAIR OAK	1
14/74591 F	01-Jul-14	BOXWOOD HOUSE WINCHESTER ROAD	FAIR OAK	1
10/68301 F	15-May-12	TIMBERLEY NORTH OF WINCHESTER ROAD	FAIR OAK	2
14/75053 F	07-Oct-14	39 WITT ROAD	FAIR OAK	2
14/74620 F	31-Dec-14	PYLE HILL HOUSE NORTH OF WINCHESTER ROAD	FAIR OAK	2
12/71002 F	01-Mar-13	BROADOAK STABLES MOBILE HOME MORTIMERS LANE	FAIR OAK	1
12/71290 F	20-Mar-13	HAMBLE CLIFF LODGE WESTFIELD COMMON	HAMBLE-LE-RICE	0
13/72898 F	25-Sep-13	57 COACH ROAD	HAMBLE-LE-RICE	1
15/75866 J	12-Mar-15	MARINERS HOUSE HIGH STREET	HAMBLE-LE-RICE	3

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14/75719 C	25-Mar-15	THE ANCHORAGE HIGH STREET	HAMBLE-LE-RICE	0
13/72242 C	03-May-13	PENMERE HOUSE SCHOOL LANE	HAMBLE-LE-RICE	0
13/73744 F	19-Sep-14	ASTONS 131A SATCHELL LANE	HAMBLE-LE-RICE	1
14/75326 F	08-Apr-15	5 SATCHELL LANE	HAMBLE-LE-RICE	-1
15/75934 F	02-Apr-15	KIMBER HOUSE, 68-70 BURSLEDON ROAD	HEDGE END	2
14/74922 F	19-Dec-14	LAND ACRES HEATH HOUSE LANE	HEDGE END	4
15/75824 F	17-Apr-15	8 ST JOHNS CENTRE ST JOHNS ROAD	HEDGE END	1
13/73084 F	12-Sep-14	5-9 SHAMBLEHURST LANE SOUTH	HEDGE END	6
14/75184 F	03-Dec-14	69 YARDLEY ROAD	HEDGE END	1
12/71082 F	12-Dec-12	143-146 GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END	4
15/75996 F	02-Apr-15	11 NAVIGATORS WAY	HEDGE END	1
12/71017 F	12-Dec-12	PLOT 112A GRANGE PARK MOBILE HOMES SHAMBLEHURST LANE SOUTH	HEDGE END	1
14/74550 O	25-Sep-14	HIDEAWAY, 12 CHERRY DROVE	HORTON HEATH	1
12/70269 F	01-Feb-13	4 CEDAR ROW BOTLEY ROAD	HORTON HEATH	3
15/75793 F	18-Mar-15	ST MARTINS BOTLEY ROAD	HORTON HEATH	2
11/68419 F	03-Oct-12	GLEN FARM STROUDWOOD LANE	LOWER UPHAM	1
14/74335 F	13-May-14	STROUDWOOD NURSERIES STROUDWOOD LANE	LOWER UPHAM	1
14/73873 C	28-Mar-14	ABBOTTS LODGE ABBEY HILL	NETLEY ABBEY	9
14/75487 C	22-Apr-15	1 BEACH LANE	NETLEY ABBEY	1
13/73260 C	21-Jan-14	PLOT 2 BEACH LANE	NETLEY ABBEY	1
26357/005	19-Jan-05	NIGHTINGALE HOUSE VICTORIA ROAD	NETLEY ABBEY	6
13/72388 C	23-Jul-13	NETLEY COURT SCHOOL VICTORIA ROAD	NETLEY ABBEY	9
14/75627 C	04-Mar-15	42-43 VICTORIA ROAD	NETLEY ABBEY	2
14/75048 F	23-Oct-14	29 REAR OF STATION ROAD	NETLEY ABBEY	2
15/76334 F	10-Jun-15	46 STATION ROAD	NETLEY ABBEY	1
14/75267 J	27-Nov-14	30 QUEENS VIEW	NETLEY ABBEY	2
13/73761 F	29-Dec-14	38 HUNT AVENUE	NETLEY ABBEY	2
15/76416 F	12-Jun-15	TELEMARK HOUSE, 11 SELLWOOD ROAD	NETLEY ABBEY	2
13/72275 F	09-May-13	111 WOOLSTON ROAD	NETLEY ABBEY	1

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14/75094 P	02-Oct-14	HOUND CORNER FRUIT FARM HAMBLE LANE	NETLEY ABBEY	1
14/75052 C	22-Dec-14	1 ROMILL CLOSE	WEST END	2
12/71412 F	30-Nov-12	1 CHARMWEN CRESCENT	WEST END	1
15/76258 J	27-May-15	41-57 HIGH STREET	WEST END	8
06/58582 F	06-Feb-08	48 - 50 HIGH STREET	WEST END	6
13/73412 F	03-Jun-14	HEATHERMOUNT AND ARDULLIE LODGE MOORHILL ROAD	WEST END	2
14/74076 F	16-Jul-14	8 TELEGRAPH ROAD	WEST END	0
14/75345 F	23-Jan-15	84 HIGH STREET	WEST END	1
14/74797 F	14-Aug-14	63A MOORGREEN ROAD	WEST END	1
13/72357 F	04-Jul-13	OAKLANDS FARM ALLINGTON LANE	WEST END	1
14/74543 F	06-Feb-15	MOORGREEN FARM BURNETTS LANE	WEST END	3
14/74675 F	21-Aug-14	LITTLE OWL ALLINGTON LANE	WEST END	1
			TOTAL	212

Appendix 2: Schedule of large sites¹⁰ with outstanding planning permission, resolution to permit or under negotiation (in alphabetical order of parish)

SITE	APPLICATION REFERENCE	TOTAL NET OUTSTANDING DWELLINGS	TOTAL NET OUTSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 THREE QUARTERS	2016/17	2017/18	2018/19	2019/20	2020 ONE QUARTER	5 YR SUPPLY
			OUTSTANDING PLANNING PERMISSION	Resolution to permit	Under negotiation										
ALLBROOK															
Land Adj. Penarth House, Otterbourne Hill, Allbrook	O/10/67643	35	35			Outline planning permission (same)	14-Mar-12	Advanced discussions around revised scheme. Expected to deliver within five years.	0	0	35	0	0	0	35
Land at Portchester Rise/Boyatt Lane, Allbrook (Policy AL1 Submitted LP 11-29)	O/14/74849	24	24			Outline permission (same)	04-Mar-14	Reserved matter application expected late 2015. On site start date expected early 2016. Expected to deliver within five years.	0	10	14	0	0	0	24
Land East of Pitmore Road, Allbrook (Policy AL2 Submitted LP 11-29)	F/14/74686	50	50			Full permission (same)	31 Oct 14	Site under construction.	34	16	0	0	0	0	50
BISHOPSTOKE															

¹⁰ Large sites are categorised as delivering >10 dwellings. Base date of data: 30 June 2015

Five Year Housing Land Supply Position - Housing Implementation Strategy – 30th June 2015

SITE	APPLICATI ON REFERENC E	TOTAL NET OUSTA NDING DWELLI NGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECIS ION DATE	COMMENTARY	2015/ 16 THREE QUART ERS	2016 /17	2017 /18	2018 /19	2019 /20	2020 ONE QUARTE R	5 YR SUPPL Y
North and east of Boorley Green Winchester Road, Botley	O/12/7151 4 & R/14/74872	1,399	675			Outline permissio n, reserved matters application for non- residential (same)	28- Nov- 13 (outlin e)	Claimants no longer perusing the judicial review of the decision to grant outline planning permission. RM application has been permitted for sports facilities and officers have been involved in recent discussions on bringing forward reserved matters applications for the residential development. Expect start on site early 2016.	0	90	180	180	180	45	675
Land to the north and east of Winchester Street, Botley	n/a	300			60	Under negotiatio n (didn't appear)	n/a	Site promoter indicates that advance masterplanning taken place and can expect completions within five years.	0	0	0	0	50	13	60
BURSLEDON															
Land at Providence Hill, Bursledon (Part of Policy BU1 Submitted LP 11-29)	O/14/7432 2	62	62			Outline permissio n (same)	15- Oct- 14 (outlin e)	Completions are expected on site from 2016/17. Reserved matters application is expected 2016.	0	0	30	32	0	0	62
Land north of Bridge Road and west of Blundell Lane, Bursledon (Part of Policy BU2 Submitted LP 11-29)	O/13/7370 1, R/15/75967	90	90			Outline permissio n (same)	31- Jul-14 (outlin e)	Reserved matters application resolved to grant July 2015. Expect start on site early 2016.	0	50	40	0	0	0	90

Five Year Housing Land Supply Position - Housing Implementation Strategy – 30th June 2015

SITE	APPLICATI ON REFERENC E	TOTAL NET OUSTA NDING DWELLI NGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECIS ION DATE	COMMENTARY	2015/ 16 THREE QUART ERS	2016 /17	2017 /18	2018 /19	2019 /20	2020 ONE QUARTE R	5 YR SUPPL Y
Land east of Dodwell Lane and north of Pylands Lane, Bursledon (Part of Policy BU3 Submitted LP 11-29)	O/12/7152 2 & R/14/75595 & R/15/766 06	249	249			Outline permissio n, resolution to permit reserved matters phase 1 (same)	28- Nov- 13 (outlin e)	Resolution to permit reserved matters application for first phase (190 dwellings) at Local Area Committee 29 January 2015 subject to legal agreement. Resolution to grant RM application submitted for phase 2 July 2015 (61 dwellings). Applicant suggests they will start on site late 2015.	0	100	100	49	0	0	249
Land at Jurd Way, west of Hamble Lane, Bursledon	O/ 12/71828	150	150			Appeal upheld Outline permissio n issued (same)	29- Apr- 14 (outlin e)	Reserved matters application expected summer 2015. Start on site 2016. Anticipate competition within 5 years.	0	0	50	50	50	0	150
Land to the rear of Orchard Lodge, Windmill Lane, Bursledon	C/14/74932	29		29		Resolution to grant (did not appear)	n/a	Resolution to grant – committee June 2015.	0	0	29	0	0	0	29
Berry Farm, Hamble Lane, Bursledon	F/15/76582	166		166		Resolution to grant (did not appear)	n/a	Resolution to grant full permission July 2015.	0	0	50	50	50	16	166
CHANDLER'S FORD															
Stuart House, Sycamore Avenue Chandler's Ford	F/13/73298 , F/08/63689 , F/5/52914	9	9			Full planning permissio n (same)	18- Feb0 5 13- Dec1 3 11- Dec0 8	Remaining part of large site with full planning permission. Expected to deliver within five years.	4	3	0	0	0	0	9

Five Year Housing Land Supply Position - Housing Implementation Strategy – 30th June 2015

SITE	APPLICATI ON REFERENC E	TOTAL NET OUSTA NDING DWELLI NGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECIS ION DATE	COMMENTARY	2015/ 16 THREE QUART ERS	2016 /17	2017 /18	2018 /19	2019 /20	2020 ONE QUARTE R	5 YR SUPPL Y
Surrey Court, Surrey Road, Chandler's Ford	F/12/70334	28	28			Full planning permission (same)	23-Jul-12	Large site with planning permission. Phase 1 completed. Phase 2 forecast to start Summer 2015. Expected to deliver within five years.	-45	28	0	0	0	0	28
The Mall, 120 Winchester Rd, Chandlers Ford	13/73734 J 14/75734 F	14	14			Permission/prior approval(did not appear)	31-Mar15 21-Jan14	Large site with planning permission/prior approval. Work started on site.	14	0	0	0	0	0	14
EASTLEIGH															
Prysmian Cables (Sirocco Park), Former Pirelli Factory site, Leigh Road, Eastleigh	F/11/70044	54	54			Full planning permission (same)	26-Jul-12	Large site under construction.	54	0	0	0	0	0	54
Monksbrook Estate, Cheriton Road, Eastleigh	F/12/70310	131	131			Full planning permission (same)	23-Jul-12	Large site under construction..	40	40	40	11	0	0	131
Russell House, 26 - 28 Romsey Road, Eastleigh	F/13/72821	31	31			Full planning permission (same)	30-Sep-13	Large site under construction.	31	0	0	0	0	0	31
26A High Street, Eastleigh	J/14/74420 & F/14/75592	11	11			Full permission & Prior notification (same)	04-Jul-14 & 13-Jan-15	Conversion of offices to flats. Expected to deliver within five years	5	6	0	0	0	0	11

Five Year Housing Land Supply Position - Housing Implementation Strategy – 30th June 2015

SITE	APPLICATI ON REFERENC E	TOTAL NET OUSTA NDING DWELLI NGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECIS ION DATE	COMMENTARY	2015/ 16 THREE QUART ERS	2016 /17	2017 /18	2018 /19	2019 /20	2020 ONE QUARTE R	5 YR SUPPL Y
Travis Perkins Trading Co Limited, Mill Street, Eastleigh	F/11/70108	109	109			Full planning permissio n (same)	13- Dec- 12	Site under construction.	25	50	34	0	0	0	109
10-12 ROMSEY ROAD, Eastleigh	J/14/75513	12	12			Prior notification (did not appear)	10- Dec- 14	Site with permission. Expected to deliver within five years	12	0	0	0	0	0	12
103 JOHN REILLEY CIVIL ENGINEERING DESBOROUGH ROAD	F /14/75295 & J /14/74822	10	1			Prior notification & full permissio n (same)	19- Dec1 4 19- Aug1 4	Site with permission. Expected to deliver within five years.	1	0	0	0	0	0	1
Eastleigh College Education Annexe, Cranbury Road,	15/75750 O	10	10			Outline permissio n (did not appear)	07- Apr- 15	Site with outline permission – expected to be delivered in the next few years to enable the schools development	0	10	0	0	0	0	10
Land south of Chestnut Avenue, Eastleigh (Policy E1 Submitted LP 11-29)	O/15/7602 3	1,100		275		Resolution to permit (under negotiatio n)	n/a	Resolution to grant June 2015. Site promoter indicates that reserved matters applications for first phase and infrastructure are programmed for the end of 2015. They expect to start on site spring 2016 with two house builders building simultaneously.	0	0	50	100	100	25	275
Land north of Kipling	O/13/7369	94	94			Outline	26-	Reserved matters discussion	0	50	44	0	0	0	94

Five Year Housing Land Supply Position - Housing Implementation Strategy – 30th June 2015

SITE	APPLICATI ON REFERENC E	TOTAL NET OUSTA NDING DWELLI NGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECIS ION DATE	COMMENTARY	2015/ 16 THREE QUART ERS	2016 /17	2017 /18	2018 /19	2019 /20	2020 ONE QUARTE R	5 YR SUPPL Y
Road, Eastleigh (Policy E3 Submitted LP 11-29)	8					permissio n (same)	Jan- 15 (outlin e)	underway. Expect completions from early 2017.Joint venture between First Wessex and Eastleigh Borough Council.							
Former Premier Foods Bakery Site, Land at Toynbee Road, Eastleigh (Part of Policy E3 Submitted LP 11-29)	F/14/74873	120	120			Full planning permissio n (same)	24- Nov- 14	Construction started on site early 2015. Anticipate completion late 2017.	0	60	60	0	0	0	120
FAIR OAK															
St Swithun Wells Church Land Adj and Allington Lane	O/13/7247 1	72	72			Appeal Upheld Outline permissio n (same)	18- Dec- 14 (outlin e)	Appeal upheld. Expected to deliver within five years.	0	0	35	37	0	0	72
Land off Winchester Road, Fair Oak (Policy FO1 Submitted LP 11-29)	O/13/7370 7 & R/14/75539 & R/15/76118	330	330			Outline permissio n. Reserved matters for first phase approved, second phase submitted (same)	25- Sep- 14 (outlin e)	Site under construction. Reserved matters for phase one and two both approved. Reserved matters application for phase 3 expected to be submitted shortly.	41	100	100	89	0	0	330
Land north of Mortimers Lane, Fair Oak (Policy FO2 Submitted LP 11-29)	F/13/73648	46		46		Resolution to permit (same)	n/a	Legal agreement under negotiation. Given house builder already involved considered reasonable to assume anticipated completions from 2017 - 2018.	0	0	20	26	0	0	46

Five Year Housing Land Supply Position - Housing Implementation Strategy – 30th June 2015

SITE	APPLICATI ON REFERENC E	TOTAL NET OUSTA NDING DWELLI NGS	TOTAL NET OUSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECIS ION DATE	COMMENTARY	2015/ 16 THREE QUART ERS	2016 /17	2017 /18	2018 /19	2019 /20	2020 ONE QUARTE R	5 YR SUPPL Y
Land at Whitetree Farm, Fair Oak (Policy FO4 Submitted LP 11-29)	n/a	12			12	Under negotiation (same)	n/a	Detailed design and layouts being discussed. Expect planning application to be submitted summer 2015 and completions from 2017/18.	0	0	12	0	0	0	12
Corner of Knowle Lane/Mortimers Lane	13/72490 O	78	78			Appeal Upheld Outline permission (same)	09-Feb-15	Appeal upheld. Expected to deliver within five years.	0	0	40	38	0	0	78
HAMBLE															
68-72 The Harrier, 68 and 68 & 72 Hamble Lane, Hamble	F/14/74053	26	26			Full permission (same)	29-Aug-14	Site under construction.	26	0	0	0	0	0	26
HEDGE END															
Phase 4 Dowds Farm, Bubb Lane, Hedge End	F/10/68330	30	30			Full planning permission (same)	14-Nov-11	Construction started on site.	30	0	0	0	0	0	30
Land off St Johns Road and Foord Road, Hedge End (Part of Policy HE2 Submitted LP 11-29)	O/13/7370 0	94	94			Reserved matters application approved (outline)	31-Jul-14 (outline)	Reserved matters application approved March 2015. Completions expected from 2016/17.	0	44	50	0	0	0	94
Land south of Foord Road and west of Dodwell Lane, Hedge End (Part of Policy HE2 Submitted LP 11-29)	n/a	50			50	Under negotiation (same)	n/a	Remainder of allocated site. Relationship with site to north via road link. Owned by the borough council who are keen to see it developed within five years.	0	0	0	0	50	0	50

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SITE	APPLICATION REFERENCE	TOTAL NET OUTSTANDING DWELLINGS	TOTAL NET OUTSTANDING CONTRIBUTING TO FIVE YEAR SUPPLY			CURRENT STATUS (AND STATUS IN PREVIOUS HIS)	DECISION DATE	COMMENTARY	2015/16 THREE QUARTERS	2016/17	2017/18	2018/19	2019/20	2020 ONE QUARTER	5 YR SUPPLY
14 Hobb Lane, Hedge End	14/74093 F	12	12			Full planning permission (did not appear)	31-Mar-15	Site with full planning permission. Expect to be delivered within five years.	-1	11	0	0	0	0	12
Land to the west of Woodhouse Lane, Hedge End	n/a	800			60	Under negotiation	n/a	Site promoter indicates that advance masterplanning taken place and can expect completions within five years.	0	0	0	0	50	13	60
HOUD															
Land at Abbey Fruit Farm, Netley, parish of Hound Policy HO1 of the Submitted LP 11-29)	O/13/72895	90			90	Resolution to permit (same)	n/a	Resolution to grant outline permission. Negotiation on legal agreement ongoing. Discussions with Network Rail in relation to pedestrian access across the railway. Reserved matters discussions are yet to commence so it is unlikely that development will start on site until at least 2017/18. Expect to deliver within five years.	0	0	0	35	35	20	90
WEST END															
86 Chalk Hill , West End	F/08/63467	11	11			Full planning permission (same)	20-Mar-13	Large site with planning permission. Expected to deliver within five years.	-1	11	0	0	0	0	11
Marina, Romill Close, West End	C/13/73461	3	3			Full planning permission (same)	21-Mar-14	Remainder of large site with planning permission. Expected to deliver within five years.	-1	3	0	0	0	0	3

Appendix 3

Five year supply calculation – Justin Gardner Consulting Emerging Findings Data: March 31 2015

Establishing the housing target

	Housing Target	Calculation	Number of dwellings
A	JGC annual requirement 2011 - 2036	-	563
B	JGC requirement over plan period	563 x 25	14,075
C	JGC five year requirement	A x 5	2,815

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%	3,378

Making up the shortfall

	Progress against requirement 2011 - 2029	Calculation	Number of dwellings
E	Completions 1/4/2011 - 30/06/2015	-	1,294
F	Residual requirement 1/7/2015 to 31/3/2036	B - E	15,369
	Calculating the shortfall/surplus 2011 - 2014		
G	Requirement 1/4/2011 to 30/06/2015	A x 4.25 ¹¹	2,393
H	Deficit against requirement	G - E	1,099

	'Sedgefield Method' - shortfall addressed in first five years	Calculation	Number of dwellings
I	Five year requirement +20% buffer + shortfall	D + H	4,477

Calculating total supply of housing relied upon for delivery

Source of supply	Number of dwellings
Planning Permissions (1% discount applied to allow for permissions lapsing):	3165
Resolutions to permit (1% discount applied to allow for permissions lapsing):	1045
Planning Applications/Under negotiation Discussions (no discounting):	419
Windfall Allowance (years 3, 4 and 5):	189
Total	4,818

¹¹ Number of years since the start of the monitoring period.

Housing land supply position

Plan/Strategy	Requirement 1 July 2015 to 30 June 2020 (dwellings)¹²	Supply position (years)
JGC requirement (20% buffer & Sedgefield method)	4,477 (896 per annum)	5.37

¹² Calculation: 5 year supply divided by annual requirement of plan/method