

Post Hearing Housing Trajectory Amendments

July 2020

1. This note explains the approach taken to updating a number of the HOU021 housing trajectory tables in the light of the Inspectors actions discussed at the examination hearings and also those contained in her letter to the council dated 1st April 2020. In terms of the former it seeks to reconcile the HOU021 housing trajectory with ED61B, an updated 5YS report produced at the Inspector's request during the Local Plan Examination Hearings on Matter 4. ED61B ensured a consistent approach to site referencing and to the phasing of sites so that what was counted in terms of 5YS (1st April 2019 to 31st March 2024) would be the same as would be allowed for in the same five year period of the HOU021 housing trajectory. Accordingly, HOU021 needs to be amended to reflect ED61B.
2. As well as necessitating changes to the 5YS phasing, this reconciliation exercise has required some further changes to Table 8 and other tables of HOU021 to ensure the two documents are consistent. The attached Table 8 revises the local plan calculation of the supply of housing from the large site commitment so that it is consistent with ED61B. Obviously Table 8 of HOU021 looks to the end of the plan period (31st March 2036). However, what is allowed for in the five year period 1st April 2019 to 31st March 2024 in the updated Table 8 of HOU021 (attached) is now consistent with ED61B.
3. The calculations of delivery during the two periods remain different due to the different methodologies and different NPPF contexts used. However, the delivery of units on individual, identified large sites is now consistent between the two assessments in that five-year period. There is one discrepancy, however, in that, in updating the tables, it became apparent that 375 dwellings on Land to the north and east of Winchester Street, Botley (Policy BO2) were incorrectly identified in the commitment (planning permission) table – Appendix B) in ED61B. That site did not have planning permission, only a resolution to grant planning permission. Accordingly, in this update these 375 dwellings are counted in the resolution category and not the commitment.
4. In addition to updating Table 8, a number of other tables, including the summary trajectory table, have been updated to reflect points made and agreed during the Matter 4 hearings:
 - a. The deletion of the category of 'Carried forward former local plan allocations'. This involves the deletion of a number of sites from the plan / trajectory completely (along with the 20% discount) and the re-classification of some sites under other trajectory headings (Action 4.8);
 - b. Updating the capacity of two of the newly allocated housing sites to reflect agreement reached with representors during the examination hearings (FO3 increases from 38 dwellings to 119 to reflect existing consents, BO3 increases from 70 dwellings to 120 to reflect additional evidence produced by the landowner). Note that, in respect of

FO3, 49 of these 119 dwellings have been permitted and are counted within the large site commitment (Table 8) meaning the allocation total shows 70 dwellings to avoid double counting (Actions 13.9 & 13.18)

- c. Reverting to presenting the housing trajectory information covering the full 20-year plan period 2016-2036 rather than 2018-2036 as in HOU021 (Action 4.1/4.12);
 - d. Taking into account net completions achieved in the 3 years 2016-2019 in order that supply can be presented in a consistent way to ED61B;
 - e. In the light of d. above, reducing the small and large site windfall allowances by 1 year to reflect the additional year of completions achieved;
 - f. Providing a table to show that the shortfall in completions which accrued in the five year period 2011-2016 against the original plan target of 650 dwellings per year could be made up within the next five years rather than by the end of the plan period.
5. Following receipt of the Inspector's letter dated 1st April 2020 a number of further significant changes have been made:
- a. The deletion of the SGO from the trajectory;
 - b. The removal of all discounts to all components of supply to be replaced with a 5% 5YS buffer in accordance with the requirements of paragraph 47 of the 2012 NPPF.
6. Given that ED61B has a 1st April 2019 base date the trajectory is amended to reflect this in that:
- a. The 2,572 completions delivered during the period 1st April 2016 to 31st March 2019 are now captured as part of the supply ;
 - b. Small site completions are now only counted for 17 years (1st April 2019 to 31st March 2036) rather than 18 years as previously as the 2018/19 figures are captured in the 1,162 completions achieved during that year. The annual rate remains the same;
 - c. In terms of the large site windfall allowance, this is also rolled forward a year so that it is now only counted for the latter 7 years of the plan period in order that a consistent approach is taken to that adopted in HOU021. However, a higher rate is assumed due to the removal of the 10% discount.
7. Other updates are incorporated into the trajectory flowing from the above – mainly the fact that a number of the sites which previously appeared as new allocations in Tables 14-16 of HOU021 have now gained planning permission and so now feature in this updated Table 8.

Similarly, some sites which previously featured in the large site commitment at 1st April 2018 are now captured as completions achieved during the 2018-19 year.

8. A site for 103 dwellings which lapsed has been removed from the supply as have a number of other sites to reflect planning decisions made during the course of the 2018-2019 monitoring year. Dwelling contributions from sites which the Council accepted during the course of the examination hearings were likely to be undeliverable have also been removed from the supply (e.g. Scotland Close, Fair Oak and Chandlers Ford Precinct – 140 dwellings in total).
9. Overall the revised trajectory summary table (Table 1) shows that, taking into account all of the changes recommended by the Inspector, the local plan fails to meet its housing target with a shortfall of 2,614 dwellings (row R). However, annualised there is still 16.4 years of supply available (from 1st April 2016) (row S) which provides sufficient time for the council to address this shortfall in the later years of the plan period by means of an early review of the local plan.
10. To run through the components of supply, row A sets out the local plan housing target for the 20 year period 2016-2036 of 14,580. Annualised this equates to 729 dwellings per year.
11. Row B shows the 2,572 net completions achieved in the 3-year period 1st April 2016 to 31st March 2019. Subtracting these completions from the 14,580 local plan target leaves a residual target for the period 1st April 2019 to 31st March 2036 of 12,008 dwellings (row C).
12. Rows D-G show the effects of adding a 5% buffer to the target for the period 1st April 2019 to 31st March 2024 in accordance with the requirements of paragraph 47 (2nd bullet) of the 2012 NPPF. It should be noted that, as made clear in paragraph 47, this buffer does not add to the overall local plan target. Rather it brings forward supply from later in the plan period. The second bullet of paragraph 47 of the NPPF states that, to boost significantly the supply of housing, local authorities should:

“identify and update annually a supply of specific deliverable¹¹ 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” (emphasis added)
13. Turning to supply, row H sets out the net supply from sites committed by virtue of a valid planning permission at or post 1st April 2019. With the exception of the 375 dwellings at BO2 referred to in paragraph 3 above, this is consistent with the figures for 5YS contained in ED61B in terms of assumed development rates on individual sites within the five-year period 1st April 2019 to 31st March 2024. Where developments are anticipated to be delivered over

a longer period than five years, rates assumed within the five years are continued until the site is complete as can be seen from Table 4 which phases the individual sites by year over the full plan period. Within the five year period, however, the development rates are consistent with ED61B.

14. One further slight anomaly to this is that the Council's evidence to the local plan examination referred to a site granted on appeal for 70 dwellings at Satchell Lane, Hamble (paragraph 17b in the Council's hearing statement on Matter 4.11). This was identified in the Council's evidence as a potential additional source of supply. This site has not been counted in this updated trajectory as, whilst it was granted on appeal and while it has not yet lapsed, a wording of one of the planning conditions means that, in law, it technically could not be implemented.
15. Row I shows the supply from sites which were in receipt of a committee resolution to grant permission at (or post) 1st April 2019 which is consistent with ED61B other than for the addition of 375 dwellings from BO2 as referred to in paragraph 3 above.
16. Row J is included for consistency with previous trajectories to show that the council has deleted the "Carried forward Allocations" component of supply.
17. The small site windfall allowance is set out at row K and is consistent with HOU021 other than now only 17 years of supply are counted due to the inclusion of actual completions for the 3-year period 1st April 2016 to 31st March 2019.
18. The large site windfall allowance (row L) is calculated on the same basis as set out in HOU021. However, it is rolled forward a year such that the allowance is only counted for the last 7 years of the plan period (starting in 2029/30). Also, in view of the Inspector's instruction to delete all discounts from the trajectory, the 10% discount applied previously has been removed making the allowance 116pa rather than 104pa as previously.
19. Row M is included for consistency with HOU021 to show that the SGO has been deleted from the trajectory.
20. Row N provides the total supply (the sum of rows H to M) from permitted and committed development and small and windfall allowances. That total is 8,662 dwellings which, when considered against the residual local plan target (row C) of 12,008 dwellings, results in a shortfall of 3,346 dwellings (row O).
21. Adding in the capacity of the new sites allocated in the local plan (which is undiscounted and amended to reflect capacity counted as part of the large site commitment – row H) of 732 dwellings (row P) gives a total net supply 1st April 2019 to 31st March 2036 (row N + row P) of 9,394 dwellings (row Q). Comparing this supply of 9,394 dwellings (row Q) with the residual target of 12,008 dwellings (row C) results in an overall shortfall of dwellings (row R) of 2,614 dwellings.

22. Note that, if completions 1st April 2016 to 31st March 2019 are also added (2,572 dwellings – row B) to the 9,394 total supply (row Q) this gives the total supply over the whole plan period of 11,966 dwellings; a figure which appears in the other tables.
23. The final row in the table (row S) annualises the total supply (row Q + row B) against the annualised full local plan target (row A) ($14,580 / 20 = 729$) and shows that, from the start date of the local plan at 1st April 2016 there are 16.41 years of supply available meaning that even with the deletion of the SGO and all the other changes proposed, all other things being equal, the local plan would not go into deficit until approximately autumn 2032.
24. It should be noted, however, that this is based on an annual average rate of development. Taking phasing into account, which assumes some annual rates of completions much higher than the 729 average, supply runs out slightly earlier in spring / summer 2031 (see Table 3).
25. Turning to Table 2, this takes the individual components of supply identified in the summary table (described above) and phases those individual components of supply by each year of the plan period.
26. Table 3 summarises the cumulative position year on year showing when the land supply position is in surplus and goes into deficit against an annualised requirement. This annualised requirement reflects the impacts of adding in the 5% 5YS buffer for the period 1st April 2019 to 31st March 2024 and then a reduced annual target beyond that to the end of the plan period. Note that the annualised target for the first 3-year period 1st April 2016 to 31st March 2019 is averaged to reflect completions actually achieved; hence the surplus / deficit is in balance in that third year (2018/19).
27. Table 4 shows the phasing of the large site commitment by year from 1st April 2019 onwards. For the first five years of this period (to 31st March 2024) the housing numbers attributed to individual sites, allocation BO2 aside (see paragraph 3 above) is consistent with that identified in ED61B. Where sites are expected to take longer than five years (from 1st April 2019) they are phased to continue at the same rate until they are complete. Please note that this table stops at 31st March 2033 as all of the committed sites are expected to be complete by then.
28. Table 5 shows the same information for four sites which benefit from a council resolution to permit but which are still subject to outstanding discussion over points of detail and s106 contributions. This component of supply is also consistent with the position expressed in ED61B other than in the addition of 375 dwellings at BO2 (see paragraph 3 above).
29. Table 6 provides an estimate of phasing for the sites newly allocated in the local plan. This takes into account increases in capacity agreed with representors during the course of the examination hearings on a number of sites. It also takes into account the fact that planning permission has been granted for some of these sites (parts of sites) and these permissions are now counted in the large site commitment (Table 4) thus avoiding any double-count or overlap.

30. Finally Table 7 addresses the five-year shortfall point. It was suggested during the examination hearings by the HBF that, since there was a large shortfall in housing delivery against targets in the five year period 2011-2016 which preceded the local plan period, this shortfall should be made up within the first five years of the plan period (2016-2021) rather than simply being added to the overall plan target to be averaged across the whole of the plan period. Table 7 shows that the shortfall is made up within 5 years regardless of which base and end dates are used for this calculation. Table 7 shows the situation based on shortfalls built up during the periods 2011-2016, 2011-2018 and 2011-2019. It then shows that delivery in the equivalent five year period (2016-21, 2018-23 and 2019-24) all more than make up for the shortfalls accrued in the early years.

31. The council considers that, even with the removal of the discounts, this remains a cautious trajectory (impacts of Covid-19 notwithstanding). This revised trajectory does not take into account the Council's ambition to deliver considerably more than 1,500 dwellings on land West of Horton Heath (see para 13 of ED19A / SGO024). Nor does it reflect the fact that planning applications are currently being submitted on a number of allocated sites with capacities far higher than currently allowed for in the Local Plan. Thus:

- BU2 is allocated for 38 dwellings but is currently subject to an application for full planning permission (F/19/86829) submitted on behalf of Bargate Homes & Vivid Homes proposing 107 dwellings;
- BO1 is allocated for 30 dwellings but is currently subject to an application for full planning permission (F/19/85178) submitted on behalf of Bloor Homes proposing 104 dwellings, albeit on an extended site;
- BO4 is allocated for 22 dwellings but is currently subject to an application for full planning permission (F/19/85604) from Foreman Homes proposing a 30 dwellings (net) on the site;
- AL2 is allocated for 45 dwellings but is currently subject to an application for outline permission (O/19/86980) proposing 59 dwellings on the site;
- DM25d (Toynbee Road, Eastleigh) which now, with the deletion of the category of 'carried forward allocations', is proposed to be allocated in its own right, was originally estimated to have a capacity of 64 dwellings. Whilst no planning application has yet been submitted it is subject to a pre-application enquiry from a prolific local housebuilder proposing 100 dwellings.

Table 1: Eastleigh Borough Local Plan 2016-36 Housing Trajectory Updated Post Inspector's Letter April 2020

	Housing Requirement:		
a	Local Plan Housing Requirement 1.4.16 - 31.3.36		14,580
b	Total Net Completions 1.4.16 - 31.3.19	2,572	
c	Residual Requirement 1.4.19 - 31.3.36 (a-b)		12,008
d	<i>Annualised Requirement 1.4.19 - 31.3.36 (c/17)</i>	706.4	
e	<i>5% 5YS Buffer per year (dx5%)</i>	35.3	
f	<i>5 Year Target 1.4.19 - 31.3.24 (d+e)x5</i>	3,708.4	
g	<i>Residual Local Plan Target 1.4.24 - 31.3.36 (c-f)</i>		8,300
	Undiscounted Supply:		
h	Net Large Site Commitment (permissions) at 1.4.19 (as per ED61B)		6,674
i	Resolutions at and post 1.4.19		513
j	Former Local Plan Allocations		0
k	Small Site Allowance @39pa x 17 years (excluding gardens)		663
l	Large Site Windfall Allowance (undiscounted) @ 116pa x 7 years		812
m	SGO		0
n	Total Supply 1 (h+i+j+k+l+m)		8,662
o	Shortfall (n-c)		-3,346
p	Allocated in the Local Plan		732
q	Total Supply 2 (n+p)		9,394

r	Shortfall (q-c)		-2,614
s	Years supply at 729pa (from 1st April 2016) (q+b) / (a/20)		16.41

Annual Rates:

Whole local plan period 1.4.16 - 31.3.36	14,580/20	729
Completions achieved 1.4.16 - 31.3.19	2,572/3	857.3
Residual Local Plan Target 1.4.19 - 31.3.36	12,008/17	706.4
5-year target 1.4.19 - 31.3.24	3,708.4/5	741.7
Residual Local Plan Target 1.4.24 - 31.3.36	8,300/12	691.7

Table 2: Eastleigh Borough Local Plan 2016-36 Housing Trajectory Updated Post Inspector's Letter April 2020

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Completions	517	893	1,162	1,330	1,194	784	665	663	719	653	784	522
<i>Commitment</i>				1,291	1,057	705	606	594	590	449	400	337
<i>Resolutions</i>					98	40	20	30	50	50	50	50
<i>Carried Forward Allocations</i>												
<i>Small Sites</i>				39	39	39	39	39	39	39	39	39
<i>Windfalls</i>												
<i>SGO</i>												
<i>New Allocations</i>									40	115	295	96
Cumulative	517	1,410	2,572	3,902	5,096	5,880	6,545	7,208	7,927	8,580	9,364	9,886
Requirement	14,063	13,170	12,008	10,678	9,484	8,700	8,035	7,372	6,653	6,000	5,216	4,694

14,580

{ 5,096
 Table 7 { 5,135
 { 4,636

2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	Total
375	345	325	310	260	155	155	155	11,966
240	100	100	100	105				6,674
50	50	25						513
39	39	39	39	39	39	39	39	663
	116	116	116	116	116	116	116	812
46	40	45	55					732
10,261	10,606	10,931	11,241	11,501	11,656	11,811	11,966	
4,319	3,974	3,649	3,339	3,079	2,924	2,769	2,614	

9,394

9,394

Table 3: Housing trajectory by year - cumulative against annual target										
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Cumulative target	857	1,714	2,572	3,314	4,056	4,798	5,540	6,282	6,974	7,666
Cumulative Completions	517	1,410	2,572	3,902	5,096	5,880	6,545	7,208	7,927	8,580
Cumulative Annual Surplus / Deficit	(340)	(304)	-	588	1,040	1,082	1,005	926	953	914

857pa 2016-2019

742pa 2019-2024

692pa 2024-2036

2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
8,358	9,050	9,742	10,434	11,126	11,818	12,510	13,202	13,888	14,580
9,364	9,886	10,261	10,606	10,931	11,241	11,501	11,656	11,811	11,966
1,006	836	519	172	(195)	(577)	(1,009)	(1,546)	(2,077)	(2,614)

Table 4: HOU021 HOUSING TRAJECTORY TABLE 8: UPDATED TO BE CONSISTENT WITH ED61B - 5YS AT APRIL 2019

Site Ref	Address	Application Ref	Status	Net Avail	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
ALLBROOK											
0306	ADJ PENARTH HOUSE. OTTERBOURNE	F/15/77022	UNDER CONSTRUCTION	20							
BISHOPSTOKE											
0166	THE MOUNT HOSPITAL, CHURCH ROAD	O/12/71007 F/13/73226 F/14/75061 F/17/80513	204 IN TOTAL OVER 3 PHASES. 75 REMAINING	75	30	23					
0317	LAND WEST & NORTH OF CHURCH ROAD/BREACH LANE	O/13/72892 R/15/77507	UNDER CONSTRUCTION	57	6						
0345	LAND AT FAIR OAK ROAD	O/14/75086 RM/17/80862	UNDER CONSTRUCTION	16							
0358	LAND NORTH OF CHURCH ROAD	O/16/79469 R/17/81969	UNDER CONSTRUCTION	27	27						
BOTLEY											
0315	LAND NORTH & EAST OF BOORLEY GREEN, WINCHESTER ROAD	O/12/71514 R/14/74872 R/15/77552 R/15/77595 R/16/79470	UNDER CONSTRUCTION	1,190	243	223	160	201	124	3	

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Site Ref	Address	Application Ref	Status	Net Avail	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
0338	EAST OF SOVEREIGN DRIVE & PRECOSA ROAD	F/13/73606 APP/W1715/W/14/3001499	NOT STARTED	0						0	0
0354	CROWS NEST LANE BOORLEY GREEN	O/16/78389	NOT STARTED	50	35	15					
0365	LAND AT MADDOXFORD LANE BOORLEY GREEN	O/16/79600	NOT STARTED	50		30	20				
0364	BRAXELLS FARMHOUSE WINCHESTER ROAD BOORLEY GREEN	F/17/80382	UNDER CONSTRUCTION	18	18						
0348	LAND TO THE NORTH WEST OF BOORLEY GREEN (HEDGE END NORTH)	O/15/75953 RM/17/81628	NOT STARTED	680	0	33	100	100	100	100	100
BURSLEDON											
0316	LAND EAST OF DODWELL LANE	O/12/71522 R/14/75595 R/15/76606	UNDER CONSTRUCTION	212	104						
0320	LAND AT HAMBLE LANE	O/12/71828 R/15/76830	UNDER CONSTRUCTION	113	9						
0324	LAND AT BRIDGE ROAD / BLUNDELL LANE	O/13/73701 R/15/75967	UNDER CONSTRUCTION	26							

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Site Ref	Address	Application Ref	Status	Net Avail	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
0327	LAND AT PROVIDENCE HILL	O/14/74322 R/16/77966	ON SITE	62	40						
0340	REAR OF ORCHARD LODGE, WINDMILL LANE,	C/14/74932 C/16/77959 F/16/79496	UNDER CONSTRUCTION	33	24						
0341	BERRY FARM, HAMBLE LANE	F/15/76582	UNDER CONSTRUCTION	131	50	42					
0352	LAND TO THE NORTH OF CRANBURY GARDENS	O/15/76883 RM/19/84802	NOT STARTED	45	5	40					
0355	LAND SOUTH OF BURSLEDON ROAD	O/15/77121 F/18/82322	UNDER CONSTRUCTION	200	86	44					
CHANDLERS FORD											
276	STEWART HOUSE SYCAMORE AVENUE	F/13/73298	PART COMPLETE	3							
0309	DRAPER TOOLS LIMITED, HURSLEY ROAD	O/10/66978 RM/17/80952	NOT STARTED	140						20	30
0349	WOODHILL SCHOOL 59-61 BROWNHILL ROAD	F/16/77901 F/17/80370	ON SITE	8							
EASTLEIGH											
0249	ALLOTMENT GARDENS, KIPLING ROAD / WOODSIDE AVENUE	O/13/73698 R/15/77726	UNDER CONSTRUCTION	94							
0250	LAND AT TOYNBEE ROAD	F/14/74873	UNDER CONSTRUCTION	3							
0329	10-12 ROMSEY ROAD	F/16/77785	UNDER CONSTRUCTION	49		49					

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Site Ref	Address	Application Ref	Status	Net Avail	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
0336	EASTLEIGH COLLEGE ANNEXE, CRANBURY ROAD	O/15/75750	NOT STARTED	10							
0339	NORTH STONEHAM PARK, CHESTNUT AVENUE / STONEHAM LANE	O/15/76023 R/17/79892 F/17/81165 F/17/81167 RM/18/84537	UNDER CONSTRUCTION	1,131	176	177	150	150	150	150	69
0343	MITCHELL HOUSE, SOUTHAMPTON ROAD	J/16/78227	NOT STARTED	67						67	
0357	RIVENDALE 38 LEIGH ROAD	F/17/81079	UNDER CONSTRUCTION	13							
	JOHN DARLING MALL SELBOURNE DRIVE	CS/18/82602	UNDER CONSTRUCTION	10			10				
F/18/84679	4 HIGH STREET	F/18/84679	NOT STARTED	10		10					
FAIR OAK											
0326	LAND OFF WINCHESTER ROAD	O/13/73707 R/14/75539 R/15/76118 R/15/77067 R/15/77100 R/16/78543	PART COMPLETE, PART UNDER CONSTRUCTION	115							
0330	LAND AT ST SWITHUN WELLS CHURCH, ALLINGTON LANE	O/13/72471 RM/17/81871	UNDER CONSTRUCTION	72	35	37					

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Site Ref	Address	Application Ref	Status	Net Avail	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
0332	CORNER OF KNOWLE LANE/MORTIMERS LANE (EAST SIDE)	O/13/72490 R/15/77751	ALMOST COMPLETE	6							
0356	LAND WEST OF HAMMERLEY FARM, BURNETTS LANE, HORTON HEATH	F/15/77500	ON SITE	66	66						
	PHASE 2 HAMMERLEY FARM	F/16/79704	NOT STARTED	37		37					
0359	FIRTREE FARM & VICTORIA FARM HOUSE, FIRTREE LANE, HORTON HEATH	O/16/79354	NOT STARTED	450						50	50
0362	CORNER OF KNOWLE LANE / MORTIMERS LANE (WEST SIDE)	F/16/78074	NOT STARTED	27		27					
0363	LAND EAST OF KNOWLE LANE	F/17/80640 RM/18/83737	UNDER CONSTRUCTION	34	34						
	LAND NORTH OF MORTIMERS LANE	F/17/82099	UNDER CONSTRUCTION	59	59						

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Site Ref	Address	Application Ref	Status	Net Avail	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
	FAIR OAK LODGE ALLINGTON LANE	O/17/81864 RM/18/84195	NOT STARTED	49		30	19				
	PEMBERS HILL FARM, MORTIMERS LANE	O/15/77190 RM/18/83278	UNDER CONSTRUCTION	243	70	70	70	33			
HEDGE END											
HE1	LAND WEST OF WOODHOUSE LANE	O/18/83634	NOT STARTED	605		20	30	50	50	50	50
0350	LONG VIEW, BURSLEDON ROAD	F/16/77413	UNDER CONSTRUCTION	11	11						
0323	LAND AT ST JOHNS ROAD & FOORD ROAD AND WEST & NORTH OF WAYLANDS PLACE AND PEEWIT HILL CLOSE	F/15/76804 F/17/80651	UNDER CONSTRUCTION	166	35	35	36				
0351	LAND AT HOME FARM, ST JOHN'S ROAD	F/15/76447	UNDER CONSTRUCTION	14							
NETLEY											

Table 4: HOU021 HOUSING TRAJECTORY TABLE 8: UPDATED TO BE CONSISTENT WITH ED61B - 5YS AT APRIL 2019											
Site Ref	Address	Application Ref	Status	Net Avail	2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026
0318	ABBEY FRUIT FARM, GRANGE ROAD	O/13/72895 O/16/79466	NOT STARTED	93		45	45	3			
0361	LAND NORTH OF GRANGE ROAD	O/16/78014	NOT STARTED	89		30	30	29			
F/17/82001	OSBORNE QUARTERS POLICY TRAINING CENTRE	F/17/82001	UNDER CONSTRUCTION	30	30						
WEST END											
337	LAND AT DOG KENNEL FARM, TELEGRAPH ROAD	F/14/74943	UNDER CONSTRUCTION	10	10						
0342	MOORGREEN HOSPITAL, BOTLEY ROAD	F/15/77247	UNDER CONSTRUCTION	43	11						
0347	LAND OFF BOTLEY ROAD	O/15/76418 RM/18/82821	NOT STARTED	100	25	40	35				
0353	LAND AT HATCH FARM, NORTH OF BARBE BAKER AVENUE	F/15/77718	UNDER CONSTRUCTION	98	52						
0360	LAND WEST AND SOUTH OF HORTON HEATH	O/14/75735	NOT STARTED	950				40	170	150	150
				Total	1,291	1,057	705	606	594	590	449
							4,253				

As ED61B with the exception of 375 dwellings at BO2 which were incorrectly included in this table in ED61B when they should have been included as a 'resolution'

NOTE - NO LARGE SITE COMMITMENT COMPLETIONS ARE ANTICIPATED POST 31ST MARCH 2023 - COLUMNS REMOVED FROM TABLE FOR EASE OF PRINTING

2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	5 Year Supply	Total 2019-36	Comment
							0	0	Complete prior to GLH 5YS Trajectory
							53	53	22 complete prior to GLH 5YS Trajectory
							6	6	51 complete prior to GLH 5YS Trajectory
							0	0	Site complete prior to GLH 5YS Trajectory
							27	27	The site was previously included in Table 14 of HOU021 with an allocation of 30 dwellings. A figure of -3 was included in this table to reflect the lower numbers permitted. However it was not given a policy number or allocated in the plan as events overtook the allocation in the form of this permission.
							951	954	

2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	5 Year Supply	Total 2019-36	Comment
0							0	0	Full planning permission granted in appeal on 21st Oct 2015. Foreman Homes are progressing the site. Not started. This permission has now lapsed. However, pre-application discussions are underway with the developers (Foreman Homes) and a new application is expected imminently. 106 gross. 3 losses = 103 net. Phased beyond the 5 year period for consistency with ED61B.
							50	50	
							50	50	NB RM pursuant to the outline for 50 on hold (RM/19/84879)now there is a full application (F/19/84937) for 86 dwellings on this same site - submitted March 2019.
							18	18	This site was previously included in Table 14 of HOU021.
100	47						333	680	
							104	104	
							9	9	
							0	0	

2026 -	2027 -	2028 -	2029 -	2030 -	2031 -	2032 -	5 Year	Total	Comment
2027	2028	2029	2030	2031	2032	2033	Supply	2019-36	
							40	40	
							24	24	
							92	92	
							45	45	
							130	130	
							0	0	Complete prior to GLH 5YS trajectory started
50	40						0	140	Site phased beyond GLH 5YS
							0	0	Site complete prior to GLH 5YS trajectory
							0	0	Site complete prior to GLH 5YS trajectory
							0	0	Site complete prior to GLH 5YS trajectory
							49	49	

2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	5 Year Supply	Total 2019-36	Comment
							0	0	Site lapsed. No sign of renewal so site to be deleted
							803	1,022	Included as 4 separate phases in the GLH 5YS trajectory ED61B - merged here in to a total figure
							0	67	PD conversion. Not included in GLH 5YS trajectory so phased beyond 5 year period
							0	0	Complete prior to GLH 5YS Trajectory
							10	10	
							10	10	Recently permitted site not included in HOU021 trajectory
							0	0	Site complete prior to GLH 5YS trajectory
							72	72	

2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	5 Year Supply	Total 2019-36	Comment
							0	0	Site complete prior to GLH 5YS trajectory
							66	66	
							37	37	
50	50	50	50	50	50	50	0	450	Phased beyond the 5 year period. Part of the HH1 allocation now in EBC ownership. See also site 0360 under the West End heading below.
							27	27	
							34	34	
							59	59	In the original version of HOU021 this site was attributed with 29 dwellings in this Table 8 with the other 30 dwellings counted in Table 10 as an allocation under Policy FO2. The allocation in Table 10 will now be deleted and all 59 dwellings captured in this commitment table as per GLH 5YS trajectory

2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030	2030 - 2031	2031 - 2032	2032 - 2033	5 Year Supply	Total 2019-36	Comment
							49	49	In the previous version of HOU021 this site was allocated for 38 dwellings under policy FO3 (see Table 14). The resolution grants 50 dwellings with the demolition of 1 existing meaning a net gain of 49. Previously this table only captured the difference (11 dwellings). All 49 dwellings are now captured in this table with the reference in Table 14 deleted.
							243	243	In the previous version of HOU021 the 250 dwellings from PHF (now 243 dwellings) were originally included and phased as part of the allowance of 3,350 dwellings at the SGO. The PHF dwellings are now all captured in this table to be consistent with the GLH 5YS trajectory. The previous separate phasing as part of the SGO will be deleted.
50	50	50	50	50	50	55	150	605	In the original version of HOU021 this site was counted in Table 10. It is now captured here and the Table 10 entry will be deleted
							11	11	
							106	106	
							0	0	Complete prior to GLH 5YS trajectory

2026 -	2027 -	2028 -	2029 -	2030 -	2031 -	2032 -	5 Year	Total	Comment
2027	2028	2029	2030	2031	2032	2033	Supply	2019-36	
							93	93	
							89	89	
							30	30	
							10	10	
							11	11	
							100	100	
							52	52	
150	150	140					210	950	Site moved from Fair Oak in HOU021 and included in West End as per the GLH 5YS trajectory. Allocated under Policy HH1 and owned by EBC. See also site 0359 under the Fair Oak heading above.
400	337	240	100	100	100	105	4,253	6,674	

6,674

Table 5: Table 9 of HOU021 updated consistent with ED61B: Resolutions to grant planning permission at and post 1.4.2019															
Site	Address	Parish	Net	2016 -	2017 -	2018 -	2019 -	2020 -	2021 -	2022 -	2023 -	2024 -	2025 -	2026 -	2027 -
Ref			Available	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
BU1 O/17/80899	Land adj. 4 Brookfield, Providence Hill	Bursledon	20					20							
FO2 F/18/83986	Land north of Mortimers Lane & west of Hall Lands Lane	Fair Oak & Horton Heath	26					26							
BU3 O/17/81166	Land off Providence Hill	Bursledon	92					52	40						
BO2 O/18/83698	Land at Winchester Street (Uplands Farm)	Botley	375							20	30	50	50	50	50
		Total	138					98	40	20	30	50	50	50	50

As per ED61B

2028 -	2029 -	2030 -	2031 -	2032 -	2033 -	2034 -	2035 -	Total
2029	2030	2031	2032	2033	2034	2035	2036	Supply
								20
								26
								92
50	50	25						375
50	50	25						513

Table 6: Table 16 of HOU021: New Greenfield Allocations identified in the emerging draft local plan not counted elsewhere in the Trajectory

Policy Ref	Site Address	Parish	Capacity	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
AL1	Land east of Allbrook Way	Allbrook	95							40	40
	Land between 77 Church Road & Recreation Ground	Bishopstoke	0								
FO5	Land east of Knowle Lane	Fair Oak & Horton Heath	0								
FO1	West of Durley Road	Fair Oak & Horton Heath	73								
FO3	Land east of Allington Lane	Fair Oak & Horton Heath	70								
FO4	Land at Lechlade, Burnetts Lane	Fair Oak & Horton Heath	13								
HE2	Land at Sundays Hill & north of Peewitt Hill	Hedge End	0								
BO1	Land south of Maddoxford Lane & east of Crows Nest Lane	Botley	30								15
BO3	Land east of Kings Copse Avenue & Tanhouse Lane	Botley	120								
	Braxells Farm / Land at Long Garden Cottage	Botley	0								
BU1	Land north of Providence Hill, Morellos & Forge Mount	Bursledon	0								
BU2	Heath House Farm	Bursledon	38								
BU3	Land south east of Windmill Lane	Bursledon	0								
AL2	West of Allbrook Way	Allbrook	45								20
FO6	Foxholes Farm	Fair Oak & Horton Heath	0								
BO4	Land at Myrtle Cottage	Botley	22								12
HE3	Home Farm	Hedge End	16								8
HH1	West of Horton Heath	Fair Oak & Horton Heath	100								
DM25a	Land adjacent to 86 Edward Avenue	Bishopstoke	0								0
DM25b	Rear of Shopping Parade & 75-79 Hiltingbury Road	Chandlers Ford	16								

Table 6: Table 16 of HOU021: New Greenfield Allocations identified in the emerging draft local plan not counted elsewhere in the Trajectory											
Policy Ref	Site Address	Parish	Capacity	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026
DM25c	Common Road Industrial Estate	Chandlers Ford	30								
DM25d	Land at Toynbee Road	Eastleigh	64								20
DM25e	Eastleigh Police Station	Eastleigh	0								0
DM25f	Land at Scotland Close	Fair Oak & Horton Heath	0								
DM25g	Royal British Legion Club, Station Road	Hound	0							0	
		Total	732							40	115

NB this phasing is rolled forward a number of years compared to HOU021 in order to ensure consistency with the GLH 5YS at September 2019
Hence no completions phased before 1st April 2024

2026-	2027-	2028-	2029-	2030-	2031-	2032-	2033-	2034-	2035-	Total	Comment
2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
15										95	
										0	Now counted in Table 4
										0	Now counted in Table 4
52	21									73	
35	35									70	Now allocated for 119 but 49 counted in Table 4
13										13	
										0	Now counted in Table 4
15										30	
40	40	40								120	Originally allocated for 70
										0	Now counted in Table 4
										0	Now counted in Table 5
38										38	
										0	Now counted in Table 5
25										45	
										0	Mod to delete - see WoHH below
10										22	
8										16	
			30	30	40					100	100 additional to permissions in Table 4
										0	Permitted for net gain of 9 F/17/80188. Delete
		6	10							16	Formerly DM25. Policy deleted. To be a new bespoke allocation

2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	2032- 2033	2033- 2034	2034- 2035	2035- 2036	Total	Comment
				15	15					30	Formerly carried forward allocation. Category deleted. To be a new bespoke allocation
44										64	Formerly carried forward allocation. Category deleted. To be a new bespoke allocation
										0	New permission for care home and 9 units. Small site. Delete
										0	Unable to prove deliverable. Delete
										0	Permitted for 9 net gain F/17/80123. Club demolished. Delete
295	96	46	40	45	55					732	

Table 7 - meet shortfall within 5 years			
	5 Years	7 Years	8 Years
	1.4.11 to	1.4.11 to	1.4.11 to
	31.3.16	31.3.18	31.3.19
1 Local Plan Annualised target 1.4.11 to 31.3.36	650	650	650
2. Expected delivery at 650pa	3,250	4,550	5,200
3. Actual Net Completions (see Table 18 of HOU021)	1,674	3,084	4,246
4. Shortfall	-1,576	-1,466	-954
5. Shortfall / 5	-315	-293	-191
6. Five Year Requirement (1 + 5) x 5	4,825	4,715	4,205
7. Five Year Supply (see Table 2)	5,096	5,135	4,636
	<i>2016-2021</i>	<i>2018-2023</i>	<i>2019-2024</i>
8. Surplus (7 - 6)	271	420	431