Appendix 1

Strategic Land Availability Assessment

Interim Urban Capacity Update (base date of data remains 31 March 2014)

1. Strategic Land Availability Assessment (SLAA)

1.1 The purpose of the Strategic Land Availability Assessment (SLAA) is to identify a future supply of land which is deliverable and developable for housing and economic development over the plan period of the Local Plan. The requirement to prepare an assessment is set out in the National Planning Policy Framework (NPPF) and the methodology is set out in the Planning Policy Guidance (PPG).

1.2 The SLAA was last updated in July 2014 with a 31 March 2014 base date. It formed part of the evidence base to support the submitted Eastleigh Borough Local Plan 2011-2029 (background paper G4). The assessment will need to be reviewed over the coming months to provide the evidence base for the new Local Plan (2011-2036) which is now being prepared.

1.3 The SLAA begins by seeking to identify specific deliverable and developable sites within existing built up areas. An allowance is also made for broad locations within these built up areas where it is anticipated additional development could come forward but where specific sites cannot currently be identified. Once the capacity of urban areas has been considered, an assessment of the potential greenfield sites to accommodate the borough’s development needs is also undertaken. The SLAA (July 2014) can be found here: http://www.eastleigh.gov.uk/planning--building-control/published-documents/ldf-evidence/slaa.aspx

1.4 This paper focuses exclusively on re-considering the housing potential in urban areas as an interim update. Its scope is limited to urban capacity, greenfield sites have not been assessed. A full update of the SLAA will be undertaken in due course to inform the preparation of the new Local Plan (2011-2036). This full review will consider urban capacity in further detail along with potential greenfield sites. The conclusions set out in the Inspector’s final report on the Local Plan 2011-2029 have been taken into account, along with a roll forward of the plan period to 2036 in this interim urban capacity update.

2. Housing potential in existing urban areas

2.1 The assessment of housing potential in existing urban areas was covered in chapter 4 of the SLAA (pages 12 to 29). This chapter splits
the potential supply components into five different categories which are considered in turn below:

A - Completions

2.2 Housing completions cover the period 1 April 2011 to 31 March 2014; as shown in the table below. These completions will be updated to 31 March 2015 in the preparation of the new SLAA. No interim completions data has been included at this stage to allow for comparison with the SLAA as previously prepared. Technically both greenfield and urban sites are included in this section to give a picture of overall completions.

B - Commitments

2.3 This category includes: small and large sites with planning permission and sites with resolutions to grant planning permission, where the sites are allocated in the adopted Local Plan or are in urban areas. This data has a 31 March 2014 base date. It will also be updated to 31 March 2015 in preparation of the new SLAA. This section does not include permissions or resolutions to grant permission on the proposed allocations contained in the Local Plan 2011-2029 as they fall under chapter 7 of the SLAA where the potential of greenfield sites is assessed (see paragraph 3.2 below).

C - Local Plan Review sites without planning permission or resolution to permit

2.4 The only remaining allocation without planning permission is Scotland Close, Fair Oak (policy 88.H); it is not considered appropriate to continue to identify this site for a certain number of dwellings given the uncertainty about land contamination and the potential for it to be developed for other uses.

2.5 In addition to allocations, the Local Plan Review (2001-2011) also identified four brownfield opportunity sites which could come forward within the defined urban areas. Two of these sites remain without permission: Nuttall’s Yard, which is no longer included in the potential land supply for the borough due to uncertainty about its delivery; and Central Precinct, Chandlers Ford (87 net additional dwellings). Planning permission has been granted for part of the site identified at Toynbee Road, Eastleigh for 120 dwellings; the remainder (71 dwellings) is likely to come forward later in the plan period.

D - Newly identified sites

Previous planning history:

1 At July 2014 when the SLAA was last published.
2.6 This category includes sites where there is a previous planning history. At 31 March 2014 there was one site where a revised application to address the reasons for refusal has yet to be received. This is 11-17 Shamblehurst Lane, Hedge End (10 dwellings).

2.7 Officers have not been able to assess whether or not there are any other sites which fall into this category at this stage. Any update will be reported in the publication of the SLAA later this year.

Land currently in employment use:

2.8 The SLAA identified three sites currently in employment use which could be developed for housing. One of these sites the Civic Offices and former Magistrates’ Court, Eastleigh now has a prior approval for residential development. That leaves two sites previously identified within this category: land at Common Rd Industrial Estate, Chandlers Ford (30 dwellings); and Depot south of Botley Rd, West End (90 dwellings).

2.9 Officers have not been able to assess whether or not there are any other sites which fall into this category at this stage. Any update will be reported in the publication of the SLAA later this year.

Sites received in call for sites:

2.10 Given that the original call for sites took place a number of years ago (2008), it will be important to engage with the landowners and site promoters again in preparing the new SLAA over the coming months.

2.11 One site remains from the original call for sites exercise: Moorgreen Hospital West End (110 dwellings). Discussions are at an advanced stage with the site promoters.

Sites identified by Borough Council Officers:

2.12 Given that the site survey was undertaken in 2008, it will be necessary to undertake this exercise again to inform the preparation of the new SLAA over the coming months.

2.13 The SLAA identified sites to accommodate 23 dwellings in years 6-10 and 368 dwellings in years 11-17. A discount of 40% was applied to the 11-17 year total yield as there was a degree of uncertainty about the timescales for their development.

2.14 The Inspector identified an inaccuracy between the threshold set for site assessment (0.2ha) and the allowance made for dwellings coming forward on small sites (windfall). This was because there was potential for an overlap where sites have been identified which are above 0.2 ha in size, but anticipated to deliver less than 10 dwellings. He suggests that this inaccuracy should be corrected by removing the sites with net
potential for less than 10 dwellings from this source of supply. This
result is a reduction to the number of dwellings falling into this category
from 368 to 334 dwellings for years 11-17 (223 to 202 dwellings after
40% discount has been applied).

2.15 This gives an overall total of 225 dwellings anticipated to come forward
from sites identified by officers in site surveys.

E - Broad areas

2.16 The SLAA makes an allowance for broad areas within existing
settlements. This broad area allowance is made up of small sites
coming forward in urban areas, the potential for development within
Eastleigh town centre, Eastleigh Riverside and in Hedge End, Fair Oak
and West End centres.

Eastleigh Riverside:

2.17 Whilst Eastleigh Riverside is seen principally as an employment
regeneration area, previous assessment suggests there is residential
potential for 200 dwellings for the period to 2029.

Eastleigh Town Centre:

2.18 Work previously undertaken on the residential capacity of Eastleigh
town centre concluded that 300 dwellings was a reasonable and
conservative estimate.

2.19 The Inspector was of the view that the only evidence of reasonable
prospects of delivery would be from those sites in the Council’s
ownership (or intended acquisition) given the Council’s commitment to
change the town centre (paragraph 60, Eastleigh Borough Local Plan
Inspector’s Report, February 2015). He was of the view that the supply
should be amended from 300 dwellings to 137 dwellings to reflect those
sites which the Council owns.

2.20 The Council’s commitment to regenerating the town centre should be
noted, however further evidence to ascertain the likely residential
capacity will need to be undertaken to update the SLAA in full.

Fair Oak centre, Hedge End centre & West End centre:

2.21 The SLAA considered the comprehensive redevelopment of these
centres with residential elements alongside retail. The Inspector
concluded that the assessment of these centres had been too focused
on physical capacity without providing evidence of reasonable
prospects (paragraph 61, Eastleigh Borough Local Plan Inspector’s
Report, February 2015). He suggested that land assembly could make
delivery uncertain. He concluded that the discount on delivery should
be increased from 25% to 50%. Supply from these sources therefore falls from 226 to 148 dwellings.

2.22 The Council will need to re-consider and comprehensively assess the residential capacity of these areas as part of its work on a review of the SLAA, to inform the new local plan and ascertain whether there are realistic prospects of delivery in these areas.

**Small housing sites within existing built up areas:**

2.23 The SLAA provided for an allowance for small sites not specifically identified to come forward (windfalls). This was based on the average number of completions from this source historically with a 10% discount applied.

2.24 The Inspector was of the view that the small site allowance from year 6 onwards should also be recalculated to ensure that garden land is not included in this allowance (paragraph 65).

2.25 The Inspector was also of the view that the discount should be increased from 10% to 25% from year 6 onwards, to reflect the uncertainty that there may be fewer sites from this source in the future (paragraph 63, Eastleigh Borough Local Plan Inspector’s Report, February 2015).

2.26 This would reduce the supply from this source from 826 to 656 dwellings to 2029.

**Update to table 4.13 of the SLAA: Capacity of sites in urban areas – interim figures (31 March 2014)**

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<th>April 1 2011-March 31 2014</th>
<th>April 1 2012-March 31 2013</th>
<th>April 1 2013-March 31 2014</th>
<th>April 1 2014-March 31 2015</th>
<th>April 1 2015-March 31 2016</th>
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</thead>
<tbody>
<tr>
<td><strong>A. Completions</strong></td>
<td></td>
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<td>Completions March 2011-April 12</td>
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<td>Completions March 2012-April 13</td>
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<td>Completions March 2013-April 14</td>
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<tr>
<td><strong>Completions total</strong></td>
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<td></td>
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<td><strong>1,071</strong></td>
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<tr>
<td><strong>B. Commitments</strong></td>
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</tbody>
</table>
| Small sites with planning | 0                          | 159                         | 0                           | 0                           | 0                           | 159          

2 Unlike the five year housing land supply position doesn’t include interim completion data to December 2014 in order to remain consistent with previous SLAA assessment.
| permission | 0 | 453 | 0 | 0 | 0 | 453 |
| Large allocations of adopted Local Plan Review with planning permission | 0 | 500 | 0 | 0 | 0 | 500 |
| Large unallocated sites with planning permission | 0 | 94 | 0 | 0 | 0 | 94 |
| RSL renewal programme | 0 | -17 | 0 | 0 | 0 | -17 |
| Large allocations of adopted Local Plan Review with resolution to permit | 0 | 0 | 0 | 0 | 0 | 0 |
| Large unallocated sites with a resolution to permit | 0 | 1,189 | 0 | 0 | 0 | 1,189 |

**C. Local Plan Review sites without planning permission or resolution to permit**

| Adopted Local Plan Review Allocations without planning permission | 0 | 0 | 71 | 87 | 0 | 158 |
| Adopted Local Plan Review ‘brownfield opportunity sites’ without planning permission | 0 | 0 | 71 | 87 | 0 | 158 |
| Adopted Local Plan Review sites without planning permission Total | 0 | 0 | 71 | 87 | 0 | 158 |

**D. Newly identified sites**

| Sites with a planning history with future potential | 0 | 0 | 10 | 0 | 0 | 10 |
| Existing employment sites with residential potential | 0 | 0 | 120 | 0 | 0 | 120 |
| Sites received during call for sites | 0 | 110 | 0 | 0 | 0 | 110 |
| Sites identified by EBC officers | 0 | 0 | 23 | 202 | 0 | 225 |
| New Sites Total | 0 | 110 | 153 | 202 | 0 | 465 |

**E. Broad areas**

| Eastleigh Riverside | 0 | 0 | 83 | 117 | 0 | 200 |
| Eastleigh Town Centre | 0 | 0 | 80 | 57 | 0 | 137 |
| Fair Oak Village Centre | 0 | 0 | 0 | 23 | 0 | 23 |
| Hedge End District Centre | 0 | 0 | 40 | 43 | 0 | 83 |
| West End Village Centre | 0 | 0 | 20 | 22 | 0 | 42 |
| Small sites within the | 0 | 126 | 265 | 265 | 371 | 1,027 |
3 Conclusion

3.1 The table above identifies the potential of the borough’s urban areas to accommodate 4,395 dwellings over the period 2011-2036. This figure only represents a starting point. A more detailed assessment of the urban areas needs to be undertaken as part of the review of the SLAA.

3.2 Chapter 7 of the SLAA (July 2014) assessed the potential of greenfield sites, the findings concluded that through the emerging Local Plan 2011-2029 new greenfield allocations had been identified capable of accommodating 5,901 dwellings. Some of these proposed allocations now have planning permission or are subject to resolutions to permit. The potential for greenfield sites to accommodate housing development has not been re-considered at this stage, this assessment will form part of the full SLAA review.

3.3 Taken together the overall interim total supply is 10,296 dwellings for the period 2011-2036. This figure is only a starting point for further more detailed assessment.