

HAMPSHIRE COUNTY COUNCIL

Decision Report

Decision Maker:	Executive Member Policy and Resources
Date:	22 January 2015
Title:	Hampshire Superfast Broadband – Getting Connected
Reference:	6456
Report From:	Chief Executive and the Director of Culture, Communities and Business Services

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1. Executive Summary

- 1.1. The purpose of this paper is to provide a high level summary of the current position regarding the Hampshire Superfast Broadband Programme and the emerging challenges and opportunities beyond the scope of the current Programme. The first outline of a potential response to these challenges is set out in the form of next steps and recommendations regarding the policy framework.
- 1.2. On the basis of the information currently available, the report indicates that the County Council will achieve its ambition to make high-speed broadband available to at least 95% of premises across Hampshire. It goes on to identify the scale of the remaining gaps in provision. It will be important that the County Council remains alert to further opportunities to secure Government funding or other opportunities to extend high speed Broadband. This report sets out a direction of travel to start the process of working to provide further improvements for the benefit of Hampshire residents and businesses.
- 1.3. The purpose of the Hampshire Superfast programme has been to increase the availability of superfast broadband services to premises in rural and hard-to-reach areas where commercial investment in these services has not been (and is unlikely to be) made.
- 1.4. Across the country as a whole, it is becoming obvious that many new housing developments will not be superfast-enabled through commercial investment and that the copper-wire services still installed at sites will not deliver superfast broadband or benefit from the public funds already committed to subsidise broadband infrastructure and service improvements. The failure of developers and broadband providers to make superfast provision for new homes has produced an additional group of premises

(outside existing contracts) for which new arrangements will need to be made. A drive to encourage the private sector to ensure that future developments are enabled for superfast services is required, but a response is also required for those sites where residents already living in new homes are encountering the same problems as those in rural and hard-to-reach areas. It seems that unless the County Council enables or uses its leverage on both Broadband providers and housing developers these premises will be left behind.

- 1.5. The solution may come from residents themselves, housebuilders, the broadband providers and/or further intervention from local and central government. The County Council is already working to support a very substantial increase in the availability of superfast broadband across Hampshire (more than 98,000 premises in total). While seeking to ensure that public intervention is properly targeted, the County Council will wish to consider the possibility of extending the number of premises for which intervention is being considered to include those Hampshire residents living in new housing developments where the private sector has not and is unlikely to make commercially-funded provision for them. The proposed title for an extended programme of intervention is 'Getting Connected'.
- 1.6. It is clear that unless the County Council plans, influences and (sometimes) directs BT in many instances the programmes will underachieve for some residents. It could be expected that the County Council's involvement will therefore stretch out for several years to come. The County Council has sought to maximise the financial contribution from Central Government for Hampshire, and add its own resources to maximise the coverage and value for money of this opportunity. In so doing the County Council has to accept the performance of the provider (BT) and the developers. There is no statutory responsibility for the County Council to be engaged with the developers and Broadband providers but the Council is ready to use its influence and leverage to get better Broadband for residents where developers and service providers have so far been unable to satisfy expectations.

2. Background

- 2.1. In order to realise its ambition for high speed broadband services to be available to 'more than 95% of premises', the County Council has made capital provision of £10 million above and beyond the £3.75 million committed to the initial broadband contract in 2013.
- 2.2. Further match-funding of £9.2 million has been made available by the Department for Culture, Media and Sport (DCMS) through its Broadband Delivery UK (BDUK) project. A contract based on combined funding of £18.4 million was let by the Council in November 2014 and provision has been made for total contract expenditure to increase to £21 million in the event that further funds or funding partners become available. The bid from BT absorbed some £16.45 million of the available funding. It is planned to revise and extend the current solution to incorporate some or all of the £1.95 million that is currently unallocated.

- 2.3. Completion of the second leg of the proposed intervention in this market (as currently contracted) is expected to result in excess of 95% availability of superfast services in the County as a whole with even more premises capable of being 'served by fibre'. The completion date of this second contract is subject to some uncertainty and requires confirmation, but it is currently thought that this will be achieved by December 2018.
- 2.4. The total number of premises in Hampshire is dynamic (due to new building and conversions) and the count of premises in the model used by Openreach is also influenced by changes in definitions (for example, flats and premises in multiple occupancy) and improved data availability. The baseline for the current assessment of coverage is a figure of around 594,000 premises (up from some 586,000 in the first contract).

Total Premises - Supplier Data (OMR2)		594,043
of which:	Residential	562,273
	Business	31,770
Expected position by end 2018		570,442
		96%
N.B. Excludes approx. 4,800 occupied premises on new build sites and future developments		

Funding to achieve >95%	£m		
County Council capital	10.0		
Government match funding	9.2	19.2	
Funds currently committed to reach >95% by end 2018	16.45	50%HCC	
Available within Contract 2 to achieve additional coverage	1.95	50%HCC	
Remaining HCC funding - available/unallocated	0.8	100%HCC	
		19.2	
'Headroom' within Contract 2 (£21m less £18.4m)	2.6	Not resourced	

3. Key Issues and Challenges

- 3.1. The main focus of the Hampshire Superfast Broadband project has been to work with BT, the BDUK programme team, other stakeholders and Hampshire residents to achieve the delivery of additional BT infrastructure that will lift the availability of Superfast Broadband from around 80% to more than 95% of premises. This programme is on track to enable more than 94,000 superfast premises across Hampshire (not counting over 4,500 premises covered by the Innovation Fund trial and by successful bids to the 'Rural Communities Broadband Fund'). Completion of this work represents a significant undertaking both for BT and the County Council.
- 3.2. In line with Government's intentions, the existing programme includes provision that will make it possible for residents and businesses to purchase a better broadband service where their line (after the planned intervention) is not capable of achieving a minimum speed of 2 Mbps. This is not a guarantee

that existing infrastructure will be sufficient or upgraded as it will require residents to 'opt in' to one of the solutions (such as satellite) that will be available to premises in this category. The number of occupied premises with lines not capable of 2 Mbps is expected to decline but the current estimate is around 5,600 premises for planning purposes.

- 3.3. Government has recently issued guidance acknowledging that some premises, which are not currently able to achieve a minimum speed of 2 Mbps, are in postcodes that will be covered by the second round of contracts. The revised guidance indicates that these premises should not be eligible for a 'double' subsidy from public funds and that these premises should not be covered by the first contract. Two issues are associated with this:
- The change will have a negative impact on some residents and businesses – a longer wait.
 - The implications for the funding earmarked within Contract 1 for this commitment have yet to be worked through.
- 3.4 While the delivery of the Council's existing commitments represents a very significant intervention in the broadband market by the County Council and its partners, which will take four years to complete, three further issues are becoming more visible:
- Premises in the 'Final 5%' – what next?
 - Provision of Superfast Broadband in new (not yet built) housing developments – what role can the County Council play in 'Futureproofing' these developments?
 - Availability of superfast services in existing (already occupied) phases of major housing developments where commercial provision has not been made – what action can the County Council take to support residents and increase the number of developments at which a 'retrofit' solution is planned?
- 3.5 Size of the challenge: The analysis of premise numbers is complicated by a range of factors, but a reasonable estimate of the number of premises in the existing Intervention Area that will not be able to secure a high-speed broadband service at the end of Contract 2 is 23,600 (4%).
- 3.6 As previously indicated, funding of £1.95 million is available within the second contract together with a further £0.8 million. In principle, both sums could be committed to secure additional coverage using the established value-for-money approach. Government has expressed an ambition to lift the availability of high speed broadband to 99% of premises, but has acknowledged that the extension of the current approach beyond 95% is likely to be prohibitively expensive in some areas. It is, therefore, conducting a number of trials of alternative solutions and providers that may provide effective solutions for the very hardest to reach premises. No commitments have yet been made regarding further funding provision or any statements about Government's preferred solutions for these premises. BT's own technology continues to develop and there is the possibility that the arrival of

lower cost options (for example, Fibre-To-The-Remote-Node) will increase the amount of extra superfast provision that could be achieved with the remaining funds. Timing is, therefore, a key issue.

- 3.7 **Self-Funding:** As more communities become aware of their position in relation to the second contract and the final 5%, it is likely that interest in 'self-funding' and targeted solutions for specific locations will increase. A small number of contracts have already been made on this basis and none have included any public funding. The County Council will wish to provide a measure of financial as well as practical support for communities wishing to take this option. This could be achieved within the 'headroom' available in the next contract by allocating a proportion of the £0.8 million as a partial match for funding provided by residents or other groups.
- 3.8 **Retrofit:** Not included in the count of premises remaining unserved in the Intervention Area are some 4,800 new homes on existing phases of housing developments where the developer and broadband providers have not so far arranged the provision of superfast services through commercial investment. A schedule of the largest 30 developments, which account for more than 80% of the total, is included below. A number of these developments may be viable for commercial investment, but there are few signs that this problem is fully recognised by the private sector or that solutions for residents will come forward in a reasonable timescale. The County Council will, therefore, wish to consider the extent to which it wants to promote commercial solutions or become involved as a potential source of funding at these locations. Making public funds available to unblock the difficulties experienced by these residents may be a solution but could act as a deterrent to private sector investment unless an 'intelligent' partnership can be developed. Recognising there are issues and limits with the County Council's involvement, nonetheless the County Council seeks to achieve improvements to what would be very unsatisfactory outcomes for thousands of people living in new premises.

Table 1: Sites requiring HCC intervention

Grand Total	4808
Cabinet ID and Site Address	Number of properties
ROMSEY 20 - LAND AT, ABBOTSWOOD, SANDY LANE, ABBOTSWOOD, ROMSEY	436
TITCHFIELD 18 - LAND AT, HUNTS POND ROAD, TITCHFIELD COMMON, FAREHAM	327
FLEET 28 - LAND WEST OF, HITCHES LANE, FLEET	263
EASTLEIGH 44 - LAND SOUTH OF SOUTH STREET, WIDE LANE, EASTLEIGH	254
TURGIS GREEN 16 - LAND AT, TAYLOR'S FARM, SHERFIELD PL GAIGER AVENUE, CHINEHAM	227
FARNBOROUGH 119 - QUEENSGATE SITE, GOVERNMENT HOUSE ROAD, FARNBOROUGH	220
WATERLOOVILLE 60 - OLD PARK FARM, LONDON ROAD, WATERLOOVILLE	203
FARNBOROUGH 112 - FARNBOROUGH BUSINESS PARK, O'GORMAN ROAD, FARNBOROUGH	200
ALTON 33 - LAND AT, CHANDOS LODGE AND GRANGE HOTEL ANSTEY ROAD, ANTSEY, ALTON	188

ANDOVER 48 - LAND AT, PICKET TWENTY, ANDOVER	188
BASINGSTOKE 34 - REGENERATION SCHEME, FAROE_MALDIVE CLOSE, BASINGSTOKE	185
HARTLEY WINTNEY 1 - LAND SOUTH OF, DILLY LANE, HARTLEY WINTNEY, HOOK	172
BASINGSTOKE 102 - LAND AT, JOHN HUNT SCHOOL, SHAKESPEARE ROAD, POPLEY	124
LIPHOOK 10 - KING GEORGES HOSPITAL, HEWSHOTT LANE, LIPHOOK	90
ANDOVER 81 - LAND AT, PICKET TWENTY, ANDOVER	74
LOCKS HEATH 64 - COLDEAST HOSPITAL, COLDEAST WAY, SARISBURY, SOUTHAMPTON	68
BASINGSTOKE 116 - SKIPPETTS HOUSE SKIPPETTS LANE WEST BASINGSTOKE	67
BASINGSTOKE 130 - BEECH DOWN PRE SCHOOL, GERSHWIN ROAD, BASINGSTOKE	67
FAREHAM 62 - BROADLAW WALK, BROADLAW WALK, FAREHAM	67
HAMBLE 5 - ROTARY COURT, ROTARY COURT, NETLEY ABBEY, SOUTHAMPTON	66
WATERLOOVILLE 61 - GRAINGER DEVELOPMENT SITE, NEWLANDS LANE, WATERLOOVILLE	64
WINCHESTER 34 - LAND AT, WORTHY ROAD_FRANCIS GARDENS, WINCHESTER	63
HAVANT 54 - RAMSDALE PLAYING FIELDS, WOOLSTON ROAD, HAVANT	60
WHITELEY 108 - WHITELEY FARM, WHITELEY, FAREHAM	60
BASINGSTOKE 90 - LAND NORTH OF, POPLEY, SHERBORNE ROAD, POPLEY, BASINGSTOKE	54
FAREHAM 50 - 1-25 THE LEISURE CUNNINGHAM DRIVE GOSPORT	54
HEADLEY 1 - LAND AT, ASH ROAD, BEECH ROAD, LINDEN R BISHOPS GREEN, NEWBURY	46
LEE-ON-THE-SOLENT 9 - ROGERS HOUSE, ELMORE ROAD, LEE-ON-THE-SOLENT	44
WATERLOOVILLE 60 - OLD PARK FARM, WATERLOOVILLE	40
TADLEY 19 - BOUNDARY HALL, MULFORDS HILL, TADLEY	38

3.9 Futureproofing: Preliminary research has identified planning (forecast) data for new housing developments for the period 2014 to 2020. Overall, the list includes more than 250 sites and over 37,000 new homes. The accuracy of this data has yet to be confirmed, but a list of the Top 30 sites by new home numbers is attached at Appendix 1. This abbreviated schedule covers more than 27,000 homes. Initial discussions with BT indicate that some sites are covered by commercial agreements between themselves and the developer that will result in the availability of Superfast Broadband. Other sites may be covered by agreements with other providers of broadband infrastructure, but it seems that a substantial proportion of new build sites do not currently have the benefit of formal commitments to the provision of Superfast Broadband through commercial investment.

3.10 Other sources of funding: Although work to deliver the next stage of the Hampshire programme is not scheduled to start until 2016, it is appropriate to consider opportunities to attract additional external funding. In conjunction with the Assistant Director for Economic Development, the programme team has made a preliminary expression of interest in capital grant funding to support further broadband developments in the EM3 area. Should such funding be available, it is anticipated that there would be a competitive bidding process and that the partnership would have a strong interest in shaping the priorities for their funds (general coverage, new housing, business parks etc).

- 3.11 Openreach Fibre-To-The-Premise (FTTP) trials: BT Openreach is reviewing its approach to the provision of Superfast Broadband at major housing developments. In developing its strategy, Openreach is evaluating a series of free trials for FTTP across the country. In order to access these trials, developers need to register sites with more than 100 new homes for evaluation. Pressure on Openreach resources has limited the number and scale of these trials, but further slots are expected to become available later this year. In support of the 'Futureproofing' agenda, it would appear sensible for the County Council to promote participation in these to developers either on a direct basis or through a proposed Developers' Forum. One further possibility is that the County Council could seek to reserve a number of the slots available and then transfer these to developers at a later date. Further information is expected from Openreach and the implications of such action will be tested with the Council's Legal Services. The County Council would have a strong interest in some part of the proposed development at Bordon-Whitehill (the largest of the developments listed in Appendix 1) being included as one of the sites for these trials. There are early signs that this will be achievable and an update on the position at Bordon Whitehill will be given orally at the meeting.

Other Issues

- 3.12 'At Risk': The commercial investment programme of BT was expected to be completed during 2014. However, when completing their bid in response to Contract 2, BT indicated that a number of structures had not yet been completed and were 'at risk' of dropping out of their commercial investment programme. There is no timetable for the completion of this work and these postcodes contain several thousand premises.
- 3.13 Government Match-Funding: There is a risk in relation to the availability of the match-funding from the DCMS beyond March 2018. The initial delivery timetable for the second contract meets Government's requirements and an agreement to bring forward the overall completion date would provide additional security. This risk will be monitored by the project team in conjunction with the Director of Corporate Resources.
- 3.14 Clawback: The take-up of superfast services enabled by the programme is currently ahead of expectations. Over time, the County Council can anticipate the return of part of the public investment through the clawback mechanism in both Contracts. This may ultimately yield a significant sum, but the amount released in the short term will be limited.

4. Next Steps

'Futureproofing'

- 4.1 Given the scale of potential housing development over the next five to six years, the County Council must seek to influence the market (developers and broadband providers) to maximise the provision of superfast infrastructure through commercial rather than public investment.

4.2 Actions to move this forward are:

- (i) Allocate a senior resource within the County Council to focus specifically on the issue of new sites and work with developers to stimulate the provision of Superfast Broadband (taking the list of Top 30 sites to inform initial priorities). It is estimated that it would require approximately 0.4 FTE for one year to develop this agenda.
- (ii) Direct engagement with individual developers and work to establish a Developers' Forum to examine the commercial issues driving current approaches and encourage wider provision. Broadband Programme Team (CCBS) to work with ETE (Economic Development and Planning) to set up an initial meeting of the Forum by the end of April 2015.
- (iii) A review of the existing planning policy and legislative levels available to the County Council and district and borough councils to direct, encourage and facilitate the provision of superfast-ready infrastructure and services at major new development sites has commenced within ETE. The initial findings of this review will inform further action, including dialogue with District and Borough Councils, which are of course the Planning Authorities for new housing developments in Hampshire.
- (iv) Identify and promote positive information about individual developments and developers that are known to have made a commitment to Superfast Broadband. This should be of benefit to residents and it is anticipated that this reputational enhancement could have some positive value to developers and encourage others to make similar commitments.

4.3 If successful, these actions will deliver a significant improvement across new developments. It is recognised that it is neither attractive nor possible to address gaps in market provision through the application of public funds on an on-going basis. The success of the Futureproofing initiative will be reviewed in December 2015.

Existing Intervention Area

4.4 The opportunity to extend coverage further into the remaining 23,600 premises exists and total match-funding of £1.95 million can be committed to achieve this within Contract 2. By definition, the remaining premises are those that are most expensive to reach using established techniques. As a result, the coverage that might be enabled on a value-for-money basis is likely to be under 4,000 superfast connections. A higher level of additional coverage may be achieved if Fibre to the Rural Network (FTTRN) or other new technology becomes available, but this is currently uncertain. The Broadband team, in conjunction with the Chief Executive, will trigger the remodelling of the solution for Contract 2 at a date(s) to be determined through dialogue with BDUK and BT, which will be not later than December 2016.

Retrofit

- 4.5 Work to support residents living in existing/completed phases of housing developments with no superfast availability should focus on solutions funded privately by developers and broadband providers. To stimulate private sector funding in support of these improvements, it would be possible to earmark a proportion of the available funds as match-funding for this purpose. Alternatively, the Council could add these premises to the Intervention Area for Contract 2 and to seek a value-for-money proposal across the total number of premises (23,600 + 4,800 = 28,400).

It is proposed that the County Council should arrange through Change Control to include any relevant premises at existing sites not included in the current Intervention Area (for example the sites in Table 1 above) and that these sites are considered alongside other premises for either amendments to contracts 1 or 2 as necessary.

Self-Funding/Other Initiatives

- 4.6 It is proposed that 50% of the £0.8 million be made available in support of individual, localised solutions to be delivered by BT through existing contractual arrangements. Match-funding to be made available to residents' groups on a 50:50 basis (with 50% from the County Council). Other local authorities/public bodies would be offered the opportunity to support these initiatives. This will increase the leverage of the County Council's funding and will require suitable agreements to be made around expected delivery dates and payment in advance. The funds would be made available on a 'first come, first served' basis and could not be accessed for premises already included in the roll-out programme. In order to limit BT's planning and administration costs, some form of aggregation or release process may be required.

External Funding

- 4.7 Work to identify other potential sources of funding will continue with an initial emphasis on a bid for a capital grant to Enterprise M3. A bid to the Solent LEP will also be prepared.

5. Conclusion

The overall programme for superfast Broadband in Hampshire (and elsewhere in the country) is largely determined by BT's existing commercial operations and coverage, the speed of the roll out and coverage of contracts 1 and 2, and the need for a retrofit for premises not covered by the above (hence the "Getting Connected" programme). This creates enormous complexity and uncertainty regarding coverage and for residents. So far the only way forward has been for the County Council to seek to leverage solutions from the Private Sector providers. While this is unfortunate and arguably unfair it is the reality of improving a position where market providers and developers will not provide optimum solutions for Hampshire residents. The County Council involvement is also the only means by which we can maximise value for money from this significant opportunity for the social and economic well being of the community. The investment remains one of the

most significant projects ever undertaken by the County Council to improve sustainable economic benefits to the community.

6. Recommendations

It is recommended that the Executive Member for Policy and Resources:

1. Approves action to improve the 'Futureproofing' of new housing developments by:
 - (i) Allocating senior capacity to target the Top 30 development sites.
 - (ii) Working to create a Forum for key stakeholders to examine commercial issues driving current provision and to encourage wider provision of Superfast Broadband.
 - (iii) Reviewing current planning policy, guidance and legislation to identify actions that will support enhanced provision of superfast services.
 - (iv) Publishing information about new developments that is relevant to new home buyers.
2. Approves plans to apply funds currently unallocated within Contract 2 to achieve additional superfast coverage within the existing Intervention Area and approves that the Chief Executive will trigger the remodelling of the solution at a date(s) to be determined.
3. Approves action to support 'retrofit' solutions for residents living in completed phases of housing developments with no superfast availability and authorises the Chief Executive and Director of Culture, Communities and Business Services, within the already approved resources, to:
 - i. accelerate the provision to enable faster connection for premises where appropriate;
 - ii. vary the programmes and contracts to extend coverage as opportunities arise;
 - iii. negotiate the inclusion of sites and premises from Table 1 into contracts 1 and 2 as appropriate;
 - iv. negotiates with BT and the relevant housing developers suitable financial and technical arrangements; **and**
 - v. Specifically seeks to ensure major new developments are included in the roll out of the various Superfast Broadband arrangements.
4. Approves the creation of a mechanism for communities and premises not included in the superfast roll-out programme to access match-funding on a 50:50 basis – this scheme to be operated by the County Council on a 'first come, first served' basis and be open to community groups and appropriate public bodies (not individual residents).

5. Approves the intention to secure the FTTP slots that are available in Hampshire as part of the trials arranged by BT Openreach in support of the 'Futureproofing' agenda.
6. Approves work to attract additional external funding.
7. Notes that the Hampshire Superfast Broadband Programme is on track to deliver an uplift in the availability of superfast services to more than 94,000 premises and that, in total, high speed broadband is expected to be available to more than 95% of premises in line with the Council's stated ambition.

Appendix 1: Schedule of Predicted Housing Numbers – 2014 to 2020

	Total (all data in spreadsheet)	17,645	44,829	337	37,083	
SITE NAME AND ADDRESS	Existing	FTTC	FTTP	New build	Proposal	
	ADSL Line	Range		2014-2020		
WHITEHILL & BORDON, BORDON	145	377	0	4000	MIXED DEVELOPMENT - ESTIMATED 4000 DWELLINGS	
ALDRESHOT URBAN EXTENSION, ALDRESHOT	353	490	0	3850	RESIDENTIAL DEVELOPMENT - UP TO 3850 DWELLINGS	
NORTH WHITELEY, WHITELEY	104	24	0	3500	RESIDENTIAL DEVELOPMENT - ESTIMATED 3500 DWELLINGS	
GRAINGER DEVELOPMENT SITE, NEWLANDS LANE, WATERLOOVILLE	211	94	0	2063	RESIDENTIAL DEVELOPMENT - 2114 DWELLINGS	
BARTON FARM, ANDOVER ROAD, WINCHESTER	98	253	0	2000	RESIDENTIAL DEVELOPMENT - 2000 DWELLINGS	
LAND EAST OF, ICKNIELD WAY, ANDOVER	84	183	0	1640	RESIDENTIAL DEVELOPMENT - 2500 DWELLINGS	
LAND NORTH AND EAST OF BOORLEY WINCHESTER ROAD, BOTLEY	25	121	0	1399	RESIDENTIAL DEVELOPMENT - 1400 DWELLINGS	
LAND NORTH OF, POPLCY, SHERBORNE ROAD, POPLCY, BASINGSTOKE	12	208	0	769	RESIDENTIAL DEVELOPMENT - ESTIMATED 950 DWELLINGS	
LAND NORTH OF PARK PREWETT, ROOKSDOWN LANE, BASINGSTOKE	5	182	0	750	RESIDENTIAL DEVELOPMENT - ESTIMATED 750 DWELLINGS	
LAND AT, PICKET TWENTY, ANDOVER	310	8	333	695	RESIDENTIAL DEVELOPMENT - 1200 DWELLINGS	
QUEEN ELIZABETH II BARRACKS, CHURCH CROOKHAM, FLEET	69	517	0	651	RESIDENTIAL DEVELOPMENT - 872 DWELLINGS	
LAND AT PICKET PIECE, OX DROVE WALWORTH ROAD, ANDOVER	122	0	0	530	RESIDENTIAL DEVELOPMENT OF 530 DWELLINGS	
GRAINGER DEVELOPMENT SITE, LONDON ROAD, WATERLOOVILLE	91	97	0	436	RESIDENTIAL DEVELOPMENT - 436 DWELLINGS	
LAND AT, ABBOTSWOOD, SANDY LANE, ABBOTSWOOD, ROMSEY	564	15	0	423	RESIDENTIAL DEVELOPMENT - 800 DWELLINGS	
DAEDALUS, MANOR WAY, LEE-ON-THE-SOLENT	76	302	0	352	REDEVELOP FOR RESIDENTIAL AND COMMERCIAL USES - EST	
LAND AT, REDBRIDGE LANE, NURSING	58	61	0	350	RESIDENTIAL DEVELOPMENT OF 350 DWELLINGS	
AREA 7, HANGER FARM, AIKMAN LANE, TOTTON, SOUTHAMPTON	43	403	0	331	RESIDENTIAL DEVELOPMENT - 432 DWELLINGS	
WOODCROFT FARM, WOODCROFT LANE, WECOCK, WATERLOOVILLE	0	163	0	320	RESIDENTIAL DEVELOPMENT - ESTIMATED 320 DWELLINGS	
ROWNER RENEWAL PROJECT, GRANGE ROAD, HOWE ROAD & NIMRO ROAD	283	816	0	314	REDEVELOP WITH UP TO 700 RESIDENTIAL UNITS & RETAIL	
LAND AT, KENNEL FARM, WINCHESTER ROAD, BASINGSTOKE	6	64	0	310	RESIDENTIAL DEVELOPMENT - UP TO 310 DWELLINGS	
AREA BETWEEN FRIARSGATE, SILVER HILL, BROADWAY, WINCHESTER	164	105	0	307	REDEVELOP WITH MIXED USES INCLUDING 307 DWELLINGS	
ALDERMASTON ROAD TRIANGLE, ALDERMASTON ROAD, BASINGSTOKE	66	11	0	300	RESIDENTIAL DEVELOPMENT - ESTIMATED 300 DWELLINGS	
LAND AT, SOUTH VIEW, BASINGSTOKE	21	196	0	300	RESIDENTIAL DEVELOPMENT - ESTIMATED 300 DWELLINGS	
POLICE HEADQUARTERS, ROMSEY ROAD, WINCHESTER	10	97	0	294	REDEVELOP WITH 294 DWELLINGS	
LAND AT, PETERS ROAD, LOCKS HEATH, SOUTHAMPTON	0	88	0	254	RESIDENTIAL DEVELOPMENT - 257 DWELLINGS	
LAND AT, EAST OF DODWELL LANE NORTH OF, BURSLEDON	16	81	0	249	RESIDENTIAL DEVELOPMENT OF 250 DWELLINGS	
SIROCCO PARK, LEIGH ROAD, EASTLEIGH	100	349	0	222	RESIDENTIAL DEVELOPMENT - 312 DWELLINGS	
KEYDELL NURSERY AND, HAVANT ROAD, HORNDEN, WATERLOOVILLE	0	62	0	220	RESIDENTIAL DEVELOPMENT - ESTIMATED 220 DWELLINGS	
THE MOUNT HOSPITAL, CHURCH ROAD, BISHOPSTOKE, EASTLEIGH	4	161	0	212	RETIREMENT COMMUNITY- 212 RETIREMENT & 11 PRIVATE D	
LOT 2, COLDEAST HOSPITAL, SARISBURY, FAREHAM	8	53	0	206	RESIDENTIAL DEVELOPMENT - 206 DWELLINGS	

Source: Hampshire County Council's Land Availability Monitoring System (LAMS)

CORPORATE OR LEGAL INFORMATION:

Links to the Corporate Strategy

Hampshire safer and more secure for all:	no
Maximising well-being:	yes
Enhancing our quality of place:	no

Section 100 D - Local Government Act 1972 - background documents

The following documents discuss facts or matters on which this report, or an important part of it, is based and have been relied upon to a material extent in the preparation of this report. (NB: the list excludes published works and any documents which disclose exempt or confidential information as defined in the Act.)

Document

Location

None

IMPACT ASSESSMENTS:

1 Equality Duty

1.1 The County Council has a duty under Section 149 of the Equality Act 2010 ('the Act') to have due regard in the exercise of its functions to the need to:

- Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, gender and sexual orientation) and those who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Due regard in this context involves having due regard in particular to:

- a) The need to remove or minimise disadvantages suffered by persons sharing a relevant characteristic connected to that characteristic;
- b) Take steps to meet the needs of persons sharing a relevant protected characteristic different from the needs of persons who do not share it;
- c) Encourage persons sharing a relevant protected characteristic to participate in public life or in any other activity which participation by such persons is disproportionately low.

1.2 Equalities Impact Assessment:

The County Council is not entering into the provision of Superfast Broadband services to any individual or business. Residents in areas where these services are available will purchase services relevant to their requirements from private sector providers operating in the retail market. As the responsible 'local body', the County Council will seek to implement Government policy to make it possible for all residents and business premises to access a service capable of operating at a download speed of at least 2 Mbps.

2 Impact on Crime and Disorder:

None identified.

3 Climate Change:

- a) How does what is being proposed impact on our carbon footprint / energy consumption?

Positive impact.

- b) How does what is being proposed consider the need to adapt to climate change, and be resilient to its longer term impacts?

Positive impact.