New Forest District Local (outside the National Park) Local Plan-Part 1:
Planning Strategy
Examination Hearings
Matter 12 - The supply and delivery of housing land
Thursday 18 July 2019
9.30am all day

AGENDA

Inspector – Kevin Ward

1. Overall supply in the plan period

   a) Completions
      • Completions since 2016
      • Data for 2018/19?

   b) Planning permissions (sites of 10 or more dwellings)
      • Total figure
      • Assumptions on timing and rates of delivery
      • Need for discounting?
      • Specific concerns on individual sites?

   c) Planning permissions (sites of less than 10 dwellings)
      • Total figure
      • Assumptions on timing and rates of delivery
      • Discounting of 10%

   d) Other commitments (non-permissioned allocations from 2014 Local Plan)
      • Total figure
      • Assumptions on timing and rates of delivery
      • Specific concerns on individual sites
      • Reasons why not progressed

   e) Proposed strategic site allocations
      • Total figure
      - For each site in turn
      • Assumptions on timing and rates of delivery
      • Council’s updated position
      • Viability assessment
      • Specific concerns on individual site
f) Sites to be identified in Local Plan Part 2 or Neighbourhood Plans
   • Total figure
   • Evidence to support that figure
   • Assumptions on timing and rates of delivery

g) Windfalls including rural exception sites
   • Total figure
   • Past trends
   • Evidence that estimate of 77/yr is realistic
   • Justification for windfall allowance

h) Overview of supply in plan period
   • Total supply compared with overall requirement
   • Alternative views on supply
   • Need for flexibility/buffer

2. Five year supply
   • Persistent under delivery? Target/requirement in place at the time
   • 5% or 20% buffer?
   • Shortfall/surplus since 2016? How to deal with this
   • Five year requirement as of 2020/21
   • Impact of phased/staggered approach to housing requirement
   • Supply as of 2020/21
   • Alternative views on supply
   • Supply going forward