

# Local Plan 2016-2036

## Part One: Planning Strategy

### Statement of Housing Land Supply and Housing Trajectory 2016-2036

Position as of 1 April 2020

September 2020

**New Forest District outside the New Forest  
National Park**



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## 1. Introduction

1.1. This report has a base date of 1 April 2020 and sets out the housing land supply position for New Forest District (outside the National Park). The New Forest District (outside the National Park) Local Plan 2016-2036 Part 1: Planning Strategy was formally adopted on 6 July 2020 and is therefore used as the basis for calculating the Council's housing land supply. This report sets out that the Council is able to demonstrate a five year housing land supply for the period 2020/21-2024/25 of 6.11 years using the most appropriate assumptions that are explained in Section 4 of this report.

### Strategic Housing Target

1.2. The Local Plan 2016-2036 Part 1: Planning Strategy seeks to deliver a housing target of at least 10,420 (net) dwellings for the period 2016-2036.

1.3. The housing requirement is to be achieved through a step change in housing delivery and, as set out in Policy STR5, will be phased as follows:

- 2016/17 to 2020/21 - 300 dwellings per annum
- 2021/22 to 2025/26 - 400 dwellings per annum
- 2026/27 to 2035/36 - 700 dwellings per annum

1.4. The components of housing supply that will meet the Local Plan housing requirement are summarised at Table 1. It shows a total housing supply for the period 2016-2036 of 10,630 dwellings.

Table 1: Summary of all sources of housing supply for the Local Plan period 2016-2036 as of 1 April 2020

Source of Housing Supply 2016-2036	Contribution from Source of Supply
Net Completions 2016/17-2019/20	1,283
Planning Permissions (Large Sites – Sites of 10 or more dwellings)	656
Large Sites with a resolution to grant planning permission (Subject to Section 106 Agreements) as of 1 April 2020	69
Planning Permissions (Small Sites – Sites of 1-9 dwellings)	308 (Figure includes 10% discount)
Non-permissioned adopted Local Plan Part 2 (2014) Allocations	656
Local Plan 2016-2036 Part 1 Strategic Site Allocations	5,995 (At least)
Other Sites of 10 or more homes identified in the SHLAA	739
Small site windfalls (1-9 dwellings) and potential affordable housing exception sites	924
<b>Total</b>	<b>10,630</b>

## 2. Housing Land Supply 2016-2036

2.1. This section details the components of supply of housing land which are to meet the Local Plan housing requirement of at least 10,420 (net) dwellings.

### Housing Delivery in the Plan Period to Date

2.2. Table 2 shows that 1,283 net dwellings have been completed so far in the Plan period 2016-2036 for the Local Plan which is an average of around 321 dwellings per year, compared with the annual target of 300 dwellings (1,200 dwellings for the period 2016-2020). Table 3 shows the breakdown of completions by site for the most recent monitoring year 2019/20.

Table 2: Net Completions for years 2016/17, 2017/18, 2018/19 and 2019/20

Year	Total Completions	Large Sites (10+)	Small Sites (1-9)
2016/17	350	265	85
2017/18	266	187	79
2018/19	359	283	76
2019/20	308	189	119
<b>Total</b>	<b>1,283</b>	<b>924</b>	<b>359</b>

Table 3: Net Completions 2019/20 by Site

Total Completions by Site 2019/20	
Site Name	Completions
TOT7 Land at Stocklands, Calmore Drive, Totton (Permissioned: 17/11651)	20
TOT8 Land off Blackwater Drive, Compton & Sarum, Totton (Permissioned: 15/11647)	35
2 South Street, Hythe (Permissioned: 17/11646)	-2
LYM2 Land north of Alexandra Road, Lymington (Permissioned: 16/10764)	14
Buckland Granaries, Lymington (Permissioned: 17/10854)	-1
99 Wainsford Road, Lymington (Permissioned: 17/10906)	10
57-59 Station Road, New Milton (Permissioned: 15/10032, 17/11741, 16/11715)	4
Abbeyfield House, 17 Herbert Road, New Milton (Permissioned: 19/10264)	-1
RING3 Land west of Crow Lane, Ringwood (Permissioned: 16/11520, 17/11358, Granted subject to s.106 Agreement: 18/11648)	63
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)	47
Small Sites (1-9 Dwellings)	119
<b>Total Completions 2019/20</b>	<b>308</b>

### Large Permissions (Sites of 10 or more Dwellings)

2.3. Table 4 overleaf sets out existing large site permissions in the Plan Area and the capacity anticipated to be delivered over the remainder of the Local Plan period. In the case of those sites which were under construction the number of dwellings expected to be built on the site within the rest of the Local Plan period are noted.

2.4. The following sites with planning permission have been excluded from the overall housing supply for the Local Plan period:

- 1-20 Marsh Parade, Hythe (01/73799 - 7 homes remaining): Partially implemented but remaining dwellings very unlikely to be delivered.
- Land at 142-144 Southampton Road, Lymington (10/96153 - 6 homes remaining): Partially implemented but remaining dwellings very unlikely to be delivered.

2.5. Land at Hanger Farm, Totton (TOT3) is a greenfield site with highway access points in place and there are no onerous infrastructure requirements. The area benefits from extant detailed planning approvals details of which are set out in the tables below.

App. Ref.	Date	Dwellings
89872 Reserved Matters	28/06/2007	288
83625 Reserved Matters	22/03/2005	42

2.6. There is also extant permission for 14 dwellings including 11 houses, one flat and conversion of the Manor Farm Building to provide two dwellings. This is covered by the following permissions:

App. Ref.	Date	Dwellings
78798 Outline	26/09/2003	14
85757 Reserved Matters	21/11/2005	12

2.7. The developer has delayed the build-out and delivery of the site, and the Council recognises that not all of 342 consented dwellings are likely to be built out in the Local Plan period. However, because the site has no onerous physical constraints, infrastructure constraints or costs, it already benefits from three highway access points and development is able to recommence at any time, the Council considers that it is reasonable for this site to be included in the updated housing trajectory from year 2029/30 onwards with 282 dwellings included within the housing supply for the Plan period. 60 dwellings are therefore phased to be completed after 2036 and are not included in the housing supply.

2.8. In total therefore, a total of 73 dwellings from permissioned sites are not included in the overall housing supply for the Plan period.

Table 4: Housing capacity from existing large permissions

Allocation / Permission Reference	Site Name	Settlement	Number of Dwellings remaining/expected to be completed in Plan Period	Comments
TOT3 (Permissioned: 07/89872, 05/83625)	Land at Hanger Farm	Totton	270	See paragraphs 2.5- 2.7
TOT3 (Permissioned: 03/78798, 05/85757)	Manor Farm Building, Hanger Farm)	Totton	12	See paragraphs 2.5- 2.7

Allocation / Permission Reference	Site Name	Settlement	Number of Dwellings remaining/expected to be completed in Plan Period	Comments
TOT6 (Permissioned: 18/11018, 19/10013)	Land at Brokenford Lane	Totton	45	Under construction. Site expected to be complete in 2021/22
HYD1 (Permissioned: 15/10751, 17/11770)	Land at Forest Lodge Farm	Hythe	45	37 of the dwellings are nearly complete, but drainage issues are currently delaying completion/occupation. Application 17/11770/VAR for a revised drainage proposal which will resolve the issue and enable the site to be completed/occupied was granted permission in March 2020. Site is expected to be completed by 2021/22
16/11646	2 South Street	Hythe	43	Under construction. Site expected to be complete in 2021/22
17/11204	Hythe and Dibden War Memorial Hospital	Hythe	21	Hybrid consent with hospital component having full planning permission and the residential component having outline planning permission. The new hospital will be delivered before the new housing
17/10854	Buckland Granaries	Lymington	12	Under construction. Site expected to be complete in 2020/21
MoS1 (Permissioned: 17/10606)	Land north of School Lane	Milford on Sea	42	Under construction. Site expected to be complete in 2021/22
15/10032, 17/11741	59 Station Road	New Milton	10	Expected to be complete in 2022/23
18/10198, 11/97163	21 Kennard Road	New Milton	11	Under construction. Site expected to be complete in 2021/22
19/10264	Abbeyfield House, 17 Herbert Road	New Milton	10	Under construction. Site expected to be complete in 2021/22

Allocation / Permission Reference	Site Name	Settlement	Number of Dwellings remaining/expected to be completed in Plan Period	Comments
RING3 (Permissioned: 17/11358)	Land west of Crow Lane	Ringwood	25	Remaining dwellings under construction. Expected to be completed in 2020/21
FORD1 (Permissioned: 17/10150)	Land east of Whitsbury Road	Fordingbridge	96	Site expected to be complete in 2022/23
SAND1 (Permissioned: 19/11080, 19/11083)	Land west of Scout Centre, Station Road	Sandleheath	14	Pre-commencement Conditions being discharged
<b>Total Plan Area</b>			<b>656</b>	

### Large Sites with a resolution to grant planning permission (Subject to Section 106 Agreements) as of 1 April 2020

2.9. Table 5 below sets out two large sites (sites of 10 or more homes) which as of 1 April 2020 had a resolution to grant full planning permission subject to the signing of a Section 106 Agreement. These sites are suitable for housing development, available and deliverable in accordance with national policy.

Table 5: Housing capacity from Large Sites with a resolution to grant planning permission (Subject to Section 106 Agreements) as of 1 April 2020

Allocation / Permission Reference	Site Name	Settlement	Capacity	Current Status
19/11056	Fernmount House and Centre, Forest Pines	New Milton	49	The signing of the Section 106 Agreement has been delayed but there are not any known impediments that will prevent it from being completed and it is expected that it will be signed and full planning permission formally issued before the end of 2020. The applicant is a developer who will build out the site
RING3 (18/11648)	Land west of Crow Lane	Ringwood	20	Section 106 Agreement has now been signed and planning permission was formally issued on 21 May 2020. This scheme for 20 dwellings is in addition to the 175 dwellings already permitted (16/11520 and 17/11358) on the wider site
<b>Total Plan Area</b>			<b>69</b>	

### Small Permissions (Sites of less than 10 Dwellings)

2.10. Existing unimplemented planning permissions for sites with a net gain of less than 10 dwellings also contribute to the supply for the Plan period. Schemes for permission that fall

below this threshold are considered collectively. Rather than site by site monitoring of phasing for these schemes, we have applied a 10% discount to the outstanding net gain in dwellings to take account of the potential level of uncertainty regarding the exact number of permissions that will be implemented. This approach is considered to provide the appropriate level of confidence and degree of flexibility in the figures. The supply and phasing expected from permissioned small sites is explained in Table 6 below.

Table 6: Housing capacity from small site commitments

	Capacity	Projected Housing Completions			
		2020/21	2021/22	2022/23	2023/24
<b>Total Plan Area</b>	<b>308</b>	77	77	77	77

### Non-permissioned adopted Local Plan Part 2 (2014) Allocations

2.11. There are a number of remaining Local Plan Part 2 (2014) allocations that remain non-permissioned. These have been reviewed to monitor the suitability and developability of these sites.

2.12. The following two sites totalling 230 dwellings have been excluded from the overall housing supply for the Local Plan period as there is no longer any prospect of them delivering homes within the Plan period:

- MAR2 Land at Park's Farm, Marchwood (100 homes): The site has been developed as a training ground for Southampton FC and is no longer available for residential development
- NMT4-NMT6 Land at Caird Avenue, New Milton (130 homes): The western portion of the site (NMT4/NMT5) is allocated in the emerging New Milton Neighbourhood Plan<sup>1</sup> for commercial development only as residential development is no longer considered possible on the site. The eastern part of the site (NMT6) is in use for gravel processing / extraction and will not be available within the Local Plan period

2.13. The other remaining existing non-permissioned adopted Local Plan allocations listed in Table 7 below remain suitable for housing development with no known reasons that would prevent them from coming forward within the Local Plan period 2016-2036, and it is therefore reasonable for them to form part of the overall housing supply.

Table 7: Housing capacity from non-permissioned adopted Local Plan Part 2 (2014) Allocations

Allocation Reference	Site Name	Settlement	Capacity in Plan Period	Comments on Progress to Date
TOT1	Land at Durley Farm	Totton	80	Housebuilder Taylor Wimpey controls the site. Request for Screening Opinion (19/10576) for proposed residential development undertaken. Pre-application advice has been given

<sup>1</sup> New Milton Neighbourhood Plan (Draft Policy NM3): [New Milton Neighbourhood Plan Publication Version May 2019](#). The Neighbourhood Plan has passed its examination and is now at referendum stage so is a significant material consideration in the determination of planning applications.



Allocation Reference	Site Name	Settlement	Capacity in Plan Period	Comments on Progress to Date
TOT6	Land at Jackie Wigg Gardens, east of Brokenford Lane	Totton	10	No meaningful progress to date
TOT9	Bus Depot, Salisbury Road	Totton	15	No meaningful progress to date
TOT11	Land at Eling Wharf	Totton	400	Site required in short/medium term for port related operations. Longer term potential for redevelopment post 2025/26
MAR1	Land between Cracknore Hard Lane and Normandy Way	Marchwood	12	No meaningful progress to date
MAR3	Land south of Hythe Road	Marchwood	15	No meaningful progress to date
MAR4	Land off Mulberry Road	Marchwood	15	No meaningful progress to date
HYD2	Land at Cabot Drive	Hythe	10	Discussions are ongoing with the site owner (Hampshire County Council) regarding bringing the site forward
BLA1	Land adjacent to Blackfield Primary School	Blackfield	30	No meaningful progress to date
LYM5	Fox Pond Dairy Depot and Garage, Milford Road	Lymington	14	No meaningful progress to date
NMT2	Land west of Moore Close	New Milton	15	This site is owned and being brought forward by New Forest District Council and the necessary technical work prior to submitting a full planning application is being progressed. The Council expects to deliver the site within the next five years
NMT3	Land off Park Road, Ashley	New Milton	20	No meaningful progress to date
NMT8	Ashley Cross Garage, Ashley Lane	New Milton	10	No meaningful progress to date
ASH1	Land adjoining Jubilee Crescent	Ashford	10	Outline planning application (20/10842) is currently being determined
<b>Total Plan Area</b>			<b>656</b>	

### Local Plan 2016-2036 Part 1 Strategic Site Allocations

2.14. The Local Plan 2016-2036 Part 1: Planning Strategy allocates 18 new strategic sites which in total will contribute at least 5,995 homes during the Plan period. The suitability, availability, achievability and deliverability of these strategic sites were tested thoroughly by the Planning Inspectors during the recent examination of the Local Plan. The minimum

housing capacities in the Plan period of each of the strategic site allocations is set out in Table 8 below.

Table 8: Minimum housing capacity from Local Plan 2016-2036 Part 1 strategic site allocations

Site Name	Settlement	Minimum Capacity in Plan Period
SS1 Land north of Totton	Totton	1,000
SS2 Land south of Bury Road	Marchwood	700
SS3 Land at Cork's Farm	Marchwood	150
SS4 Former Fawley Power Station	Fawley	1,380
SS5 Land at Milford Road	Lymington	185
SS6 Land east of Lower Pennington Lane	Lymington	100
SS7 Land north of Manor Road	Milford on Sea	110
SS8 Land at Hordle Lane	Hordle	160
SS9 Land east of Everton Road	Hordle	100
SS10 Land east of Brockhills Lane	New Milton	130
SS11 Land south of Gore Road	New Milton	160
SS12 Land south of Derritt Lane	Bransgore	100
SS13 Land at Moortown Lane	Ringwood	480
SS14 Land north of Hightown Road	Ringwood	270
SS15 Land at Snails Lane	Ringwood	100
SS16 Land north of Station Road	Ashford	140
SS17 Land at Whitsbury Road	Fordingbridge	330
SS18 Land at Burgate	Fordingbridge	400
<b>Total Plan Area</b>		<b>5,995</b>

### Other Sites of 10 or more homes identified in the SHLAA

2.15. The Local Plan sets out a target for at least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in the Local Plan Part Two or in Neighbourhood Plans, which may include sites of 100 or more homes provided that they are within the settlement boundary. The 2018 SHLAA identified a number of sites from a number of sources including those identified by the Council as well as sites submitted by members of the public, landowners and developers.

2.16. The following sites identified by the SHLAA process have since been granted permission or have a resolution to grant planning permission as of 1 April 2020. These sites are therefore already accounted for and so to avoid double counting these sites are removed from the supply in the Table 9 overleaf:

- SHLAA\_HYT002 Hythe & Dibden War Memorial Hospital, Hythe: Now permitted for 21 dwellings and included in Table 4
- SHLAA\_LYM018 Former Bus Station, High Street, Lymington: Now permitted for 9 dwellings and so now included within the small site permissions component (Table 6)
- SHLAA\_NWM010 Fernmount House & Centre, Forest Pines, New Milton: Resolution to grant planning permission (Subject to Section 106 Agreement) for 50 (49 net) extra-care dwellings and so now included in Table 5
- SHLAA\_NWM011 Land at 21 Kennard Road, New Milton: Now permitted for 11 dwellings and included in Table 4

2.17. The remaining potential capacity from sites (of 10 or more homes) identified by the SHLAA is 739-869 dwellings and this is set out in Tables 9 and 10 below. This list is not exhaustive as further sites may potentially be identified in the future, if and/or when they become available.

#### Potential brownfield sites/and or sites within the existing built-up areas

2.18. The 2018 SHLAA [HOU05a – HOU05m] process identified brownfield sites and/or sites within the existing built-up areas capable of delivering 10 or more homes where the principle of residential development would be considered acceptable. These sites, which are set out in Table 9 below, could potentially come forward without the need for a policy allocation.

Table 9: Potential housing capacity from brownfield sites and/or sites within the defined built-up areas

SHLAA Reference	Site Name	Settlement	Capacity
SHLAA_TTN008	Totton Town Centre Area of Search	Totton	70-200 <sup>2</sup>
SHLAA_HYT003	Former Police Station, Jones Lane	Hythe	20
SHLAA_HYT004	Land at Orchard Gate, Noads Way	Hythe	13
SHLAA_LYM020	14-18 Milford Road	Lymington	10
SHLAA_LYM015	Jewsons Depot, Gosport Street	Lymington	10
SHLAA_LYM019	Town Hall, Avenue Road	Lymington	100
SHLAA_LYM021	Former Police Station	Lymington	20
SHLAA_LYM013	Didgmere Nurseries	Lymington	50
SHLAA_NWM012	Land south of New Milton Station	New Milton	75
SHLAA_NWM013	Land south of Manor Road	New Milton	35
SHLAA_NWM014	Land north of Osborne Road	New Milton	20
SHLAA_NWM015	Land at Station Road/Spencer Road	New Milton	60
SHLAA_NWM016	Land at Station Road/Elm Avenue	New Milton	35
SHLAA_RING008	Land adjoining The Furlong Centre to include The White Hart, Centre Place & Nos. 11-13 Meeting House Lane	Ringwood	12
SHLAA_RING009	20-26 Christchurch Road	Ringwood	16
SHLAA_ASH002	Ashford Works	Ashford	10
<b>Total Plan Area</b>			<b>556-686</b>

#### Potential non-strategic sites outside of existing built-up areas

2.19. The following estimate of capacity has been identified on smaller sites that are considered to be potentially suitable for residential development which are outside of existing defined built-up areas. These sites will be considered for potential allocation through the Local Plan Part 2 or through Neighbourhood Plans to help address the Local Plan requirement for homes to be delivered on non-strategic sites.

Table 10: Potential housing capacity on non-strategic sites adjoining or adjacent to defined built-up areas

SHLAA Reference	Site Name	Settlement	Capacity
SHLAA_TTN009	Land south of Jacob's Gutter Lane	Totton	10
SHLAA_MAR004	Land north of Hythe Road	Marchwood	25

<sup>2</sup> Wide capacity range identified subject to the extent of residential alongside town centre uses as part of mixed-use development/redevelopment. Areas of most significant development potential include Land north of Library Road and the Totton Shopping Centre Complex

SHLAA_HYT001b	Land north of Widecombe Drive	Hythe	45
SHLAA_HYT001c	Land south of Southampton Road	Hythe	45
SHLAA_HYT008	Land adjoining Frost Lane	Hythe	14
SHLAA_RING005 / SHLAA_RING006	Land at Kingfisher Lodge / east of Kingfisher Lake	Ringwood	18
SHLAA_ASH004	Land north of Station Road, east of Sandle Manor Farm	Sandleheath	26
<b>Total Plan Area</b>			<b>183</b>

### Small Site Windfall Allowance and Potential Rural Affordable Housing Exception Sites

2.20. The following paragraphs provide information on the estimated contribution to the Local Plan's housing supply arising from windfall development. The National Planning Policy Framework (NPPF) 2019 defines windfall sites as those which have not been specifically identified as available in the Local Plan process. Paragraph 70 of the NPPF 2019 advises that local 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. Local planning authorities also have the ability to include a windfall allowance for years 6-15 (using the same criteria as set out in Paragraph 67 of the NPPF 2019).

2.21. Table 11 below shows historic delivery on small site windfalls (sites delivering between 1 and 9 dwellings) over the last 11 years since adoption of the previous Local Plan Part 1: Core Strategy (2009). This analysis of housing completions indicates that an average of 82 dwellings per annum was delivered through small site windfall development. This indicates the consistently strong contribution small site windfall development makes to housing delivery in New Forest district, even in the years immediately after the 2008/09 economic recession.

Table 11: Small site completions since 2009/10

Year	Completions on Small Site Windfalls
2009/10	97
2010/11	114
2011/12	93
2012/13	61
2013/14	70
2014/15	77
2015/16	66
2016/17	85
2017/18	79
2018/19	76
2019/20	119

2.22. There is clear evidence of consistent and sustained delivery from small sites over the last 11 years, ranging between 61 and 119 homes per annum and averaging 85 homes per annum. In recent years, the Government has introduced a range of new permitted development rights that allow for greater flexibility of change of use. Permitted development rights now allow some commercial, office, light industrial, storage/distribution and agricultural premises to be converted to housing without the need for planning permission. It is therefore clear that small site windfalls will continue to provide a reliable source of future supply.

- 2.23. Whilst potential supply from rural affordable housing exception sites cannot be quantified, a number of smaller sites, including land within the Green Belt, have been promoted to the Council for housing development. These include sites of more than nine homes as well as smaller sites. Given national policy and the Local Plan are supportive in principle of Exceptions Sites subject to meeting the relevant policy tests and conditions, it is reasonable to assume that some would come forward in the Plan Period. Those of 1-9 homes would form part of the windfall element of supply. Those of 10 or more homes would be additional.
- 2.24. Based on this analysis, the Council considers it entirely justifiable to include an allowance for small site windfalls (sites delivering between 1-9 dwellings) of 77 dwellings per annum from year 2024/25 of the Local Plan period onwards equating to a total of 924 dwellings in the Plan period. The small site windfall allowance was tested during the recent Local Plan examination and, in their Report on the Examination, the Inspectors examining the Local Plan concluded that “The estimate of 77 completions per year from 2024/25 onwards (924 in total) on small windfall sites (less than ten dwellings) is reasonable and realistic in light of past trends and given the potential for rural exceptions sites and schemes through permitted development rights”<sup>3</sup>.

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<sup>3</sup> <https://www.newforest.gov.uk/media/355/inspectors-report-local-plan-examination/pdf/inspectors-report-local-plan-examination.pdf?m=637232374008100000> (Paragraph 259)

### 3. Timescales for Delivery of Housing (Housing Trajectory)

3.1. The following tables and figure illustrate the projected timescales for the delivery of the Local Plan housing requirement of at least 10,420 dwellings over the Plan period:

- Table 12 provides an overall housing trajectory for the Local Plan housing target
- Table 13 provides the projected phasing of each of the remaining large sites with planning permission and the remaining non-permissioned Local Plan Part 2 (2014) allocations
- Figure 1 provides a graphical representation of the overall housing trajectory

Table 12: Overall Housing Trajectory

	Past Completions				Years 1-5					Years 6-10					Year 11 onwards					TOTAL	
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		2035/36
Past Completions	350	266	359	308																	1283
Existing Large Commitments (Permissions and Allocations)					136	209	92	0	0	25	96	44	20	60	67	112	140	140	145	95	1381
Permissioned Small Sites (1-9 Dwellings)					77	77	77	77													308
SS.1 Land north of Totton						20	60	60	80	80	80	100	100	100	100	100	100	20			1000
SS.2 Land south of Bury Road, Marchwood										20	40	40	40	80	80	100	100	100	100		700
SS.3 Land at Cork's Farm, Marchwood									20	40	40	40	10								150
SS.4 The former Fawley Power Station										50	100	100	100	130	150	150	150	150	150	150	1380
SS.5 Land at Milford Road, Lymington							40	65	40	40											185
SS.6 Land east of Lower Pennington Lane, Lymington								20	40	40											100
SS.7 Land north of Manor Road, Milford on Sea							20	40	40	10											110
SS.8 Land at Hordle Lane, Hordle								25	40	40	40	15									160
SS.9 Land east of Everton Road, Hordle								20	40	40											100
SS.10 Land at Brockhills Lane, New Milton							20	40	40	30											130
SS.11 Land south of Gore Road, New Milton								25	40	40	40	15									160
SS.12 Land south of Derritt Lane, Bransgore							20	40	40												100
SS.13 Land at Moortown Lane, Ringwood								25	40	40	40	75	75	75	75	35					480
SS.14 Land north of Hightown Road, Ringwood								25	50	50	50	45									270
SS.15 Land at Snails Lane, Ringwood							20	40	40												100
SS.16 Land north of Station Road, Ashford							25	50	50	15											140
SS.17 Land at Whitsbury Road, Fordingbridge							25	40	40	40	40	40	40	40	25						330
SS.18 Land at Burgate, Fordingbridge							25	40	40	40	40	40	40	40	40	15					400
Other Sites of 10 or more homes identified in the SHLAA											50	100	100	100	100	100	100	89			739
Windfalls (Small Sites 1-9 Dwellings)									77	77	77	77	77	77	77	77	77	77	77	77	924
<b>Totals</b>	<b>350</b>	<b>266</b>	<b>359</b>	<b>308</b>	<b>213</b>	<b>306</b>	<b>424</b>	<b>632</b>	<b>757</b>	<b>717</b>	<b>733</b>	<b>736</b>	<b>647</b>	<b>702</b>	<b>714</b>	<b>714</b>	<b>682</b>	<b>576</b>	<b>472</b>	<b>322</b>	<b>10630</b>
<b>Cumulative Completions</b>	<b>350</b>	<b>616</b>	<b>975</b>	<b>1283</b>	<b>1496</b>	<b>1802</b>	<b>2226</b>	<b>2858</b>	<b>3615</b>	<b>4332</b>	<b>5065</b>	<b>5801</b>	<b>6448</b>	<b>7150</b>	<b>7864</b>	<b>8578</b>	<b>9260</b>	<b>9836</b>	<b>10308</b>	<b>10630</b>	
Local Plan 2016-2036 Part 1 Stepped Housing Target	300	300	300	300	300	400	400	400	400	400	700	700	700	700	700	700	700	700	700	700	10500

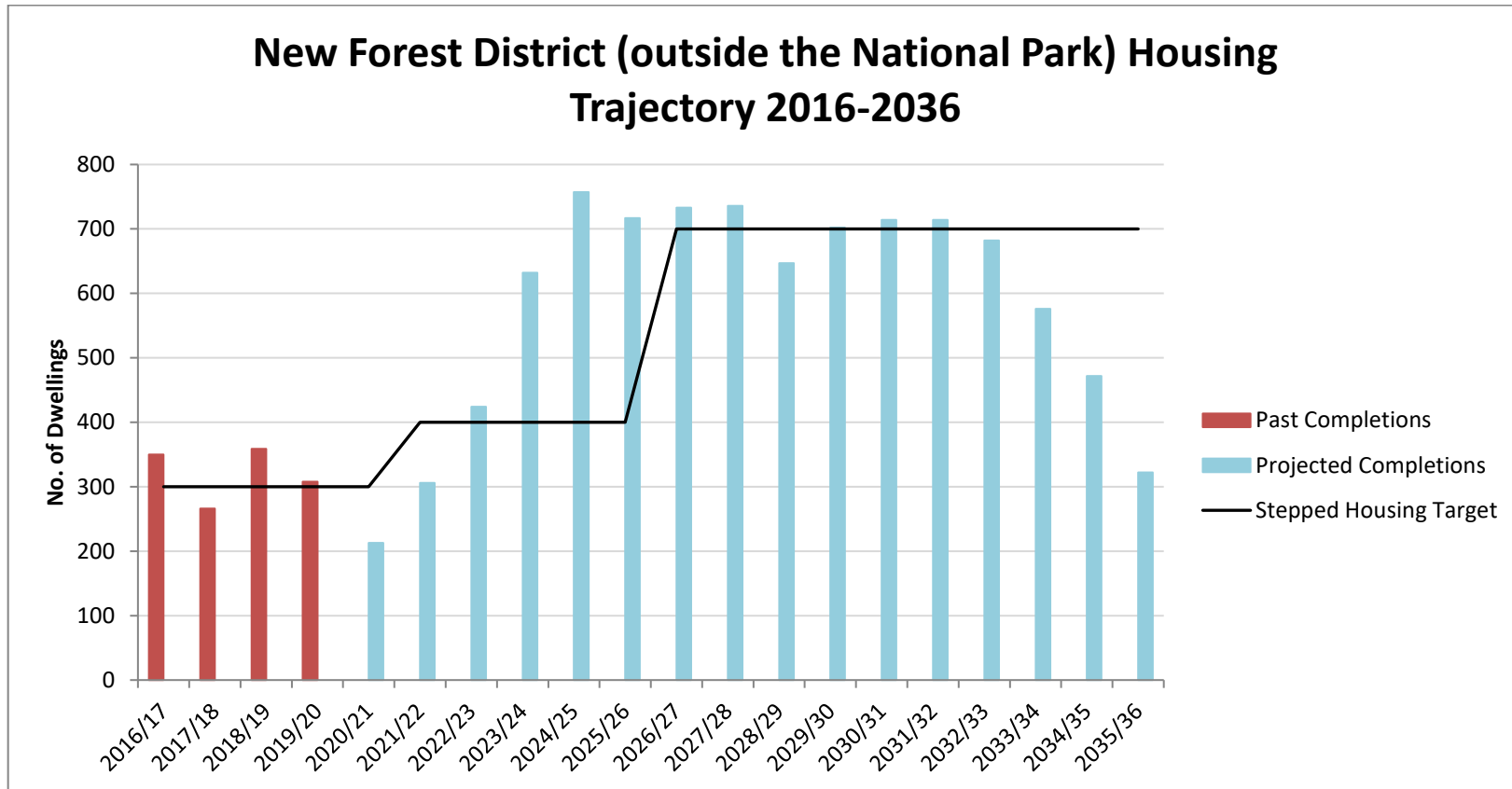
Table 13: Projected phasing of large sites with planning permission and the remaining non-permissioned Local Plan Part 2 (2014) allocations

Projected Housing Completions from Existing Large Commitments (Permissioned Sites and non-permissioned Local Plan Part 2 (2014) Allocations)																	
	Years 1-5					Years 6-10					Year 11 onwards					TOTAL	
	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		2035/36
TOT1 Land at Durley Farm, Totton						25	35	20									80
TOT3 Land at Hanger Farm, Totton (Permissioned: 07/89872, 05/83625)										20	40	40	40	40	45	45	270
Manor Farm Buildings, Hanger Farm, Totton (Permissioned: 03/78798, 05/85757)											12						12
TOT6 Land at Brokenford Lane, Totton (Permissioned: 18/11018, 19/10013)	21	24															45
TOT6 Land at Jackie Wigg Gardens, east of Brokenford Lane, Totton												10					10
TOT9 Bus Depot, Salisbury Road, Totton							15										15
TOT11 Land at Eling Wharf, Totton												50	100	100	100	50	400
MAR1 Land between Cracknore Hard Lane and Normandy Way, Marchwood												12					12
MAR3 Land south of Hythe Road, Marchwood							15										15
MAR4 Land off Mulberry Road, Marchwood											15						15
HYD1 Land at Forest Lodge Farm, Hythe (Permissioned: 15/10751, 17/11770)	37	8															45
HYD2 Land at Cabot Drive, Hythe 2 South Street, Hythe (Permissioned: 17/11646)							10										10
Hythe and Dibden War Memorial Hospital, Hythe (Permissioned: 17/11204)		43															43
BLA1 Land adjacent to Blackfield Primary School, Blackfield								21									21
									10	20							30



LYM5 Fox Pond Dairy Depot and Garage, Milford Road, Lymington								14										14
Buckland Granaries, Lymington (Permissioned: 17/10854)	12																	12
MoS1 Land north of School Lane, Milford on Sea (Permissioned: 17/10606)	15	27																42
NMT2 Land west of Moore Close, New Milton			15															15
NMT3 Land off Park Road, Ashley, New Milton									10	10								20
NMT8 Ashley Cross Garage, Ashley Lane, New Milton										10								10
59 Station Road, New Milton (Permissioned: 15/10032, 17/11741)			10															10
21 Kennard Road, New Milton (Permissioned: 18/10198, 11/97173)		11																11
Abbeyfield House, 17 Herbert Road, New Milton (Permissioned: 19/10264)		10																10
Fernmount House and Centre, Forest Pines, New Milton (Granted subject to s.106 Agreement: 19/11056)			49															49
RING3 Land west of Crow Lane, Ringwood (Permissioned: 17/11358, 18/11648)	25	20																45
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)	26	52	18															96
ASH1 Land adjoining Jubilee Crescent, Ashford								10										10
SAND1 Land west of Scout Centre, Station Road, Sandleheath (Permissioned: 19/11080, 19/11083)			14															14
<b>Total Existing Large Commitments</b>	<b>136</b>	<b>209</b>	<b>92</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>96</b>	<b>44</b>	<b>20</b>	<b>60</b>	<b>67</b>	<b>112</b>	<b>140</b>	<b>140</b>	<b>145</b>	<b>95</b>	<b>1381</b>	

Figure 1: Graphical illustration of the Housing Trajectory



## 4. Statement of Five Year Housing Land Supply

- 4.1. The NPPF 2019 (paragraph 73) requires authorities to identify and update annually a supply of specific deliverable<sup>4</sup> sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.
- 4.2. The Local Plan 2016-2036 Part 1: Planning Strategy was formally adopted on 6 July 2020 and therefore is used to calculate the Council's five year housing land supply. This statement covers the period 1 April 2020 to 31 March 2025 and sets out that the Council can clearly demonstrate a five year housing land supply.

### *Housing Target*

- 4.3. The Local Plan 2016-2036 Part 1: Planning Strategy seeks to deliver a new housing requirement of at least 10,420 (net) dwellings for the period 2016-2036. The housing requirement is to be achieved through a step change in housing delivery and, as set out in Policy STR5, will be phased as follows:
- 2016/17 to 2020/21 - 300 dwellings per annum
  - 2021/22 to 2025/26 - 400 dwellings per annum
  - 2026/27 to 2035/36 - 700 dwellings per annum
- 4.4. The following paragraphs and tables set out New Forest District's (outside the National Park) five year housing land supply position for the period 2020/21-2024/25.
- 4.5. The annual housing target for the years 2020/21-2024/25 is as follows:

Table 13: Housing Target 2020/21 to 2024/25

Year	Housing Target
2020/21	300
2021/22	400
2022/23	400
2023/24	400
2024/25	400
<b>Target 2020/21-2024/25</b>	<b>1,900</b>

### *Dwelling Completions 2016/17-2019/20*

- 4.6. In the period 2016/17 to 2019/20 1,283 dwellings were completed. This is 83 homes above the housing requirement for that period and there is consequently no housing supply shortfall to take account of in the five year housing land supply period 2020/21-2024/25, instead there is a surplus of 83 dwellings. The NPPF 2019 and PPG do not advise against

<sup>4</sup> NPPF 2019 Annex 2 (Glossary), Definition of Deliverable: To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

taking past over-delivery into account when calculating the five year requirement. Reflecting the position that past under supply should be taken into account it is reasonable to also have regard to past positive performance. Furthermore, in their Report the Inspectors who examined the Local Plan 2016-2036 Part 1: Planning Strategy took the approach of taking the surplus against the requirement to date into account in full and deducting it from the five year housing land supply requirement<sup>5</sup>. On that basis therefore, the Council considers it entirely reasonable to deduct the surplus of 83 homes from the five year housing land supply requirement.

Table 14: Net Completions 2016/17 to 2019/20

Year	Completions
2016/17	350
2017/18	266
2018/19	359
2019/20	308
<b>Total</b>	<b>1,283</b>

#### *Buffer*

- 4.7. The NPPF 2019 (Paragraph 73) requires a buffer of 5% to be applied to the five year housing land requirement to allow for choice and competition in the market. The buffer should be increased to 20% where delivery of housing over the previous three years has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.
- 4.8. In accordance with paragraph 18 of the Housing Delivery Test Measurement Rulebook<sup>6</sup>, following adoption of the Local Plan 2016-2036 Part 1: Planning Strategy on 6 July 2020, the Council contacted MHCLG in order to request it to re-run the Housing Delivery Test calculation for the measurement period 2016/17-2018/19 based on the newly adopted Local Plan housing requirement. The Housing Delivery Test calculation letter from MHCLG confirms a 'Pass' score of 108% in the Housing Delivery Test 2019 measurement (the latest measurement). For clarity, the confirmation letter from MHCLG is published on the Council's website.<sup>7</sup>
- 4.9. There is therefore no evidence of under-delivery under the terms of the NPPF 2019 (Paragraph 73(c)) against the up-to-date Local Plan housing requirement over the previous three years and indeed housing delivery over the previous three years has exceeded the housing requirement for that period. On that basis therefore, the appropriate buffer to apply for the purposes of the five year housing land supply assessment is the 5% buffer.

#### **Five year housing land supply assessment for the period 2020/21 to 2024/25**

- 4.10. This assessment set out in Table 16 overleaf shows that the Council can demonstrate a five year housing land supply for the period 2020/21 to 2024/25 of 6.11 years using a 5%

<sup>5</sup> <https://www.newforest.gov.uk/media/355/inspectors-report-local-plan-examination/pdf/inspectors-report-local-plan-examination.pdf?m=637232374008100000> (Paragraph 266)

<sup>6</sup> <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

<sup>7</sup> <https://newforest.gov.uk/media/1106/2020-07-29-Letter-from-MHCLG-confirming-the-2019-HDT-measurement-recalculation-for-New-Forest-District-Council>

buffer. Table 17 overleaf shows the specific sites that are included within the five year housing land supply period.

4.11. The strategic site allocations have only recently been assessed for their deliverability as part of the Local Plan examination. As part of the Local Plan examination the promoters of the strategic site allocations set out their delivery intentions and anticipated start and build-out rates<sup>8</sup>. Whilst in the vast majority of cases the Council has taken a more conservative approach to the phasing of strategic sites compared to the site promoters in order to ensure robustness to the five year housing land supply calculation, the information supplied by the site promoters nevertheless provides evidence of their intentions and that the strategic sites included within Table 17 are available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. Several of the strategic sites are already now in pre-application discussions, and planning applications are currently being determined for Strategic Site 15 (18/11606), Strategic Site 16 (20/10522), part of Strategic Site 18 (20/10228) and part of Strategic Site 1 (19/10703). A small part of Strategic Site 8 now has full planning permission (19/10007). Strategic Site 4 has a resolution to grant outline planning permission (19/10581) subject to the completion of the Section 106 agreement. The phasing set out for strategic site allocations also reflects discussion at the Local Plan examination hearing sessions.

Table 16: Five Year Housing Land Supply Calculation for the period 2020/21-2024/25

<b>A</b>	Homes that should have been delivered prior to start of 5 year land supply period <b>(300 x 4)</b>	1,200
<b>B</b>	Actual completions in the four years prior to start of 5 year land supply period	1,283
<b>C</b>	Supply surplus to date against the four year delivery requirement to date <b>(1,283 - 1,200)</b>	83
<b>D</b>	Five Year Housing Target 2020/21-2024/25 based on Stepped Housing Target set out in Policy STR5 of the Local Plan 2016-2036 Part 1 <b>(1 year at 300 homes per annum, 4 years at 400 homes per annum)</b>	1,900
<b>E</b>	Five Year Housing Target 2020/21-2024/25 deducting Supply Surplus <b>(1,900 - 83)</b>	1,817
<b>F</b>	Buffer applied	5%
<b>G</b>	Total Five Year Requirement 2020/21-2024/25 including 5% buffer <b>(1,817 x 1.05)</b>	1,908
<b>H</b>	Identified Five Year Supply	2,332
<b>I</b>	<b>Years Land Supply for the period 2020/21-2024/25 ((H/G)*5)</b>	<b>6.11</b>

<sup>8</sup> [http://forms.newforest.gov.uk/ufs/form\\_docs/Policy/Examination%20Documents/EXAM28C%20-%20Strategic%20Site%20Promoters%20Trajectory%20\(July%202019\).pdf?ufsReturnURL=https%3A%2F%2Ffor.ms.newforest.gov.uk%3A443%2Fufs%2Fufsreturn%3Febz%3D1\\_1574151079532](http://forms.newforest.gov.uk/ufs/form_docs/Policy/Examination%20Documents/EXAM28C%20-%20Strategic%20Site%20Promoters%20Trajectory%20(July%202019).pdf?ufsReturnURL=https%3A%2F%2Ffor.ms.newforest.gov.uk%3A443%2Fufs%2Fufsreturn%3Febz%3D1_1574151079532)

Table 17: Five Year Housing Land Supply Sites as of 1 April 2020

Site Name	5 Year Housing Land Supply Period					Total 2020-2025
	2020/21	2021/22	2022/23	2023/24	2024/25	
TOT6 Land at Brokenford Lane, Totton (Permissioned: 18/11018, 19/10013)	21	24				45
HYD1 Land at Forest Lodge Farm, Hythe (Permissioned: 15/10751, 17/11770)	37	8				45
2 South Street, Hythe (Permissioned: 17/11646)		43				43
Buckland Granaries, Lymington (Permissioned: 17/10854)	12					12
MoS1 Land north of School Lane, Milford on Sea (Permissioned: 17/10606)	15	27				42
NMT2 Land west of Moore Close, New Milton			15			15
59 Station Road, New Milton (Permissioned: 15/10032, 17/11741)			10			10
21 Kennard Road, New Milton (Permissioned: 18/10198, 11/97173)		11				11
Abbeyfield House, 17 Herbert Road, New Milton (19/10264)		10				10
Fernmount House and Centre, Forest Pines, New Milton (Granted subject to s.106 Agreement: 19/11056)			49			49
RING3 Land west of Crow Lane, Ringwood (Permissioned: 17/11358, 18/11648)	25	20				45
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)	26	52	18			96
SAND1 Land west of Scout Centre, Station Road, Sandleheath (Permissioned: 19/11080, 19/11083)		14				14
Permissioned Small Sites (1-9 Dwellings)	77	77	77	77		308
SS.1 Land north of Totton		20	60	60	80	220
SS.3 Land at Cork's Farm, Marchwood					20	20
SS.5 Land at Milford Road, Lymington			40	65	40	145

Site Name	5 Year Housing Land Supply Period					Total 2020-2025
	2020/21	2021/22	2022/23	2023/24	2024/25	
SS.6 Land east of Lower Pennington Lane, Lymington				20	40	60
SS.7 Land north of Manor Road, Milford on Sea			20	40	40	100
SS.8 Land at Hordle Lane, Hordle				25	40	65
SS.9 Land east of Everton Road, Hordle				20	40	60
SS.10 Land at Brockhills Lane, New Milton			20	40	40	100
SS.11 Land south of Gore Road, New Milton				25	40	65
SS.12 Land south of Derritt Lane, Bransgore			20	40	40	100
SS.13 Land at Moortown Lane, Ringwood				25	40	65
SS.14 Land north of Hightown Road, Ringwood				25	50	75
SS.15 Land at Snails Lane, Ringwood			20	40	40	100
SS.16 Land north of Station Road, Ashford			25	50	50	125
SS.17 Land at Whitsbury Road, Fordingbridge			25	40	40	105
SS.18 Land at Burgate, Fordingbridge			25	40	40	105
Windfalls (Small Sites 1-9 Dwellings)					77	77
<b>Totals</b>	<b>213</b>	<b>306</b>	<b>424</b>	<b>632</b>	<b>757</b>	<b>2332</b>