

Housing Delivery Test

Interim Action Plan

2018-19 and 2019-20

January 2020

New Forest District
(outside the New Forest National Park)



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Housing Delivery Test: Interim Action Plan 2018-19 and 2019-20

Introduction and summary

1. This document relates to the Housing Delivery Test (HDT) results published in February 2019. The result generates a requirement to prepare a Housing Delivery Action Plan (HDAP), and to add a 20% buffer to the housing land supply (one is already applied in relation to five-year housing land supply including for the emerging Local Plan 2016-2036 Part 1: Planning Strategy).
2. Based on NFDC housing delivery completions the second HDT result covering the monitoring period 2016/17-2018/19 (due to be published after the December 2019 election) is also likely to generate the need for a preparation of a HDAP. This document also serves that purpose.
3. These HDT results must be understood in the context of an emerging Local Plan 2016-2036 Part 1: Planning Strategy, expected to be adopted in May 2020. Based on the housing target in the post-examination Local Plan document incorporating the inspectors' Main Modifications, the Housing Delivery Test would be met in 2018/19, and is projected to be met in 2019/20.
4. The HDAP has been produced in line with requirements set out in national planning guidance which states that such plans should outline challenges and identify actions to address under delivery against the housing requirement in the area.

Background

5. The HDT is an annual measurement of housing delivery published annually by the Government at local authority level. It was formally incorporated into the NPPF mid-2018 and is calculated as follows.

$$\frac{\textit{Total net homes delivered over the three-year period}}{\textit{Total number of homes required over the three-year period}}$$

6. The HDT calculation is based on adopted local plan housing targets, provided that the Local Plan has been adopted within the last five years (or reviewed within five years and confirmed not to need updating).
7. Where the adopted Local Plan is more than five years old, as is the case with NFDC for the months remaining before the updated Local Plan is adopted, the HDT calculation includes a transitional three-year period 2015/16 - 2017/18. Thereafter the NPPF 2019 standard housing need methodology is used to generate the housing requirement, until there is an up-to-date adopted Local Plan target that can be used.
8. Any new adopted Local Plan housing target will be used for the calculation of the HDT from the date that it becomes part of the Development Plan. On this basis the pending HDT result covering the monitoring period 2016/17 - 2018/19 is likely to be updated during 2020.

9. In the transition period the version of national household projections specified in the Table 1 below is used instead of historic local plan targets. If the HDT falls below the thresholds set out below the following consequences arise:
- the LPA should publish an action plan if housing delivery falls below 95% of requirement;
 - a 20% buffer on the LPA's five-year land supply if housing delivery falls below 85%; and
 - application of the presumption in favour of sustainable development if housing delivery falls below 75%. As part of the transitional arrangements, in 2019 the HDT threshold beneath which the presumption in favour of sustainable development will apply is 45%.

Table 1: Transitional basis for HDT calculation

Financial year of three-year rolling Housing Delivery Test period	Version of household projections	Using the annual average household growth in years
2015-16	2012-based household projections	2015-2025
2016-17	2012-based household projections	2016-2026
2017-18	2014-based household projections	2017-2027

New Forest District (outside of the New Forest National Park) Housing Delivery Test context

10. The HDT does not apply to National Park Authorities where the protection of nationally important landscapes takes precedence over meeting development needs. However, Government guidance on the Housing Delivery Test does not specify how it should be calculated in local authority areas such as NFDC that are partly within a National Park Authority local plan area.
11. Approximately 68% of the District land area and 18% of its population is within the Local Plan area of the New Forest National Park Authority (NFNPA). NFDC has no control over planning policies for housing or planning decisions in the NFNPA part of the District.

Impact of transitional calculations on NFDC

12. Government probably intended that transitional use of household projections for HDT calculations would incrementally bridge the gap between older adopted Local Plans and their emerging replacements. This is logical in most cases where previous housing targets correspond fairly closely to national household growth projections for that area when the Plan was prepared.
13. That logic breaks down in areas where housing targets were set (after testing at independent examination) significantly below household growth projections. This was the case for the NFDC 2009 Core Strategy. The (then extant) South East Regional Plan set a target of 196 homes per annum, half to a third of household growth at that time,

based on a regional strategy focussing growth to less environmentally sensitive locations elsewhere.

14. An inevitable HDT consequence of the NFDC target well below need is that when applying the transitional HDT calculations using previous household growth projections, the HDT 'requirement' generated is much higher than the original adopted Local Plan target (and therefore beyond the scope of what was considered appropriate for that Local Plan to sustainably deliver when it was adopted).
15. It follows that the HDT will be significantly 'failed' no matter how the Council has performed against its adopted Local Plan target (which whilst more than 5 years old, NFDC has met and exceeded).

Current HDT position

16. The February 2019 HDT outcome as recorded in Table 2 below and the outcome forecast for the forthcoming second HDT result (before the replacement Local Plan is adopted) is set out in Table 3.

Table 2: 2018 First HDT result (published by MHCLG February 2019)

Year	Requirement (based on household projections for 2015-16 to 2017-18. Compares to the adopted Plan target: 196 homes per annum)	Completions
2015-16	717	138
2016-17	726	350
2017-18	700	266
3 yr total	2,143	754
Housing Delivery Test Result (completions/requirement)		35%
HDT Consequence: Action Plan and 20% housing supply buffer		

Table 3: 2019 Second HDT result forecast

Year	Requirement (based on household projections for 2016-17 and 2017-18, and national standard methodology for 2018-19. Compares to the adopted Plan target: 196 homes per annum)	Completions
2016-17	726	350
2017-18	700	266
2018-19	989	359
3 yr total	2,415	975
Housing Delivery Test Result (completions/requirement)		40%
Projected HDT Consequence: Action Plan and 20% housing supply buffer		

17. Another inevitable consequence of the disparity between the adopted Plan housing target and the transitional basis for calculating HDT requirements is that even if the Council takes all reasonable actions to improve housing supply, it will continue to fail the HDT until the replacement Local Plan is adopted and the HDT can be re-calculated¹ against a measure that reflects the realistic housing supply potential of the Plan area. In this regards the **Housing Delivery Test Measurement Rulebook** (2018) states that:

¹ NPPG Paragraph: 042 Reference ID: 68-042-20190722

“16. Any new housing requirement will be used for the calculation of the Housing Delivery Test from the date that it becomes part of the development plan.

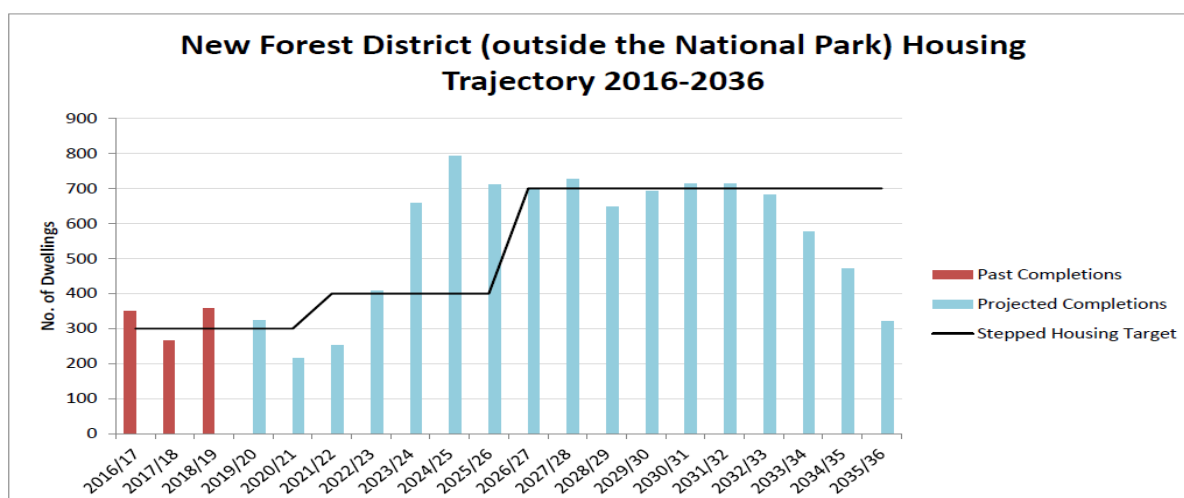
17. For the purposes of calculating the Housing Delivery Test, **the new adopted housing requirement will apply from the start of the relevant plan period (set out in the strategic policies for housing), which may be earlier than the adoption of the strategic policies.**

18. Following adoption of new strategic policies, the new housing requirement figure can be used to recalculate the Housing Delivery Test results during the year, in collaboration with MHCLG.”

HDT position upon adoption of the Local Plan 2016-2036 Part 1: Planning Strategy

18. The Local Plan 2016-2036 Part 1: Planning Strategy was examined in June-July of 2019. Housing land supply and housing delivery were discussed at length in the examination hearings.
19. In October 2019 the Inspectors wrote to the Council to confirm that they consider that the Local Plan can be found sound’ subject to Main Modifications being made². The Inspectors “do not consider any main modifications are required to the broad spatial strategy, the overall scale of housing or employment land provision (other than a slight adjustment to fully align the housing requirement with the OAN figure) ...”³.
20. Their required Main Modifications include a (revised) stepped housing target starting at 300 homes per annum for the first five-year period 2016/17 to 2020/21 inclusive. This initial figure is less than half of the housing requirement derived from the HDT methodology. The target rises to 700 homes over the plan period. The housing trajectory illustrates how planned housing supply (examined mid 2019) keeps pace with the proposed stepped target.

Figure 1: Graphical illustration of the Housing Trajectory



² Public consultation on Main Modifications was delayed until 13 December 2019 due to the purdah period for the national elections.

³ http://www.newforest.gov.uk/media/39475/EXAM-38A-Inspectors-letter-to-Council---Main-Modifications-October-2019/Pdf/EXAM_38A_-_Inspectors'_letter_to_Council_-_Main_Modifications_October_2019.pdf

21. The Local Plan 2016-2036 Part 1: Planning Strategy (as Modified) is scheduled to be adopted in May 2020. In accordance with the HDT Measurement Rulebook and PPG, NFDC can then request that MHCLG re-calculate the HDT results using the newly adopted Local Plan housing requirement (as set out in Local Plan Policy 5).
22. Table 4 sets out NFDC projections for the re-calculated HDT result for the three years to 2019 based on the Inspectors' recommended Local Plan Main Modifications. On the same basis using the Council's housing trajectory the forecast for the November 2020 HDT result would be as set out in table 5.

Table 4: 2019 second HDT Result Forecast Post-adoption of the Local Plan 2016-2036 Pt. 1

Year	Target (per Local Plan 2016-2036 Part 1 Main Modifications)	Completions
2016-17	300	350 actual
2017-18	300	266 actual
2018-19	300	359 actual
Total	900	975
	Re-calculated Housing Delivery Test Result	108%
Projected HDT Consequence: none		

Table 5: 2020 third HDT Result Forecast Post-adoption of the Local Plan 2016-2036 Part 1

Year	Target (per Local Plan 2016-2036 Part 1 Main Modifications)	Completions
2017-18	300	266 actual
2018-19	300	359 actual
2019-20	300	324 projected
Total	900	949
	Projected Housing Delivery Test Result	105%
Projected HDT Consequence: none		

The Housing Delivery Action Plan (HDAP)

Local Plan review

23. The analysis in preceding sections shows that the primary action required to address NFDC's technical failure of the housing delivery test is to complete the final stages of the Local Plan review.
24. On current evidence it will take a few months to run through the final formalities to Plan adoption, anticipated in May 2020. This will enable the updated housing target and the additional sources of housing supply allocated to be taken into proper account by MHCLG, and as projected in tables 4-5 is likely to generate a 'pass' score for the pending second HDT result when it can be re-based upon Local Plan adoption.
25. The Council has published a **Statement of Housing Land Supply and Housing Trajectory 2016-2036** (December 2019)⁴. For NFDC (outside of the National Park) this sets out the housing delivery trajectory to 2036 and the five-year housing land supply position based on the Local Plan 2016-2036 Part One, including Main Modifications. The trajectory reflects developer expectations and Local Plan hearing discussions and will form the basis for future Local Plan progress monitoring.

⁴ [Statement of Housing Land Supply and Housing Trajectory 2016-2036](#)

Measures to support, promote, enable and sustain housing delivery

26. National planning guidance states that a HDAP should outline challenges and identify actions to address under delivery against the housing requirement in the area, including measures to maintain or improve levels of delivery and to reduce the risk of further under delivery in the future.
27. It remains prudent and best practice to identify a range of other steps and mechanisms that the Council will apply, working with developers and other delivery partners as appropriate, to ensure that the replacement Local Plan continues to deliver sufficient housing and thus that the HDT can continue to be met.
28. To this effect the Council established a cross-service Housing Delivery Group in 2018. Its priority objectives and actions include accelerating future housing growth both market and affordable homes including Council house building.
29. The following measures to support, promote, enable and sustain housing delivery are set out in Table 7 below.
 - 7.1. Proactive approach to sites with delivery risks. Based on the assessment in Annex B, this will include a reviews of existing allocations and consents where around 500 homes are not being delivered in the timeframe expected.
 - 7.2. Effective Development Management Processes
 - 7.3. Proactive engagement with Stakeholders
 - 7.4. Increasing development diversity in the District
 - 7.5. Ensuring the delivery of strategic greenfield sites in line with predictions
 - 7.6. Delivering strategic solutions to environmental constraints (Habitats Regulations)
 - 7.7. Explore delivery of regeneration area(s)
 - 7.8. Ensuring a variety of suitable development sites
 - 7.9. Accelerated Affordable Housing Delivery
 - 7.10. Addressing external factors - material and skills shortages

Table 7: Measures to support, promote, enable and sustain housing delivery

7.1 Proactive approach to sites with delivery risks

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
i. Create and maintain a 'Sites at risk' schedule	High	Establish and maintain a schedule of any sites which have or are due to stall, are at risk, or have identified barriers to delivery, for proactive intervention. First action to identify and contact the site owners to establish why the site has not yet delivered. This work will be integrated into the Local Plan Review Part Two investigation of potential for non-strategic housing site allocations during 2020. See Annex A for the first draft 'at risk' list of approximately 500 potential homes on unimplemented site allocations and commitments (sites of 10+ homes)	First draft prepared. Update quarterly	Head of Planning/ Policy and Development Management
ii. Proactive DM approach focused on sites at risk	High	Adopt a proactive hit team approach to include relevant officers, consultees/local Councillors and Town/Parish Councils where necessary dealing with matters that are causing delay in commencement or completions	Ongoing	Planning
iii. Work with infrastructure providers	High	Work with infrastructure providers to ensure timelines for providing infrastructure corresponds with developer delivery timescales	Ongoing	Planning/Policy
iv. Facilitate the delivery of housing by using all planning powers	Medium	Consider whether other planning tools can be used to deliver on a variety of sites	When merited	Planning

7.2 Effective Planning and Development Management Processes

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
v. Capability and skill building to promote delivery	High	Skill audit and refocus of internal resources to ensure that the Planning service is fit for purpose	On going	Head of Planning
vi. Review handling of pre-application enquiries	High	Publish a pre-application protocol including use of Planning Performance Agreements	Q2 2020	Planning
vii. Improve internal and cross-service communication and coordination	Medium	Use of the internal Housing Delivery group and other training and briefing mechanisms to improve internal communications and coordination around affordable housing need and delivery	Ongoing	Planning / Strategic Housing & Development Team
viii. Enhance industry engagement	High	Introduce a Developer's Forum and Agent Forum	Q1 2020	Planning
ix. Reviewing pre-commencement and other conditions on planning permissions	Medium	Review wording of planning conditions and continue to refine conditions imposed by the local planning authority Liaison with HCC regarding ongoing review of S278/S38 processes and alignment with DM function	On going	Planning / Development Management
x. Review of process for handling major applications	High	Make more effective use of Planning Performance Agreements Redefine the way strategic site and major development projects are managed.	On going	Planning
xi. Review post decision processes	High	Continue to streamline the approach to the discharge of conditions, site monitoring and project completions to enable development to progress appropriately	On going	Planning / Development Management
xii. Transformational IT change	Medium	Update all Website communication to improve speed and efficiency Introduce new IT system to improve efficiency and speed of project management	On going	Planning/IT
xiii. Review Section 106 process	Medium	Continue to refine the S106 process working across all Council functions and with delivery partners	On going	Planning

7.3 Proactive engagement with Stakeholders

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xiv. Efficient and effective consultation	High	Regular liaison with Registered Providers and the Councils' Housing Enabling team to ensure that schemes are delivered within the District Liaise with statutory consultees to agree a One Stop Shop approach Review Councillor and community engagement mechanisms	On going Q1-Q2 2020	Planning/ Strategic Housing Head of Planning
xv. Undertaking regular dialogue with Homes England and MHCLG	Medium	Ongoing dialogue with Homes England and MHCLG to consider delivery issues and address constraints identified. This includes actively considering available funding streams and the role these bodies can have in unblocking stalled sites or sites at risk	On going	Head of Planning / Strategic Housing
xvi. Continue dialogue with Solent LEP	Low	Ongoing dialogue with SLEP to consider delivery issues and address constraints	On going	Head of Planning
xvii. Continue partnership working on strategic/cross boundary issues	High	Ongoing dialogue and collaborative working within the Partnership for South Hampshire and other subregional working groups to identify strategic solutions to support or enable delivery	On going	Head of Planning and Policy

7.4 Increasing development diversity in the District

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xviii. Increase the diversity of house builders	Medium	Promote the district to new developers through networks across the region and relevant events including inward investment initiatives. Work with MHCLG, Homes England inward investment networks	Ongoing	Head of Planning
xix. Promote greater housing mix/diversity of on sites	Medium	Promote diversity of homes e.g. via preparation of an Affordable Housing Supplementary Planning Documents (including community led housing) and through Development Management negotiations Engage with specialist housing providers/operators (e.g. build to rent, older persons' housing) and explore scope for partnership arrangements with strategic site promoters	Ongoing	Planning/ Strategic Housing

7.5 Ensuring the delivery of strategic greenfield sites in line with predictions

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xx. Coordinated working with strategic sites	High	Arrange site delivery inception meetings for all strategic sites not yet in pre-app, and identify delivery actions as necessary, including - Working with landowners on Strategic Site Allocations with delivery complexities to prepare Delivery Frameworks	Q1 2020	Planning
			2020-21	Planning

7.6 Delivering strategic solutions to environmental constraints (Habitats Regulations)

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xxi. Recreational Mitigation Strategy	High	Update existing SPD to extend the range of off-site recreational mitigation projects available to support developments not required or able to provide on-site mitigation. Consider land acquisition to deliver strategic mitigation	Summer 2020	Planning
xxii. Nutrient Management Strategy	High	Prepare a Nutrient Management Strategy to assist developments achieve nutrient neutrality by a package of deliverable on-site and off-site measures. To complement joint working on strategic level measures in the Avon and Solent catchments.	Spring 2020	Planning / Planning Policy

7.7 Explore delivery of regeneration area(s)

Proposal	Impact on delivery figures		Timescale	Lead
xxiii. Explore masterplan for regeneration of Totton town centre	Medium	Develop a bid for One Public Estate round 8 with HCC	Q1	Head of Planning

7.8 Ensuring a variety of suitable development sites

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xxiv. Continue proactive plan-making to identify suitable smaller site locations for 800 homes within the overall planned housing supply	High	Progress Local Plan 2016-2036 Part 2 including additional non-strategic housing site allocations Continue to proactively support the delivery of Neighbourhood plans. Work with town/parish councils to support delivery and consider whether additional measures should be pursued to ensure delivery of homes within neighbourhood plan area	Neighbourhood Plans ongoing, Local Plan Part 2019/20 - 2020/21	Planning Policy
xxv. Supporting rural and community-led housing provision		Designate strategic housing and planning resources to support these specialist forms of housing provision	Q4 2019 - Q1 2020	Strategic Housing / Planning

7.9 Accelerated Affordable Housing Delivery

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xxvi. Direct Council delivery of additional affordable homes	High	The Council to deliver 600 additional affordable homes by 2026, to rent and shared ownership.	On going, by 2026	Strategic Housing Planning
xxvii. Utilise Council resources for affordable housing provision to support the delivery of strategic sites	High	Explore scope for partnerships with strategic site promoters where the Council becomes the registered provider and acquires a significant proportion of the affordable homes to reduce development risk and improve cashflow, reducing the affordable housing unit costs and accelerating delivery.	On going	Planning / Strategic Housing
xxviii. Delivery of affordable homes on council owned sites	Low	Revisit Council land holdings for opportunities for housing development or infill, and for redevelopment / intensification	2020	Housing enabling/ Planning

7.10 Addressing external factors - helping to address material and skills shortages

Proposal	Impact on delivery figures		Timescale	Lead
xxix. Helping to address skills and labour shortages		Work with developers and local education providers to identify opportunities for addressing skills shortages	Ongoing	Planning/ Economic Development

Annex A: Status and progress of planning commitments (sites of 10+ dwellings)

Planning commitments are the remaining unimplemented Site Allocations from the Adopted **New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management** and other 'major development' site permissions for 10 or more homes.

Completions data as at 31 March 2019 (monitored annually).

Key and summary

No current action required (monitor annually)	Monitor progress quarterly	Add to 'Sites at Risk' register Exploratory action required
929 homes	149 homes	499 homes (342 on one site)
59%	9%	32% (21% on one site)
1,577 homes in unimplemented consents and allocations of 10+ homes (including site capacity estimates)		

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
TOT1	N/A	Land at Durley Farm, Totton	Greenfield	80	Taylor Wimpey	0	0	80	Request for Screening Opinion (19/10576) for proposed residential development submitted in May 2019. Opinion given in June 2019. Pre-application advice in advance of formal submission of a planning application is currently ongoing. In December 2019 Taylor Wimpey confirmed their intentions to deliver the site in the next five years
TOT3	07/89872/RM (288 dwellings) 05/83625/RM (42 dwellings) 05/85757/RM (12 dwellings)	Land at Hanger Farm, Totton	Greenfield	282 (by 2036), additional 60 (after 2036)	Stanborough Developments	0	0	282 (by 2036), additional 60 (after 2036)	The developer has delayed and stalled the delivery of the site. Planning consents remain extant by virtue of Certificates of Lawfulness granted in 2007

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
TOT6	18/11018 (24 dwellings) 19/10013 (21 dwellings)	Land at Brokenford Lane, Totton	Brownfield	45	Fresh Developments / Sovereign Housing	0	0	45	Both permissions have under construction
TOT6	N/A	Land south of Brokenford Totton	Brownfield	10	Numerous small ownerships	0	0	10	No meaningful progress to date
TOT7	17/11651/OUT, 16/11130/RM	Land at Calmore Drive, Totton	Brownfield	20	New Forest District Council	0	0	20	Under construction. Completed in 2019/20
TOT8	15/11647	Land off Blackwater Drive, Totton	Greenfield	35	New Forest District Council	0	0	35	Under construction. Expected to complete in 2019/20
TOT9	N/A	Bus Depot, Salisbury Rd, Totton	Brownfield	15	Go Ahead Group Plc	0	0	15	No meaningful progress to date
TOT11	N/A	Land at Eling Wharf, Totton	Brownfield	400	Associated British Ports	0	0	400	Site required in medium term for port related operations. Longer term potential for redevelopment post 2025/26
MAR1	N/A	Cracknore Hard Lane / Normandy Way, Marchwood	Brownfield	12	Ministry of Defence	0	0	12	No meaningful progress to date
MAR2	N/A	Land at Park's Farm, Marchwood	Greenfield	100	Southampton Football Club	0	0	Nil (100 Deleted from overall housing supply)	No longer available - Developed as a training centre/ground. Site capacity has been removed from the overall housing supply and the allocation policy MAR2 scheduled for deletion

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
MAR3	N/A	Land south of Hythe Rd, Marchwood	Greenfield	15	National Trust / Blue Cross / Cancer Research UK	0	0	15	No meaningful progress to date
MAR4	N/A	Land off Mulberry Rd, Marchwood	Greenfield	10	Ministry of Defence	0	0	15	No meaningful progress to date
HYD1	15/10751	Land at Forest Lodge Farm, Hythe	Greenfield	45	Vivid Homes	0	0	45	Under construction, drainage issues delaying completion
HYD2	N/A	Land at Cabot Drive, Hythe	Greenfield	10	Hampshire County Council	0	0	10	Discussions are ongoing with the site owner (Hampshire County Council) regarding bringing the site forward
BLA1	N/A	Land adj. Blackfield Primary School	Greenfield	30	Versalis UK Ltd	0	0	30	No meaningful progress to date
LYM2	16/10764	Land north of Alexandra Rd, Lymington	Greenfield	87	Pennyfarthing Homes	0	73	14	Under construction and 73 dwellings completed in 2018/19
LYM4	10/96153	Land north of Buckland Gardens	Greenfield	10	Private Individual	0	0	6 (Deleted from overall housing supply)	The southern third of the site has been implemented delivering 4 dwellings. A separate extant permission (10/96153) for 6 dwellings from a separate developer covers the remainder of the site. A start has been made but no further work on delivering the dwellings covered by the permission has happened for some years

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
LYM5	N/A	Fox Pond Dairy Depot and Garage, Milford Rd, Lymington	Brownfield	14	DMG Retirement Trust / Brightbeech Investments LLP	0	0	14	DMG Retirement Trust has made numerous attempted Prior Approval applications (18/11353, 17/10576, 17/11278 – all refused) on parts of the area of the site that is in their ownership No meaningful progress to date on the part of the site owned by Brightbeech Investments LLP
MoS1	17/10606	Land north of School Lane, Milford on Sea	Greenfield	42	Pennyfarthing Homes	0	0	42	Under construction
NMT2	N/A	Land west of Moore Close, New Milton	Greenfield	15	New Forest District Council	0	0	15	Site recently purchased by New Forest District Council for housing development. The Council expects to deliver the site within the next five years
NMT3	N/A	Land off Park Rd, Ashley, New Milton	Greenfield	15	Private Individual(s)	0	0	20	No meaningful progress to date
NMT4	N/A	Land east of Caird Ave, south of Carrick Way	Brownfield	40	New Milton Sand and Ballast	0	0	Nil (40 deleted from overall housing supply)	No longer available. The site is being proposed in the New Milton Neighbourhood Plan Publication Version May 2019 ⁵ for commercial development only as residential development is no longer considered possible on the site. Site capacity removed from overall housing supply

⁵ New Milton Neighbourhood Plan Publication Version May 2019 (Draft Policy NM3): [New Milton Neighbourhood Plan Publication Version May 2019](#)

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
NMT6	N/A	Land east of Caird Ave, south of Carrick Way woodland	Part Brownfield / Part Greenfield	90	New Milton Sand and Ballast	0	0	Nil (90 deleted from overall housing supply)	No longer available. The site is in use for gravel processing / extraction and will not be available within the Local Plan period 2016-2036. Site capacity removed from overall housing supply
NMT8	N/A	Ashley Cross Garage, Ashley Lane, New Milton	Brownfield	10	Private Individual(s)	0	0	10	No meaningful progress to date
RING3	13/11450/OUT, 16/11520/RM (Phase 1: 62 dwellings), 17/11358/RM (Phase 2/3: 113 dwellings) 18/11648 (20 dwellings)	Land west of Crow Lane, Ringwood	Greenfield	195	Linden Homes / Wates Developments	0	87	108	Under construction and 87 dwellings completed in 2018/19 18/11648: Resolution to Grant Full Planning Permission (Subject to Section 106 Agreement). This scheme for 20 dwellings is additional to the 175 dwellings already permitted (16/11520 and 17/11358) on the wider site
FORD1	17/10150	Land east of Whitsbury Rd, Fordingbridge	Greenfield	145	Pennyfarthing Homes	0	2	143	Under construction
ASH1	N/A	Land adjoining Jubilee Crescent, Ashford	Greenfield	10	Private Individual(s)	0	0	10	No meaningful progress to date

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
SAND1	19/11080, 19/11083	Land west of Scout Centre, Station Rd, Sandheath	Greenfield	14	Healthy Developments Ltd	0	0	14	Full planning permission (19/11080 and 19/11083) granted on 20 December 2019. Applications to discharge the pre-commencement conditions currently ongoing. The site is controlled by a housebuilder who will deliver the site
	16/11646	2 South Street, Hythe	Brownfield	41	Churchill Retirement Living	0	0	41	Pre-commencement conditions being discharged
	17/11204	Hythe and Dibden War Memorial Hospital, Hythe	Brownfield	21	NHS Property Services Ltd	0	0	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 residential development
	17/10854	Buckland Granaries, Lymington	Brownfield	11	DMG Retirement Trust	0	0	11	Under Construction
	17/10906	Land at 99 Wainsford Road, Lymington	Greenfield	10	AJ Developments	0	0	10	Under construction. Expected to complete in 2019/20
	15/10032, 17/11741, 16/11715	57-59 Station Road, New Milton	Brownfield	14	Sheet Anchor Evolve Ltd	0	0	14	Under construction
	18/10198	21 Kennard Road, New Milton	Brownfield	10	Heatherdene Properties	0	0	10	Pre-commencement conditions being discharged