

Local Plan 2016-2036

Part One: Planning Strategy

Statement of Housing Land Supply and Housing Trajectory 2016-2036

Forecast for 1 April 2020

December 2019

**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 but is prepared in advance (of April 2020) in order to set out the housing land supply position upon adoption of the New Forest District (outside the National Park) Local Plan 2016-2036 Part 1: Planning Strategy which is anticipated to be adopted in Spring 2020. It sets out that the Council is able to demonstrate a five year housing land supply upon adoption of the Local Plan for the period 2020/21-2024/25.
- 1.2. The Local Plan was submitted to the Secretary of State for examination on 1 November 2018. The Examination hearings took place during June and July 2019. The Inspectors examining the Local Plan 2016-2036 Part 1 have confirmed that they consider that the Local Plan can be found ‘sound’ subject to main modifications being made¹. 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) or the principle of any of the strategic site allocations”².
- 1.3. The Local Plan is thus at an advanced stage and as proposed to be modified is a significant material consideration in the determination of planning applications.

Strategic Housing Target

- 1.4. The Local Plan (as modified) seeks to deliver a housing target of at least 10,420 (net) dwellings for the period 2016-2036.
- 1.5. The housing requirement is to be achieved through a step change in housing delivery and, as proposed to be modified, 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
- 1.6. The components of housing supply that will meet the Local Plan housing requirement are summarised at Table 1.

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	350
Net Completions 2017/18	266
Net Completions 2018/19	359
Planning Permissions (Large – Sites of 10 or more dwellings)	821

¹ See: http://www.newforest.gov.uk/media/39116/EXAM-33-Inspectors-Post-Hearings-Letter-to-Council/Pdf/EXAM_33_-_Inspectors'_Post_Hearings_Letter_to_Council.pdf and 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

² See: 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

Large Sites expected to receive Planning Permission by 1 April 2020	83
Planning Permissions (Small – Sites of 1-9 dwellings) (Total number discounted by 10%)	385
Non-permissioned adopted Local Plan Part 2 (2014) Allocations	654
Proposed Strategic Site Allocations (At least)	5,995
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
Total	10,576

2. Housing Land Supply 2016-2036

2.1. This section details the components of supply of housing land which is 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 975 net dwellings have been completed so far in the plan period 2016-2036 for the Local Plan which is an average of 325 per year, compared with the annual target of 300 dwellings (900 dwellings for the period 2016-2019).

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

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
Total	975	735	240

Large Permissions (Sites of 10 or more Dwellings)

2.3. Table 3 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 3: 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
TOT6 (Permissioned: 18/11018, 19/10013)	Land at Brokenford Lane	Totton	45	Under construction. Expected to be complete by 2022/23
TOT7 (Permissioned: 17/11651, 16/11130)	Land at Stocklands, Calmore Drive	Totton	20	Under construction. Expected to be complete in 2019/20
TOT8 (Permissioned: 15/11647)	Land off Blackwater Drive, Compton & Sarum	Totton	35	Under construction. Expected to be complete in 2019/20
HYD1 (Permissioned: 15/10751)	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 is currently being determined. Site is expected to be completed by 2020/21

Allocation / Permission Reference	Site Name	Settlement	Number of Dwellings remaining/expected to be completed in Plan Period	Comments
16/11646	2 South Street	Hythe	41	Pre-commencement Conditions being discharged
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
LYM2 (Permissioned: 16/10764)	Land north of Alexandra Road	Lymington	14	73 dwellings completed in 2018/19. Expected to be complete in 2019/20
17/10854	Buckland Granaries	Lymington	11	Under construction. Expected to be complete in 2020/21
17/10906	Land at 99 Wainsford Road	Lymington	10	Under construction. Expected to be complete in 2019/20
MoS1 (Permissioned: 17/10606)	Land north of School Lane	Milford on Sea	42	Under construction. Expected to be complete in 2021/22
15/10032, 17/11741, 16/11715	57-59 Station Road	New Milton	14	Under construction. Expected to be complete in 2020/21
18/10198	21 Kennard Road	New Milton	10	Pre-commencement Conditions being discharged
RING3 (Permissioned: 16/11520, 17/11358)	Land west of Crow Lane	Ringwood	88	87 dwellings completed in 2018/19. Expected to be complete by 2020/21
FORD1 (Permissioned: 17/10150)	Land east of Whitsbury Road	Fordingbridge	143	2 dwellings completed in 2018/19. Site expected to deliver remaining 143 dwellings by 2021/22
Total Plan Area			821	

Large Sites expected to receive Planning Permission by 1 April 2020

2.9. Table 4 overleaf sets out three large sites (sites of 10 or more homes) which either have a resolution to grant planning permission subject to the signing of a Section 106 Agreement or have a live planning application which is currently being determined and are expected to receive full planning permission before/by 1 April 2020. These sites are suitable for housing development, available and deliverable in accordance with national policy.

Table 4: Housing capacity from Large Sites expected to receive Planning Permission by 1 April 2020

Allocation / Permission Reference	Site Name	Settlement	Capacity	Current Status
19/11056	Fernmount House and Centre, Forest Pines	New Milton	49	Resolution to Grant Full Planning Permission (Subject to Section 106 Agreement)
RING3 (18/11648)	Land west of Crow Lane	Ringwood	20	Resolution to Grant Full Planning Permission (Subject to Section 106 Agreement). This scheme for 20 dwellings is in addition to the 175 dwellings already permitted (16/11520 and 17/11358) on the wider site
SAND1 (19/11080, 19/11083)	Land west of Scout Centre, Station Road	Sandleheath	14	Resolution to Grant Full Planning Permission (Subject to Section 106 Agreement)
Total Plan Area			83	

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 5 below.

Table 5: Housing capacity from small site commitments

	Capacity	Projected Housing Completions				
		2019/20	2020/21	2021/22	2022/23	2023/24
Total Plan Area	385	77	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 in the SHLAA to monitor the suitability and deliverability 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): 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 being proposed in the New Milton Neighbourhood Plan Submission Version May 2019³ 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 6 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 6: 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	78	National housebuilder Taylor Wimpey now controls the site. Request for Screening Opinion (19/10576) for proposed residential development undertaken. Pre-application advice ongoing. Planning application expected by early 2020
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

³ New Milton Neighbourhood Plan Submission Version May 2019 (Draft Policy NM3): [New Milton Neighbourhood Plan Publication Version May 2019](#)

Allocation Reference	Site Name	Settlement	Capacity in Plan Period	Comments on 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	Recently purchased by New Forest District Council for housing development
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	No meaningful progress to date
Total Plan Area			654	

Local Plan 2016-2036 Part 1 Strategic Site Allocations

2.14. The Local Plan 2016-2036 Part 1 allocates 18 new strategic site allocations 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 examination of the Local Plan. The minimum housing capacities of each of the strategic site allocations is set out in Table 7 below.

Table 7: 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

Site Name	Settlement	Minimum Capacity in Plan Period
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
Total Plan Area		5,995

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 are expected to be granted planning permission before 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 8 overleaf:

- SHLAA_HYT002 Hythe & Dibden War Memorial Hospital, Hythe: Now permissioned for 21 dwellings and included in Table 3
- SHLAA_LYM018 Former Bus Station, High Street, Lymington: Now permissioned for 9 dwellings and so now included within the small site permissions component (Table 5)
- SHLAA_NWM010 Fernmount House & Centre, Forest Pines, New Milton: Full planning application is currently being determined for 50 (49 net) extra-care dwellings and so now included in Table 4
- SHLAA_NWM011 Land at 21 Kennard Road, New Milton: Now permissioned for 10 dwellings and included in Table 3

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 8 and 9 overleaf. 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 8 overleaf, could potentially come forward without the need for a policy allocation.

Table 8: 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 ⁴
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
Total Plan Area			556-686

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 9: 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
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
Total Plan Area			183

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

⁴ 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

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 10 below shows historic delivery on small site windfalls (sites delivering between 1 and 9 dwellings) over the last 10 years since the adoption of the last 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 windfall development makes to housing delivery in New Forest district, even in the years immediately after the 2008/09 economic recession.

Table 10: 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

2.22. There is clear evidence of consistent and sustained delivery from small sites since adoption of the previous Local Plan Core Strategy in 2009, ranging between 61 and 114 homes per annum and averaging 82 homes. 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 Site 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 Local examination

and the Inspectors examining the Local Plan have not suggested that any modifications are required to the small site windfall allowance.

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 11 provides an overall housing trajectory for the Local Plan housing target
- Table 12 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 11: Overall Housing Trajectory

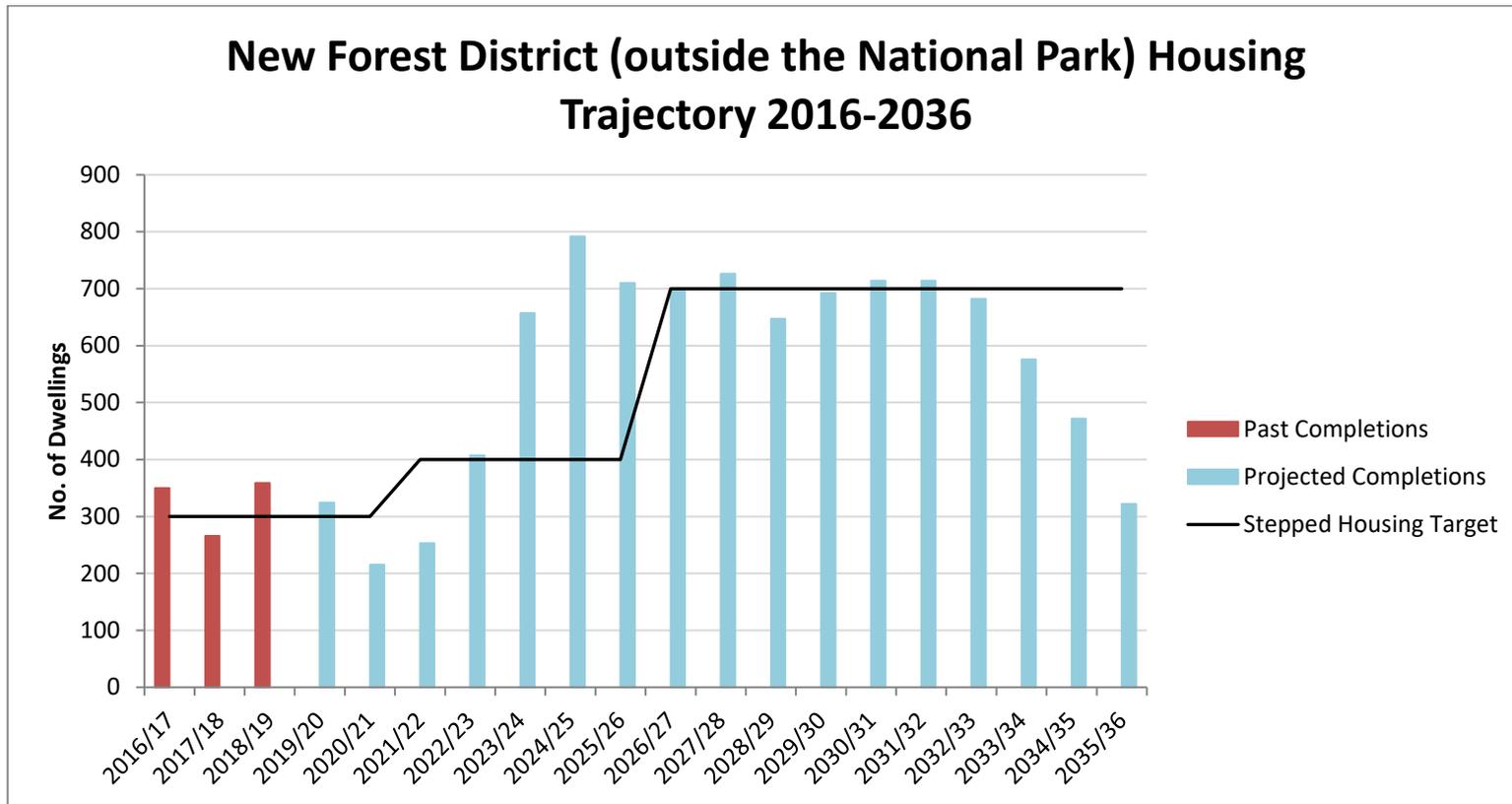
	Years Pre-adoption				Years 1-5					Years 6-10					Year 11 onwards					TOTAL	
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35		2035/36
Past Completions	350	266	359																		975
Existing Large Commitments (Permissions and Allocations)				247	138	156	75	25	35	18	61	34	20	50	67	112	140	140	145	95	1558
Permissioned Small Sites (1-9 Dwellings)				77	77	77	77	77													385
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 to be identified in Local Plan 2016-2036 Part Two or Neighbourhood Plans											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
Totals	350	266	359	324	215	253	407	657	792	710	698	726	647	692	714	714	682	576	472	322	10576
Cumulative Completions	350	616	975	1299	1514	1767	2174	2831	3623	4333	5031	5757	6404	7096	7810	8524	9206	9782	10254	10576	
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 12: 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) Allocation)																		
	Pre-adoption	Years 1-5					Years 6-10					Year 11 onwards						
	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	TOTAL
TOT1 Land at Durley Farm, Totton					25	35	18											78
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)		14	20	11														45
TOT6 Land at Jackie Wigg Gardens, east of Brokenford Lane, Totton													10					10
TOT7 Land at Stocklands, Calmore Drive, Totton (Permissioned: 17/11651)	20																	20
TOT8 Land off Blackwater Drive, Compton & Sarum, Totton (Permissioned: 15/11647)	35																	35
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)	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)			41															41
								21										21

BLA1 Land adjacent to Blackfield Primary School, Blackfield										10	20							30
LYM1 Land north of Alexandra Road, Lymington (Permissioned: 16/10674)	14																	14
LYM5 Fox Pond Dairy Depot and Garage, Milford Road, Lymington									14									14
Buckland Granaries, Lymington (Permissioned: 17/10854)		11																11
99 Wainsford Road, Lymington (Permissioned: 17/10906)	10																	10
MoS1 Land north of School Lane, Milford on Sea (Permissioned: 17/10606)		30	12															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
57-59 Station Road, New Milton (Permissioned: 15/10032, 17/11741, 16/11715)	4	10																14
21 Kennard Road, New Milton (Permissioned: 18/10198)			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: 16/11520, 17/11358, Granted subject to s.106 Agreement: 18/11648)	75	13	20															108
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)	52	52	39															143
ASH1 Land adjoining Jubilee Crescent, Ashford									10									10
SAND1 Land west of Scout Centre, Station Road, Sandleheath (Granted subject to s.106 Agreement: 19/11080, 19/11083)				14														14
Total Existing Large Commitments	247	138	156	75	25	35	18	61	34	20	50	67	112	140	140	145	95	1558

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 deliverable⁵ 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 Council has a robust housing land supply but for technical reasons cannot at this moment demonstrate a five year housing land supply. This is because the Local Plan 2016-2036 Part 1 is not yet adopted and the previous adopted Local Plan Core Strategy (2009) is more than five years old and so deemed to be out-of-date in relation to strategic housing policies.
- 4.3. However, the Council has now progressed the Local Plan Review 2016-2036 Part 1: Planning Strategy to an advanced stage. The Inspectors examining the Local Plan 2016-2036 Part 1 have confirmed that they consider that the Local Plan can be found 'sound' subject to main modifications being made⁶. 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) or the principle of any of the strategic site allocations"⁷.
- 4.4. The Local Plan is thus at an advanced stage and as proposed to be modified is a significant material consideration in the determination of planning applications.
- 4.5. This statement has a base date of 1 April 2020 but is prepared in advance (of April 2020) in order to set out the five year housing land supply position for the period 2020/21-2024/25 upon adoption of the New Forest District (outside the National Park) Local Plan 2016-2036 Part 1: Planning Strategy which is anticipated to be adopted in Spring 2020. The Council is able to demonstrate a five year housing land supply based on the Local Plan 2016-2036 Part 1 (as modified) for the period 2020/21-2024/25 and so will be able to demonstrate a five year housing land supply upon adoption of the Local Plan, although in practical terms the sites in the Local Plan 2016-2036 Part 1 are already confirmed to be suitable, available and deliverable.

Housing Target

- 4.6. 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

⁵ 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.

⁶ See: http://www.newforest.gov.uk/media/39116/EXAM-33-Inspectors-Post-Hearings-Letter-to-Council/Pdf/EXAM_33_-_Inspectors'_Post_Hearings_Letter_to_Council.pdf and 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

⁷ See: 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

requirement is to be achieved through a step change in housing delivery and, as proposed to be modified, 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

4.7. 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.

4.8. 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
Target 2020/21-2024/25	1,900

Actual and Projected Dwelling Completions 2016/17-2019/20

4.9. In the period 2016/17 to 2019/20 1,299 dwellings are expected to be completed. This is 99 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. The NPPF and PPG are completely silent on the issue of whether or not any oversupply should be taken into account when calculating the five year requirement. Therefore, in order to ensure the calculation of the requirement is robust no proportion of the supply surplus to date against the four year delivery requirement to date will be used to offset the five year housing land requirement for 2020/21-2024/25.

Table 14: Completions 2016/17 to 2019/20

Year	Completions
2016/17 (Actual)	350
2017/18 (Actual)	266
2018/19 (Actual)	359
2019/20 (Projected)	324
Total	1,299

Table 15: Breakdown of projected Completions 2019/20 by Site

Projected Completions break-down by Site 2019/20	
Site (All are currently at an advanced stage of construction)	2019/20 Projected Completions
TOT7 Land at Stocklands, Calmore Drive, Totton (Permissioned: 17/11651)	20
TOT8 Land off Blackwater Drive, Compton & Sarum, Totton (Permissioned: 15/11647)	35

Projected Completions break-down by Site 2019/20	
Site (All are currently at an advanced stage of construction)	2019/20 Projected Completions
HYD1 Land at Forest Lodge Farm, Hythe (Permissioned: 15/10751)	37
LYM1 Land north of Alexandra Road, Lymington (Permissioned: 16/10674)	14
99 Wainsford Road, Lymington (Permissioned: 17/10906)	10
57-59 Station Road, New Milton (Permissioned: 15/10032, 17/11741, 16/11715)	4
RING3 Land west of Crow Lane, Ringwood (Permissioned: 16/11520, 17/11358)	75
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)	52
Small Site Completions	77
Total Projected Completions 2019/20	324

Buffer

- 4.10. The NPPF 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. For New Forest District Council, because the Core Strategy (adopted 2009) is more than five years old, the housing requirement against which the Housing Delivery Test is currently measured is the household projections which is significantly higher than the adopted Core Strategy housing target and also much higher than the target in the Local Plan 2016-2036 Part 1 as modified. In these circumstances a technical fail against the Housing Delivery Test is inevitable.
- 4.11. The results of the first Housing Delivery Test published in February 2019 indicated that delivery over the period 2015/16 to 2017/18 was below 85% of the housing requirement for that period. The NPPF states that this constitutes significant under-delivery. Therefore, for the purposes of calculating a five year housing land supply at the current time, it is necessary to apply a 20% buffer in calculating the five year housing requirement.

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

- 4.12. 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 based on the Local Plan 2016-2036 Part 1: Planning Strategy. Table 17 overleaf shows the specific sites that are included within the five year housing land supply period and the justification for their inclusion. In July 2019 the promoters of the strategic site allocations clearly set out their delivery intentions and anticipated start and build-out rates⁸. Whilst in most 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 site delivery intentions information supplied by the site promoters nevertheless helps to provide clear evidence that the sites included within Table 17 will

⁸ [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%2Fforms.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%2Fforms.newforest.gov.uk%3A443%2Fufs%2Fufsreturn%3Febz%3D1_1574151079532)

deliver dwellings within five years. 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

A	Homes that should have been delivered prior to start of 5 year land supply period (300 x 4)	1,200
B	Actual and projected completions in the four years prior to start of 5 year land supply period	1,299
C	(Projected) Supply surplus to date against the four year delivery requirement to date (1,299 - 1,200)	99
D	Proportion of the surplus completions to be applied in 5 year land supply period	0
E	Five Year Housing Target 2020/21-2024/25 based on Stepped Housing Target set out in Policy 5 as proposed to be modified (1 year at 300 homes per annum, 4 years at 400 homes per annum)	1,900
F	Buffer applied	20%
G	Total Five Year Requirement 2020/21-2024/25 including buffer (1,900 x 1.2)	2,280
H	Identified Five Year Supply	2,324
I	Years Land Supply for the period 2020/21-2024/25 ((H/G)*5)	5.1

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

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
TOT1 Land at Durley Farm, Totton				25	35	60	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. Taylor Wimpey controls the site so there is already a housebuilder in place to deliver the site. Request for Screening Opinion (19/10576) for proposed residential development has been undertaken. Pre-application advice is currently ongoing with the submission of a planning application expected by early 2020. There is clear evidence therefore that first completions will occur by 2023/24
TOT6 Land at Brokenford Lane, Totton (Permissioned: 18/11018, 19/10013)	14	20	11			45	Full planning permissions. Development is under construction
HYD1 Land at Forest Lodge Farm, Hythe (Permissioned: 15/10751)	8					8	Full planning permission. 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 is currently being determined
2 South Street, Hythe (Permissioned: 17/11646)		41				41	Full planning permission. Pre-commencement Conditions being discharged
Buckland Granaries, Lymington (Permissioned: 17/10854)	11					11	Full planning permission. Development is under construction
MoS1 Land north of School Lane, Milford	30	12				42	Full planning permission. Development is under construction

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
on Sea (Permissioned: 17/10606)							
NMT2 Land west of Moore Close, New Milton			15			15	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The site was recently purchased by New Forest District Council for housing development. The Council expects to deliver the site within five years and work to bring the site forward is currently ongoing with the intention of submitting a full planning application in 2020. There are no known impediments to delivery. There is therefore clear evidence that completions will occur by 2022/23
57-59 Station Road, New Milton (Permissioned: 15/10032, 17/11741)	10					10	Full planning permission. The site is deliverable in accordance with the NPPF
21 Kennard Road, New Milton (Permissioned: 18/10198)		10				10	Full planning permission. Pre-commencement Conditions being discharged
Fernmount House and Centre, Forest Pines, New Milton (Granted subject to s.106 Agreement: 19/11056)			49			49	Resolution to Grant Full Planning Permission (Subject to signing of Section 106 Agreement). The applicant is a developer who will deliver the site
RING3 Land west of Crow Lane, Ringwood (Permissioned: 16/11520, 17/11358, Granted subject to s.106 Agreement: 18/11648)	13	20				33	Reserved Matters permissions 16/11520 and 17/11358: Development partially complete, remainder is under construction 18/11648 (20 dwellings): Approval to grant full planning permission given in October 2019 subject to signing of Section 106 agreement. This application was made by the same housebuilder, Linden Homes, that is currently building out the rest of the site

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)	52	39				91	Full planning permission. Development is partially complete, partially under construction
SAND1 Land west of Scout Centre, Station Road, Sandleheath (Granted subject to s.106 Agreement: 19/11080, 19/11083)		14				14	Resolution to Grant Full Planning Permission (Subject to signing of Section 106 Agreement). The site is controlled by a housebuilder who will deliver the site
Permissioned Small Sites (1-9 Dwellings)	77	77	77	77		308	All have either full or outline planning permission or Prior Approval consent and are deliverable in accordance with the NPPF
SS.1 Land north of Totton		20	60	60	80	220	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. Land at Loperwood Lane in the most south-westerly part of the allocation achieved outline planning permission (15/11797) for up to 80 dwellings in October 2017, and the Reserved Matters application (19/10703) for 80 dwellings submitted by developer Aster Communities in June 2019 is currently being determined by the Council. Parts of the remainder of the allocation already have housebuilders engaged (e.g. Bloor Homes controls the majority of the allocation north of Salisbury Road, Pennyfarthing Homes controls a circa. 1.5ha parcel west of Pauletts Lane and a circa 3.3ha parcel at Kilnyard Copse, east of Pauletts Lane). The 'Strategic Site Delivery Trajectory' forms completed and returned by the main site promoters to the Council in July 2019 clearly confirms that the promoters are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
							studies/assessments necessary to bring the site forward. There is therefore clear evidence that completions will occur by 2021/22 at Loperwood Lane and by 2022/23-2023/24 on the remainder of the site
SS.3 Land at Cork's Farm, Marchwood					20	20	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The 'Strategic Site Delivery Trajectory' form completed and returned by the site promoter to the Council in July 2019 clearly confirms that the promoters are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. The site promoter intends to submit an outline planning application in autumn 2020, and market the site once the outline application is submitted with a view to completing the sale within 6 months of planning permission being granted. Although flood defence works will need to be implemented before construction of the development can take place, there is therefore clear evidence that completions will occur by 2024/25
SS.5 Land at Milford Road, Lymington			40	65	40	145	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The allocation is controlled by two housebuilders, Colten Developments control the parcel north of Milford Road and Bargate Homes control the parcel south of Milford Road, so housebuilders are already in place to deliver the site. These two parcels can be delivered simultaneously. The 'Strategic Site Delivery Trajectory' forms completed and returned by Bargate Homes and Colten Developments to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. Both housebuilders intend to submit planning applications for the areas of the

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
							site under their control by late 2020. There are no known impediments to delivery. There is therefore clear evidence that completions will occur by 2022/23. The higher annual outputs for the first two years are in line with Colten Developments and Bargate Homes' build-out rate intentions and reflects the fact that there are two housebuilders engaged to deliver the site, each controlling a separate discrete parcel that can be delivered at the same time giving rise to there being a realistic prospect of two outlets being operational over the first two years, one by Colten Developments and the other by Bargate Homes
SS.6 Land east of Lower Pennington Lane, Lymington				20	40	60	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The 'Strategic Site Delivery Trajectory' form completed and returned by the site promoter to the Council in July 2019 clearly confirms that the promoters are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. The site already has a housebuilder in place to deliver it. The site promoter anticipates submitting an outline planning application in 2020. There is therefore clear evidence that completions will occur by 2023/24
SS.7 Land north of Manor Road, Milford on Sea			20	40	40	100	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years for the following reasons. The allocation is controlled by Pennyfarthing Homes so there is already a housebuilder in place to deliver the site. The 'Strategic Site Delivery Trajectory' form completed and returned by Pennyfarthing Homes to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. Pennyfarthing

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
							Homes intends to submit a full planning application in early 2021. There are no known impediments to delivery. There is therefore clear evidence that completions will occur by 2022/23
SS.8 Land at Hordle Lane, Hordle				25	40	65	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The 'Strategic Site Delivery Trajectory' form completed and returned by the main site promoters to the Council in July clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. A full planning application (19/10007) for 10 dwellings on the Coalyard part of the site submitted by housebuilder Southcott Homes is currently being determined. Part of the remainder of the allocation also already has a housebuilder in place to deliver it. There is therefore clear evidence that completions will occur by 2023/24
SS.9 Land east of Everton Road, Hordle				20	40	60	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The 'Strategic Site Delivery Trajectory' form completed and returned by the site promoter to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. The site promoter intends to submit an outline planning application in summer 2020, and market the site once the outline application is submitted with a view to completing the sale within 6 months of planning permission being granted. There are no known impediments to delivery. There is therefore clear evidence that completions will occur by 2023/24

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
SS.10 Land at Brockhills Lane, New Milton			20	40	40	100	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The allocation is controlled by Pennyfarthing Homes so there is already a housebuilder in place to deliver the site. The 'Strategic Site Delivery Trajectory' form completed and returned by Pennyfarthing Homes to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. Pennyfarthing Homes intends to submit a full planning application in late 2020/early 2021. There are no known impediments to delivery. There is therefore clear evidence that completions will occur by 2022/23
SS.11 Land south of Gore Road, New Milton				25	40	65	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The 'Strategic Site Delivery Trajectory' form completed and returned by the site promoter to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. A pre-application is expected shortly, with an outline application to follow in 2020. The process to engage a housebuilder is anticipated to start in spring 2020. There are no known impediments to delivery. There is therefore clear evidence that completions will occur by 2023/24
SS.12 Land south of Derritt Lane, Bransgore			20	40	40	100	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The allocation is controlled by Wyatt Homes so a housebuilder is already in place to deliver the site. The 'Strategic Site Delivery Trajectory' form completed and returned by Wyatt Homes to the Council in July 2019 clearly confirms that they are actively taking the site forward and

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
							confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. Wyatt Homes intends to submit a full planning application in late summer 2020. Suitable measures to address flood risk, and improve flood and drainage management in the locality can be carried out as part of the opening up of the site and will not delay delivery. There is therefore clear evidence that completions will occur by 2022/23
SS.13 Land at Moortown Lane, Ringwood				25	40	65	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years for the following reasons. The 'Strategic Site Delivery Trajectory' form completed and returned by the main site promoter to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. The process to contract a housebuilder to deliver the site started in March 2019. The site promoter's intention is that an outline planning application for the site will be submitted by late 2020. Whilst the site may have potential for minerals extraction, it is very unlikely that parts most proximate to existing residential areas would be extracted due to the need for appropriate buffers. These areas can therefore realistically come forward and deliver new dwellings within five years. Furthermore, the size of the site will allow for the phasing of any extraction and the construction of the site. There is therefore clear evidence that completions will occur by 2023/24
SS.14 Land north of Hightown Road, Ringwood				25	50	75	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The allocation is controlled by Taylor Wimpey so a housebuilder is already in place to deliver the site. The 'Strategic Site

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
							Delivery Trajectory' form completed and returned by Taylor Wimpey to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. A Scoping opinion (19/10735) has been given, and pre-application advice in advance of formal submission of a planning application is currently ongoing. Suitable measures to address flood risk, and improve flood and drainage management in the locality can be carried out as part of the opening up of the site. There is therefore clear evidence that completions will occur by 2023/24 and the annual outputs reflect Taylor Wimpey's clear stated intention to build-out the site at 25 dwellings in the first year, then 50 dwellings per annum thereafter
SS.15 Land at Snails Lane, Ringwood			20	40	40	100	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. An outline planning application for the entire site is currently being determined (18/10606). The 'Strategic Site Delivery Trajectory' form completed and returned by Gladman Developments to the Council in July 2019 confirms the intentions of Gladman Developments, the site promoter, to market the site to housebuilders upon the granting of an outline consent, the marketing process is anticipated to take around 6 months. There is therefore clear evidence that completions will occur by 2022/23
SS.16 Land north of Station Road, Ashford			25	50	50	125	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The allocation is controlled by Infinite Homes so there is already a housebuilder in place to deliver the site. The 'Strategic Site Delivery Trajectory' form completed and returned by Infinite Homes to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
							undertaking the technical studies/assessments necessary to bring the site forward. An Environmental impact Assessment Screening Request (Screening Opinion) (19/10006) has been given. Pre-application advice in advance of formal submission of a planning application is currently ongoing. A solution has been agreed to deliver the measures required to deliver a suitable foul sewer connection to the Fordingbridge treatment works which will not delay delivery of the site. There is therefore clear evidence that first completions will occur by 2022/23. The annual outputs reflect the intentions of the developer regarding annual build-out rates. If modular construction is pursued there is scope for these build-out rates to increase/be accelerated
SS.17 Land at Whitsbury Road, Fordingbridge			25	40	40	105	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The allocation is controlled by Pennyfarthing Homes so there is already a housebuilder in place to deliver the site. The 'Strategic Site Delivery Trajectory' form completed and returned by Pennyfarthing Homes to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. A solution has been agreed to deliver the measures required to deliver a suitable foul sewer connection to the Fordingbridge treatment works which will not delay delivery of the site. There is therefore clear evidence that first completions will occur by 2022/23
SS.18 Land at Burgate, Fordingbridge			25	40	40	105	The site is available now, suitable for development now, achievable and there is a realistic prospect that housing will be delivered on the site within five years. The allocation is controlled by Pennyfarthing Homes, Metis Homes and Mr Currie. All three are housebuilders so there are already housebuilders in place to deliver the allocation. The area controlled by

Site Name	5 Year Housing Land Supply Period					Total 2020-2025	Justification for inclusion of site within Five Year Supply
	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25		
							Pennyfarthing Homes may be subject to prior minerals extraction and if prior extraction is pursued it is more likely that there will be a delay to completions on this part of the site. The areas controlled by Metis Homes and Mr Currie however, will not be subject to minerals extraction and will be able to be delivered within five years. The 'Strategic Site Delivery Trajectory' form completed and returned by Metis Homes and Mr Currie to the Council in July 2019 clearly confirms that they are actively taking the site forward and confirms the firm progress that has been made with undertaking the technical studies/assessments necessary to bring the site forward. An Environmental Impact Assessment Screening Request (19/10993) was submitted by Metis Homes for their land interests (Land around Burgate Acres) in August 2019. Pre-application advice for the part of the site controlled by Metis Homes in advance of formal submission of a planning application is currently ongoing. A solution has been agreed to deliver the measures required to deliver a suitable foul sewer connection to the Fordingbridge treatment works which will not delay delivery of the site and will enable early housing delivery on the land controlled by Metis Homes. There is therefore clear evidence that first completions will occur by 2022/23
Windfalls (Small Sites 1-9 Dwellings)					77	77	Based on clear trend-based evidence demonstrating reliability of supply and tested during the Local Plan examination
Totals	215	253	407	657	792	2,324	