

Local Plan 2016-2036

Part One: Planning Strategy

Statement of Housing Land Supply and Housing Trajectory 2016-2036

Position as of 1 April 2021

January 2022

**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 2021 and sets out the housing land supply position for New Forest District (outside the National Park). The New Forest District (outside the National Park) Local Plan 2016-2036 Part 1: Planning Strategy was formally adopted on 6 July 2020 and is therefore used as the basis for calculating the Council's housing land supply.

Strategic Housing Target

- 1.2. The Local Plan 2016-2036 Part 1: Planning Strategy seeks to deliver a housing target of at least 10,420 (net) dwellings for the period 2016-2036.
- 1.3. The housing requirement is to be achieved through a step change in housing delivery and, as set out in Policy STR5, will be phased as follows:
 - 2016/17 to 2020/21 - 300 dwellings per annum
 - 2021/22 to 2025/26 - 400 dwellings per annum
 - 2026/27 to 2035/36 - 700 dwellings per annum
- 1.4. The majority of the supply will be provided by the 18 strategic sites allocated in the Local Plan 2016-2036 Part 1: Planning Strategy, dwellings that have been completed to date during the Plan period so far and by existing commitments. Policy STR5 also makes clear though at clause ii. that additional sites will need to be identified/allocated in the Local Plan Part 2 and/or Neighbourhood Plans in order to fully meet development needs. Clause ii. of Policy STR5 sets out that a) 200 dwellings will be identified in New Milton through their Neighbourhood Plan (the now 'made' New Milton Neighbourhood Plan (July 2021) identifies opportunity sites in the town centre to meet this target); b) 200 dwellings will be identified in Lymington and Pennington; and c) 400 dwellings are to be identified in the other towns and large villages.
- 1.5. The components of housing supply that will contribute towards the Local Plan housing requirement are summarised at Table 1. A review has been undertaken of the sites within the sources of supply in order to ensure that there is a reasonable prospect of them being delivered by the end of the Plan period. Following this review, a number of sites from the 'large sites with planning permission' category and 'non-permissioned adopted Local Plan Part 2 (2014) housing allocations' category have been excluded from the overall total housing supply figures. This is because, based on current information available, it is not known whether or not there is a realistic prospect of the sites being delivered by 2036.
- 1.6. As shown in Table 1 therefore, the current known supply from all the sources likely to be delivered by the end of the Plan period presently stands at 9,422 dwellings. This leaves a total of a further 998 dwellings to be identified in the Local Plan Part 2 and/or Neighbourhood Plans in order to fully meet the adopted Local Plan housing requirement. This is an increase of around 400 dwellings on the number previously set out in Policy STR5 (Clauses ii.b and ii.c). The change arises because a number of sites previously identified as available for development can no longer be relied upon to come forward within the Plan period and have been excluded from the overall supply.
- 1.7. Additional sites to meet this residual requirement of 998 dwellings will be identified through a comprehensive site identification and assessment process, production and publication of

an updated Housing and Economic Land Availability Assessment and by progressing the Local Plan Review Part 2 2016-2036. This work is already underway, and the Council has recently undertaken a 'Call for Sites'.

- 1.8. The contribution to the housing land supply for the Plan period of at least 5,995 dwellings expected from the strategic site allocations is based on the minimum site capacity requirement set out in the site allocation policies. It does not take into account any increases in capacity that may be achieved on these strategic site allocations through the planning application process. Most of the planning applications submitted for the strategic sites to date are for a greater number of dwellings than the minimum site figures set out in the Local Plan. It is consequently probable that at least some of the strategic site allocations will achieve planning permission for a higher number of dwellings than that set out in the minimum capacity estimates. This would add to the overall housing provision made in the Local Plan on the strategic site allocations and when these sites have been progressed to a stage where detailed planning permissions have been granted will increase the overall housing supply expected during the Plan period from the strategic site allocations.

Table 1: Summary of all sources of housing supply for the Local Plan period 2016-2036 as of 1 April 2021

Source of Housing Supply 2016-2036	Contribution from Source of Supply
Net Completions 2016/17-2020/21	1,705
Planning Permissions (Large Sites – Sites of 10 or more dwellings)	155
Contribution to housing supply from permissioned sites for Use Class C2 care homes	35
Planning Permissions (Small Sites – Sites of 1-9 dwellings)	270 (Figure includes 10% discount)
Non-permissioned adopted Local Plan Part 2 (2014) Allocations	177
Local Plan 2016-2036 Part 1 Strategic Site Allocations	5,995 (At least)
'Made' New Milton Neighbourhood Plan (July 2021) Town Centre Sites	200
Small site windfalls (1-9 dwellings)	885
Total Supply	9,422
Estimate of residual number of dwellings to be identified	998

2. Housing Land Supply 2016-2036

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

Housing Delivery in the Plan Period to Date

2.2. Table 2 shows that 1,705 dwellings have been completed so far in the Plan period 2016-2036 for the Local Plan which is an average of around 341 dwellings per year, compared with the annual target of 300 dwellings (1,500 dwellings for the period 2016-2021).

Table 2: Net Completions for years 2016/17, 2017/18, 2018/19, 2019/20 and 2020/21

Year	Total Completions
2016/17	350
2017/18	266
2018/19	359
2019/20	308
2020/21	422
Total	1,705

Large Permissions (Sites of 10 or more Dwellings)

2.3. The following sites with planning permission totalling 356 dwellings have been excluded from the overall housing supply for the Plan period because there is not currently a realistic prospect of them delivering homes within the Plan period:

- TOT3 Land at Hanger Farm, Totton (Permissioned: 07/89872 Detailed, 05/83625 Detailed – 330 dwellings): Land at Hanger Farm, Totton (TOT3) is a greenfield site with highway access points in place and there are no onerous infrastructure requirements. This site has longstanding permissions for 330 dwellings which remain extant by virtue of Lawful Development Certificates issued in 2007 and 2008. In the last published housing trajectory 270 dwellings from this site were included in the latter years of the Plan period. However, there has been no activity on this site for well over a decade. The developer, Stanborough Developments, has consistently and continually delayed the build-out and delivery of the site and most recently has stated (in June 2021) that they cannot access the necessary labour and raw materials to build-out the site and have no delivery programme to deliver the site. On the basis of the longstanding history of this site being stalled and the written communication from the developer, it is not considered that there is reasonable prospect of this site delivering in full the dwellings previously envisaged within the Plan period
- Manor Farm Building, Hanger Farm), Totton (Permissioned: 03/78798 Outline, 05/85757 Reserved Matters – 13 dwellings): This site adjoins Hanger Farm and is owned by the same developer, Stanborough Developments. This site has longstanding permissions for a net gain of 13 dwellings which remain extant by virtue of correspondence to the developer issued in 2007. However, there has been no activity on this site for well over a decade. The developer has recently stated (in June 2021) that they cannot access the necessary labour and raw materials to build-out the site and have no delivery programme to deliver the site. On the basis of the longstanding history of this site being stalled and the written communication from the developer, it is not considered that there is reasonable prospect of this site delivering in full the dwellings previously envisaged within the Plan period

- 1-20 Marsh Parade, Hythe (01/73799 – 7 dwellings remaining): This site has been excluded from the housing supply figures since 2018. The site is partially implemented. However, no flats have been completed or under construction since 2009 and the remaining 7 flats are therefore very unlikely to be delivered
- LYM4 Land at 142-144 Southampton Road, Lymington (10/96153 – 6 dwellings): This site has been excluded from the housing supply figures since 2018. The southern third of the allocation has been implemented delivering 4 dwellings. The remaining undeveloped portion of this site has an extant permission for 6 dwellings for which foundation trenches have been dug but no further work has happened for several years. It is currently considered unlikely that these 6 dwellings will be delivered

2.4. Table 3 below 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. Most of these sites are currently under construction and for those sites the number of dwellings remaining to be built on the site within the rest of the Local Plan period are noted.

Table 3: Housing capacity from existing large permissions

Allocation / Permission Reference	Site Name	Number of Dwellings remaining/expected to be completed in Plan Period	Comments
17/11204	Hythe and Dibden War Memorial Hospital, Hythe	21	Hybrid consent for new community hospital and 21 dwellings with the new community hospital having full planning permission and the residential development having outline planning permission. The new hospital is under construction and anticipated to be completed in autumn 2022. New Forest District Council has agreed a deal to purchase the part of the site with outline planning permission for 21 dwellings and will be progressing towards submitting a full planning application for the site
20/10481	Site of The Rise and Three Neighbouring Properties, Stanford Hill, Lymington	40	Under construction. Site expected to be complete in 2023/24
MoS1 (Permissioned: 17/10606)	Land north of School Lane, Milford on Sea	3	Mostly complete with only three dwellings remaining to be built. Site expected to be complete in 2021/22
19/11056	Fernmount House and Centre, Forest Pines, New Milton	49	Pre-commencement conditions being discharged
FORD1 (Permissioned: 17/10150)	Land east of Whitsbury Road, Fordingbridge	28	Mostly complete with 28 dwellings remaining to be built. Site expected to be complete in 2021/22

Allocation / Permission Reference	Site Name	Number of Dwellings remaining/expected to be completed in Plan Period	Comments
SAND1 (Permissioned: 19/11080, 19/11083)	Land west of Scout Centre, Station Road, Sandleheath	14	Under construction. Site expected to be complete in 2021/22
Total Plan Area		155	

Permissioned Sites for Use Class C2 Care Homes

- 2.5. Planning Practice Guidance for specialist housing for older people was updated in 2019 and indicates that plan-making authorities may count provision for older people in Class C2 against their housing requirement. To establish the amount of accommodation released in the housing market, the guidance indicates that authorities should base calculations on the average number of adults living in households using the published Census data.
- 2.6. The published census confirms that there is an average of 1.8 adults living in households in New Forest District. A ratio of 1.8 has therefore been applied to Class C2 care home accommodation. The table below sets out the two sites within the Plan Area that have planning permission for care home accommodation. This totals 64 bedrooms. Applying the established ratio of 1.8 to this equates to 35 dwellings released on the housing market. In accordance with the Planning Practice Guidance, 35 dwellings are therefore added to the supply.

Table 4: Sites with planning permission for care homes

Permission Reference	Site Name	Number of bedrooms	Current Status
20/10656	Barberry House, Wildground Lane, Hythe	4	Detailed planning permission for a 4-bedroom care home
17/11358	Land west of Crow Lane, Ringwood	60	Detailed planning permission for 60-bedroom care home
Total Plan Area		64 bedrooms	
Average number of adults per household		1.8	
Contribution from C2 care homes to housing supply		35 dwellings	

Small Permissions (Sites of less than 10 Dwellings)

- 2.7. 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 and was supported by the Inspectors at the Local Plan examination. 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			
		2021/22	2022/23	2023/24	2024/25
Total Plan Area	270	77	77	77	39

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

2.8. There are a number of remaining Local Plan Part 2 (2014) allocations that remain non-permissioned. Following a review of their continued suitability and deliverability the following sites totalling 609 dwellings have been excluded from the overall housing supply for the Local Plan period as there is not currently a realistic prospect of them delivering homes within the Plan period:

- TOT6 Land at Jackie Wigg Gardens, east of Brokenford Lane, Totton (10 dwellings): The site has numerous landowners. The site is still in business (car repair/light industrial) use. There is not currently a reasonable prospect that the site will become available or come forward before 2036
- TOT9 Bus Depot, Salisbury Road, Totton (15 dwellings): The site is still in bus depot use and no information has yet been received from the landowner as to their intentions or whether site is still available. There is not currently a reasonable prospect that the site will become available or come forward before 2036
- TOT11 Land at Eling Wharf, Totton (400 dwellings): The site is owned by ABP, will be needed for their port-related needs at least in the short/medium term and whether it becomes available could be at least in part contingent on what happens regarding Dibden Bay. It is not yet known whether the site will become available and come forward before 2036. However, this situation may change over the Plan period, and it is understood that the landowner still has longer term aspirations to redevelop the site for residential-led development
- BLA1 Land adjacent to Blackfield Primary School, Blackfield (30 dwellings): No progress made at all and no information on site availability. There is not currently any prospect that the site will become available or come forward before 2036
- LYM5 Fox Pond Dairy Depot and Garage, Milford Road, Lymington (14 dwellings): The site has two landowners. The garage/showroom on the southern part of the site still in operation. A recent full planning application (19/11555) sought to develop the garage/showroom part of the site for A1/A5 use which was refused in April 2020 and dismissed at appeal. The owner of the dairy in the northern section of the site has confirmed that they have no plans to bring their site forward for residential development in the foreseeable future. There is not currently any prospect that the site will be delivered for the use allocated in the Plan period
- NMT4-NMT6 Land at Caird Avenue, New Milton (130 dwellings): This site has been excluded from the housing supply figures since 2019. The western portion of the site (NMT4/NMT5) is allocated in the 'made' New Milton Neighbourhood Plan¹ for

¹ New Milton Neighbourhood Plan (Policy NM3): https://newforest.gov.uk/media/2301/New-Milton-Neighbourhood-Plan-Made-Version/pdf/New_Milton_Neighbourhood_Plan_Made_Version_July_2021.pdf?m=637613388906700000

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

- NMT8 Ashley Cross Garage, Ashley Lane, New Milton (10 dwellings): The site has numerous landowners. The site is still in business (garage/car showroom) use. There is not currently a reasonable prospect that the site will become available or come forward before 2036

2.9. The other remaining existing non-permissioned adopted Local Plan allocations listed in Table 6 below remain suitable and available for housing development with a reasonable prospect of them from coming forward within the Local Plan period 2016-2036. It is therefore justifiable 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	Capacity in Plan Period	Comments on Progress
TOT1	Land at Durley Farm, Totton	80	Taylor Wimpey undertook pre-application discussions in the second half of 2019 and early 2020. Taylor Wimpey has an option on the area of the site owned by Barker Mill Estates (the majority of the allocation). Taylor Wimpey has confirmed it is refining the development proposals and working on bringing forward an outline planning application and anticipates submitting the outline planning application in summer 2022. Based on this, there is still clear current interest in bringing forward the site and a reasonable prospect of full delivery within the Plan period
MAR1	Land between Cracknore Hard Lane and Normandy Way, Marchwood	12	The site is owned by the Ministry of Defence (MoD). The MoD has confirmed that whilst there are no plans to bring the site forward in the short-term, the site is anticipated to be available for residential development within 6-10 years and could reasonably be brought forward in that timeframe. There is justifiable evidence to continue to include this site within the overall housing supply for the Plan period
MAR3	Land south of Hythe Road, Marchwood	15	The site is available now and is currently being marketed for development. There is justifiable evidence to continue to include this site within the overall housing supply for the Plan period

Allocation Reference	Site Name	Capacity in Plan Period	Comments on Progress
MAR4	Land off Mulberry Road, Marchwood	15	The site is owned by the Ministry of Defence (MoD). The MoD has confirmed that whilst there are no plans to bring the site forward in the short-term, the site is anticipated to be available for residential development within 6-10 years and could reasonably be brought forward in that timeframe. There is justifiable evidence to continue to include this site within the overall housing supply for the Plan period
HYD2	Land at Cabot Drive, Hythe	10	Hampshire County Council is in the process of the selling the site to New Forest District Council who will bring the site forward for residential development
NMT2	Land west of Moore Close, New Milton	15	The site is owned by New Forest District Council and the Council is bringing forward the site. The site has resolution to grant full planning permission for 16 dwellings (21/10932) and the full planning permission is expected to be issued in February 2022
NMT3	Land off Park Road, Ashley, New Milton	20	The landowners have confirmed that they still intend to bring the site forward and that they expect the site to be available for development within 3-5 years. They envisage realistically submitting pre-application request and planning application within 3 years. Based on this, there is still clear current interest in bringing forward the site and a reasonable prospect of delivery within the Plan period
ASH1	Land adjoining Jubilee Crescent, Ashford	10	An outline planning application for 7 dwellings (21/11490) was submitted in November 2021
Total Plan Area		177	

Local Plan 2016-2036 Part 1 Strategic Site Allocations

2.10. The Local Plan 2016-2036 Part 1: Planning Strategy allocates 18 new strategic sites which in total will contribute at least 5,995 homes during the Plan period. The minimum housing capacities in the Plan period of each of the strategic site allocations and the progress made so far on bringing them forward is set out in Table 7 below.

2.11. The vast majority of the strategic site allocations are either now in pre-application discussions or at planning application stage and a number have housebuilders in place to deliver them. Most of the planning applications submitted for the strategic sites thus far are for a higher number of dwellings than the minimum site figures set out in the Local Plan. It is likely therefore that at least some of the strategic site allocations will achieve planning permission for a higher number of dwellings than that set out in the minimum capacity estimates.

Table 7: Minimum housing capacity from Local Plan 2016-2036 Part 1 strategic site allocations

Site Name	Minimum Capacity in Plan Period	Comments on Progress
SS1 Land north of Totton, Totton	1,000	<p>Land north of Salisbury Road – Housebuilder: Bloor Homes Resolution to grant outline planning permission subject to s.106 Agreement - 20/10997 (up to 280 dwellings) (Submitted September 2020, Resolution to approve given by Planning Committee July 2021). An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (20/10464) concluded that proposed development is not an EIA development</p> <p>Land west of Hill Street – Housebuilder: Bargate Homes Pre-application discussions are advanced. A full planning application is expected. An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/10379) concluded that proposed development is not an EIA development</p> <p>Land west of Pauletts Lane No progress made</p> <p>Land north of Loperwood, west of Pauletts Lane – Housebuilder: Pennyfarthing Homes Initial pre-application advice has taken place</p> <p>Land east of Pauletts Lane – Promoter: L Reeves and Merlion Capital Pre-application discussions ongoing in advance of submission of an outline planning application. An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/10564) has been given</p> <p>Land at Sharves Hill, east of Pauletts Lane – Housebuilder: Pennyfarthing Homes Initial pre-application advice has taken place</p> <p>Land at Loperwood Lane – Housebuilder: Aster Communities Site is now under construction. Reserved Matters permission granted in October 2020 - 19/10703 (80 dwellings). Outline</p>

Site Name	Minimum Capacity in Plan Period	Comments on Progress
		permission (15/11797) for up to 80 dwellings granted October 2017
SS2 Land south of Bury Road, Marchwood	700	Promoter: Trustees of the Barker Mill Estate Phased to commence from 2026/27 after completion of mineral extraction and land remediation
SS3 Land at Cork's Farm, Marchwood	150	Promoter: Oceanic Galaxy Ltd Hybrid planning application being determined - 21/11293 (Up to 150 dwellings) (Submitted September 2021). An Environmental Impact Assessment (EIA) Screening Opinion (20/10434) concluded that proposed development is not an EIA development
SS4 Former Fawley Power Station, Fawley	1,380	Developer: Fawley Waterside Resolution to grant outline planning permission subject to s.106 Agreement (19/10581 - 1380 dwellings and 95,300sqm of commercial, civic and employment floorspace) (Submitted May 2021, Resolution to approve given by Planning Committee July 2021). An Environmental Impact Assessment (EIA) Scoping Opinion (17/11559) has been given. Applications (19/10131 and 19/10138) for the demolition of the power station buildings and clearance and remediation of the site were approved in May 2019
SS5 Land at Milford Road, Lymington	185	Land north of Milford Road – Housebuilder: Colten Developments Technical studies and assessments are in progress Land south of Milford Road (Majority) – Housebuilder: Bargate Homes Outline planning application being determined - 20/11192 (up to 110 dwellings) (Submitted October 2020). An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (20/10847) concluded that proposed development is not an EIA development Land south of Milford Road (Minority) – Developer: Efford Construction Ltd 3.4ha parcel south of the Bargate Homes site. Initial pre-application discussions have taken place
SS6 Land east of Lower Pennington Lane, Lymington	100	Promoter: Cicero Estates (controls majority of the allocation) Pre-application discussions ongoing in advance of submission of an outline planning application. An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/10409) has been submitted Land adjacent to Northfield – Developer: Dudsbury Homes 2ha parcel in the northwest part of the allocation. Initial pre-application advice has taken place

Site Name	Minimum Capacity in Plan Period	Comments on Progress
SS7 Land north of Manor Road, Milford on Sea	110	Housebuilder: Pennyfarthing Homes An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/11238) concluded that proposed development is not an EIA development. Pre-application discussions have started
SS8 Land at Hordle Lane, Hordle	160	Parcels adjoining north and south Hordle Lane – Housebuilder: Bargate Homes An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/11511) has been submitted (November 2021). Site masterplanning and technical studies progressing. Pre-application advice has started The Coal Yard – Promoter: Amirez Ltd Full planning permission granted in August 2020 - 19/10007 (10 dwellings) Land west of Vicarage Lane – Housebuilder: Pennyfarthing Homes Initial pre-application advice has taken place
SS9 Land east of Everton Road, Hordle	100	Housebuilder: Bargate Homes Full planning application being determined – 21/11731 (103 dwellings) (Submitted December 2021). An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/10329) concluded that proposed development is not an EIA development
SS10 Land east of Brockhills Lane	130	Housebuilder: Pennyfarthing Homes Full planning application being determined - 21/11179 (169 dwellings) (Submitted August 2021). An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (20/10320) concluded that proposed development is not an EIA development
SS11 Land south of Gore Road, New Milton	160	Promoter: Hurst Castle and Lock Investments (Gore) LLP Pre-application discussions ongoing and an Outline planning application for the whole site is anticipated in spring 2022. An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (20/10692) concluded that proposed development is not an EIA development
SS12 Land south of Derritt Lane, Bransgore	100	Housebuilder: Wyatt Homes Full planning application being determined - 21/11097 (100 dwellings) (Submitted July 2021). Screening Request (Screening Opinion) (20/11271) concluded that proposed development is not an EIA development
SS13 Land at Moortown Lane, Ringwood	480	Housebuilder: Crest Nicholson (controls majority of the allocation) Hybrid planning application being determined – 21/11723 (Outline planning application for up to 323 dwellings, full planning application for 168 dwellings (Submitted December 2021). An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/10339) has been given which concluded that an EIA will be required

Site Name	Minimum Capacity in Plan Period	Comments on Progress
		<p>Hampshire County Council land Two parcels of land totalling 6.8ha adjacent to Crow Arch Lane. Technical studies and assessments ongoing but pre-application submission request is not anticipated until autumn 2022</p>
SS14 Land north of Hightown Road, Ringwood	270	<p>Housebuilder: Taylor Wimpey Outline planning application being determined - 21/10042 (up to 400 dwellings and 3ha of employment land) (Submitted January 2021). An Environmental Impact Assessment (EIA) Scoping Opinion (19/10735) has been given</p>
SS15 Land at Snails Lane, Ringwood	100	<p>Promoter: Gladman Developments Outline planning application refused by Committee in June 2021 - 18/11606 (up to 143 dwellings) (Submitted December 2018). A fresh Outline planning application is expected in early 2022. An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (18/11405) has been given. EIA required. An Environmental Impact Assessment (EIA) Scoping Opinion (18/11627) has been given</p>
SS16 Land north of Station Road, Ashford	140	<p>Promoter: Infinite Homes Outline planning application (20/10522) for 240 dwelling was originally submitted in May 2020. Following correspondence with the Case Officer, the applicant has been working on revised proposals which include a reduction in the number of dwellings proposed to under 200 and amendments to the access arrangements. These revised proposals are anticipated to be submitted during the first quarter of 2022. An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (19/10006) concluded that proposed development is not an EIA development</p>
SS17 Land at Whitsbury Road, Fordingbridge	330	<p>Land at Tinkers Cross Farm – Housebuilder: Pennyfarthing Homes Full planning application being determined - 20/11469 (64 dwellings) (Submitted December 2020). An updated Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (21/10307) concluded that proposed development is not an EIA development</p> <p>Land west of Sweatfords Water – Housebuilder: Pennyfarthing Homes Outline planning application being determined - 21/10052 (around 400 dwellings) (Submitted January 2021). An Environmental Impact Assessment (EIA) Scoping Opinion (20/10351) has been given</p>
SS18 Land at Burgate, Fordingbridge	400	<p>Land west of Burgate, Salisbury Road – Housebuilder: Pennyfarthing Homes Hybrid planning application being determined - 21/11237 (Outline planning application for residential development (around 405 dwellings), together with a community hub (to</p>

Site Name	Minimum Capacity in Plan Period	Comments on Progress
		<p>comprise a mix of some or all of; local food retail, local non-food retail, community use and business use). Full planning application for the first phase of development comprising 111 dwellings) (Submitted September 2021)). An Environmental Impact Assessment (EIA) Scoping Opinion (20/10352) has been given</p> <p>Land at Burgate Acres – Housebuilder: Metis Homes Resolution to grant full planning permission subject to s.106 Agreement - 20/10228 (63 dwellings) (Submitted February 2020). An Environmental Impact Assessment (EIA) Screening Request (Screening Opinion) (19/10993) has been given. EIA required. An Environmental Impact Assessment (EIA) Scoping Opinion (19/11560) has been given</p> <p>Land at Middle Burgate House – Developer: Mr B Currie Pre-application discussions ongoing</p>
Total Plan Area	5,995	

New Milton Neighbourhood Plan Sites

2.12. Policy STR5 of the adopted Local Plan 2016-2036 Part 1: Planning Strategy sets out a target for the New Milton Neighbourhood Plan to identify additional sites sufficient to deliver around 200 additional dwellings within the Parish of New Milton (additional to strategic site allocations, and existing commitments and small site windfall assumptions). The recently 'made' New Milton Neighbourhood Plan (July 2021), through Policy NM5², formally identifies sites sufficient to deliver at least 200 dwellings. These sites are set out in table 8 below.

Table 8: Sites identified in the New Milton Neighbourhood Plan

Site Reference	Site Name	Capacity
NM5 (Area A)	Land south of New Milton Station, New Milton	75
NM5 (Area B)	Land south of Manor Road, New Milton	35
NM5 (Area C)	Land north of Osborne Road, New Milton	20
NM5 (Area D)	Land at Station Road/Spencer Road, New Milton	60
NM5 (Area E)	Land at Station Road/Elm Avenue, New Milton	35
NM5 (Area F)	Land at Old Milton Road/Crossmead Avenue, New Milton	30
Total		255

Small Site Windfall Allowance

2.13. The following paragraphs provide information on the estimated contribution to the Local Plan's housing supply arising from windfall development. The National Planning Policy

² https://newforest.gov.uk/media/2301/New-Milton-Neighbourhood-Plan-Made-Version/pdf/New_Milton_Neighbourhood_Plan_Made_Version_July_2021.pdf?m=637613388906700000 (Pages 41-49 and Page 78)

Framework (NPPF) 2021 defines windfall sites as those which have not been specifically identified as available in the Local Plan process. Paragraph 71 of the NPPF 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).

2.14. Table 9 below shows historic delivery on small site windfalls (sites delivering between 1 and 9 dwellings) over the last 10 years. This analysis of housing completions indicates that an average of 83 dwellings per annum was delivered through small site windfall development. This indicates the consistently strong contribution small site windfall development makes to housing delivery in New Forest District

Table 9: Small site completions since 2011/12

Year	Completions on Small Site Windfalls
2011/12	93
2012/13	61
2013/14	70
2014/15	77
2015/16	66
2016/17	85
2017/18	79
2018/19	76
2019/20	119
2020/21	100

2.15. 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. Given this and past rates of delivery on small site windfalls, it is therefore clear that small site windfalls will continue to provide a reliable source of future supply.

2.16. 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. The small site windfall allowance was tested during the recent Local Plan examination and, in their Report on the Examination, the Inspectors examining the Local Plan concluded that the estimate of 77 completions per year on small windfall sites (less than ten dwellings) “is reasonable and realistic in light of past trends and given the potential for rural exceptions sites and schemes through permitted development rights”³.

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

3. Timescales for Delivery of Housing (Housing Trajectory)

3.1. The following tables and figure illustrate the projected timescales for the delivery of housing over the Plan period:

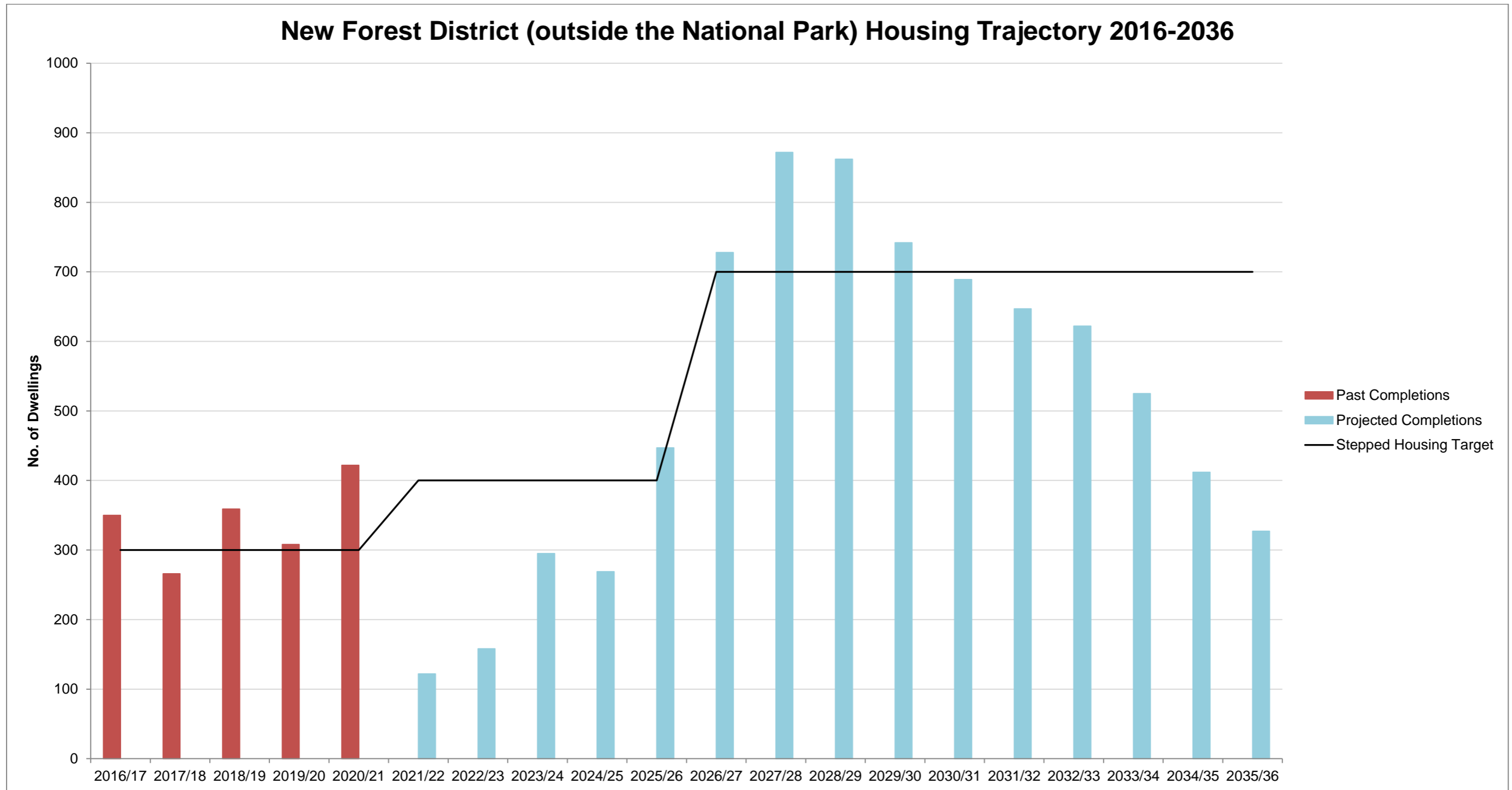
- Table 10 provides an overall housing trajectory
- Figure 1 provides a graphical representation of the overall housing trajectory

Table 10: Overall Housing Trajectory

New Forest District (outside the National Park) Housing Trajectory 2016-2036: Position as of 1 April 2021																					
	Past Completions					Years 1-5					Years 6-10					Year 11 onwards					TOTAL
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	
Past Completions	350	266	359	308	422																1705
TOT1 Land at Durley Farm, Totton												25	35	20							80
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
HYD2 Land at Cabot Drive, Hythe											10										10
Hythe and Dibden War Memorial Hospital, Hythe (Permissioned: 17/11204)											21										21
Land at The Rise and three neighbouring properties, Stanford Hill, Lymington (Permissioned: 20/10481)																					40
MoS1 Land north of School Lane, Milford on Sea (Permissioned: 17/10606)											3										3
NMT2 Land west of Moore Close, New Milton																					15
NMT3 Land off Park Road, Ashley, New Milton																					20
Fernmount House and Centre, Forest Pines, New Milton (Permissioned: 19/11056)																					49
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)																					28
ASH1 Land adjoining Jubilee Crescent, Ashford																					10
SAND1 Land west of Scout Centre, Station Road, Sandleheath (Permissioned: 19/11080, 19/11083)																					14
Contribution to housing supply from care homes (C2)																					35
Permissioned Small Sites (1-9 Dwellings)																					270
SS.1 Land north of Totton																					1000

New Forest District (outside the National Park) Housing Trajectory 2016-2036: Position as of 1 April 2021																					
	Past Completions					Years 1-5					Years 6-10					Year 11 onwards					TOTAL
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	
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										20	40	40	40	45							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								10													160
SS.9 Land east of Everton Road, Hordle										25	50	25									100
SS.10 Land at Brockhills Lane, New Milton										40	40	40	10								130
SS.11 Land south of Gore Road, New Milton											25	40	40	40	15						160
SS.12 Land south of Derritt Lane, Bransgore																					100
SS.13 Land at Moortown Lane, Ringwood																					480
SS.14 Land north of Hightown Road, Ringwood																					270
SS.15 Land at Snails Lane, Ringwood																					100
SS.16 Land north of Station Road, Ashford																					140
SS.17 Land at Whitsbury Road, Fordingbridge																					330
SS.18 Land at Burgate, Fordingbridge																					400
New Milton Neighbourhood Plan identified Town Centre Sites (Policy NM5)																					200
Windfalls (Small Sites 1-9 Dwellings)																					885
Totals	350	266	359	308	422	122	158	295	269	447	728	872	862	742	689	647	622	525	412	327	9422
Cumulative Completions	350	616	975	1283	1705	1827	1985	2280	2549	2996	3724	4596	5458	6200	6889	7536	8158	8683	9095	9422	
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

Figure 1: Graphical illustration of the Housing Trajectory



4. Statement of Five-Year Housing Land Supply

- 4.1. The NPPF (paragraph 74) requires authorities to identify and update annually a supply of specific deliverable⁴ sites sufficient to provide a minimum of five-years' worth of housing against their housing requirement set out in adopted strategic policies.
- 4.2. The Local Plan 2016-2036 Part 1: Planning Strategy was formally adopted on 6 July 2020 and therefore is used to calculate the Council's five-year housing land supply. This Statement covers the period 1 April 2021 to 31 March 2026. This Statement sets out that the Council cannot currently demonstrate a five-year housing land supply having a supply of 3.07 years.
- 4.3. The Council has been proactive in terms of increasing future housing land supply in the Plan Area. The most recently adopted (July 2020) Local Plan 2016-2036 Part 1: Planning Strategy makes provision for at least 10,420 dwellings over the Plan period 2016-2036. This is more than a 2.5-fold increase on the previous Core Strategy housing target of 3,920 dwellings over the period 2006-2026.
- 4.4. To fulfil the significant uplift in the housing target and achieve the necessary boost in housing supply and delivery, the Local Plan 2016-2036 Part 1: Planning Strategy allocates 18 significant new sites for residential development for a combined total of at least 5,995 additional dwellings. These are all new allocations, none of which had planning permission with the exception of a small element of Strategic Site 1: Land to the north of Totton which had an outline planning permission for up to 80 dwellings (15/11797). Delivering 18 new major housing development sites effectively from scratch is a very significant challenge and will logically need time, particularly in an area as environmentally and physically constrained as New Forest District and consequently sites are complex to deliver.
- 4.5. The Council is committed to working collaboratively with the site developers in order to bring sites forward successfully. A significant number of the strategic site allocations are now at planning application stage and the overwhelming majority are either at pre-application advice stage or planning application stage.

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 requirement is to be achieved through a step change in housing delivery and, as set out in Policy STR5, will be phased as follows:
 - 2016/17 to 2020/21 - 300 dwellings per annum
 - 2021/22 to 2025/26 - 400 dwellings per annum

⁴ NPPF 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.

- 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 2021/22-2025/26.

4.8. The annual housing target for the years 2021/22-2025/26 is as follows:

Table 11: Housing Target 2021/22 to 2025/26

Year	Housing Target
2021/22	400
2022/23	400
2023/24	400
2024/25	400
2025/26	400
Target 2021/22-2025/26	2,000

Dwelling Completions 2016/17-2020/21

4.9. In the period 2016/17 to 2020/21 1,705 dwellings were completed. This is 205 dwellings 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 2021/22-2025/26. The NPPF and PPG are silent on the issue of whether or not any oversupply in past completions should be taken into account when calculating the five-year housing land requirement. However, recent appeal decisions nationally⁵ firmly indicate that this should not be used to offset against/reduce the five-year housing land supply requirement. Therefore, in order to ensure the calculation of the requirement is robust no proportion of the supply surplus to date against the five-year delivery requirement to date will be used to offset the five-year housing land requirement for 2020/21-2024/25.

Table 12: Net Completions 2016/17 to 2020/21

Year	Completions
2016/17	350
2017/18	266
2018/19	359
2019/20	308
2020/21	422
Total	1,705

Buffer

4.10. The NPPF (Paragraph 74) 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.

⁵ (e.g. see [APP/J0405/W/16/3158833](#) (Paragraphs 119-120); [APP/F4410/W/16/3158500](#) (Paragraph 37); and [APP/G1630/W/17/3184272](#) (Paragraphs 201-203))

4.11. The result of the 2021 Housing Delivery Test covering the period 2018/19-2020/21 was published by the Government in January 2022 and the results show that the Council achieved a 'Pass' score of 141% in the Housing Delivery Test 2021 Measurement⁶.

4.12. There is therefore no evidence of under-delivery under the terms of the NPPF (Paragraph 74(c)) against the up-to-date Local Plan housing requirement over the previous three years and indeed housing delivery over the previous three years has exceeded the housing requirement for that period. On that basis therefore, the appropriate buffer to apply for the purposes of the five-year housing land supply assessment is the 5% buffer.

Five-year housing land supply assessment for the period 2021/22 to 2025/26

4.13. This assessment set out in Table 13 below shows that the Council cannot demonstrate a five-year housing land supply for the period 2021/22 to 2025/26. Table 14 overleaf shows the specific sites that are included within the five-year housing land supply period and the justification for their inclusion.

Table 13: Five-Year Housing Land Supply Calculation for the period 2021/22-2025/26

A	Homes that should have been delivered prior to start of five-year housing land supply period (300 x 5)	1,500
B	Actual completions in the five years prior to start of five-year housing land supply period	1,705
C	Shortfall to date against the five-year housing delivery requirement to date	0
D	Five-Year Housing Target 2021/22-2025/26 based on Stepped Housing Target set out in Policy STR5 of the Local Plan 2016-2036 Part 1 (5 years at 400 homes per annum)	2,000
E	Five-Year Housing Target 2021/22-2025/26	2,000
F	Buffer applied	5%
G	Total Five-Year Housing Requirement 2021/22-2025/26 including 5% buffer (2,000 x 1.05)	2,100
H	Identified Five-Year Housing Supply	1,291
I	Years Housing Land Supply for the period 2021/22-2025/26 ((H/G)*5)	3.07

⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2021-measurement>

Table 14: Five-Year Housing Land Supply Sites as of 1 April 2021

Explanatory Note

Large sites with detailed planning permission and small sites with planning permission meet the definition of 'deliverable' that is set out in the NPPF

Delivery from Strategic Site allocations that do not have planning permission has been included in the five-year housing land supply period where there is considered to be sufficient evidence that completions will occur on site within the next five years. All the sites included are sites where:

- There is a contracted housebuilder who will deliver the site and therefore has responsibility and control over its development timetable; and
- Clear progress is being made with bringing the site forward and overcoming any constraints (e.g., technical site-specific assessments and masterplanning have been undertaken or are in progress, a full planning application for the site has been submitted, the site is in pre-app in advance of a full planning application being submitted etc.); and
- There is evidence that the housebuilder intends to deliver dwellings on the site within five years

In order to inform the construction of realistic delivery trajectories for Strategic Site allocations the following assumptions on lead-in times and built-out rates have been applied. These assumptions are derived from research undertaken at a County level⁷ which provides evidence-based analysis on past trends for planning application determination timeframes, build-out rates and lead-in times for sites of 100 to 399 dwellings:

- 12 to 18 months from validation of planning application to granting of planning permission
- Around 18 months lead-in time from grant of Full/Reserved Matters planning permission to first completion
- A single outlet on a site will generally build around 50 dwellings per annum

Site Name	Justification for inclusion of Site within Five-Year Housing Land Supply							Five-Year Housing Land Supply Period					TOTAL 2021-2026	
	Housebuilder contracted to deliver site	Planning Stage	Stage reached - Comments	Date planning application validated	Realistic date for planning application to be submitted	Realistic date for outline planning consent to be achieved	Realistic date for implementable (Full/Reserved Matters) planning consent to be achieved	2021/22	2022/23	2023/24	2024/25	2025/26		
SS.1 Land north of Totton - Land at Loperwood Lane	Yes - Aster Communities	Under construction	The site is controlled by a housebuilder who will develop the site. Reserved Matters planning permission for 80 dwellings was granted in October 2020 (19/10703). The site is now under construction. The site is therefore deliverable in accordance with the NPPF	June 2019 - Reserved Matters			Reserved Matters Permission granted October 2020		40	40				80
SS.1 Land north of Totton - Land north of Salisbury Road	Yes - Bloor Homes	Resolution to grant outline planning permission subject to signing of s.106 agreement	The site is controlled by a housebuilder who will develop the site. Resolution to grant outline planning permission subject to s.106 Agreement - 20/10997 (up to 280 dwellings) (Resolution to approve given by Planning Committee in July 2021). Bloor Homes has recently (in September 2021) confirmed their intentions to commence meaningful delivery on the site within five years and has also confirmed that there are no infrastructure demands that would delay the timely approval of detailed (reserved) matters or the delivery of housing within the next few years. Given this and taking account of the evidence-based assumptions on delivery timeframes set out in the explanatory note, it is considered there is sufficient justification to include delivery of 40 dwellings within the five-year housing land supply period	September 2020 - Outline		Spring 2022 - Outline	Spring 2024 - Reserved Matters						40	40
SS.1 Land north of Totton - Land west of Hill Street	Yes - Bargate Homes	Pre-application	The site is controlled by a housebuilder who will develop the site. A screening opinion has been given which concluded that an EIA would not be		Spring 2022 - Full		Autumn 2023 - Full				10	40		50

⁷ <https://documents.hants.gov.uk/facts-figures/HousingDeliveryTrends-sites-100-399.pdf>

Site Name	Justification for inclusion of Site within Five-Year Housing Land Supply							Five-Year Housing Land Supply Period					TOTAL 2021- 2026	
	Housebuilder contracted to deliver site	Planning Stage	Stage reached - Comments	Date planning application validated	Realistic date for planning application to be submitted	Realistic date for outline planning consent to be achieved	Realistic date for implementable (Full/Reserved Matters) planning consent to be achieved	2021/22	2022/23	2023/24	2024/25	2025/26		
			required. Pre-application advice is advanced, and a full planning application is expected to be submitted in spring 2022. Bargate Homes' build-out intention is to deliver 10 dwellings in 2023/24 and 50 dwellings in 2024/25. Given the progress that has been made to date in bringing the site forward, the developer's intentions, and taking account of the evidence-based assumptions on planning application determination and average site delivery timeframes set out in the explanatory note, it is considered there is sufficient justification to include delivery of 50 dwellings within the five-year housing land supply period											
SS.4 The former Fawley Power Station	Yes - Fawley Waterside	Resolution to grant outline planning permission subject to signing of s.106 agreement	The allocation is owned by Fawley Waterside who will build-out and the deliver the site. Applications (19/10131 and 19/10138) for the demolition of the power station buildings and clearance and remediation of the site were approved in May 2019. The outline planning application (19/10581 - 1,380 dwellings and 95,300sqm of commercial, civic and employment floorspace) received resolution to grant planning permission in July 2020. Following resolution to grant planning permission, detailed discussions have been on-going regarding the s.106 Agreement. Once the permissions have been issued, Fawley Waterside will commence with the discharge of pre-development conditions and bring forward the first Reserved Matters application. Fawley Waterside's current programme envisages that the first Reserved Matters application for residential use will be brought forward in 2022. The scheme requires the implementation of various pieces of infrastructure including flood defences and road improvements. These are anticipated to commence in 2022. Fawley Waterside's delivery timetable anticipates the completion of 110 dwellings in 2024/25 and 110 dwellings in 2025/26. Based on progress made to bring the site forward to date, and the developer's intention regarding submission of the Reserved Matters application and overall delivery, there is evidence to show that the completion of 50 dwellings in 2025/26 is realistic and achievable	May 2019 - Outline		Summer 2022 - Outline	Summer 2024 - Reserved Matters for Phase 1						50	50
SS.5 Land at Milford Road, Lymington	Yes - Bargate Homes	Planning Application - Outline	The site is controlled by a housebuilder who will develop the site. An Outline planning application for up to 110 dwellings is currently being determined (20/11192). Bargate Homes set out their intentions (in July 2021) to submit the Reserved Matters application in 2022, subject to the positive determination and agreement of the	October 2020 - Outline		Autumn 2022 - Outline	Autumn 2024 - Reserved Matters						20	40

Site Name	Justification for inclusion of Site within Five-Year Housing Land Supply							Five-Year Housing Land Supply Period					TOTAL 2021- 2026	
	Housebuilder contracted to deliver site	Planning Stage	Stage reached - Comments	Date planning application validated	Realistic date for planning application to be submitted	Realistic date for outline planning consent to be achieved	Realistic date for implementable (Full/Reserved Matters) planning consent to be achieved	2021/22	2022/23	2023/24	2024/25	2025/26		
			s.106, and to deliver dwellings on the site within five years. Given the progress that has been made to date in bringing the site forward, the developer's intentions, and taking account of the evidence-based assumptions on average planning application determination and site delivery timeframes set out in the explanatory note, it is considered likely that there will be delivery of 20 dwellings in 2025/26, and that there is sufficient justification to include delivery of 20 dwellings within the five-year housing land supply period											
SS.8 Land at Hordle Lane, Hordle	Yes - Bargate Homes	None	The site is controlled by a housebuilder who will develop the site. Technical studies/site-specific assessments are progressing. A Screening Opinion Request has been submitted (21/11511, November 2021). Bargate Homes submitted their pre-application submission in November 2021. Bargate Homes is preparing a full planning application and has confirmed their intentions (in July 2021) to deliver dwellings on the site within five years. Bargate Homes' build-out intention is to deliver 50 dwellings in 2023/24, 50 dwellings in 2024/25 and 50 dwellings 2025/26. This timetable was based upon the pre-application being submitted in August 2021 and the full planning application being submitted at end of 2021. The pre-application request submission was made in November 2021 and consequently the timetable is effectively six months behind. However, given the progress that has been made to date in bringing the site forward, the developer's intentions, and taking account of the evidence-based assumptions on average planning application determination and site delivery timeframes set out in the explanatory note, it is considered likely that there will be delivery of 50 dwellings in 2025/26, and that there is sufficient justification to include delivery of 50 dwellings within the five-year housing land supply period		Summer 2022 - Full		Spring 2024 - Full						50	50
SS.8 Land at Hordle Lane, Hordle	No - Amirez Ltd	Full planning permission	Full planning permission for 10 dwellings was granted in August 2020 (19/10007). The site is deliverable in accordance with the NPPF	January 2019 - Full			Full Permission granted August 2020		10					10
SS.9 Land east of Everton Road, Hordle	Yes - Bargate Homes	Planning Application - Full	The site is controlled by a housebuilder who will develop the site. Pre-application advice has concluded. A full planning application for 103 dwellings is currently being determined (21/11731). Bargate Homes has confirmed (in July 2021) their intentions to deliver dwellings on the site within five years. Bargate Homes' build-out intention is to deliver 25 dwellings in 2022/23, 50 dwellings in 2023/24 and 25 dwellings 2024/25. This timetable	January 2022 - Full			Summer 2023 - Full				25	50		75

Site Name	Justification for inclusion of Site within Five-Year Housing Land Supply							Five-Year Housing Land Supply Period					TOTAL 2021- 2026
	Housebuilder contracted to deliver site	Planning Stage	Stage reached - Comments	Date planning application validated	Realistic date for planning application to be submitted	Realistic date for outline planning consent to be achieved	Realistic date for implementable (Full/Reserved Matters) planning consent to be achieved	2021/22	2022/23	2023/24	2024/25	2025/26	
			was based upon the planning application being submitted in late summer/autumn 2021. The planning application was submitted at the end of 2021 and consequently this trajectory provided by the housebuilder is considered to be over-optimistic. However, given the progress that has been made to date in bringing the site forward with the site now being at full planning application stage, the developer's intentions, and taking account of the evidence-based assumptions on average planning application determination and site delivery timeframes set out in the explanatory note, it is considered likely that there will be delivery of 25 dwellings in 2024/25 and 50 dwellings in 2025/26, and that there is sufficient justification to include delivery of 75 dwellings within the five-year housing land supply period										
SS.10 Land at Brockhills Lane, New Milton	Yes - Pennyfarthing Homes	Planning Application - Full	The site is controlled by a housebuilder who will develop the site. A full planning application for 169 dwellings is currently being determined (21/11179). Given that the site is now at full planning application stage and taking account of the evidence-based assumptions on average planning application determination and site delivery timeframes set out in the explanatory note, it is considered likely that there will be delivery of 20 dwellings in 2024/25 and 40 dwellings in 2025/26, and that there is sufficient justification to include delivery of 80 dwellings within the five-year housing land supply period	August 2021 - Full			Spring 2023 - Full				40	40	80
SS.12 Land south of Derritt Lane, Bransgore	Yes - Wyatt Homes	Planning Application - Full	The site is controlled by a housebuilder who will develop the site. A full planning application for 100 dwellings is currently being determined (21/11097). Wyatt Homes' current expectation is to commence construction in spring 2023 and deliver 20 dwellings in 2023/24, 40 dwellings and 2024/25 and 40 dwellings in 2025/26. Given the progress made on bringing the site forward to date and the estimated realistic date at which full planning permission can be obtained, these delivery intentions are realistic, achievable and consistent with past trends on build-out rates and lead-in times set out in the explanatory note to this table. It is considered therefore, that there is sufficient evidence to justify the inclusion of all 100 dwellings from this site in the five-year housing land supply period	July 2021 - Full			Summer 2022 - Full			20	40	40	100
SS.17 Land at Whitsbury Road, Fordingbridge -	Yes - Pennyfarthing Homes	Planning Application - Full	The site is controlled by a housebuilder who will develop the site. A full planning application for 64 dwellings is currently being determined (20/11469). A solution has been identified to deliver the	February 2021 - Full			Autumn 2022 - Full			25	39		64

Site Name	Justification for inclusion of Site within Five-Year Housing Land Supply							Five-Year Housing Land Supply Period					TOTAL 2021- 2026
	Housebuilder contracted to deliver site	Planning Stage	Stage reached - Comments	Date planning application validated	Realistic date for planning application to be submitted	Realistic date for outline planning consent to be achieved	Realistic date for implementable (Full/Reserved Matters) planning consent to be achieved	2021/22	2022/23	2023/24	2024/25	2025/26	
Tinkers Cross Farm			measures required to deliver a suitable foul sewer connection to the Fordingbridge treatment works which will not delay delivery of the site. The Design and Access Statement submitted with the planning application makes clear Pennyfarthing Homes' intention to deliver the site within the five-year housing land supply period. Given that the site is now at full planning application stage and taking account of the evidence-based assumptions on average planning application determination and site delivery timeframes set out in the explanatory note, it is therefore considered there is sufficient justification to include delivery of all 64 dwellings from this site within the five-year housing land supply period										
SS.18 Land at Burgate, Fordingbridge - Land at Burgate Acres	Yes - Metis Homes	Resolution to grant full planning permission subject to signing of s.106 agreement	The site is controlled by a housebuilder who will develop the site. The site has a resolution to grant full planning permission for 63 dwellings subject to the signing of a s.106 agreement (20/10228). A solution has been identified 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. Metis Homes has previously stated that it intends to deliver this site as soon as possible. It is therefore considered there is sufficient justification to include delivery of all 63 dwellings from this site within the five-year housing land supply period	March 2020 - Full			Spring 2022 - Full						
SS.18 Land at Burgate, Fordingbridge - Land west of Burgate, west of Salisbury Road	Yes - Pennyfarthing Homes	Planning Application - Hybrid	The site is controlled by a housebuilder who will develop the site. A hybrid planning application for this site is currently being determined (21/11237 - Outline for around 405 dwellings with full details for the first phase of 111 dwellings). A solution has been identified 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. Given that the first phase of the site has been submitted as a full application and taking account of the evidence-based assumptions on average planning application determination and site delivery timeframes set out in the explanatory note, it is considered likely that there will be delivery of 40 dwellings in 2025/26, and that there is sufficient justification to include delivery of 40 dwellings within the five-year housing land supply period	September 2021 - Hybrid (Part Outline, Phase 1 Full)		Summer 2023 - Hybrid	Summer 2023 - Full (Phase 1 Only)						
										25	38		63
												40	40

Site Name	Justification for inclusion of Site within Five-Year Housing Land Supply							Five-Year Housing Land Supply Period					TOTAL 2021- 2026
	Housebuilder contracted to deliver site	Planning Stage	Stage reached - Comments	Date planning application validated	Realistic date for planning application to be submitted	Realistic date for outline planning consent to be achieved	Realistic date for implementable (Full/Reserved Matters) planning consent to be achieved	2021/22	2022/23	2023/24	2024/25	2025/26	
NMT2 Land west of Moore Close, New Milton	Site owned by New Forest District Council	Resolution to grant full planning permission	The site is owned by New Forest District Council and the Council is actively bringing the site forward, with the site having a resolution to grant full planning permission (21/10932 - 16 dwellings) and the full planning permission is expected to be issued in February 2022. The Council intends to build out the site and commence construction in 2022. Given this, there is sufficient evidence that the scheme will realistically be built-out within five years	July 2021 - Full			February 2022 - Full			15			15
Land at The Rise and three neighbouring properties, Stanford Hill, Lymington (Permissioned: 20/10481)	Yes - Lifestory Developments	Full planning permission	The site has full planning permission. The site is controlled by a developer, Lifestory Developments, who will deliver the site. The development is under construction						-4	44			40
MoS1 Land north of School Lane, Milford on Sea (Permissioned: 17/10606)	Yes - Pennyfarthing Homes	Under construction	Remaining three units under construction and expected to be complete by March 2022					3					3
Fernmount House and Centre, Forest Pines, New Milton (Permissioned: 19/11056)	Yes - Lovell Later Living	Full planning permission	The site has full planning permission granted in October 2020, is controlled by a developer (Lovell Later Living) who will deliver the site. Pre-commencement conditions are currently being discharged							49			49
FORD1 Land east of Whitsbury Road, Fordingbridge (Permissioned: 17/10150)	Yes - Pennyfarthing Homes	Under construction	Remaining 28 units under construction and expected to be complete by March 2022					28					28
SAND1 Land west of Scout Centre, Station Road, Sandleheath (Permissioned: 19/11080, 19/11083)	Yes - Healthy Developments	Under construction	Development under construction. Expected to be complete by March 2022					14					14
Contribution to housing supply from permissioned care homes sites (C2)	Both sites making up this element of the supply have full planning permission and so are deliverable in accordance with the NPPF. These two sites are: • 20/10656 – Barberry House, Wildground Lane, Hythe • 17/11358 – Land west of Crow Lane, Ringwood								35				35
Permissioned Small Sites (1-9 Dwellings)	All have planning permission and so are deliverable in accordance with the NPPF. The permissioned small sites figure includes a 10% discount for non-implementation (this discount percentage was supported by Inspectors at the Local Plan examination)							77	77	77	39		270

Site Name	Justification for inclusion of Site within Five-Year Housing Land Supply							Five-Year Housing Land Supply Period					TOTAL 2021- 2026
	Housebuilder contracted to deliver site	Planning Stage	Stage reached - Comments	Date planning application validated	Realistic date for planning application to be submitted	Realistic date for outline planning consent to be achieved	Realistic date for implementable (Full/Reserved Matters) planning consent to be achieved	2021/22	2022/23	2023/24	2024/25	2025/26	
Windfalls (Small Sites 1-9 Dwellings)	Based on clear trend-based evidence demonstrating reliability of supply which was tested during the Local Plan examination and supported by the Inspectors who examined the Local Plan										38	77	115
Total Projected Completions							122	158	295	269	447	1,291	