

NEW FOREST DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004)

The Town and Country Planning Appeals (Determination by Inspectors) (Inquiries Procedure) (England) Rules 2000 (SI: 2000/1625) as amended.

Appeal by Churchill Retirement Living Ltd against the decision of New Forest District Council to refuse permission to demolish existing buildings and 32no. Retirement Apartments including communal facilities, access, car parking and landscaping at:

**SITE OF THE FORMER LYMINGTON POLICE STATION, SOUTHAMPTON ROAD,
LYMINGTON SO41 9GH**

Community Infrastructure Levy Compliance Statement

PINS Ref: APP/B1740/W/21/
LPA Ref: 21/10938
James Gilfillan. MATCP, MRTPI.

Appendices.

1. Extract from New Forest District Infrastructure Delivery Plan 2018
2. New Forest District Housing Strategy 2018
3. Housing Strategy and Development Manager Statement

1. Introduction.

1.1 This statement refers to the proposed demolition of the former Lymington Police Station, Southampton Road, Lymington and its replacement with a block of 32 retirement apartments for the elderly.

1.2 Consideration of the effects of the development concluded that, in order to be acceptable the scheme would be required to mitigate the following impacts:

- Recreational activities arising from the development affecting protected habitats and species in the New Forest and Solent;
- Monitoring of the effect of increased vehicle movements on air quality throughout the New Forest and the subsequent acid deposition on New Forest habitats.
- Provision of the delivery of Affordable Housing in the District.

1.3 This statement sets out how the financial contributions sought to deliver mitigation are in accordance with the CIL regulations 2010 and para.58 of the NPPF.

1.4 Section 122 of the CIL Regulations concerns limitations on the use of planning obligations. Section 122 (2) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development; and
- c) Fairly and reasonably related in scale and kind to the development.

These requirements are repeated in the NPPF.

1.5 These impacts have been subject to assessment in order to support adoption of the New Forest Local Plan in 2020 and are captured as a policy consideration by policies ENV1 HOU2 and IMPL1 (CD55)

1.6 Each obligation will be considered in turn.

2. Recreation impacts on New Forest and Solent habitats.

2.1 The adopted and published documents relating to consideration of the impact arising from recreational activities associated with new residential development are available at;

- CD29 – Mitigation Strategy for European Sites SPD 2021; and
- CD37 – Solent Recreation Mitigation Strategy 2017 (Bird Aware Solent).

2.2 The former document sets out the impacts and harm of recreation activities on New Forest habitats, it identifies projects, both infrastructure and non-infrastructure that will be delivered to mitigate the impact of the pressures arising from the development.

2.3 The latter is relevant to sites within 5.6km of the Solent, which the site falls within, where development would increase pressure on protected habitats therein. It identifies projects to be delivered to mitigate the impact of additional recreational activities close to those habitats.

2.4 Applying these to the tests of CIL regulation 122.

2.5 In relation to test (a) an obligation is necessary because without a mechanism to ensure that an appropriate level of habitat mitigation is secured, the decision could not ensure the proposal will not adversely affect the integrity of a European site, and would, as a consequence, conflict with the Conservation of Habitats and Species Regulations 2017 (SI 2017 /1013). The appropriate level of mitigation in this case is set out in the Council's Habitat Mitigation Strategy and Solent Recreation Mitigation Strategy a Partnership for Urban South Hampshire (PUSH) publication, which has been produced with and agreed by Natural England. Appropriate mitigation includes a proportionate financial contribution towards the delivery of Alternative Natural Recreational Greenspaces (ANRG/SANG) and other projects to direct residents away from protected habitats, access and visitor management and monitoring, which is delivered through the employment of a team of rangers to influence the way the European sites are used for recreational purposes.

2.6 In relation to test (b), the proposed residential development lies in close proximity to the New Forest National Park and the Solent and is likely to lead to visits to these areas for recreation by occupants. Studies undertaken in support of both strategies identify the extent of visitor footfall to European sites in the District which are likely to be generated by new residential development. The studies also identify the likely impact of increased visitor numbers on the integrity of the European sites, having regard to their conservation objectives.

2.7 In relation to test (c), the amount of contribution sought has been carefully calculated in order that it reflects the number of additional visits by the proposed numbers of residents, and the costs involved with delivering the necessary mitigation, these costs are broken down to a price per residential unit based on the size of the unit (bedrooms) and locally assessed and set occupancy rates applied.

2.8 The mitigation costs are divided into Infrastructure and non-infrastructure. It is accepted that the Infrastructure required to mitigate the impacts would be covered by CIL, however because these contributions are fundamental to ensuring Adverse effects don't occur and in order to pass an Appropriate Assessment of the Habs Regs the mitigation needs to be delivered. In the event that the development secures relief from CIL or its CIL liability falls below that of the S.106 contribution, the S.106 obligations are worded in such a way to ensure all the Infrastructure requirements of mitigation are covered.

2.9 All residential developments are expected to contribute towards the costs of delivering the mitigation and whilst the monies are pooled, they are being used to cover a large number of mitigation projects over the entire plan area. New Forest recreational mitigation projects in Lymington parish and the Southern Coastal Towns that the monies would contribute towards, have been included in the Infrastructure Delivery Plan 2018, found at appendix 1 to this document.

2.10 Similarly all schemes are expected to contribute to the Bird Aware projects identified in that document.

3. Air Quality.

3.1 The published documents relating to consideration of Air Quality impacts associated with additional residential development are provided at:

- CD34 – Portfolio Holder report agreeing to contribution rate of £85 (subject to RPI now £91) per residential unit.

- CD35 – Draft Air Quality in New Development SPD (Chapter 9)

3.2 The HRA survey work supporting the Local Plan identifies evidence of harm occurring. Further analysis and application of proposed Local Plan ‘planned’ growth across New Forest District and National Park, taken in combination with other sources that there was sufficient uncertainty regarding the potential for Likely Significant Effects to occur that led to survey work and mitigation proposals reported.

3.3 Whilst mitigation projects are identified and costed, the survey work has not delivered sufficient data to justify imposition of a mitigation contribution and at this time the contribution is towards the costs of survey work and monitoring.

3.4 Applying these to the tests of CIL regulation 122.

3.5 In relation to test (a) an obligation is necessary because without carrying out the monitoring and applying the precautionary principle the decision could not ensure the proposal will not adversely affect the integrity of a European site, and would, as a consequence, conflict with the Conservation of Habitats and Species Regulations 2017 (SI 2017 /1013). The amount of the contribution for monitoring is set out in the Portfolio Holder report.

3.6 In relation to test (b), the proposed residential development is likely to lead to changes in air quality (from pollutants) arising from development. Due to the sites proximity to protected habitats of nature conservation interest, studies undertaken indicate a degree of uncertainty regarding the extent of the impact and therefore in order to provide certainty that Likely Significant Effects won’t occur or can be mitigated, the development must contribute to the identified work.

3.7 In relation to test (c) above, the amount of contribution sought has been carefully calculated in order that quoted cost for the monitoring and survey work is covered by the expected housing growth, in order that the costs are spread equally and fairly, and the development contributes its proportionate share.

3.8 Because of the importance of understanding the extent of the impact and in accordance with the Habitats regs assessment undertaken for the Local Plan, the required survey and monitoring work will be funded upfront by the Council. As development occurs it will be expected to make its contribution towards the costs, so whilst the monies are being pooled for the same ‘project’, that recognises that all residential development over the plan period contributes to the potential harm.

4. Affordable Housing.

4.1 The requirements and need for Affordable Housing are well founded in the NPPF and locally set by adopted Local Plan policy HOU2, found at CD55.

4.2 Attached to this document is, at Appendix 2 the adopted Housing Strategy 2018 and at Appendix 3 a statement from the Councils Housing Strategy and Development Service Manager, demonstrating how the contribution would be used.

4.3 As set out in the Statement of Common Ground, CD56, a financial contribution has been agreed as the acceptable and appropriate approach, that would be deliverable and would not affect the scheme’s viability.

4.4 Turning to the tests of CIL regulation 122.

4.5 Test (a) the contribution is necessary in order to meet the requirements of adopted Local Plan Policy, which recognises the extent of affordability in the District, applying the National Guidance that affordable housing provision will be delivered by developers as part of a market housing development.

4.6 In respect of test (b), the scheme is for housing development, which whist directed to the Retirement needs, remains open market C3 housing. At more than 11 dwellings it falls to be considered against the policy.

4.7 The adopted policy target of 50% has not been met, however working down from that benchmark target, a financial contribution has been identified as being directly related to the scheme's viability.

4.8 The monies received would be used to deliver affordable housing across the District. Appendix 3 to this statement demonstrates a track record of investing these offsite contributions in affordable housing, has a strategy for doing so and a pipeline of additional projects that would be brought forward with these monies.

5. Conclusion

5.1 The Habitats obligations secured by the S.106 agreement are necessary in order to ensure the development can mitigate Likely Significant Effects and protect the integrity of features of Nature Conservation interest close to the site in order to pass an Appropriate Assessment in accordance with the Habitats regs.

5.2 The affordable housing contribution is required to meet the policy requirements, contributing towards delivery of such housing identified in the Councils housing strategy.

5.3 They are directly related to impacts arising from the development proposed and have been calculated fairly and proportionately to the scale of the development.

5.4 Should the Inspector conclude that the development is acceptable in all other respects she is requested to ensure these obligations are secured, without which it could not be concluded that the scheme alone and in combination with other projects would not give rise to unacceptable harm to the integrity of features of nature conservation interest.



New Forest District outside the New Forest National Park

Local Plan Review
2016-2036: Planning Strategy
Infrastructure Delivery Plan

Submission Local Plan Regulation 19 consultation

June 2018

1 Introduction

1.1 The Infrastructure Delivery Plan

1.1.1 This Infrastructure Delivery Plan (IDP) outlines the planned delivery of infrastructure and community facilities and services that will support planned growth as set out in the Local Plan 2016 – 2036 Part 1: Planning Strategy for New Forest District outside of the National Park, as shown in Figure 1 (hereafter referred to as the Plan Area).



Figure 1 The Plan Area

1.1.2 Policies 8 and 34 of the Local Plan require that new developments are supported by the timely provision of the infrastructure and

community facilities needed either to meet the needs arising from the development, or to mitigate its effects on existing infrastructure and facilities. Provision may be by direct provision or by developer contributions towards provision by others. Policy 15 (saved Policy CS7) sets out requirements for the provision of public open space.

1.1.3 This IDP sets out the position as at June 2018 with regards to infrastructure requirements and has been developed following consultation with infrastructure providers. Developers and land owners are expected to use the IDP help to identify the infrastructure requirements and facilities they will need to provide or contribute towards providing.

1.1.4 The IDP is the best available evidence of the infrastructure required within the Plan Area. Additional needs may be identified in the future, including by the more detailed technical assessments undertaken by developers when preparing planning applications.

1.1.5 It is expected that the requirements of the IDP will be taken into account when land is purchased or optioned for development, to ensure that development is viable including provision of the necessary infrastructure and services, and other Local Plan requirements such as habitat mitigation and affordable housing provision.

1.2 Infrastructure Definition

1.2.1 The Town and Country Planning Act 2008 defines 'infrastructure' as including (but not limited to) the following:

- Open spaces (including Habitat Mitigation);
- Sporting and recreational facilities;

- Roads and other transport facilities;
- Flood defences;
- Schools and other educational facilities;
- Medical facilities; and
- Affordable housing

1.2.2 The CIL Regulations 2010 (as amended) widened the definition of infrastructure to include ‘the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on an area’¹. Infrastructure meeting this definition will be delivered by a range of agencies and funding sources.

Affordable Housing

1.2.3 The provision of affordable housing is a key part of meeting the needs of the Plan Area, but it is not covered as part of this IDP. The Council’s policy in respect of the levels of affordable housing required from new development is set out in Policy 17 of the [Local Plan 2016-2036 Part 1](#). These levels have been the subject of testing through a Whole Plan viability assessment which has been carried out to ensure that the cost implications of the policy requirements of the plan, and associated infrastructure needs, have been taken into account to ensure that the policy objectives of the Local Plan can realistically be achieved.

Habitat Mitigation, Management and Monitoring

1.2.4 Developer contributions (including provision in kind and through CIL) are also collected to monitor the impact of planned

development (either alone or in combination with other plans or projects) on International Nature Conservation sites², and to mitigate and manage identified effects. These are necessary to enable planned development to proceed in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (see Policy 10 of the Local Plan, and the [Mitigation for Recreational Impacts Supplementary Planning Document](#)). These forms of contributions are not addressed in the IDP, but their implications for the viability of development have also been taken into account in the Whole Plan viability assessment.

1.3 Infrastructure provision and infrastructure providers

1.3.1 The provision and maintenance of infrastructure including utilities and community facilities involves many bodies and a range of regulatory processes and funding mechanisms. The plan-making process helps plan-makers to understand where capacity is available, and informs infrastructure providers about what is likely to be needed in the Plan Area to formulate their own delivery and investment plans.

1.3.2 The ‘direct’ infrastructure delivery role of Local Plans is very limited: to securing the contributions (in cash or kind) towards the infrastructure and services that are necessary and that can reasonably and proportionately be sought from developers to meet the needs directly arising from their developments, or to mitigate the effects of their developments on existing facilities and services. There is no scope in this role to address current deficiencies or

¹ <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/contents>

² SPA, SAC, Ramsar

service backlogs, except as an indirect benefit from provision related to new development.

1.3.3 Some of the key infrastructure services are provided by the private sector within a regulatory framework, overseen on behalf of the Government by independent regulators or the Government itself. The costs of provision are offset by regulated user/occupier charges, operating where applicable under a 'duty to connect' new development. Those that are particularly relevant the Plan Area are:

- Ofwat - the regulator for water and sewerage companies;
- Ofgem - the regulator for gas and electricity markets;
- Ofcom - the regulator for the UK communications industries; and
- ORR (Office of Rail Regulation) -the independent safety and economic regulator for Britain's railways.

1.3.4 Some forms of infrastructure and services are provided by or on behalf of the public sector including national institutions or agencies, and by county, district and town/parish councils. These can be funded by national and local taxation, user charges and may also be funded or part-funded by private investment. Funding may include developer contributions where additional provision is required to meet the needs of a development, or to mitigate the impacts of a development on existing facilities. Some examples are provided below.

1.3.5 [Highways England](#) is responsible for operating, maintaining and improving the strategic road network in England on behalf of the Secretary of State for Transport. Within Plan Area, Highways England is responsible for the A31, M27 and A36.

1.3.6 [Hampshire County Council](#) is a key provider of a number of important services in the plan area. These include the direct provision of services in relation to its statutory roles including as education authority, highways authority and lead local flood authority; and as a provider of other services such as adult social care, fire and rescue, and libraries.

1.3.7 Health services are normally delivered directly by the [National Health Services](#) (NHS), or by medical practices contracted by the NHS on a commercialised basis. Services such as nursery provision and care homes are often provided by private businesses, although they may receive grant support and some facilities are run by local authorities.

1.3.8 Developers also provide infrastructure directly. Where the provision of infrastructure is necessary as part of the construction of the development itself, it falls outside the scope of an IDP as it is a standard cost of undertaking development. Examples include access points to the public highway network; internal site roads including footpaths and cycle routes; and utilities connections. Items such as this have not been included within this IDP.

1.4 How developer contributions are collected

Planning Obligations

1.4.1 A planning obligation is a legal document made under S106 of the Town and Country Planning Act 1990 by which a person agrees to provide a planning authority with, or agree to, one of the following for a planning purpose related to a proposed development: a sum of money or equivalent such as land or premises; a specified restriction on the use of land or buildings; or to carry out specific operations or activities.

Community Infrastructure Levy (CIL)

- 1.4.2 As of 1 April 2015 the Community Infrastructure Levy (CIL) has been chargeable on all new residential development at a base rate of £80 per sqm. In 2018, the index linked charge is calculated at around £96 per sqm. CIL liability on a development is non-negotiable and the liability becomes due on commencement of development. Full details on CIL can be found on the Councils website³.

S278 Highways Agreements Highway Improvements – Section 278 and Section 38 Agreements

- 1.4.3 Where development requires work to be carried out on the existing adopted highway, an Agreement will need to be completed under Section 278 of the Highways Act 1980⁴ for works or contributions between the developer and either the Secretary of State for Transport (relating to the strategic road network for which Highways England is responsible), or Hampshire County Council (as the Local Highway Authority responsible for the local road network).

Cost assumptions made during viability testing

- 1.4.4 In preparing the Local Plan the Council has considered the viability of development through the preparation of a Whole Plan Viability Assessment. The assessment demonstrates in general terms that planned development is likely to be viable in the Plan Area taking into account the likely costs of complying with Local Plan policy

³ <http://www.newforest.gov.uk/CIL>

⁴ https://www.legislation.gov.uk/ukpga/1980/66/pdfs/ukpga_19800066_en.pdf

requirements, including providing or contributing towards providing the necessary infrastructure and services. This work has included discussions with infrastructure and service providers to establish the likely development costs that would be borne by the Strategic Site Allocations, as set out in this IDP.

- 1.4.5 As part of the Local Plan viability testing a cost allowance was made for developer contributions towards the provision of infrastructure and community services by section 106 (and section 278) planning agreements, and by the Community Infrastructure Levy (CIL). The Community Infrastructure Levy (CIL) has a base rate of £80 per sqm as at 2015 for residential development (excluding affordable and self-build housing), indexed linked. As at June 2018 the CIL charge for a typical 3-bedroom dwelling is approximately will between £8,000 and £10,000 per dwelling.
- 1.4.6 For the Whole Plan Viability Study on strategic housing sites a developer contribution of up to £20,000 was assumed (up to £10,000 per dwelling was assumed via S106 plus CIL of between £8,000 and £10,000. A contribution of around £10,500 per dwelling was assumed for non-strategic sites (of which £2,500 was assumed via S106). The Whole Plan Viability Study also took account of the Local Plan Review 2016-2036 Part 1: Planning Strategy Policy 10 requirement for sites over 50 to provide onsite alternative natural recreational green spaces at 8ha per 1,000 population.
- 1.4.7 These figures are for s106, s278 and CIL contributions combined. The tables in the main part of the IDP indicate which contributions collection mechanism is likely to be used, although this may change. In general terms contributions (in cash or kind) from s106/s278 will be used to fund projects specific to a single site or a

handful of sites⁵, and CIL will be used to fund projects that are not site specific, or that have not been fully defined, or where a number of small contributions need to be combined to fund delivery. The Council will allocate CIL funds annually in accordance with its agreed process⁶.

1.5 Structure of the IDP Document

1.5.2 The infrastructure and community facilities that are necessary to support planned growth are set out in tables in Sections Two and Three of the IDP. The projects listed address cumulative effects and needs as well those related to individual developments. Projects costs, potential funding sources and implementation timescales are identified wherever possible for each project.

1.5.3 The delivery of infrastructure requires funding, and the availability of public or private funding may affect the timing of the delivery of infrastructure. Where funding is provided by profits from development in whole or part, infrastructure delivery timescales generally reflect expected site build out rates as set out in the Council's housing trajectory.

1.5.4 The IDP categorises the required infrastructure based on when provision will be needed, as follows:

- **Critical infrastructure** – infrastructure that must be in place before development commences, or before it is first occupied e.g. flood risk mitigation and some transport/utility infrastructure.

- **Essential infrastructure**—required to support new development but the precise timing is less critical and development can be phased to commence ahead of its provision e.g. where there is some existing capacity that can be used, but additional provision will be needed to fully accommodate the development e.g. schools.
- **Sustainable communities infrastructure** –needed in order to create sustainable and liveable communities but compared to Critical and Essential infrastructure the timing of provision is less sensitive in terms and if necessary on viability grounds development can be accommodated without it, albeit in a less sustainable manner e.g. libraries and other cultural provision.
- **Desirable infrastructure:** other infrastructure or community service projects that have been put forward by infrastructure providers in consultations that may be desirable and may help support new development or to address current capacity limitations, but that are not necessary for the delivery of the Local Plan strategy including planned development.

1.5.5 Section 2 two provides a summary of the strategically significant infrastructure requirements.

1.5.6 Section 3 provides an overview of requirements for each of the Strategic Site Allocations.

1.5.7 Annex A provides more detail by infrastructure category and settlement locations, noting where it is directly related to a Local Plan Strategic Site Allocation.

1.5.8 Annex B records desirable infrastructure not essential to the delivery of the Local Plan strategy.

⁵ Up to five s106 developer contributions can be pooled.

⁶ <https://democracy.newforest.gov.uk/Data/Cabinet/20141001/Agenda/CDR09267.pdf>

Annex A Infrastructure Needs Assessment

Habitat Mitigation

Infrastructure Type	Habitat Mitigation
Lead Organisation	New Forest District Council / Natural England
Main Sources of information	NFDC Habitat Mitigation SPD
Existing provision	<ul style="list-style-type: none"> Contributions towards projects identified within the Habitat Mitigation SPD for developments of less than 50 homes. On site provision on developments of over 50 houses.
Planned provision	<ul style="list-style-type: none"> Strategic sites calculation of SANGS size is based on 8 hectares per 1000 population, but this will be dependent on final scheme at planning application stage. Around £260,000 per hectare to deliver and maintain in perpetuity
Funding sources	Developer on site/Developer Contributions

South Coastal Towns								
	informal recreation.							
Lymington	Ly1: Bath Road Recreation Ground - Improvements to Bath Road recreation ground to create a riverside park. Redesign of pond and play area and appeal of the riverside frontage. Enhancement of the biodiversity on the site. Improved links to the Solent Way and walks in the Waterford area.	NFDC	£200k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
Lymington	Ly4: Woodside Gardens walking routes - Improved route marking and interpretation of walking routes in and around Woodside Gardens to encourage informal recreation. New signage from surrounding residential areas. Improvements to the Woodside Gardens car park surface. Improve signage to	NFDC	£80k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy

Location	Project Description	Lead Agency	Estimated Cost (if known) ¹³	Timing	Site Specific?	Prioritisation	Funding Source	Rationale/ Notes
	and along the public rights of way network in surrounding area (Footpath Nos. 80,81,82,83).							
Lymington	Ly5: Grove Road Gardens - New signs to encourage the use of Grove Gardens along the existing PROW around the gardens to create a pleasant place to walk. Small enhancements to the gardens to encourage recreational activities.	NFDC	£50k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
Lymington	Ly6: Rowans Park - Improvements to the site access by creating further access points from the main road. Environmental improvements within the site to enhance biodiversity of the existing natural green space. Improved signage along the existing PROW at Highfield Rd.	NFDC	£40k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
Lymington	Ly7: Old Orchards - Open up access to Pyrford Mews to create an attractive place for informal recreation	NFDC	£50k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
Lymington	Ly8: Ramley Road/ Widbury's Copse/ Newbridge Copse/ Woodside - Promotion and enhancement of the PROW including the installation of interpretation boards Replacement of existing stiles and clear delineation of path near Woodside Gardens	NFDC	£80k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
Millford on Sea	Ms1: School Lane/Lymington Road walking routes -	NFDC	£90k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy

Location	Project Description	Lead Agency	Estimated Cost (if known) ¹³	Timing	Site Specific?	Prioritisation	Funding Source	Rationale/ Notes
	Extensions and improvements to the rights of way network, including linking proposals on the MoS1 housing and open space allocation to the existing footpath network, including links to the village centre							
Hordle	Ho1: Golden Hill Woodland - Creation of an improved access to the site and the installation of further interpretation boards. Clearance of some overhanging vegetation to create a clear walk.	NFDC	£100k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
Hordle	Ho2: Hordle Lane/Stopples Lane - improvements /enhancements (including signs, stiles and interpretation boards) to the PROW network to provide a safe a pleasant place to walk. Further signage to encourage shared use on pedestrian/cycle path. Improvements to Acacia Gardens, replacement benches and dog waste bins.	NFDC	£150k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
New Milton	Nm3: Ballard Lake + walk phase 2- Improve recreational walking routes within the park and around the lake and along green routes through residential areas to the west linking to Walkford Lane (Byway 503)	NFDC	£160k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
New Milton	Nm5: Gore Road - Creation of a new a circular recreational	NFDC	£80k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy

Location	Project Description	Lead Agency	Estimated Cost (if known) ¹³	Timing	Site Specific?	Prioritisation	Funding Source	Rationale/ Notes
	walk between Gore Road and Old Milton.							
New Milton	Nm4: Carrick Way Woodland - Enhance/improve public access to the site, including the provision of information/ interpretation signs, and the provision of a surfaced footpath route. Increase signage to location of walk, particularly from Carrick Way. Clearance of overhanging vegetation.	NFDC	£100k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
New Milton	Nm5: Ashington Park - Provision of a new picnic area with litter bins to enhance the attractive area of land for informal recreation. Provision of new signage to direct people to the site. New benches, bins. Enhance signage from both the north and south of the site.	NFDC	£50k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy
New Milton	Nm7: A337/Barton Common - Improve links in to the PROW including resurfacing the footpath in order to create a pleasant place to walk. In the future this may include a safe crossing point on the A337.	NFDC	£100k	2016-2026	No	Critical	Developer contributions	NFDC Mitigation Strategy

Housing Strategy

December 2018



Contents

3 Foreword

4 Introduction

5 Vision and Corporate Context

7 National Policy Context

8 Local Challenges

10 Strategic Priority: Future Housing Development

To **accelerate and maximise** future housing development that meets local need and leads to sustainable growth

11 Strategic Priority: Council Housing provision

To **increase** the supply of high quality affordable homes through an ambitious Council house building and acquisitions programme

12 Strategic Priority: Meeting our greatest needs

To **improve** the housing circumstances of those within our communities most in need

13 Strategic Priority: Best use of the existing stock

To **enable** the best use of housing to meet local needs, including support for a strong high quality private rented sector

Foreword

Providing more homes for local people is one of the council's key priorities.

Our draft Local Plan will deliver a significant increase in house building over the next 20 years. With over 10,000 new homes planned up to 2036, this represents a very significant increase in local housebuilding. Whilst many of these new homes will be delivered by developers and housing associations, the council will also deliver significant numbers of new affordable housing to help our residents get a home.

This strategy deals with the wider housing market and the need to build more homes across our district as well as identifying what the council will do, as housing authority, to increase the number of new affordable homes for those in housing need within our communities.

We know that housing is becoming more and more unaffordable for many of our residents.

We want to be proactive in helping to provide a range of housing options of all tenures and at the same time, increase the supply and quality of housing that we, as a Housing Authority, directly control.

Good quality housing is vitally important to the health and well-being of individuals and contributes to the social, environmental and economic sustainability of our communities. With high house prices in our area, the council has a special role to play in helping to provide much needed affordable housing, directly building such homes in addition to those that are required of private developers under planning policies. Current proposals will see these being provided in a range of tenures including social rent, affordable rent and shared ownership.

The council wishes to be ambitious in terms of delivery and facilitating greater numbers of houses for local people. In recent years we have begun to lay the foundation for a

new direction of travel however our area still faces many major housing challenges.

Economic prosperity should mean that everyone has access to decent housing. Unfortunately, there is a significant number within our communities who do not have a home and have little prospect of ever being able to afford one. Homelessness within our district is at an all-time high. Whilst there will always be challenges, we must strive to ensure there is a range of available housing that meets the needs of those in housing need within our communities.

With over 3,300 people on the Homesearch Register, the council is determined to do what it can to increase the supply of affordable houses across our area. Developers will also be expected to play their part in delivering greater numbers of affordable homes.

This new Strategy sets out the council's strategic housing priorities. It looks at how the council can address the delivery of housing within our district and sets out what the council will provide in its own right as housing authority.

Through this strategy, the council will accelerate new council house building and acquisitions to provide much needed social rented and shared ownership schemes. Based on current estimates we can build 600 new affordable homes by 2026 but we have the capacity to build many more, if our borrowing is optimised and we can secure additional government support.

Recent achievements

- Exceeded 2009 Core Strategy housing objective.
- Over 1,000 housing completions during the last five years including 186 new build affordable homes.
- 172 council buy-backs acquired for social rent (2012/13 - 2017/18).
- 55 new-build council homes under construction.
- Increased Private Sector Leased homes to 117.
- Completed North Milton regeneration scheme including 21 new homes.
- New financial assistance policy for disabled adaptations and home repairs.
- Partnership working with New Forest Disability Information Services to assist hospital discharge (Private sector housing).



Cllr Jill Cleary
Portfolio Holder for
Housing Services



Introduction

The New Forest District covers an area of 290 square miles, of which 209 square miles is within the New Forest National Park.

Located between Southampton and Bournemouth/Poole and with good connections to London, it is a beautiful and sought after place to live; yet it is an area with some exceptional and conflicting challenges.

Of a total population of around 179,200 people, 32,000 residents live within the National Park.

In addition to the protected status of the National Park, development within the district is also constrained by an Area of Outstanding Natural Beauty (26 square miles), Sites of Special Scientific Interest, Special Protected Areas, Green Belt and areas of countryside and coast of national and International importance for nature conservation. Significant landscape and habitat designations limit the extent to which housing demand can be accommodated.

A strong local economy

The district benefits from a resilient and diverse local economy. However an ageing workforce, an under-representation of high value added sectors, and a high proportion of unskilled residents, limit the capacity for future growth.

Housing related risks to economic growth are also evident within commuting patterns. Of the 50,000 people who travel into and out of the New Forest for work, higher paid managerial sectors can afford to live within the district and out-commute, whilst many lower earning households are restricted to more affordable areas outside the district.

Significant housing issues

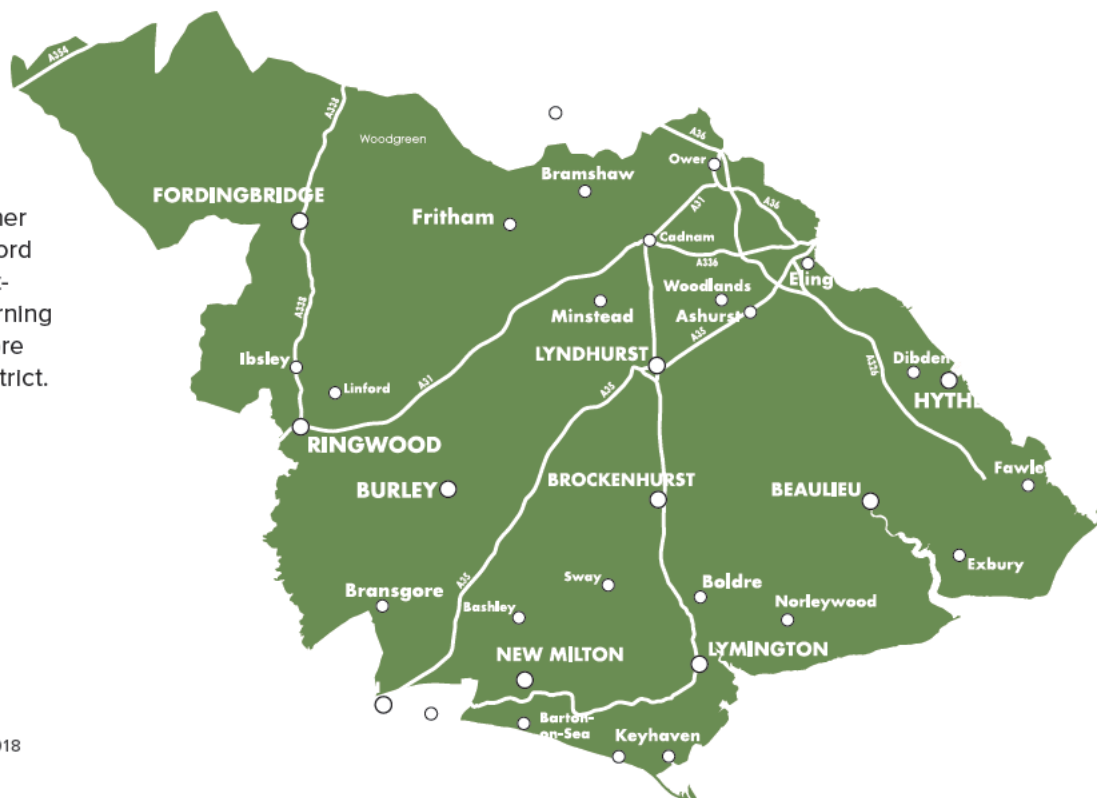
In contrast with those parts of the district that can be characterised as affluent with house prices and rentals above the UK average, pockets of deprivation and a number of significant housing challenges exist:

- Acute Income/housing affordability disparity.
- High proportion of high value detached homes with a dearth of smaller homes.
- High numbers of second homes in the National Park and the southern coastal sub-area.
- 27% of household incomes below £20,000.
- 13 to 1 house price to income ratio.
- 9,000 households supported with Housing Benefit and/or council tax reductions.
- 28% of the population over 65 years' old.
- Homelessness in the district is increasing; during 2017/18 the council accepted homelessness duties in respect of 115 households, and currently has over 400 households in temporary accommodation.

The council remains the largest provider of housing within the district, managing a stock of over 5,000 socially rented homes and is committed to ensuring that it gives continued support to its residents in addressing their housing needs. In excess of 3,300 households are currently listed on the Homesearch Register.

Economic and workforce key facts of the district

- One of the largest economies in Hampshire (£4.4bn GVA).
- Over 9,000 businesses - more than Southampton and Portsmouth, albeit through small scale employers.
- A diverse economy: over 50% working in wholesale and retail trade, human health and social work, manufacturing, education and construction.



Vision and corporate context

Housing Strategy Vision

‘To create balanced communities for the residents of the New Forest District; providing a range of housing options that are affordable and sustainable.’

The core of the Council’s Housing Strategy is to create balanced communities for the residents of New Forest District, providing a range of housing options that are affordable and sustainable.

Working in tandem with related plans, policies and duties to deliver the vision, this Housing Strategy sets out why and how New Forest District Council intends to use its powers, resources and influence to address four key priorities:

Strategic housing priorities

- To **accelerate and maximise** future housing development that meets local need and leads to sustainable growth.
- To **increase** the supply of high quality affordable homes through an ambitious Council house building and acquisitions programme.
- To **improve** the housing circumstances of those within our communities most in housing need.
- To **enable** the best use of housing to meet the needs of local people, including support for a strong high quality private rented sector.

In defining our priorities, the council has looked at the many factors that drive, shape and constrain our local housing market and determine current and future housing needs.

The council has listened to the concerns and aspirations of communities and those with housing related interests across the district and has aligned its priorities with those of the adopted corporate plan having regard for the various statutory and discretionary housing and planning functions that the council and partner organisations deliver.

Addressing local and national priorities the council will facilitate the increased supply of homes to meet objectively assessed housing needs in accordance with the principles of sustainable development.

As required by the Homelessness Reduction Act (2017) new statutory duties will be addressed through this strategy and a renewed Homelessness Strategy, to help those in housing need including some of the most vulnerable in our community.

The council is determined to address the housing challenges that the district presents and forge a new approach to the delivery of housing through innovation, and by remaining focused on the vision and priorities that create balanced and sustainable communities.

By using reserves, receipts from the sale of council homes and new borrowing capacity, the council intends to maximise the delivery of affordable housing during the first 10 years of the Local Plan period (to 2026*). It will do so through the optimisation of planning policies, developing its own land, acquisitions from developers working in the district and working with other partners and stakeholders including the National Park Authority, town and parish councils, Registered Providers, developers and communities.

This strategy addresses housing issues within the New Forest District and the majority of the National Park, as the District Council is the Housing Authority for both. The successful implementation of this strategy therefore relies upon close collaborative working arrangements with the National Park Authority and our joint partners and agencies who serve the whole of area.

* Based on the draft Local Plan housing trajectory approximately 3,400 homes should be built in the district by 2026 including a target of around 1,200 affordable homes required under Planning Policy. With Government help and optimised borrowing ability, the Council is aiming to secure the maximum number of newly completed dwellings for affordable housing through its own development programme.

Connections with the council's corporate plan

The priorities of the New Forest District Council Corporate Plan not only recognise the importance of delivering more homes for local people (both market and affordable) but the need for our actions and influence to improve health and well-being, to contribute to economic growth, to protect the character of our place, and to optimise our effectiveness by working closely with others.

Our strategic housing priorities also align with those of central government and the aspirations of the 2017 Housing White Paper ("Fixing our Broken Housing Market") and the subsequent consultation paper "Planning for the Right Homes in the Right Places". Over the long term these national policies are aiming to create a more efficient housing market whose outcomes more closely match the needs and aspirations of all households and which support wider economic prosperity.

Sitting alongside the Local Plan Review (2016 to 2036), the Housing Strategy contains high level objectives supported by a suite of



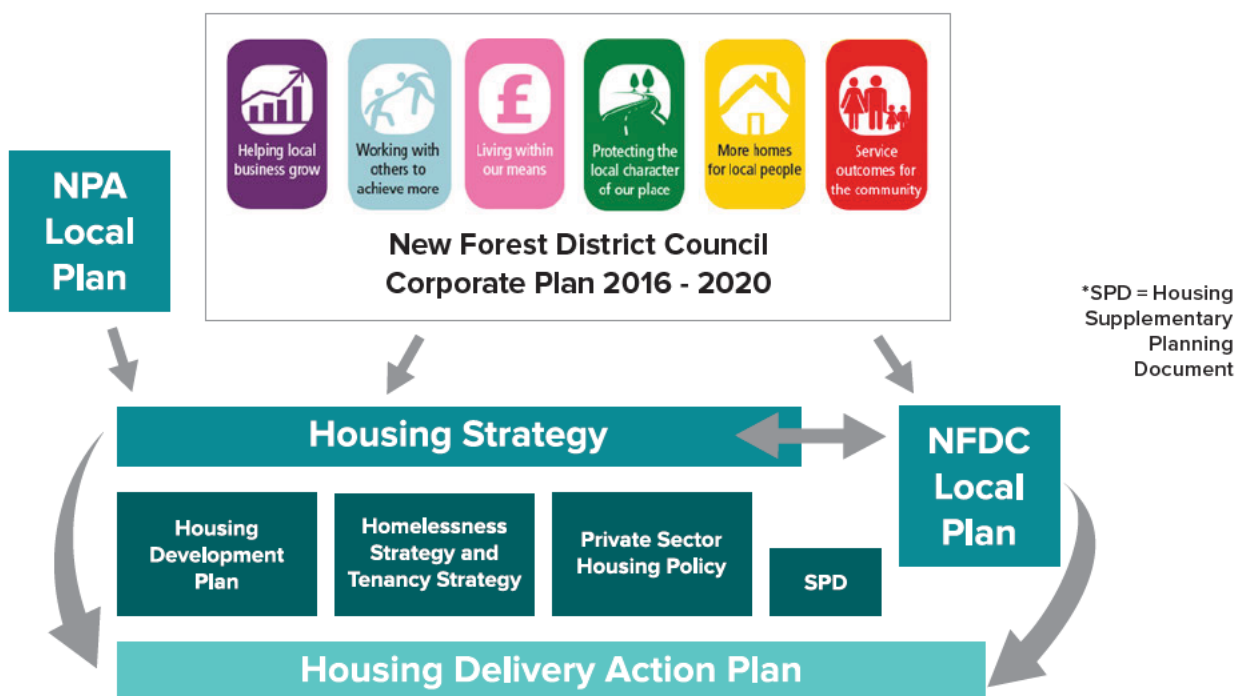
New Forest District Council homes in Ringwood (2018),

operational policies and related strategies.

The relationships within and between the various policies and documents will ensure that a comprehensive approach is taken to local authority housing interests, whether they are related to new-build, the existing stock or duties and services to those who are vulnerable or facing homelessness.

Monitoring performance

Progress of the Housing Strategy will be reported to Housing Overview and Scrutiny Committee on an annual basis.



National policy context

The statutory and discretionary housing services provided by New Forest District Council, and the housing needs of our residents are directly affected by national housing and fiscal policy and legislative requirements.

Responding to both national and local factors, the last decade has seen major changes in relevant legislation and guidance. Central government has sought to tackle the short and long-term effects of the credit crunch on the housing and financial markets, to manage a period of austerity, to introduce various reforms to social and welfare systems, and to kick-start the housing market.

The following section summarises the key policy and legislative changes that have taken place during the last decade, with their varying consequences on housing and housing-related services at local level.

Welfare reform

The Welfare Reform Act (2012) has led to dramatic changes in the amount of financial support that is available to households in housing need and the way in which it is paid. The Act has led to the introduction of Universal Credit and Housing Benefit restrictions affecting eligible households who under-occupy social housing (Spare Room Subsidy) whilst the previous “Disability Living Allowance” has been replaced with Personal Independence Payments. However not all reforms have been implemented, e.g. proposed restrictions for all single social housing tenants under 35 to be limited to Local Housing Allowance room rates.

Private rented sector

A diversity of new duties and enforcement powers introduced through recent Regulations and Acts have sought to address weaknesses and failings within the private rented sector, to improve energy efficiency, tackle rogue landlords and to extend the licensing of Housing in Multiple Occupation (and the living space standards within them).

Housing growth, planning and new development

As a national policy priority, the need to increase new housing delivery and to address the failings of the wider housing market is being addressed through a variety of means including the Housing and Planning Act (2016), White Papers and Consultation Papers and new National Planning Guidance (2018).

With targets and measures that are already being implemented, the 2017 Housing White Paper set out central government’s intentions under the four themes of “Building Homes Faster”, “Diversifying the market”, “Right Homes, Right Places” and “Helping people Now”. Considering all aspects of the housing development process – from land-owners to planners, and construction methodology to self-build and custom-build - the proposals will continue to affect all of those with market and affordable housing interests.

Statutory duties and social housing policy

The last seven years have seen dramatic changes of direction within the social housing sector.

Following the introduction of greater freedoms and flexibilities for social housing providers and those with statutory housing duties in 2011/12, policy and legislative changes saw a move away from social housing support to solutions that favoured home-ownership.

But with the wider housing market showing no sign of improvement, and with downward pressures continuing to affect those most in need, the pendulum has swung back. Alongside increased duties on Local Housing Authorities to assist and prevent homelessness, central government has recognised the importance of the wider affordable housing sector as well as home-ownership, and is creating an environment that favours new provision and seeks to support those who live within it. (Social Housing Green Paper 2018).

Affordable housing and council house-building

Since 2008 national housing policy has sought to increase new affordable housing opportunities and delivery – which require subsidy by definition, whilst seeking to recover from an era of austerity. Introduced in 2011 the National Affordable Rent model (up to 80% of market rent) promised to create added capacity, while Council Housing Finance Reform in 2012, paved the way for a new generation of council house building. National housing policy then swung towards affordable home ownership, seeing a four-year period of rent cuts imposed on social housing providers, with government funding being restricted to forms of home-ownership and the creation of Starter Homes (in the Housing and Planning Act 2016).

As evidenced by the Housing White Paper (2017), the Housing Green Paper (2018), and recent announcements on council borrowing caps, the balance is swinging back with government recognising the importance of achieving growth within all sectors along with access to significant levels of subsidy.

Local challenges

In determining our strategic priorities four key challenges have been identified which our actions and influence must address if current and future housing market pressures are to be reduced throughout the district.

The local housing market

- In March 2017, with an average purchase price of £322,000, the New Forest District was recognised as having a higher than average price not only for Hampshire but for the rest of the South East.
- Data provided by the National Park suggested that at £550,000 the New Forest had the highest average house price of any National Park.
- Between 2011 and 2017 private rents increased by 20%, marginally more than the national average.
- Current estimates indicate that over 10,000 New Forest households live in the private rented sector.

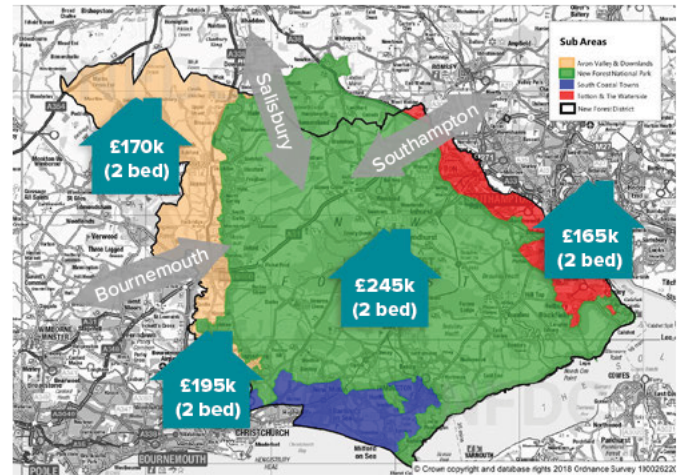
Whilst these headline statistics help to make sense of high residential development land values, they conceal a number of significant characteristics that both define and constrain the local market:

- 46% of dwellings are detached (compared with 22% across England) and 29% are smaller homes (compared with 46% across England).
- the high number of second homes in some parts of the New Forest.
- the push and pull factors of commutable neighbouring market areas and conurbations (Bournemouth, Salisbury and Southampton).



Only 19% of the undeveloped land in the Draft Local Plan Area is not directly affected by a significantly constraining national policy, safety or environmental constraint. Of the remainder (approximately 4,500 hectares of greenfield land) around 950 hectares have locally identified habitat or wildlife value, around 210 hectares are within the strategic

land reserve for the Port of Southampton at Dibden Bay, and around 470 hectares are allocated for development in this Local Plan. The majority of the remaining area without significant constraints is in relatively remote rural locations.



Map of the New Forest showing adjoining housing market areas, sub-markets and lower quartile purchase prices (two bedroom homes, 2017).

Affordability

Given the demand for housing and the constrained nature of supply, severe access and affordability issues exist for a high proportion of households on lower incomes. 60% of district households have incomes below £40,000 and 27% of households have incomes below £20,000.

Private rented accommodation may not reflect the tenure of choice for many households but the sector has become the housing solution for many on lower incomes. And where it is available and affordable landlords and agents now apply strict income/affordability tests, require substantial deposits and fees, and few accept tenants on Housing Benefit.

- 24% of households cannot afford to buy but can afford private rent.
- 18% of households can only afford to rent with support (i.e. Housing Benefit).
- 7% can afford “Affordable Rent”.
- 12% of households can afford “Social Rent” without support.

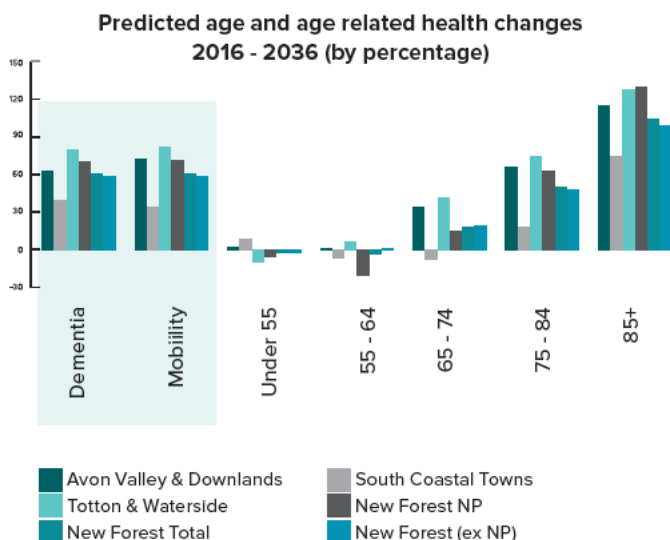
Future housing need and demand

In 2017 the Government’s Housing White Paper “Fixing our Broken Housing Market” highlighted the need for up to 275,000 new homes or more each year to keep up with population growth and to tackle years of under-supply.

Within the New Forest district up to date projections have

Indicated that the population will grow by 10% between 2016 and 2036, reflecting a need to plan for an additional 11,680 households in the New Forest District, including the New Forest National Park area.

Social and demographic projections show a growth in smaller households and an ageing population. Housing provision needs to address the impact of these changes in the type of housing these households will require. Annually increasing demands for disability adaptations is one example of such changes in the district.



Support for those in great need

As supply and demand pressures have fuelled higher prices and private rents - worsening income and affordability ratios - downward forces and external factors have reduced choice and opportunity for those in greatest need and for those requiring social rented housing, with or without financial support and assistance.

At the same time a series of measures and welfare reforms have impacted upon single people, families and vulnerable households, imposing greater limitations on renting from private and social landlords, creating additional demands for smaller homes in the affordable rented sector and widening gaps between increased private rents and the levels of financial support.

Balanced arguments justify the need for new national welfare systems and reforms, for encouraging work and for the optimisation of resources for those in greatest need. However in an area where there is a need to counteract the impact of the Right to Buy and where housing options and opportunities do not align with housing needs, pressures have converged on local housing authority duties.

As a result the number of homelessness applications and acceptances continue to rise with increasingly

Homelessness key statistics

- 23% of approaches are single males.
- 13% of approaches are single females.
- 57% of approaches have dependent children.
- 15% of main duty homeless acceptances had a priority need due to mental health issues and 9% due to physical disabilities.
- social housing lettings continue to fall year on year, with 295 Council stock lettings in 2016/17 and 345 in 2015/16, representing a 30% reduction in the last year.
- There are currently 3,350 households on the Housing Register.

complex and sensitive cases. In turn the demand and the associated costs of temporary and emergency accommodation have risen, along with annual net increases of applicants listed on the Homesearch register.

The Council has limited access to supported accommodation and dedicated support services for vulnerable people are largely based around community support provided at drop in venues or mental health centres, with the Council responsible for adequately meeting the accommodation needs of complex households.

The County Council has announced a reduction in support provision for its social inclusion services (homelessness support) from 2019 at a time when further welfare reforms also hit as the area rolls into a Universal Credit live service from September 2018.

Consistent growth of the private rented sector since 2004 but a falling number of private tenancies supported by Housing Benefit since 2012/13



Source: Housing Benefit Caseload data (DWP) MHCLG for stock data

Strategic priority

Future Housing Development

To accelerate and maximise future housing development that meets local need and leads to sustainable growth

Actions

Through our Local Plan, we will:

- Allocate land through the local plan for the provision of 10,500 new dwellings between 2016 and 2036.
- Support the creation of cohesive communities, ensuring a mix of housing sizes, types and tenures that meet the needs of households on moderate and lower incomes, families with children, couples, single person, and homes designed to meet the needs of older people and people with disabilities.
- Seek to ensure that strategic site allocations and other developments of 100+ homes include elements of discounted 'market' starter homes; serviced plots for self-builders; homes for private rent; homes for downsizing older households (e.g. bungalows, sheltered or extra care housing).
- On eligible developments in Totton and Waterside, require 35% of new homes to be affordable housing to meet local needs and elsewhere the requirement will be for 50% affordable housing to meet local needs.
- Require 70% of the affordable homes for forms of social rent, split equally between social and affordable rent models, and 30% intermediate or affordable home ownership tenures including shared-ownership.
- Permit rural housing exception sites and community-led housing schemes where they meet an identified need for local people which cannot be provided in any other way.
- Take a positive and flexible approach to the adaptation of homes where doing so would enable the occupier to continue living independently.
- Ensure that new homes are built to standards that are capable of adaptation to meet the future needs of older people and others with care needs, and that strategic site allocations in particular, include housing types designed to be suitable for older people.
- Meet the need for gypsy and traveller pitches and plots for travelling show-people, who continue to live a travelling lifestyle, by existing planning permissions and as defined in the local plan.

We will also:

- Prepare a Housing Delivery Action Plan identifying actions we will take to maximise the delivery of planned housing development.
- Work positively with developers and landowners to bring forward allocated housing land in a timely way, whilst being willing to employ appropriate powers where necessary.
- Work closely with Registered Providers and Homes England to increase the supply of high quality affordable homes to meet the diverse needs of our communities with priority being given to rent.
- Develop and adopt supplementary planning guidance to support the requirements of the local plan
- Work collaboratively with the National Park Authority and the HARAH partnership to encourage and optimise the provision of affordable and community-led housing throughout town and rural communities.
- Establish a housing company to support development of private rented homes.



Strategic priority

Council housing provision

To increase the supply of high quality affordable homes through an ambitious Council house building and acquisitions programme

Actions

We will:

- Seek to provide 600 new council homes for the period to 2026 with social rent, affordable rent and shared ownership tenures.
- Adopt an innovative approach to new affordable housing provision including implementing shared ownership and affordable rented models in addition to social rent to increase the range of products the council has to offer its residents.
- Identify and optimise council house building capacity through partnerships with Registered Providers and private developers.
- Identify opportunities for the development of council owned land for affordable housing purposes.
- Continue to finance the buy-back programme, to offset stock losses through the Right to Buy.
- Advance the development of council owned temporary accommodation provision.
- Undertake a detailed review of current council housing stock and assets, identify opportunities for conversions and remodelling, whilst making best use of under-used land and garage forecourts.
- Advance and implement a housing development plan to provide a framework for future investment and defined principles.
- Seek to optimise Central Government and Homes England funding to augment our programme and accelerate delivery.



Affordable homes in Lymington



New Forest District Council homes under construction (2018).

Strategic priority

Meeting our greatest needs

To improve the housing circumstances of those within our communities most in need

Actions

We will:

- Adopt a new fit-for-purpose Homelessness & Rough Sleeping Strategy.
- Review and adopt a new Social Housing Allocation Policy to better respond to housing need.
- Review and optimise internal processes to progress households through our frontline homeless services to move on and independent living.
- Prevent and reduce homelessness, sustain tenancies and protect health and safety of tenants through use of enforcement powers against landlords for unlicensed HMOs or properties in poor condition.
- Minimise the use of Bed & Breakfast and privately owned emergency and temporary accommodation.
- Review the current allocation of staffing resources against the requirements of the Homelessness Reduction Act 2017, emerging demand trends, client support requirements, Rough Sleeper engagement, move on of temporary accommodation and Landlord liaison.
- Build close working partnerships with private, public and third sector agencies to optimise the prevention of homelessness, to implement joint protocols and solutions, build effective communication and provide efficient services.
- Aim to end Rough Sleeping in the District through a multi-agency approach and designing a pathway to achieve long term accommodation sustainability.
- Create and support independent living through maximising access and provision of disabled adaptation funding to eligible vulnerable groups.
- Continue to support and work alongside County Council and NHS commissioned services which provide vital support for vulnerable people in the district with regard to Mental Health, Addictions, Accommodation support and access to services.
- Build effective relationships with private rented sector landlords and agents to maintain confidence in the sector and improve access to our clients.
- Effectively communicate housing options to those in housing need and provide good access to affordable housing options across the whole range of tenures.



New Milton regeneration scheme.

Strategic priority

Best use of the existing stock

To enable the best use of housing to meet local needs, including support for a strong high quality private rented sector

Actions

We will:

- Improve the effective occupation and allocation of the existing social housing stock (Council and Registered Provider) through a comprehensive review of the Housing Allocation Policy & Housing Register.
- Implement a Tenancy Strategy that enables tenancies to be offered that support the objective of creating cohesive communities; providing tenants with an appropriate level of security while creating flexibility in the affordable housing stock.
- Develop a Private Sector Housing Strategy outlining the Council's role in increasing access to and standards in the private rented sector, protecting tenants health and safety and promoting energy efficiency and fuel poverty schemes.
- Administer and enforce the mandatory Houses in Multiple Occupation (HMO) licensing regime.
- Through the new Housing Allocation Policy and Tenancy Strategy, ensure the best use of available stock.
- Provide the opportunity for residents to continue living in their own home through greater access to disabled adaptation funding.
- Review of the Council's Strategy on Empty Properties to bring them back into use.
- Review existing tenant engagement and participation to achieve wider community representation.
- Engage with, educate and support private landlords in the provision of rented accommodation.



New Forest District Council homes in New Milton (2018).

New Forest District Council

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Email housing.development@nfdc.gov.uk • **Web** newforest.gov.uk/article/17996/Housing-Strategy

Phone 023 8028 5000 (Housing Strategy and Development)

 [newforestdc](#)  [newforestgov](#)



MEMORANDUM

To: James Gilfillan, Senior Development Management Officer

From: Tim Davis, Service Manager Housing Strategy and Development

Date: 6th April 2022

Re: Spending offsite financial contributions for affordable housing

Dear James

Following your recent request for information I can confirm that over £3m of financial contributions received in lieu of onsite affordable housing during the last 10 years, have been spent on the provision of new-build affordable homes developed by the Council or through the District Council's Buy Back scheme.

New Forest District Council has been actively acquiring and building new affordable homes since 2012 and is presently four years into an eight-year programme to deliver at least 600 additional homes by April 2026. As part of this new target - set out in the council's adopted Housing Strategy (December 2018)¹ - a total of 235 homes have been acquired or completed to date and a firm pipeline exists to provide a further 158. The Council is actively looking for new sites and openings to meet the target in full.

Many of the available procurement routes require significant levels of capital subsidy to enable the additional homes to be acquired and provided with affordable rents and housing costs.

The purchase of existing properties from the open market (the Buy Back programme) is set to continue into the foreseeable future however the Council is actively building and subsidising new homes on land bought at market value. And when suitable opportunities arise, the Council is also prepared to purchase new-build homes from private developers, that would have otherwise be sold on the market.

In terms of identified sites and schemes that are due to be built by the Council over the next two/three years, the following have been purchased and are in the firm pipeline, pending planning, building contracts and finalised financial viability:

- Testwood Social Club, Totton. 12 affordable homes (Planning approved)
- Moore Close, New Milton. 16 affordable homes (Planning approved)
- 37 & 39 Salisbury Road, Totton. 15+ affordable homes, subject to Planning
- Hythe Medical centre, Hythe. 21/22 affordable homes, subject to Planning

Opportunities to acquire land to build new affordable homes are continually being sought but with significantly increasing costs (mostly due to build, enhanced sustainability and meeting planning requirements), the need for increased levels of capital subsidy is also rising commensurately.

Kind regards

Tim

Tim Davis MSc Cert CIH

Service Manager - Housing Strategy and Development
New Forest District Council

¹ [Housing Strategy - New Forest District Council](#)