



Five-year Housing Land Supply Statement

Covering the period 1 April 2024 to 31 March 2029

February 2025

New Forest District (outside the National Park)

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1. Introduction

- 1.1. This report sets out the five-year housing land supply position for New Forest District (outside the National Park). This report covers the period 1 April 2024 to 31 March 2029.
- 1.2. The National Planning Policy Framework (NPPF) 2024 (paragraph 78) requires authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where the strategic policies are more than five years old.
- 1.3. To be considered deliverable (as defined in Annex 2 of the NPPF), 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.

2. Five-year housing land supply position

2.1. The following paragraphs and tables set out New Forest District’s (outside the National Park) five-year housing land supply position for the period 2024/25-2028/29.

Baseline housing target

2.2. The New Forest District (outside the National Park) Local Plan 2016-2036 Part 1: Planning Strategy was formally adopted on 6 July 2020. The adopted Local Plan is less than five years old and is therefore used as the baseline for calculating the Council’s housing land requirement for the five-year housing land supply assessment in this report.

2.3. The adopted 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. Policy STR5 sets out a stepped housing target 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

2.4. The annual housing target for the years 2024/25-2028/29 is as follows in Table 1.

Table 1: Housing Target 2024/25 to 2028/29

Year	Housing Target
2024/25	400
2025/26	400
2026/27	700
2027/28	700
2028/29	700
Local Plan Target 2024/25-2028/29	2,900

Dwelling completions 2016/17-2023/24

2.5. In the period 2016/17 to 2023/24 2,179 dwellings were completed (as set out in Table 2 overleaf). This is 521 dwellings below the housing requirement for that period as shown in the table below. The Planning Practice Guidance¹ states that a deficit or shortfall in housing delivery will need to be calculated from the base date of the adopted Local Plan and should be added to the Local Plan requirements for the next five-year period (the Sedgefield approach), then the appropriate buffer should be applied. Accordingly, therefore, the shortfall of 521 dwellings will be added to the five-year housing target of 2,900 dwellings.

Table 2: Net completions 2016/17 to 2023/24

Year	Completions	Housing Target	Balance ²	Cumulative Balance ³
2016/17	350	300	+50	+50
2017/18	266	300	-34	+16
2018/19	359	300	+59	+75
2019/20	308	300	+8	+83
2020/21	422	300	+122	+205
2021/22	79	400	-321	-116
2022/23	193	400	-207	-323
2023/24	202	400	-198	-521
Total	2,179	2,700	-521	

Buffer

2.6. The NPPF (paragraph 78) 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.

¹ <https://www.gov.uk/guidance/housing-supply-and-delivery#calculating>

² The number of dwellings above or below the housing target for the given year

³ The cumulative over delivery or under delivery of housing compared to the housing target for the given period

- 2.7. The most recent Housing Delivery Test result released by the Government was the 2023 Housing Delivery Test covering the period 2020/21-2022/23. This was published by the Government on 12 December 2024. The published results show that the Council achieved a score of 75% in the Housing Delivery Test 2023 Measurement⁴. This is below the threshold of 85% below which the buffer of 20% should be added to the five-year housing land supply requirement.
- 2.8. On that basis therefore, under the terms of the NPPF (Paragraph 78), the appropriate buffer to apply for the purposes of this five-year housing land supply assessment is the 20% buffer.
- 2.9. The Council prepared a Housing Delivery Action Plan in May 2024⁵ to seek to positively respond to the challenge of improving housing delivery and supply in the Plan Area. The Housing Delivery Action Plan sets out the reasons for the challenges faced in terms of housing delivery and supply in the Plan Area and outlines the actions the Council intends to take to seek to encourage increased housing delivery in the Plan Area.

Housing supply

- 2.10. This section summarises the components that comprise the supply of deliverable housing land to meet the five-year housing land requirement. This is done in accordance with the requirement of the NPPF which states that 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.
- 2.11. The components that have been included towards the five-year housing land supply within New Forest District (outside the National Park) are:
- Large sites (sites of 10 dwellings or more) including Local Plan 2016-2036 Part 1 strategic sites and other allocations and permissions that are considered to meet the NPPF definition of deliverable
 - Small sites with planning permission (sites of less than 10 Dwellings)
 - Sites that have planning permission for C2 use

⁴ **Housing Delivery Test: 2023 measurement - GOV.UK**

⁵ **<https://www.newforest.gov.uk/article/1176/Housing-Delivery-Test>**

- An allowance for small site windfalls

Large sites (sites of 10 dwellings or more) including Local Plan 2016-2036 Part 1 strategic sites and other allocations and permissions that are considered to meet the NPPF definition of deliverable

2.12. Large sites are included in the assessment of five-year housing land supply where there is a realistic prospect of delivery in the period 2024/25 to 2028/2029. Large sites with detailed planning permission are, as set out by the NPPF, considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years. Housing completions from large sites without detailed planning permission have been included within the five-year housing land supply period where it is considered that there is clear evidence that housing completions will begin on site within five years. The justification for the phasing of each site is set out in the housing trajectory for the Plan Area (Table 7) at the end of this report.

2.13. Research/analysis undertaken by Hampshire County Council at a County level⁶ on past trends for average build-out rates and lead-in times for sites of 100 to 399 dwellings concludes that there is an average lead-in time of 1.6 years from grant of detailed planning permission to first completions and there is an average build-out rate of 52 dwellings per annum per site. This average lead-in time and build-out rate informs the housing trajectory.

2.14. For large sites that as of 1 April 2024 did not have either a planning permission or a resolution to grant planning permission, the adopted Local Plan allocation estimate of site capacity is used for the purposes of this housing trajectory.

⁶ <https://documents.hants.gov.uk/facts-figures/HousingDeliveryTrends-sites-100-399.pdf>

Small sites with planning permissions (sites of less than 10 dwellings)

2.15. Existing unimplemented planning permissions for sites with a net gain of less than 10 dwellings (small sites) also contribute to the five-year housing land supply. Schemes with planning permission that fall below this threshold are considered collectively. Rather than site by site phasing for these schemes, a 10% discount has been applied 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 an appropriate level of confidence and degree of flexibility in the figures. The supply and phasing expected from permissioned small sites is set out in Table 3 below.

Table 3: Housing capacity from small site commitments

	Capacity	Projected Housing Completions			
		2024/25	2025/26	2026/27	2027/28
Total Plan Area	264	77	77	77	33

Permissioned sites for Use Class C2 care homes

2.16. The 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 requirement⁷. 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.

2.17. The published Census 2011 data indicates that 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. Comparable data to a local authority level has not yet been published as part of the 2021 Census, with the PPG still linking to the 2011 data. We will update the figures in accordance with the PPG once available

⁷ <https://www.gov.uk/guidance/housing-supply-and-delivery#counting-other-forms-of-accommodation>

2.18. The published Census 2011 data indicates that 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. Comparable data to a local authority level has not yet been published as part of the 2021 Census, with the PPG⁸ still linking to the 2011 data. We will update the figures in accordance with the PPG once available.

2.19. The table below sets out the sites within the Plan Area that have planning permission for care home accommodation. This totals 138 bedrooms. Applying the established ratio of 1.8 to this equates to 77 dwellings released on the housing market. In accordance with the Planning Practice Guidance, 77 dwellings are therefore included within the five-year housing land supply as both sites have full planning permission and meet the NPPF definition of deliverable.

Table 4: Sites with planning permission for care homes

Permission Reference	Site Name	Number of bedrooms	Current Status
23/10172	MAR3 Land south of Hythe Road, Marchwood	66	Detailed planning permission for 66-bedroom care home. Development currently under construction
20/11148	RING3 Land at Hopclover Way, Ringwood	72	Detailed planning permission for 72-bedroom care home. Development currently under construction
Total Plan Area		138 bedrooms	
Average number of adults per household		1.8	
Contribution from C2 care homes to housing supply		77 dwellings	

Small site windfall allowance

2.20. The following paragraphs provide information on the estimated contribution to the Local Plan's five-year housing land supply arising from windfall development.

⁸ [Housing for older and disabled people - GOV.UK](#)

2.21. The NPPF defines windfall sites as those which have not been specifically identified as available in the Local Plan process. Paragraph 75 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 they will provide a reliable source of supply.

2.22. Table 5 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 85 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 5: Small site completions since 2014/15

Year	Completions on Small Site Windfalls
2014/15	77
2015/16	66
2016/17	85
2017/18	79
2018/19	76
2019/20	119
2020/21	100
2021/22	52
2022/23	128
2023/24	69

2.23. 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.

2.24. The small site windfall allowance was tested during the last 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”⁹.

2.25. Based on this analysis, the Council considers it justifiable to include an allowance for small site windfalls in the five-year housing land supply period of 44 dwellings in 2027/28 (reduced from 77 to avoid double counting with existing permissioned small sites that are projected to deliver 33 dwellings in 2027/28) and 77 dwellings in 2028/29.

Five-year housing land supply assessment for the period 2024/25 to 2028/29

2.26. This assessment set out in Table 6 below shows that the Council cannot demonstrate a five-year housing land supply for the period 2024/25 to 2028/29 with the supply being 2.39 years. Table 7 overleaf shows the housing trajectory and the specific sites that are included within the five-year housing land supply period and the justification for their inclusion.

Table 6: Five-Year Housing Land Supply Calculation for the period 2023/24-2027/28

A	Homes that should have been delivered prior to start of five-year housing land supply period ((300 x 5) + (400 x 3))	2,700
B	Actual completions in the eight years prior to start of five-year housing land supply period	2,179
C	Shortfall to date against the housing delivery requirement (Shortfall to be made up entirely within five-year housing land supply period – Sedgefield Approach)	521
D	Five-Year Housing Target 2024/25-2028/29 based on Stepped Housing Target set out in Policy STR5 of the Local Plan 2016-2036 Part 1 (2 years at 400 homes per annum + 3 years at 700 homes per annum)	2,900
E	Five-Year Housing Target 2024/25-2028/29 (including past delivery shortfall) (2,900 + 519)	3,421

⁹ <https://www.newforest.gov.uk/media/355/inspectors-report-local-plan-examination/pdf/inspectors-report-local-plan-examination.pdf?m=637232374008100000> (Paragraph 259)

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F	Buffer applied	20%
G	Total Five-Year Housing Requirement 2024/25-2028/29 including 20% buffer (3,419 × 1.20)	4,105
H	Identified Five-Year Housing Supply over the period 2024/25-2028/29	1,966
I	Years Housing Land Supply for the period 2024/25-2028/29 ((H/G) × 5)	2.39

Table 7: New Forest District (outside the National Park) Housing Trajectory (as of 1 April 2024)

	Years 1-5					Years 6-10					Year 11-		TOTAL	COMMENTARY
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
TOT1 Land at Durley Farm, Totton							20	30	30				80	Site promoter has confirmed that they are working on bringing the site forward. The site does not yet however, meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
MAR3 Land south of Hythe Road, Marchwood (Permissioned: 23/10172 - Full) (66-bed care home, equivalent to 37 dwellings)		37											37	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in August 2024.
MAR4 Land off Mulberry Road, Marchwood						15							15	The site is expected to come forward before 2036. However, the site does not yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
HYD2 Land at Cabot Drive, Hythe						10							10	NFDC's housing development team has been in dialogue with Hampshire County Council to acquire this site. Negotiations are ongoing. The site however, does not yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
BLA1 Land adjacent to Blackfield Primary School, Blackfield								10	20				30	Landowner has confirmed the availability of the site, and it is anticipated to come forward before 2036. However, the site does not yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
NMT2 Land west of Moore Close, New Milton (Permissioned: 21/10932 - Full)	16												16	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in August 2024.
NMT3 Land off Park Road, Ashley, New Milton										10	10		20	Landowner has confirmed the availability of the site, and it is anticipated to come forward before 2036. However, the site does not yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
ASH1 Land adjoining Jubilee Crescent, Ashford (Outline application pending decision: 21/11490)						7							7	An outline planning application (21/11490) is currently being determined. However, no information is yet available regarding the future Reserved Matters application. The site does not yet meet the definition of 'deliverable' set out in the NPPF and is therefore no delivery is currently included in years 1-5.
93-95 Commercial Road, Totton (Permissioned: 21/10106 - Outline)					8								8	Site was granted outline planning permission for 11 new dwellings and the demolition of the three existing dwellings in February 2022 (21/10106). The Reserved Matters application (24/10840) is currently being determined. Given this, there is confidence that this site will be delivered within the five-year housing land supply period.
37-39 Salisbury Road, Totton (Permissioned: 23/11386 - Full)		20											20	Site has full planning permission. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in August 2024.

	Years 1-5					Years 6-10					Year 11-	TOTAL	COMMENTARY	
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35			35/36
7-9 Rumbridge Street, Totton (Permissioned: 22/11107 - Full)		13											13	Site has full planning permission. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in August 2024.
Hythe and Dibden War Memorial Hospital, Hythe (Permissioned: 22/10939 - Full)		22											22	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in August 2024.
Orchard Gate, Noads Way, Hythe (Permissioned: 22/10813 - Full)			12	12									24	Site has full planning permission. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in September 2024.
Land at The Rise and three neighbouring properties, Stanford Hill, Lymington (Permissioned: 20/10481 - Full)	44												44	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF.
Former Police Station, Southampton Road, Lymington (Permissioned: 23/10282 - Full)		32											32	Site has full planning permission. Site meets the definition of 'deliverable' set out in the NPPF.
The George Business Centre, Christchurch Road, New Milton (Permissioned: 21/10496 - Prior Approval)	10												10	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in September 2024.
31-33 Compton Road / 62 Old Milton Road, New Milton (Permissioned: 22/11314, 23/10626 and 23/10470 - Prior Approval)		23											23	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales provided by the developer in August 2024.
Land at Milton Barns, Gore Road, New Milton (Resolution to grant subject to s.106 Agreement: 21/11677 - Full)				17									17	This site has a resolution to grant full permission subject to s.106 Agreement (21/11677). The s.106 Agreement is expected to be concluded shortly and delivery of the site is expected within five years. The site is considered to meet the definition of 'deliverable' set out in the NPPF.
RING3 Land west of Crow Lane, Ringwood (Permissioned: 20/11148 - Full (72-bedroom care home, equivalent to 40 dwellings))	40												40	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF.
25 Market Place, Ringwood (Permissioned: 20/10129 and 23/10467 - Full)	10												10	Site under construction. Site meets the definition of 'deliverable' set out in the NPPF.

	Years 1-5					Years 6-10					Year 11-		TOTAL	COMMENTARY
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Permissioned Small Sites (1-9 Dwellings)	77	77	77	33									264	All have planning permission and so meet the definition of 'deliverable' set out in 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).
SS.1 Land north of Totton (Resolution to grant Reserved Matters permission: 23/10268 (persuant to outline consent 20/10997), Resolution to grant subject to s.106 Agreement: 22/10854 - Full, Permissioned: 22/10747 - Full, Permissioned: 23/10540 - Full, Outline application pending decision: 22/10219)														80 dwellings have been completed (at Land at Loperwood Lane - 19/10703) at the strategic site allocation as of 1 April 2024, out of the minimum allocation capacity of Strategic Site 1 of 1,000 dwellings. There is a significant parcel north of Salisbury Road which received Reserved Matters permission (23/10268 - 269 dwellings) in December 2024. There is a housebuilder in place to deliver this parcel. Delivery timescales provided by the housebuilder in August 2024. These have been moved back a year in order to give resilience to this trajectory. Given the stage the site has reached, there is confidence that will be some housing completions on this parcel within five years (20 dwellings in 2026/27, 50 dwellings in 2027/28, and 50 dwellings in 2028/29). There are a further two small parcels within the allocation totalling 18 dwellings (22/10747 - 9 dwellings, 23/10540 - 9 dwellings) with full planning permission. Pre-commencement conditions are currently being discharged on both these parcels. These parcels are deliverable in full within the five-year housing land supply period (both in 2026/27). Land west of Hill Street (a northeast parcel of the allocation) has a resolution to grant full permission subject to s.106 Agreement (22/10854 - 60 dwellings). The s.106 Agreement is anticipated to signed shortly. There is a housebuilder in place to deliver this parcel. Given this parcel's status and delivery timescales provided by the housebuilder in September 2024, there is certainty that this parcel will be delivered within five years (32 dwellings in 2026/27 and 28 dwellings in 2027/28). Part of the site east of Pauletts Lane now has a resolution to grant outline permission subject to s.106 Agreement (22/10219 - up to 196 dwellings). However, no information is yet available regarding progress towards submitting the Reserved Matters application and timescales for the submission. Housebuilders control the other main parcels on the east side of Pauletts Lane and confirmed in September 2024 that they are progressing the necessary technical work needed to bring their respective sites forward to planning application and are working towards submitting planning applications for their respective sites during 2025. There is also a housebuilder in place on part of the northern area of the site west of Pauletts Lane that is progressing technical work to submit a planning application during 2025. However, no planning applications are yet currently submitted for these parcels of the allocation or the other main areas on the west side of Pauletts Lane. These areas of the strategic site allocation are therefore not yet considered to meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
			70	78	50	80	115	115	112	100	100	100	920	

	Years 1-5					Years 6-10					Year 11-		TOTAL	COMMENTARY
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
SS.2 Land south of Bury Road, Marchwood							50	50	100	100	100	100	500	The landowner has confirmed it is working on bringing the site forward. No planning applications are currently submitted. The site does not yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5. A minimum of 500 dwellings are currently projected to be delivered within the Plan period. The remaining dwellings (500) anticipated on the allocation (including the area currently occupied by the solar array - approx. 300 dwellings) are currently not anticipated to be delivered within the Plan period and are projected to be delivered after 2036.
SS.3 Land at Cork's Farm, Marchwood (Permissioned: 22/10449 - Outline)				20	40	40	40	10					150	This site received outline permission (22/10449) in March 2024 for up to 150 dwellings. A housebuilder is in place to deliver the site and the Reserved Matters application (24/10992) was submitted in November 2024. Given these factors and the stage the site has reached, there is confidence that there will be some housing delivered within the five-year land supply period (20 dwellings in 2027/28 and 40 dwellings in 2028/29).
SS.4 The former Fawley Power Station												40	40	An outline planning application (19/10581 for 1,380 dwellings and 95,300sqm of commercial, civic and employment floorspace) was resolved to be permitted subject to s.106 in July 2020 but was withdrawn in July 2024 due to assessments concluding that the scheme was not financially viable. NFDC is working with the applicant to consider viable alternative development options for the site. In this context it is unlikely that there would be housing delivery on the site until 2035/36 at the earliest.
SS.5 Land at Milford Road, Lymington (Permissioned: 23/10691 - Reserved Matters (pursuant to outline consent 20/11192), Full application pending decision: 24/10590)			40	62	33	20	30						185	Part of the allocation has Reserved Matters permission for 90 dwellings. A housebuilder is in place to deliver this part of the allocation. This permissioned site meets the definition of 'deliverable' set out in the NPPF. Delivery timescales were provided by the housebuilder in September 2024 and all 90 dwellings are expected to be delivered by 2028/29. A full planning application (24/10590) is currently being determined for the area of the strategic site allocation north of Milford Road. A housebuilder is in place to deliver this part of the allocation. Delivery timescales were provided by the housebuilder in September 2024. These have been moved back a year in order to give resilience to this trajectory, and recognising that the planning application has not yet been approved. Given these factors, there is nevertheless confidence that this part of the allocation will be delivered within the five-year land supply period. An outline planning application (24/10946) has recently been submitted for the other part of the allocation south of the parcel with Reserved Matters permission is controlled by a housebuilder. However, the outline application is not yet determined and no information is yet available regarding progress towards submitting the Reserved Matters application and timescales for the submission. It is not considered to yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.

	Years 1-5					Years 6-10					Year 11-		TOTAL	COMMENTARY
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
SS.6 Land east of Lower Pennington Lane, Lymington (Full application pending decision: 24/10401 and Outline application pending decision: 22/11424)				10	10	40	40						100	A full planning application (24/10401) is currently being determined for the northwest area of the strategic site allocation at Northfield. A housebuilder is in place to deliver this part of the allocation. Delivery timescales were provided by the housebuilder in September 2024. These have been moved back a year in order to give resilience to this trajectory, and recognising that the planning application has not yet been approved. Given these factors, there is confidence that this part of the allocation will be delivered within the five-year land supply period. An outline planning application (22/11424) is currently being determined for the remainder of the strategic site allocation. However, the outline application is not yet determined and no information is yet available regarding progress towards submitting the Reserved Matters application and timescales for the submission. The majority of the strategic site allocation is not considered therefore to yet meet the definition of 'deliverable' set out in the NPPF and is therefore no delivery is currently included in years 1-5.
SS.7 Land north of Manor Road, Milford on Sea (Resolution to grant subject to s.106 Agreement: 23/10476 - Outline)					25	50	50	45					170	This site has a resolution to grant outline permission subject to s.106 Agreement (23/10476) for up to 170 dwellings. A housebuilder is in place to deliver the site. The Reserved Matters application is currently being prepared and, subject to receipt of the outline permission, is anticipated in 2025. Delivery timescales have been provided by the developer in September 2024. These have been moved back two years in order to give resilience to this trajectory, and recognising that the s.106 is not yet signed and permission is still to be issued for 23/10476 and the Reserved Matters application has not yet been submitted. Given the progress made on the site though, there is confidence that there will be some housing completions on this site within five years (25 dwellings in 2028/29).
SS.8 Land at Hordle Lane, Hordle (Permissioned: 19/10007 - Full, 23/11089 - Lawful Development Certificate, 23/10225 - Variation of condition, Resolution to grant subject to s.106 Agreement: 23/10661 - Outline))			10			50	50	50					160	10 dwellings have full planning permission (19/10007, 23/11089 - LDC, 23/10225 - VAR) and meet the definition of 'deliverable' set out in the NPPF. An outline planning application (23/10661) for the majority of the rest of the allocation has a resolution to grant planning permission subject to s.106 Agreement (Planning committee resolution given in February 2025) with the applicant being a housebuilder. Delivery timescales have been provided by the developer in September 2024. However, the outline planning application is yet to be determined and a Reserved Matters application would need to be submitted and determined before the site can be delivered. No planning applications are currently submitted for the remaining smaller parcels of the allocation. The majority of the strategic site allocation is not therefore considered to yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.

	Years 1-5					Years 6-10					Year 11-		TOTAL	COMMENTARY
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
SS.9 Land east of Everton Road, Hordle (Permissioned: 23/11731 - Full)		30	50	17		3							100	97 dwellings have full planning permission (21/11731) and meet the definition of 'deliverable' set out in the NPPF. Site is under construction. Delivery timescales have been provided by the developer in September 2024. No planning applications are currently submitted for the remaining small parcels of the allocation therefore the residual dwellings are not included for delivery in years 1-5.
SS.10 Land at Brockhills Lane, New Milton (Permissioned: 21/11179 - Full)			25	50	50	39							164	Site has full planning permission. Site meets the definition of 'deliverable' set out in the NPPF. Pre-commencement conditions are currently being discharged. Delivery timescales have been provided by the developer in September 2024. These have been moved back a year to recognise that construction of the development has not, as of November 2024, commenced and therefore to provide resilience to this trajectory.
SS.11 Land south of Gore Road, New Milton (Resolution to grant subject to s.106 Agreement: 22/10418 - Outline)						20	40	40	40	38			178	This site has a resolution to grant outline permission subject to s.106 Agreement (22/10418) for up to 178 dwellings. However, the site does not yet have a housebuilder and no information is yet available regarding progress towards submitting the Reserved Matters application and timescales for the submission. The site is therefore not yet considered to meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
SS.12 Land south of Derritt Lane, Bransgore (Permissioned: 21/11097 - Full)			20	40	40								100	Site has full planning permission. Site meets the definition of 'deliverable' set out in the NPPF. Pre-commencement conditions currently being discharged. Variation of condition application currently being determined - 24/10380 Variation of conditions 2, 26 and 37 of application 21/11097 to allow amended layout and drainage plans in regard to the incorporation of a package treatment plan and associated infrastructure to enable the treatment and mitigation of a large part of the proposed development's phosphate output.
SS.13 Land at Moortown Lane, Ringwood (Resolution to grant subject to s.106 Agreement: 23/11723 - Hybrid)					25	50	50	65	70	70	50	50	430	Site now has a resolution to grant hybrid permission subject to s.106 Agreement (21/11723 - Outline for up to 293 dwellings with full details for the first phase of 150 dwellings) covering the majority of the strategic site allocation. There is a housebuilder in place to deliver the site. Delivery timescales have been provided by the developer in September 2024. These have been moved back in order to give resilience to this trajectory. However, given the progress made and status of the site, there is confidence that there will be some housing completions on this site within five years (25 dwellings in 2028/29).

	Years 1-5					Years 6-10					Year 11-	TOTAL	COMMENTARY	
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35			35/36
SS.14 Land north of Hightown Road, Ringwood (Resolution to grant subject to s.106 Agreement: 21/10042 - Outline)						20	50	50	50	50	50	50	320	This site has a resolution to grant outline permission subject to s.106 Agreement (21/10042) for up to 400 dwellings and 3ha of employment land. There is a housebuilder in place to deliver the site. Flood mitigation measures will need to be constructed and operational before first house sale. Major highways works (including the Southampton Road junction upgrade) are also required. Since the resolution to grant outline consent was given in March 2023 the applicant has subsequently submitted a viability report and the outline planning application will need to go back to Planning Committee for determination. Subject to outline planning permission being granted, the first Reserved Matters application is anticipated in 2025. Delivery timescales for the site were provided by the developer in September 2024. These have been moved back a year in order to give resilience to this trajectory in view of the factors described above. The site is not considered to yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
SS.15 Land at Snails Lane, Ringwood						35	35	30					100	A full planning application for the site has been submitted in February 2025 (25/10114 for 140 dwellings). A housebuilder is engaged to deliver the site. Delivery timescales were provided by the promoter in August 2024. These have been moved back three years to give resilience to this trajectory as the full planning application has only just been submitted. Given that a planning application has only just been submitted, the site is not considered to yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.
SS.16 Land north of Station Road, Ashford (Permissioned: 23/10316 - Full)		20	40	40	40	40	18						198	Site has full planning permission. Site meets the definition of 'deliverable' set out in the NPPF. Development is under construction. Variation of condition application 24/10595 was approved in October 2024.
SS.17 Land at Whitsbury Road, Fordingbridge (Permissioned: 20/11469 - Full, Permissioned: 21/10052 - Outline)	50	7		24	50	50	50	50	50	50	18		399	Land at Tinkers Cross (20/11469) is currently under construction with 7 dwellings completed in 2023/24 and 57 remaining to be completed which are expected to be built in 2024/25 and 2025/26. Delivery timescales have been provided by the developer in September 2024. This portion of the allocation meets the definition of 'deliverable' set out in the NPPF. The vast majority of the remainder of the site has outline permission (21/10052) for up to 342 dwellings. A Reserved Matters application for the first phase of development (24/10809 for 74 dwellings) has been submitted, and an application for the construction of a temporary access which will enable the timely delivery of the first phase has been permitted (24/10651). There is a housebuilder in place to deliver the site. Delivery timescales have been provided by the developer in September 2024. These have been moved back a year in order to give resilience to this trajectory, and recognising that the first Reserved Matters application has not yet been approved. Given these factors, there is confidence that will be some housing completions on this site within five years (the 74

	Years 1-5					Years 6-10					Year 11-		TOTAL	COMMENTARY	
	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36			
															dwelling from the first phase for which a Reserved Matters application (24/10809) is being determined).
SS.18 Land at Burgate, Fordingbridge (Permissioed: 20/10228 - Full, Permissioed: 21/11237 - Hybrid, Permissioed: 23/10518 - Full, Resolution to grant subject to s.106 Agreement: 22/11268 - Hybrid)	26	12	50	61	50	70	96	75	42				482	Land at Burgates Acres (20/10228) in the southeast of the strategic site allocation is currently under construction with 36 dwellings completed in 2023/24 and 26 (net as includes loss of one existing dwelling) completed in 2024/25. There is a hybrid planning permission covering most of the rest of the allocation for a total of 404 dwellings (21/11237 - Outline for up to 292 dwellings with full details for the first phase of 112 dwellings). The development commenced in July 2024. Phase 1 of the site meets the definition of 'deliverable' set out in the NPPF and it is expected that all 112 dwellings in this phase will be delivered within the next five years. Reserved Matters applications are being prepared for the subsequent phases and timescales for the delivery of housing have been provided by the developer in September 2024. A more conservative view of build-out rates has been taken in this trajectory to ensure robustness, however, in view of the stage the site has reached and progress made, there is confidence that 162 dwellings will be delivered from the 404 dwellings in the five-year housing land supply period (all 112 dwellings from phase 1 and a further 50 dwellings from the next development phase of the site). Full planning permission (23/10518) has been granted for the construction of the link road through the site, the early provision of which will support the timely delivery of homes and will help to maintain a consistent annual completion rate. The link road is currently under construction. There is also a resolution to grant hybrid permission subject to s.106 Agreement (22/10418) on the part of the allocation at Middle Burgate House for 52 dwellings (22/11268 - full details for 11 (net as includes loss of one existing dwelling), outline for 41). The part of the resolution to grant which is for full consent has a likely prospect of delivery within five years (in 2027/28). The part with a resolution to grant outline consent does not yet meet the definition of 'deliverable' set out in the NPPF and therefore no delivery is currently included in years 1-5.	
Developable Brownfield Land Register Sites without Planning Permission and not allocated in the Local Plan									45	45	25	25	140	The last Brownfield Land Register identified a number of sites that could be potentially suitable for residential development. Based on current known information on site availability/any relevant progress on these potential sites there is currently considered to be a reasonable prospect of delivery of around 140 dwellings from this source of supply within the Plan period.	
Windfalls (Small Sites 1-9 Dwellings)				44	77	77	77	77	77	77	77	77	660	Based on clear trend-based evidence demonstrating reliability of supply.	
Totals	273	293	394	508	498	716	811	697	646	540	420	442	6,238		
Adopted Local Plan 2016-2036 Part 1 Stepped Housing Target (Policy STR5)	400	400	700	700	700	700	700	700	700	700	700	700			

Figure 1: Graphical illustration of the Housing Trajectory 2016-2036

