



# **Housing Delivery Action Plan**

**VERSION FOR 1 MAY CABINET**

**MAY 2024**

New Forest District (outside the National Park)

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## 1. Introduction

- 1.1. The Housing Delivery Test (HDT) was introduced by the Government in 2018 to ensure that local authorities are held accountable for their role in ensuring new homes are delivered. The HDT is an annual measurement of housing delivery published by the Government. It compares the total amount of housing delivered in a plan-making area over the preceding three financial years, against the number of homes required in that area over the same rolling three-year period.
- 1.2. The results of the HDT are published annually. Paragraph 79 of the National Planning Policy Framework (NPPF) (December 2023) states that “to maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission.” The three consequences of the Housing Delivery Test results are set out in the NPPF and summarised below:
- Where the Housing Delivery Test indicates that delivery has fallen below 95% of the local planning authority’s housing requirement over the three previous years, the authority should prepare an action plan in line with national planning guidance, to assess the causes of under delivery and identify actions to increase delivery in future years.
  - Where the Housing Delivery Test indicates that delivery has fallen below 85% of the housing requirement over the previous three years, the authority’s five-year housing supply should include a buffer of 20%, in addition to the requirement to prepare an action plan.
  - In addition, where the Housing Delivery Test indicates that delivery has fallen below 75% of the local planning authority’s housing requirement over the three previous years, the presumption in favour of sustainable development will apply to decisions for planning applications involving the provision of housing. This means that the policies which are most important for determining the application are deemed out-of-date.

### [New Forest District Council \(NFDC\) Housing Delivery Test 2022 result](#)

- 1.3. On 19 December 2023, the Government published the results of the 2022 Housing Delivery Test Measurement (this Measurement covers the three-year period 2019/20 to 2021/22)<sup>1</sup>. New Forest District Council (hereafter ‘Council’) achieved a score of 92% against the requirement for the period. This score is above the 75% threshold below which the ‘presumption in favour of sustainable development’, as set out in paragraph 11(d) of the NPPF, applies but is below the pass mark of ‘95%’.

### [Purpose of the Housing Delivery Action Plan \(HDAP\)](#)

- 1.4. As a consequence of delivery being beneath the pass mark, the Council has prepared this HDAP to positively respond to the challenge of increasing its housing delivery.
- 1.5. The purpose of this HDAP is:

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<sup>1</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2022-measurement>

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- To provide an analysis of the key reasons for the under-delivery of new homes in the Plan Area<sup>2</sup> against its housing requirement; and
- To identify the actions the Council intends to undertake to increase and accelerate the delivery of new housing in the Plan Area; and
- To confirm the monitoring arrangements for the HDAP.

1.6. The Council recognises that delivering housing growth within the Plan Area is complex. This HDAP sets out what the Council will seek to do to support increased housing delivery. In this context, the Council's previous and current corporate plans specifically prioritise the importance of delivering housing to meet needs and promote sustainable growth.

1.7. However, it is acknowledged that the Council's influence on the delivery of housing across the Plan Area is limited. Nevertheless, the Council will seek to continue to work proactively with other key parties to ensure housing sites come forward in a timely manner and are built out swiftly once planning permissions are granted. This HDAP therefore continues to seek the support and the co-operation of those involved in delivering new homes including landowners, developers, land promoters, infrastructure providers (such as utility providers) and the County Council.

1.8. It is also relevant to note that the Council must not only deliver the number of homes that are needed in the Plan Area but also that the housing delivered provides a suitable mix of homes to meet the need identified in the Plan Area such as affordable housing and specialist accommodation, as set out in the adopted Local Plan and the NPPF.

## 2. Housing delivery analysis

2.1. The current adopted Local Plan 2016-2036 Part 1: Planning Strategy sets a housing target of at least 10,420 (net) dwellings for the period 2016-2036.

2.2. The housing requirement, as set out in Policy STR5, is phased through 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

2.3. This stepped housing target was established through the examination of the Local Plan by the Planning Inspectorate. The Inspectors' Report (March 2020)<sup>3</sup> on the examination of the Local Plan examination sets out the conclusions they reached on anticipated housing supply and future delivery rates.

2.4. Table 1 shows that 1,977 dwellings have been completed by 31 March 2023. It shows that the stepped housing target for the first five years of the Local Plan was met. However, since 2021/22 housing delivery has declined sharply and consequently, as of 1

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<sup>2</sup> Plan Area is the area of New Forest District that is outside the New Forest National Park

<sup>3</sup> <https://newforest.gov.uk/media/355/inspectors-report-local-plan-examination/pdf/inspectors-report-local-plan-examination.pdf?m=1587640600810> (Pages 41-43 in particular)

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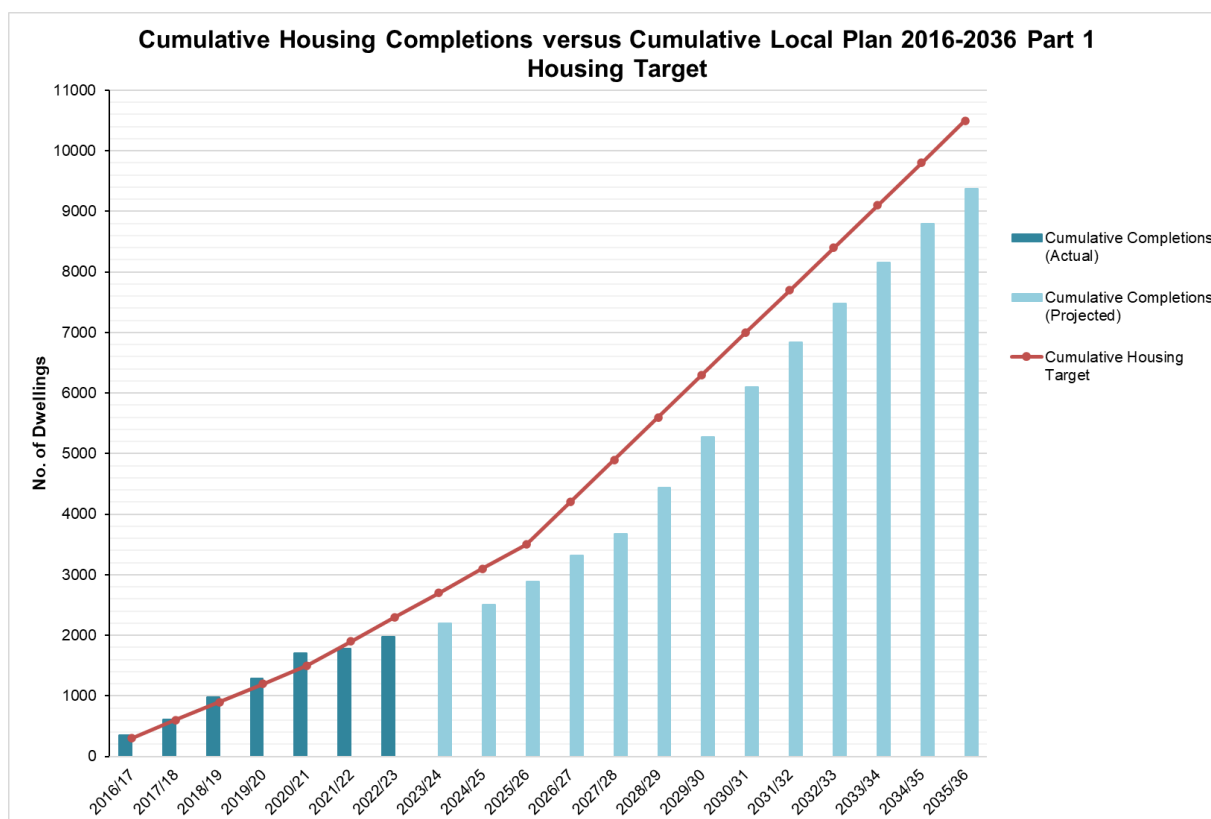
April 2023, there is a delivery shortfall of 323 dwellings for the Plan period to date compared to the Local Plan housing delivery target for that period.

Table 1: Net completions 2016/17 to 2022/23

Year	Completions	Housing Target	Balance <sup>4</sup>	Cumulative Balance <sup>5</sup>
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
<b>Total</b>	<b>1,977</b>	<b>2,300</b>	<b>-323</b>	

2.5. Chart 1 below illustrates the projected cumulative housing delivery against the cumulative housing target across the Local Plan period. It shows that without action, the shortfall between housing delivery and the housing delivery target will persist and indeed worsen over the remainder of the Local Plan period.

Chart 1: Cumulative completions compared to the cumulative housing target during the Local Plan Period



<sup>4</sup> The number of dwellings above or below the housing target for the given year

<sup>5</sup> The cumulative over delivery or under delivery of housing compared to the housing target for the given period

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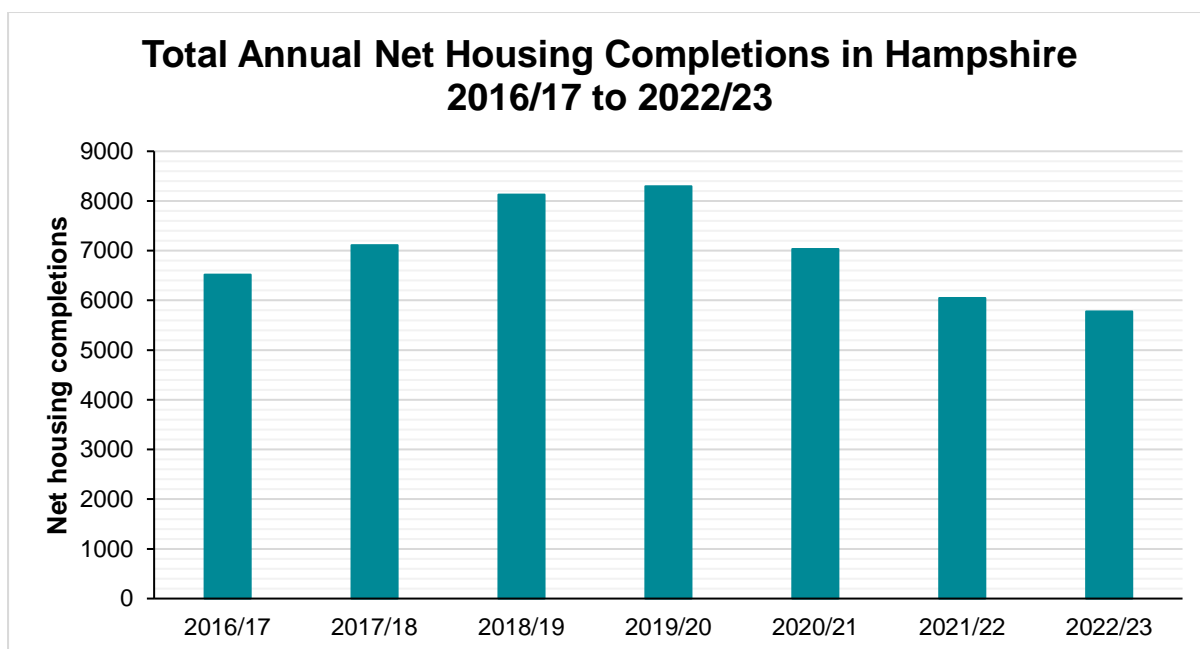
2.6. This section looks at the causes of the ‘under delivery’ of new homes in the Plan Area and identifies key local and national issues which have affected and continue to have implications for housing delivery.

Macro-economic uncertainty

2.7. There have been a number of a significant changes in economic conditions which are having a negative effect on housing delivery. These changes in economic conditions include the economic and social impacts of the Covid-19 pandemic, the Ukraine war, stubbornly high inflation, and rising build costs (both for materials and labour). Such circumstances combined have had the effect of inducing uncertainty and slowing down progress both with planning applications and on-site delivery.

2.8. Chart 2 below shows the total net housing completions across the county of Hampshire over the period 2016/17 to 2022/23. It shows that since 2019/20 there has been a steady and pronounced drop in total annual housing completions in the county. The chart indicates the possible impacts that national economic conditions may be having on housing delivery rates whilst acknowledging that housing delivery is complex and there are numerous factors that can influence completion rates.

Chart 2: Total net housing completions in Hampshire 2016/17 to 2022/23



Local physical and environmental context

2.9. The Plan Area is subject to significant development and environmental constraints which severely limit the capacity of the area to accommodate sustainable development. Those constraints include nature conservation designations – of both international and national importance, Green Belt, areas at risk of flooding or erosion, National Landscapes (formerly known as Areas of Outstanding Natural Beauty), military exclusion zones and Health and Safety Executive consultation zones.

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- 2.10. The significant extent and ecological sensitivity of international nature conservation sites in and adjoining the Plan Area (including those within the New Forest National Park) makes accommodation of significant development a major challenge. All development in the Plan Area must meet the requirements of the Conservation of Habitats and Species Regulations 2017 and is required to mitigate the impact it will have on international conservation sites both within and close to the Plan Area. Potential impacts that development will be required to mitigate include effects on plants and species due to traffic emissions on roads through the New Forest, water quality impacts from increased discharge of phosphates or nitrates to the River Avon or to the Solent and Southampton Water respectively, and recreational disturbance in the Solent and New Forest arising from an increased population.
- 2.11. The relationship of impacts of development on the natural environment has become increasingly understood in recent years. Whilst many local planning authority areas have less environmentally constrained land where housing can be more readily delivered in this regard, New Forest District does not. The requirement for all residential development to mitigate its impacts on international nature conservation sites also has an effect on the quantum of housing that individual sites can deliver. This is particularly the case on greenfield sites of 50 or more dwellings where on-site provision of Alternative Natural Recreational Greenspace (ANRG) is required, limiting the maximum number of dwellings the site can accommodate to enable the requirements of the Habitat Regulations to be met.
- 2.12. There is also a need to secure continued investment in infrastructure (e.g., energy infrastructure and water supply) to ensure that the necessary infrastructure to accommodate additional housing delivery is in place. With existing capacity issues in a number of areas, this adds a further complication to bringing housing forward in the Plan Area.
- 2.13. All of these factors make identifying suitable housing sites a significant challenge and make housing sites more complex and time consuming to successfully deliver.

#### Nutrient neutrality

- 2.14. Evidence has shown that residential development contributes to high levels of nutrients in the water environment, specifically nitrates in Solent catchments and phosphates in the Avon catchment. High levels of nutrients in the water causes an excessive growth of plants and algae, known as eutrophication, which reduces the oxygen content in water. This process makes it more difficult for aquatic insects or fish to survive, in turn removing a food source from the food cycle for protected species such as wading birds and salmon.
- 2.15. In 2018 (for the Avon catchment) and 2019 (for the Solent catchment) Natural England advised that housing and other development which would result in an increase in 'overnight' stays, should achieve nutrient neutrality to avoid harmful impact on the designated sites. This meant development in the Avon catchment having to achieve net zero phosphate emissions, and in the Solent net zero nitrate emissions. The achievement of nutrient neutrality therefore requires developments to take steps to minimise nutrient loads at source wherever possible, and to mitigate or offset the residual impact by a suitable combination of on- and off-site measures.

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2.16. Before strategic mitigation solutions were identified, the nutrient issues delayed the issuing of planning permissions in the Plan Area because new developments had to demonstrate that they had an achievable way to enable the development to be nutrient neutral before planning permission could be granted, and dwellings could be built and occupied. The lack of a strategic solution and the difficulties for developments to put forward a suitable mitigation solution for their developments consequently delayed/stalled the delivery of housing causing a fall in housing completion numbers.

#### Slower than anticipated progress on Local Plan 2016-2036 Part 1: Planning Strategy strategic site allocations

2.17. The 18 strategic sites allocated in the adopted Local Plan 2016-2036 Part 1: Planning Strategy form a significant element of this Council's housing land supply and are therefore very important to meeting housing delivery targets. These were all new allocations, none of which had planning permission with the exception of a small element of Strategic Site 1: Land to the north of Totton which, at the point of Local Plan adoption, had an outline planning permission for up to 80 dwellings (15/11797). Delivering 18 new major housing development sites effectively from scratch is a very significant challenge and takes time, particularly in an area as environmentally and physically constrained as the New Forest District (outside the National Park) Plan Area and consequently sites are complex to deliver.

2.18. Progress is being made on bringing the strategic site allocations forward and the Council is working constructively with the applicants of these sites (and other key stakeholders, e.g., Hampshire County Council (HCC)) to help facilitate the successful delivery of the strategic sites. The majority of the strategic sites have housebuilders in place to deliver them. Most of the strategic site allocations are at planning application stage (some have planning permission or have a resolution to grant planning permission subject to the completion of a Section 106 Agreement). A parcel of Strategic Site 1 (Loperwood Lane, 80 dwellings) was completed in 2023/24, and parts of Strategic Site 17 (Tinkers Cross Farm, 64 dwellings) and of Strategic Site 18 (Burgate Acres, 63 dwellings) are currently under construction.

2.19. However, the strategic sites have not come forward in line with the timescales projected by the site promoters at the time the Local Plan was examined. This under performance is contributing to housing targets not being met. The reasons for this can partly be explained by the general circumstances matters previously outlined. However, individual site-specific complexities are also a factor, and have taken longer to appropriately resolve than was previously anticipated such as: access arrangements, infrastructure, landscape, flood risk and drainage, and wildlife and nature.

#### Stalled sites

2.20. A number of sites that benefit from either longstanding allocations in the Local Plan Part 2 (adopted in 2014) or extant planning permissions have stalled or made very limited progress towards being delivered. This has had a negative effect on both the Council's housing land supply and on housing delivery rates. Appendix 1 of this HDAP sets out a list of housing sites that either have stalled or are considered to be at risk of stalling.



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### 3. Actions to promote and support housing delivery

- 3.1. National planning guidance states that a HDAP should identify actions to address under delivery against the housing requirement in the area, including key actions to increase and improve levels of delivery.
- 3.2. The Council will establish a cross-service Housing Delivery Officer Working Group. Its objective and purpose will be to work through and facilitate implementation of the proposed actions set out in the Action Plan in order to support increased housing delivery. Table 2 overleaf sets out in more detail the specific actions that the Council will seek to undertake, working with developers and other delivery partners as appropriate, in order to promote and support housing delivery in both the short-term and longer-term. These actions are grouped under the following themes:
- Take a proactive approach to bringing forward existing sites to seek to ensure that development comes forward as soon as possible and continue to ensure that the development capacity of sites is optimised;
  - Progress Local Plan Review;
  - Identify (and explore opportunities to bring forward) additional suitable and achievable development sites within built-up areas including the exploration of potential regeneration areas;
  - Ensure Development Management processes continue to be efficient and effective;
  - Support the delivery of strategic solutions to environmental constraints (Habitats Regulations); and
  - Support affordable housing delivery

#### Monitoring arrangements

- 3.3. This HDAP will be reviewed on an annual basis. The Council will monitor the effectiveness of actions themselves, as well as the outcomes (e.g. housing delivery rates and housing land supply). The actions will be updated where necessary and new ones may be added in response to external changes, such as new funding streams, Government initiatives and changes to legislation and/or policy.

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## Table 2: Measures to promote and support housing delivery

Take a proactive approach to bringing forward existing sites to seek to ensure that development comes forward as soon as possible and continue to ensure that the development capacity of sites is optimised

Proposal	Summary of Action	Timescale
Seek to ensure delivery of Local Plan strategic site allocations, major sites with planning permission and other allocated/identified housing sites	Work proactively with site owners/promoters/developers, infrastructure providers and other key stakeholders to help facilitate the successful delivery of strategic site allocations, major sites with planning permission and other allocated/identified housing sites.	Ongoing
Optimisation of delivery on strategic sites and other development sites	Continue to ensure that the development capacity of the strategic sites and other development sites is optimised in a manner that is well-designed and contextually appropriate, provides an acceptable housing mix (including quantum of affordable housing), and complies with all environmental requirements.	Ongoing
Work with infrastructure providers	Work with infrastructure providers to seek to ensure timelines for providing infrastructure necessary to accommodate housing development does not unduly delay housing delivery.	Ongoing, and will also form important part of Local Plan Review work timeline
Create and maintain a 'Sites at risk' schedule	Establish and maintain a schedule of any sites which have stalled, or are at risk, or have identified barriers to delivery. First action will be to identify and contact the site owners to establish why the site has not yet delivered and seek to initiate an ongoing dialogue/engagement with the site owners/promoters. This work will be integrated into the Local Plan Review.	First draft sites schedule prepared (set out in Appendix 1). First action to be started in summer 2024
Consider whether other planning tools can be used to encourage housing delivery	Investigate what incentives and powers are available to facilitate the delivery of housing.	When merited
Continue partnership working on strategic / cross-boundary issues	Continue ongoing collaborative working within the Partnership for South Hampshire (PFSH) and other subregional working groups to identify strategic solutions to support or enable delivery.	Ongoing

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### Progress Local Plan Review

In February 2024, the Council commenced work on a full Local Plan Review. As well as setting a vision for the future of the Plan Area, the Local Plan Review will set a strategy for how, when and where needs of the community will be met, including the imperative issue of addressing housing needs and setting an appropriate and achievable/deliverable housing target.

Proposal	Summary of Action	Timescale
Progress Local Plan Review	Progress Local Plan Review in accordance with agreed timescales set out in the published Local Development Scheme (LDS).	Regulation 18 ‘Issues and Scope’ consultation – summer/autumn 2024, Regulation 18 first full draft Local Plan (including proposed site allocations and policies) – summer/autumn 2025

Identify (and explore opportunities to bring forward) additional suitable and achievable development sites within built-up areas including the exploration of potential regeneration areas

Proposal	Summary of Action	Timescale
Preparation and publication of updated Housing and Economic Land Availability Assessment (HELAA)	Undertake a comprehensive site identification and assessment process to produce an updated Housing and Economic Land Availability Assessment (HELAA) to identify potential suitable sites for residential development. Review all Council landholdings (e.g., car parks, Lymington Town Hall) for opportunities for housing development or infill, and for redevelopment / intensification. The HELAA will inform the Local Plan Review and future updates to the Brownfield Land Register.	Draft HELAA to be published for consultation with Regulation 18 first full draft Local Plan in 2025
Explore masterplan for regeneration of Totton town centre	Totton Regeneration Partnership has been established. Additional funding has been secured from DLUHC to help finance and provide the resources and skills	Ongoing

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	needed to bring forward major town centre regeneration schemes.	
Explore regeneration opportunity sites, including those identified in 'made' and emerging Neighbourhood Plans	Work with landowners, key stakeholders and parish councils to explore and seek to facilitate the delivery of the town centre opportunity/regeneration sites, including those identified in relevant 'made' and emerging Neighbourhood Plans.	Q3 2024 onwards
Encourage housing delivery through Neighbourhood Plans	Encourage future Neighbourhood Plans / Neighbourhood Plan Reviews to actively identify and allocate housing sites in their parishes to address needs / facilitate additional housing delivery.	When merited

Ensure Development Management processes continue to be efficient and effective

Proposal	Summary of Action	Timescale
Development Management processes	Continue to ensure that the end-to-end decision-making process is as efficient and effective as possible, providing continuing certainty for all parties involved.	Ongoing
	Explore with the Planning Advisory Service the potential for independent third-party review of our end-to-end decision-making process and to benchmark sector best practice.	6 months
	Continue to refine the Section 106 process working across all Council functions and with delivery partners to reduce the potential for delays in the Section 106 process.	Ongoing

Support the delivery of strategic solutions to environmental constraints (Habitats Regulations)

Proposal	Summary of Action	Timescale
Recreational Mitigation Strategy	Extend the range of off-site recreational mitigation projects available to support developments not required or able to provide on-site mitigation (in particular, to support delivery of larger scale brownfield redevelopment sites within defined built-up areas). Consider land acquisition to deliver strategic mitigation.	Ongoing
Nutrient Mitigation	In both the Avon and Solent catchment possible mitigation schemes are being explored linked to a new £9.8 million government grant on addressing nutrients	Ongoing

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	<p>that may include upgrading council owned sewage treatment plants in the Avon catchment and the creation of new wetlands; and for both catchments the exploration of options for septic tank installations and installation of water efficiency measures in council owned properties. This list of measures is not exhaustive and other measures will continue to be explored. The grant must be spent by March 2025.</p> <p>Continue joint working with partners and other key stakeholders in the Solent catchments to continue to identify a sufficient supply of appropriate mitigation schemes to provide nitrate offsetting credits to enable residential development to be delivered. Continue to work with other authorities and PfSH affected by the same issue to continue to raise the issue of nitrate neutrality and its impact on housing delivery with DLUHC, Defra and their agencies.</p> <p>Continue joint working with partners and other key stakeholders in the Avon catchment to identify a sufficient and more diverse supply of appropriate mitigation schemes to provide phosphate offsetting credits to enable residential development to be delivered.</p>	
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Support affordable housing delivery

<b>Proposal</b>	<b>Summary of Action</b>	<b>Timescale</b>
Direct Council delivery of additional affordable homes	The Council aims to deliver 600 additional affordable homes by 2026 (as established by the 2018 Housing Strategy), to rent and shared ownership.	Ongoing, by 2026
Utilise Council resources for affordable housing provision to support the delivery of strategic sites	Explore scope for partnerships with strategic site promoters where the Council becomes the registered provider and acquires a significant proportion of the affordable homes to reduce development risk and improve cashflow, reducing the affordable housing unit costs and accelerating delivery.	Ongoing

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## Appendix 1: Draft Residential Sites at Risk Schedule

Site Name	Allocation / Planning Permission Reference	Approx. Site Area (Ha)	Estimated Housing Capacity of Site	Status on Progress
Land at Durley Farm, Totton	TOT1 First allocated in 2014 Identified Reserve Site in 2005	7.82	80	The site is situated on the southern edge of Totton. The site consists of agricultural land and a woodland and grassland Site of Importance for Nature Conservation (SINC). No recent progress has been made in bringing the allocation forward for development.
Land at Hanger Farm, Totton	TOT3 First allocated for housing as part of the original west Totton growth sector in the early 1980s. Reconfirmed as an allocation in 2014  Permissioned: 07/89872 Detailed, 05/83625 Detailed – 330 dwellings	9.30	330	This is a greenfield site with highway access points in place and there are no onerous infrastructure requirements. This site has longstanding detailed permissions for 330 dwellings. However, there has been no further progress with building out the site for well over 10 years.

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Manor Farm Building, Hanger Farm, Totton	Permissioned: 03/78798 Outline, 05/85757 Reserved Matters – 13 dwellings	0.55	13	This site adjoins Hanger Farm (TOT3) and is owned by the same developer. This site has longstanding permissions for a net gain of 13 dwellings. However, there has been no further progress with building out this site for well over 10 years.
Land at Jackie Wigg Gardens, east of Brokenford Lane, Totton	TOT6 First allocated in 2005	0.17	10	This is a small remaining parcel at the very southern end of the wider TOT6 allocation. The rest of the TOT6 allocation has now been built out. No recent progress has been made in bringing forward this small remaining parcel. The parcel is still in active commercial (car repair/light industrial) use.
Bus Depot, Salisbury Road, Totton	TOT9 First allocated in 2014	0.40	15	The site is in a mainly residential area and is currently in use as a bus depot. No recent progress has been made in bringing the site forward for residential development.
Land at Eling Wharf, Totton	TOT11 First allocated in 2005	15.06	400	No recent progress has been made in bringing the site forward for residential-led mixed-use development. The site is being used for port related needs. There are significant constraints affecting redevelopment opportunities on this site including: the site is likely to be heavily contaminated from previous industrial uses and therefore remediation will be required, forecast sea level rises and flood risk including the site adjoining land that is within Flood Zone 2 and 3 will need to be addressed, and impacts on the adjacent Solent and Southampton Water Natura 2000 sites will need to be addressed.
Land between Cracknore Hard Lane and Normandy Way, Marchwood	MAR1 First allocated in 2014 Identified Reserve Site in 2005	0.53	12	The site is currently in use as a car park. No recent progress has been made in bringing the site forward.

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Land off Mulberry Road, Marchwood	MAR4 First allocated in 2014	0.49	15	This site is an area of grassland within a residential area. No recent progress has been made in bringing the site forward.
Land at Cabot Drive, Hythe	HYD2 First allocated in 2014	0.32	10	NFDC's housing development team has been in dialogue with Hampshire County Council to acquire this small site. Negotiations are ongoing.
Land adjacent to Blackfield Primary School, Blackfield	BLA1 First allocated in 2014	1.89	30	This site is part of a former golf course at the northern edge of Blackfield adjacent to the north of Blackfield Primary School. No recent progress has been made with the site forward.
LYM4 Land at 142-144 Southampton Road, Lymington	LYM4 First allocated in 2014  Permissioned: 10/96153 – 6 dwellings	0.14	6	The southern third of the allocation has been implemented delivering 4 dwellings. The remaining undeveloped portion of this site has an extant planning permission for 6 dwellings for which foundation trenches have been dug but no further work has happened for several years. The site is currently overgrown scrub.
Fox Pond Dairy Depot and Garage, Milford Road, Lymington	LYM5 First allocated in 2014	0.38	14	The site is in currently in use for a mix of commercial uses. No recent progress has been made in bringing the site forward for the uses envisaged by the allocation. A full planning application (19/11555) sought to develop the southern part of the site for A1/A5 use which was refused in April 2020 and subsequently dismissed at appeal. Some Prior Approval applications have been made for small-scale residential development (18/11353, 17/10576, 17/11278 – all refused) and an application for a first-floor extension to the existing office building (20/10501 – refused and subsequently dismissed at appeal) on parts of the area of the northern part of the site.
Land off Park Road, New Milton	NMT3 First allocated in 2014	1.12	20	This is a greenfield site on the northwest edge of New Milton next to an existing residential area. No recent progress has been made in bringing the site forward.



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Land east of Caird Avenue, New Milton	NMT4 First allocated in 2005	2.31 (NMT4)	40	The site is situated to the south of Carrick Way and is currently used for industrial purposes and as part of the mineral / gravel workings on the Solent Industrial Estate. The western portion of the site (NMT4/NMT5) is allocated in the 'made' New Milton Neighbourhood Plan <sup>6</sup> for commercial development only as residential development is no longer considered possible on the site. Policies NMT4 and NMT5 are therefore superseded by Policy NM3 of the New Milton Neighbourhood Plan. The eastern part of the site (NMT6) is in use for gravel processing / extraction.
	NMT6 First allocated in 2014	8.89 (NMT6)	90	
Ashley Cross Garage, Ashley Lane, New Milton	NMT8 First allocated in 2014	0.28	10	No recent progress has been made in bringing the site forward. The site is currently in commercial (garage/car showroom) use.

<sup>6</sup> New Milton Neighbourhood Plan (Policy NM3): [https://newforest.gov.uk/media/2301/New-Milton-Neighbourhood-Plan-Made-Version/pdf/New\\_Milton\\_Neighbourhood\\_Plan\\_Made\\_Version\\_July\\_2021.pdf?m=637613388906700000](https://newforest.gov.uk/media/2301/New-Milton-Neighbourhood-Plan-Made-Version/pdf/New_Milton_Neighbourhood_Plan_Made_Version_July_2021.pdf?m=637613388906700000)