

New Forest National Park Local Plan 2016 – 2036 Examination

Action 19 – NPA to provide a breakdown of the housing site completions in the National Park since 2010/11 and extant consents

1. Introduction

- 1.1 The *New Forest National Park Core Strategy & Development Management Policies DPD* was formally adopted in December 2010.
- 1.2 The following tables provide information on the dwelling completions in the National Park in each of the full monitoring years since the adoption of the Core Strategy. Housing completions are monitored annually for the period 1 April – 31 March and therefore the first full reporting year is April 2011 – March 2012.
- 1.3 The final table provides a breakdown on the number of extant consents in the National Park (as at 31 March 2018).
- 1.4 It should be noted that the figures in the tables below will not always fully tally. This is primarily due to the fact that the Authority receives a significant number of applications for replacement dwellings each year, whereby often the existing dwelling is demolished in one reporting year (leading to a -1 net dwelling completion figure), and then the replacement dwelling is completed in the following reporting year (leading to a +1 net dwelling completion figure).

April 2011 – March 2012 Reporting Year	
Total number of dwelling completions	14 dwellings
Breakdown of size of sites	The 14 dwelling completions in 2011/12 were all delivered on sites comprising either single dwellings (including a single commoners' dwelling in Minstead and an agricultural workers' dwelling in Beaulieu); or the conversion of a single existing dwelling into two units in Lyndhurst.

April 2012 – March 2013 Reporting Year	
Total number of dwelling completions	7 dwellings
Breakdown of size of sites	The majority of the 7 dwelling completions in 2012/13 were delivered on sites of one or two dwellings in the National Park. One new dwelling delivered in the National Park was on the site of the former Breamore railway station – application reference 10/96047. The single dwelling completed in the Park was part of a x5 dwelling rural exception site that straddled the National Park and New Forest District boundary, with the other 4 dwellings permitted by NFDC on land outside the Park.

	In addition, 2 dwellings were completed on a site where permission had been granted for x7 dwellings in total at the former Forest Heath Hotel, Sway. The remaining x5 units were completed in 2013/14 (see below).
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April 2013 – March 2014 Reporting Year	
Total number of dwelling completions	34 dwellings
Breakdown of size of sites	<p>The remaining x5 dwellings were completed as part of a x7 dwelling scheme on a single brownfield site within the defined village of Sway (Forest Heath Hotel conversion).</p> <p>x7 dwellings completed on a single brownfield site within the defined village of Lyndhurst (the South View Hotel redevelopment).</p> <p>x8 dwellings completed on a single brownfield site within the defined village of Lyndhurst (the conversion of the Knightwood Lodge Hotel site).</p> <p>x7 dwellings completed on a single greenfield site within the defined village of Ashurst (40 Foxhills, Ashurst).</p> <p>The remaining dwellings were completed on sites of 1 or 2 units, including through the change of use of existing buildings; and the redevelopment of an existing dwelling to create two new dwellings.</p>

April 2014 – March 2015 Reporting Year	
Total number of dwelling completions	2 dwellings
Breakdown of size of sites	<p>The dwellings completed in 2014/2015 were delivered through: (i) the completion of one dwelling as part of a larger site of x3 dwellings in the defined village of Brockenhurst; (ii) the change of use of an office to a single dwelling through the Prior Approval route; (iii) single infill dwellings in the defined villages; and (iv) the sub-division of an existing dwelling into two separate units.</p> <p>As noted in paragraph 1.4, the gross number of completions in 2014/15 was higher than 2, but the monitoring period also captured the loss of dwellings (usually as part of replacement dwelling schemes) and so the net figure is 2 units.</p>

April 2015 – March 2016 Reporting Year	
Total number of dwelling completions	47 dwellings
Breakdown of size of sites	<p>x26 dwellings were completed on the single brownfield site at 2/2A Gosport Lane, Lyndhurst.</p> <p>x4 dwellings were completed through the conversion of a restaurant in Brockenhurst.</p> <p>x2 dwellings were completed on the site in Brockenhurst as part of a x3 dwelling scheme (the first dwelling was completed in 2014/15).</p> <p>All of the other dwellings completions in the Park in 2015/16 were on sites of 1 or 2 dwellings. The completion of single dwellings included commoners' dwellings at Bartley and Linwood; and an agricultural workers' dwelling (Burley). In addition, two commoners' dwellings were completed on a single site near Burley.</p>

April 2016 – March 2017 Reporting Year	
Total number of dwelling completions	9 dwellings
Breakdown of size of sites	<p>The largest site where dwellings were completed on in 2016/17 was a scheme of x3 new dwellings on the site of the former Heather House Hotel, Lyndhurst. x2 dwellings were completed on this site in 2016/17, with the final dwelling completed in the following reporting year.</p> <p>The remaining dwellings completed in 2016/17 were on sites of one or two dwellings. These included single infill dwellings within the defined villages; the change of use to single dwellings in the defined villages; and through the conversion of an office to a single dwelling.</p> <p>In addition, a scheme of x2 affordable dwellings on a rural exception site were completed at Bransgore.</p>

April 2017 – March 2018 Reporting Year	
Total number of dwelling completions	25 dwellings
Breakdown of size of sites	<p>x5 dwelling completed on a single brownfield development site within the defined village of Sway (The Old School House).</p> <p>x5 dwellings completed on another single brownfield development site within the defined village of Sway (Sway Social Club).</p> <p>All of the other residential completions in the National Park in 2017/18 were on sites of one or two dwellings. Single net new dwellings were also completed on sites through the prior approval route through the change of use of offices to housing.</p>

- 1.5 In conclusion, housing completions data from 2011/12 to Spring 2018 illustrates that delivery in the New Forest National Park has been characterised by a large number of small sites coming forward. Over the period 2011/12 – 2017/18 there have only been five developments where dwellings have been completed on sites of 6 or more dwellings. **These larger sites of 6 or more dwellings have delivered 55 net new dwellings out of the overall total of 138 net new dwellings completed over the reporting period. This equates to 40% of the dwelling completions,** meaning that 60% of completions have been delivered on sites where current national policy in the NPPG prevents the Authority from seeking any affordable housing contributions.
- 1.6 Looking at this in more detail, only one of the sites where dwellings have been completed in the National Park since 2011/12 has been of greater than 10 dwellings in size (the development at 2 / 2A Gosport Lane, Lyndhurst, application reference 13/98401, where a net gain of 26 dwellings was delivered). This means that when considered against the wording in the current NPPG regarding the site size threshold for requiring on-site affordable housing (i.e. 11 dwellings), there has only been one development in the last seven years where the National Park Authority could require on-site affordable housing delivery.

2. Extant Consents (as at March 2018)

2.1 Monitoring data indicates that as at 31 March 2018 there were a stock of sites with extant planning permission for 123 net new dwellings, on small and large sites. Of these, 68 dwellings are already under construction at 31 March 2018. The table below provides a breakdown on the site size of the extant consents.

Breakdown of extant housing consents (as at 31.03.18) – site sizes
<ul style="list-style-type: none">• Watersplash Hotel site, Brockenhurst: 24 dwellings• Land at Vinneys Close, Brockenhurst: 10 dwellings• Tatchbury Manor, Winsor: 10 dwellings• Fairweather Garden Centre, Beaulieu: 6 dwellings• Coombe Grange Rest Home, Sway: 4 dwellings• Warwick Lodge, Brookley Road, Brockenhurst: 4 dwellings• Hall & Former Scout Hut, Brookley Road, Brockenhurst: 3 dwellings• 49 – 49a High Street, Lyndhurst: 3 dwellings• 126 Lyndhurst Road, Ashurst: 3 dwellings
<p>The remaining extant consents in the National Park comprise sites of one or two dwellings.</p>

2.2 The extant consents illustrate a very similar profile of development to the data on dwelling completions since 2011/12. There are only four sites with extant consent for 6 or more dwellings in the National Park. These larger sites of 6 or more dwellings have extant consent for 50 net new dwellings out of the overall total of 123 dwellings with extant consent in the National Park. This equates to circa 40% of the extant dwelling consents, meaning that 60% of extant consents are on sites of between 1 – 5 dwellings. There is only one site (the former Watersplash Hotel site, Brockenhurst, application reference 16/00307) of greater than 10 dwellings where, against the current NPPG wording, the NPA can require the provision of on-site affordable housing.