

NFNPA/PDCC 225/17

NEW FOREST NATIONAL PARK AUTHORITY

PLANNING DEVELOPMENT CONTROL COMMITTEE MEETING – 17 JANUARY 2017

NEW FOREST NATIONAL PARK ANNUAL MONITORING REPORT 2016

Report by: Sarah Applegate, Senior Policy Officer

Recommendation:

1. To note the contents of the Annual Monitoring Report 2016 as attached at Annex 1.

1. Introduction

1.1 As a local planning authority, the Authority is required to produce a Monitoring Report each year which should contain details of:

- the timetable and progress of the documents set out in the Authority's Local Development Scheme;
- the numbers of completed dwellings and affordable dwellings; and
- the Authority's co-operation with other local planning authorities or relevant bodies during the monitoring period (the 'duty to co-operate')

1.2 The 2016 Annual Monitoring Report attached at Annex 1 covers the period from **1 April 2015 to 31 March 2016**.

2. Monitoring results overview

Local Development Scheme

2.1 During the monitoring period the Local Development Scheme (LDS) in place was that which was brought into effect on 26 April 2011. Most of the documents listed therein have now been adopted, including the Design Guide Supplementary Planning Document (SPD), and the Development Standards SPD. In addition, a number of other documents have also been adopted including several Village Design Statements. The LDS also indicated the preparation of a Sites and Designation Development Plan Document, but the issues that were to be covered by that document are now to be brought within the scope of the emerging Local Plan.

2.2 To reflect the timetable for the Local Plan the Authority brought into effect an update to that LDS in March 2016. Early public consultation on the scope of the emerging Local Plan was undertaken during this monitoring period, in October and November 2015. Members are now fully involved in the emerging Local Plan.

Policy performance

- 2.3 Initial analysis of the performance of the planning policies covering the National Park indicates that they are generally performing well and the Authority continues to broadly achieve the objectives set out in the Core Strategy. The Authority's adopted local planning policies continue to be supported well at appeal.
- 2.4 Although the Authority's adopted Core Strategy does not allocate any sites for development, the Monitoring Report highlights that there remains a healthy stock of sites with planning permission for a range of business and industrial uses, amounting to 3,520m² of floorspace. However, there was no net gain of new employment floorspace, and indeed approximately 532m² of office floorspace was lost due to the implementation of permitted development rights creating three dwellings from offices.
- 2.5 With regard to housing, there were 47 dwellings completed in this monitoring period (compared to two completions the previous year). This annual fluctuation reflects the windfall nature of housing completions in the National Park, as there are no housing site allocations in the adopted Core Strategy; and the impacts of larger schemes being completed. Analysis of housing completions since 2006 to the present has resulted in an average figure of 24 net new houses completed each year, a healthy supply against the requirements of the Core Strategy. Furthermore, the Authority maintains a five year supply of housing sites.
- 2.6 Three affordable dwellings were built in this monitoring period, compared to none last year.

3. Duty to Co-operate

- 3.1 The Localism Act 2011 introduced a 'duty to co-operate' on strategic planning matters (defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies. During the monitoring period the Authority's officers have liaised with a range of organisations including New Forest District Council on the emerging review of their planning policies. Comments have also been made on the draft plans and strategies of other authorities. Officers continue to liaise with officers from other National Parks, and other local planning authorities in Hampshire, to share examples of good practice and facilitate joint commissioning of evidence where possible
- 3.2 The Authority has also engaged with a number of organisations with regard to the emerging Local Plan and undertaken joint commissioning of evidence base studies with other authorities in Hampshire.

4. Monitoring of future trends

- 4.1 A number of changes to permitted development rights were brought into effect in 2013, many of which require prior approval from the local planning authority. The Monitoring Report notes some loss of office floorspace converted to dwellings. Further monitoring will identify whether this continues as a longer term trend, and what the implications are

for the emerging Local Plan, in terms of the delivery of housing and the safeguarding of employment sites.

RECOMMENDATION

- 1. To note the contents of the Annual Monitoring Report 2016 as attached at Annex 1.**

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Papers:	NFNPA/PDCC 225/17 Annex 1 – New Forest National Park Annual Monitoring Report 2016
Equality Impact Assessment:	There are no equality or diversity implications arising directly from this report.