

NEW FOREST NATIONAL PARK AUTHORITY

Local Development Framework MONITORING REPORT

2019

March 2020



Contents

Page Number

	Executive Summary	3
1.	Introduction	4
2.	National Park profile	8
3.	Local Development Scheme	10
4.	Protecting and Enhancing the Natural Environment	11
5.	Protecting and Enhancing the Built Environment	14
6.	Vibrant Communities	19
7.	A Sustainable Local Economy	27
8.	Conclusions	30
Appendix 1	Key Core Strategy Indicators	31
Appendix 2	5 year housing land supply	34

Executive Summary

The Planning and Compulsory Purchase Act 2004, as amended by the Town and Country Planning (Local Planning) (England) Regulations 2012, requires local planning authorities 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;
- numbers of net additional dwellings and affordable dwellings;
- any neighbourhood development order or neighbourhood development plan that has been 'made' by the Authority;
- the Authority's co-operation with another local planning authority or relevant body during the monitoring period.

This Monitoring Report covers the period **1 April 2018 to 31 March 2019**, and focuses on assessing the effectiveness of the planning policies in the Authority's adopted Core Strategy, as these were the policies in place during the monitoring period. This year it once again focuses explicitly on planning statistics and related issues. It does not seek to replicate data and information that is covered elsewhere, in particular in the Authority's State of the Park Report.

The Authority brought a Local Development Scheme (LDS) into effect in October 2017, which set out the timetable for the review of the Authority's planning policies, to be published as a Local Plan. The review of the (now adopted) Local Plan was undertaken in accordance with the LDS and more details are included later on in this monitoring report.

Assessment of the Core Strategy's policies indicates that many of the policies continue to be effective, and support the delivery of the National Park's purposes and socio-economic duty. The communities in the National Park continue to be supported through the provision of appropriate levels of housing as well as new or improved community facilities. There also remains a stock of sites with planning permission for housing and employment uses.

The Authority has reviewed the local planning policies taking account of changes in national planning policy since the Core Strategy was adopted in 2010, together with new and updated evidence base work on a range of issues. The draft Local Plan was submitted to the Government for independent examination with hearing sessions held in November 2018 and March 2019. The Local Plan was found sound subject to a number of modifications and was adopted in August 2019. Next year's report will assess the policies in both the Core Strategy and the Local Plan as both will have been in place during the relevant parts of the 2019 / 2020 monitoring period.

1. Introduction

- 1.1 The Authority is responsible for spatial planning, minerals and waste planning, development control and enforcement, and other related regulatory functions within the National Park.
- 1.2 The Planning and Compulsory Purchase Act 2004, as amended by the Town and Country Planning (Local Planning) (England) Regulations 2012 requires every local planning authority to produce a monitoring report each year. This should contain information on issues including the progress of the documents in the Authority's Local Development Scheme and general monitoring data including net additional dwellings.
- 1.3 The monitoring data set out in this report relate to the period **1 April 2018 to 31 March 2019**, and, unless otherwise stated, refers to the whole of the National Park. The basis for the monitoring data is the list of indicators in the Authority's Core Strategy, which was in place during the monitoring period, in order to assess the effectiveness of those planning policies. A summary of these indicators and the monitoring results is set out in Appendix 1.

Development Plan

- 1.4 During the period of this monitoring report the Development Plan for the National Park comprised the following:
- New Forest National Park Core Strategy and Development Management Policies (2010)
 - Hampshire Minerals and Waste Plan (2013)

Duty to cooperate

- 1.5 The Localism Act 2011 introduced a 'duty to cooperate' on strategic planning matters (defined as those issues affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies. The evidence provided below, of activities undertaken in 2018/19, demonstrates the Authority's commitment and actions in respect of its 'duty to co-operate' during the monitoring period.

Joint working on Minerals and Waste issues

- 1.6 Following the adoption of the Hampshire Minerals and Waste Plan in October 2013 the Authority continues to work with Hampshire County Council and Portsmouth and Southampton City Councils to monitor and implement the Plan. The revised National Planning Policy Framework in July 2018 states that Local Plans should be assessed within 5 years of adoption to determine if a full or partial update is necessary. The Minerals and Waste Plan has been reviewed by officers of the partner authorities and it has been concluded that there is no immediate need to review the Plan as the policies remain fit for purpose and broadly in line with national planning policy, but will be reassessed in two years. Initial consultation with stakeholders on a review was undertaken at a workshop held in September 2019.

Neighbourhood Plan production

- 1.7 The Authority has continued to work with a number of Town and Parish Councils to assist in the production of Neighbourhood Plans, all of which straddle the boundary of the National Park and adjacent authorities. There are now six Neighbourhood Areas formally designated for areas covering the National Park, with those covering Hythe and Dibden, and New Milton being the most advanced. Hythe and Dibden Neighbourhood Plan was 'made' in December 2019, and now forms part of the Authority's development plan for that part of the National Park, together with the adopted Local Plan. Paragraphs 6.28 to 6.31 of this report set out more detail on the progress of these plans.

Commenting on and contributing towards the preparation of other authorities' plans and development proposals

- 1.8 Officers have liaised with adjacent authorities in both a formal and informal capacity, on a regular basis. Formal responses have also been made during consultation on the draft plans, strategies and relevant planning applications of other authorities, in particular there has been close liaison with New Forest District Council on the progress of Local Plans for both the National Park and District Council areas. The Authority's officers have quarterly liaison meetings to discuss Local Plan progress, evidence base studies and cross boundary issues with officers from New Forest District Council and Christchurch and East Dorset Council (prior to the local government reorganisation).

Participating in sub and regional groups such as the Local Economic Partnerships

- 1.9 In late 2018 the boundary of the Enterprise M3 Local Economic Partnership (LEP) was reviewed, and the New Forest has now been encompassed wholly within the Solent LEP. The Authority will engage with the Solent LEP regarding cross-boundary economic issues.

Joint Working with Neighbouring District Authorities and other bodies

- 1.10 There are a number of Hampshire-wide professional officer groups which officers regularly attend, including the Hampshire Development Plans Group, the Planning Research Liaison Group, Hampshire Conservation Officers Group, and Development Control Officers Group. These are typically attended by representatives of all local planning authorities in Hampshire to discuss relevant current issues, many being cross-boundary issues, to share good practice and commission new evidence base studies.
- 1.11 During the monitoring period the Authority has continued to liaise closely with New Forest District Council on a range of cross boundary issues including housing needs, habitat mitigation, flood risk, and the proposed redevelopment of the former Fawley Power Station site.

- 1.12 The preparation of the Authority's Local Plan has involved liaison with a range of statutory and local organisations, as well as the adjacent planning authorities. The Authority has engaged with officers from Wiltshire Council, New Forest District Council, Test Valley Borough Council, Southampton City Council and Eastleigh Borough Council in the preparation of the Authority's Local Plan. More detail is set out in the Duty to Cooperate Statement that accompanied the Authority's Submission Draft Local Plan (May 2018).
- 1.13 In addition, the Authority has recently joined the Partnership for South Hampshire, which also dropped 'urban' from its name to better reflect that it now represents areas outside South Hampshire's urban centres, such as the New Forest.
- 1.14 Regular liaison with planning officers at other UK National Park Authorities is also undertaken both on a formal and informal basis. In addition, officers continue to attend regular meetings of the South East Protected Landscapes Group with officers of other National Park Authorities and Areas of Outstanding Natural Beauty Committees, sharing examples of good practice in rural planning.

Liaison with other statutory organisations

- 1.15 Engagement with a range of statutory organisations, including Natural England, Historic England and the Environment Agency has been undertaken, in relation to specific planning applications and other strategic projects where appropriate. This has also included close liaison on the preparation of the Authority's Local Plan, Sustainability Appraisal and Habitats Regulations Assessment.
- 1.16 The Authority's officers meet annually with officers from Natural England, the RSPB, the Hampshire and Isle of Wight Wildlife Trust and New Forest District Council, to oversee the implementation of the Authority's habitat mitigation scheme and to decide which mitigation projects to prioritise on an annual basis. Natural England have also been involved in the relevant assessments as part of the Local Plan review process. The Authority's habitat mitigation scheme has been revised and is currently out for a period of public consultation.

Format of this report

- 1.17 This report covers the entirety of the National Park and assesses the effectiveness of the Authority's planning policies in place at that time by analysing the monitoring indicators set out in Chapter 10 of the Core Strategy. The report focuses explicitly on planning statistics and related issues. It does not seek to replicate data and information that is covered elsewhere, in particular in the Authority's State of the Park Report. That report is updated on a regular basis and covers topics such as water quality, animal accidents and sustainable transport which were set out as contextual information in previous years' monitoring reports.

- 1.18 This document, and previous years' monitoring reports, can be viewed on the planning policy pages of the Authority's website. Any comments and queries on this monitoring report should be addressed to the Policy Team at the National Park Authority:

Policy Team
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington
SO41 9ZG

Tel: 01590 646600

email: policy@newforestnpa.gov.uk

2. National Park Profile

- 2.1 The New Forest covers a geographical area of 56,658 hectares. It includes the Open Forest, which most people identify as the heart of the Forest, together with a wider area of enclosed farmlands. The handful of large villages house the majority of the population of around 35,000 people. Much of the area is sparsely populated, with villages and hamlets set in countryside of exceptional quality and natural beauty. Traditional land management, such as the ancient system of commoning, is still practised in much of the Forest, and the cultural landscape and natural habitats are recognised to be of international importance.
- 2.2 However, the National Park is fringed by the expanding residential and industrial areas of the Bournemouth / Poole / Christchurch and South Hampshire conurbations in addition to Salisbury to the north, creating continual pressure for new development. It is easily reached by road from centres of population locally, and throughout southern England and attracts large numbers of visitors each year, with associated traffic problems and damage to the more fragile habitats.
- 2.3 Additional statistics on the National Park are set out in the State of the Park report, which can be viewed on the Authority's website.

Issues and Challenges

- 2.4 In December 2010 the Authority adopted the first set of National Park-wide planning policies, which became operational immediately. Those policies have now been reviewed, with a new draft Local Plan subject to independent examination, including a number of hearing sessions in November 2018 and March 2019. The Local Plan was subsequently found sound and adopted in August 2019. As part of that process substantial evidence gathering and consultation was undertaken, and the following key issues and challenges have been identified for the National Park over the next 20 years:
- *Conserving and enhancing the nationally protected landscape of the New Forest* – the outstanding natural beauty of the New Forest's landscape is the primary reason for its designation as a National Park and has the highest status of protection in the National Planning Policy Framework (NPPF).
 - *Ensuring the impacts of new development on the national and internationally protected habitats of the New Forest are avoided or fully mitigated* – over half of the National Park is designated as being of international importance for nature conservation and new development must not impact on the integrity of the New Forest and coastal habitats.

- *Addressing concerns regarding the impact of new development on the local distinctiveness and heritage assets within the New Forest's built environment* – the Forest has a rich built and cultural heritage and its conservation is key to the delivery of the first statutory National Park purpose.
- *Delivering new housing to help address local needs while at the same time ensuring development does not compromise the delivery of the two statutory National Park purposes* – national planning policy recognises that National Park Authorities have an important role to play in delivering housing for local people within the context of a nationally protected landscape.
- *Sustaining a diverse local economy* – in delivering the two statutory Park purposes, the Authority has an important duty to foster the socio-economic wellbeing of the 35,000 people living within the National Park.
- *Supporting sustainable tourism and recreation within the Park* – the New Forest attracts millions of visitors each year and the Authority has a statutory purpose to promote the understanding and enjoyment of the Park's special qualities.

3. Local Development Scheme

- 3.1 The Authority's Local Development Scheme (LDS) is a publicly available document setting out a schedule of what local development documents will be produced, and the timescales. An updated LDS for the New Forest National Park Authority was brought into effect on 12 October 2017. This sets out the details and timetable for the preparation of the Authority's Local Plan, and will be updated in due course to set out the details of any planned supplementary planning documents

Implementation of the Local Development Scheme

- 3.2 Local planning authorities are required to set out in their monitoring report information on the implementation of their Local Development Scheme (LDS). During the monitoring period the LDS anticipated the submission of the draft Local Plan to the Government for independent examination between April and June 2018, and the Plan was indeed submitted on 14 May 2018. The LDS also estimated that the Examination hearing sessions would be undertaken sometime between July and September 2018. However, the hearing sessions were not scheduled until November 2018, with a further session in March 2019, but it is noted that the timetable from the point of Submission onwards is determined by the Planning Inspectorate and not the Local Planning Authority. This had a knock-on effect on the timetable in the LDS for the adoption of the Plan, which was expected towards the end of 2018, but was subsequently adopted at an Authority meeting in August 2019.

Hampshire and New Forest National Park Minerals and Waste LDF

- 3.3 The National Park Authority together with Hampshire County Council, Portsmouth and Southampton City Councils and the South Downs National Park Authority, adopted the Hampshire Minerals and Waste Plan in October 2013, covering Hampshire and the whole of the New Forest National Park, and which incorporates strategic minerals and waste sites.
- 3.4 The Hampshire Minerals and Waste LDS sets out the timetable for the production and review of any scheduled minerals and waste planning documents. The latest LDS was brought into effect on 9 September 2014. It includes timetables for the delivery of a monitoring report, and the Local Aggregates Assessment, both of which are to be produced annually.
- 3.5 In July 2018 the Government published a revised National Planning Policy Framework. This requires Local Planning Authorities to assess their Local Plans within five years of adoption, identifying the need for a full or partial review. The partner authorities have assessed the adopted Minerals and Waste Plan and have initially concluded that there is no need for an immediate update of the policies as they remain fit for purpose and broadly in line with national policy. However, the position will be reassessed within two years. Initial consultation on the need for a review was undertaken with stakeholders at a workshop held in September 2019.

4. Protecting and Enhancing the Natural Environment

Core Strategy Objective 1: Policies: **CP1, CP2, DP1, DP2, CP3, DP3**

Protect and enhance the natural environment of the National Park, including the natural beauty of the landscape and the range of habitats and species.

Core Strategy Objective 3: Policies **CP7, CP8, DP6**

Plan for the likely impacts of climate change on the special qualities of the New Forest and reduce the overall environmental footprint of the National Park.

- 4.1 The planning policies for the National Park in the adopted Core Strategy place a strong emphasis on protection of the natural environment. The Core Strategy reflects that the New Forest National Park has one of the highest proportion of areas covered by nature conservation designations of any local planning authority in England, and is under intense pressure from development in surrounding areas. These challenges are enshrined in the objectives of the Core Strategy, as set out above.

Natural environment

Priority habitats and species

- 4.2 The amount of Biodiversity Action Plan (BAP) Priority Habitat in the National Park totals 30,594 hectares (as at 31 March 2019), which represents a small loss of 0.04% of the total priority habitat in the National Park since last year's monitoring report¹. The Authority receives this data from the Hampshire Biodiversity Information Centre (HBIC) and the latest information for this monitoring period clarifies that there has been recently been some re-surveying and re-categorisation of sites which may have resulted in small changes to sites across Hampshire. The National Park continues to support over 37% of the total area of biodiversity priority habitats within Hampshire.
- 4.3 The single biggest BAP Priority Habitat in the National Park is 9,932 hectares of lowland heathland (no change in the last three years). Approximately 90% of all the priority habitats in the Park fall within designated nature conservation sites (i.e. statutory sites and county-level Sites of Importance for Nature Conservation designations).

Designated nature conservation sites

- 4.4 During this monitoring period there were minimal changes to statutory nature conservation sites, with the amount of land designated as Local Nature Reserves and Special Areas of Conservation remaining the same as last year. All other designations saw a slight increase in area designated. Additionally, there are four new Sites of Importance for Nature Conservation (SINC), with the boundaries of three sites amended, resulting in a net gain of

¹ Source - Hampshire Biodiversity Information Centre (HBIC) 'Monitoring Change in Priority Habitats, Priority Species and Designated Areas in Hampshire 2018/19'

5.31 hectares. Therefore, the total area covered by all designated nature conservation sites is 35,327 hectares (compared to 35,322 ha last year).

4.5 The longer term biodiversity trends since the National Park Authority became a Local Planning Authority in 2006 are set out in the two graphs below. These charts show that any fluctuations from year to year are relatively minor in the overarching trends of remaining steady or increasing, especially over the period the Core Strategy has been in place.

Figure 1: Area covered by designated nature conservation sites



Open space

4.6 There has been no net loss of open space arising from a grant of planning permission during the monitoring period, in line with policy DP3 of the Core Strategy. The Authority continues to support the enhancement of existing public open spaces through the release of developer contributions, including new play equipment at Coles Mead Recreation Ground in Lyndhurst, the enhancement of the Stanford Rise public open space in Sway, and to support improvements at the Whartons Lane Recreation Ground in Ashurst.

Water pollution and flood risk

- 4.7 The Authority routinely consults the Environment Agency on planning applications that may impact upon water quality or flood risk in the area. During the monitoring period the Authority only permitted one application against the advice of the Environment Agency on the grounds of flood risk issues. The application proposed a new agricultural dwelling. The Environment Agency objected to the application on the basis that the site lies in a vulnerable flood risk zone and the proposal is inappropriate in a functional floodplain. Several potential planning conditions were set out by the Environment Agency, some of which were applied to the grant of planning permission for this proposal.

Renewable energy

- 4.8 A very small number of planning applications for renewable energy schemes were permitted during the monitoring period, all comprising solar panels, and small scale or domestic level schemes.

Performance of the Natural Environment policies

- 4.9 There continues to be a strong emphasis on the core objectives of protecting and enhancing the natural environment as set out in the Authority's Core Strategy.
- 4.10 The National Park purposes remain fundamental to the overall strategy set out in the Authority's now adopted Local Plan. Many of the current natural environment policies in the Core Strategy remain effective and consistent with national policy and consequently remain broadly unchanged in the adopted Local Plan. However, one key change is the introduction of a new policy on landscape character. The Authority's Habitat Mitigation Scheme – which supplements the policies of the adopted development plan – is also in the process of being reviewed to further strengthen the protection afforded to the natural environment of the National Park.

5. Protecting and Enhancing the Built Environment

Core Strategy Objective 2: Policies: CP7, CP8 and DP6

Conserve and enhance the wealth of individual characteristics that contribute to the local distinctiveness of the built environment of the New Forest.

- 5.1 The Core Strategy emphasises the importance of recognising and protecting the distinctive character of the built environment of the National Park, reflected in the designated and non-designated historic buildings and features.

Design issues

Planning applications

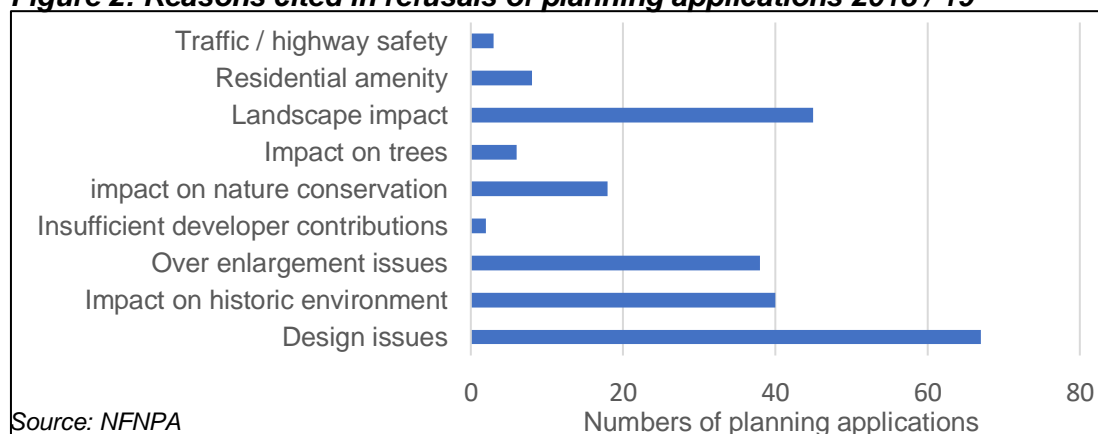
- 5.2 Implementation of the Authority's Core Strategy continues to focus on the principles of good design in new development. The proportion of planning applications refused on the grounds of poor or inappropriate design during this monitoring period was slightly higher than in previous years. Where design issues led to a refusal of permission these consisted primarily of concerns regarding potential suburbanisation effects of the proposals, or erosion of the rural character and local distinctiveness of the area. The Core Strategy policies commonly cited in relation to design issues were CP8 Local Distinctiveness, DP1 General Development Principles and DP6 Design Principles, in addition to the Authority's detailed Design Guide Supplementary Planning Document, and relevant Village Design Statements, of which there are seven adopted as Supplementary Planning Documents.

- 5.3 A total of 965 planning applications were determined between 1 April 2018 and 31 March 2019, of which 10% were subsequently withdrawn. A total of 13% of the remaining applications were refused permission. These proportions remain broadly the same as last year.

Refusals of planning permission

- 5.4 The main reasons for refusal of planning applications are illustrated in the chart below. This highlights that, as in previous years, a significant proportion relate to overarching design issues such as the over-enlargement of dwellings, and impacts on the historic environment, especially for proposed development in a Conservation Area.

Figure 2: Reasons cited in refusals of planning applications 2018 / 19

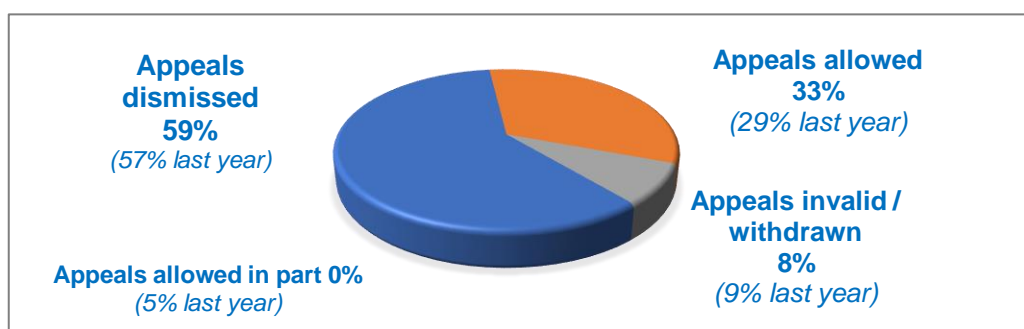


- 5.5 With regards to those applications refused permission, there were appeals lodged in 32% of those cases, of which 62% were subsequently dismissed, 33% allowed, and 5% withdrawn. Set out below is a summary of a couple of typical planning applications that were refused, but not subject to a subsequent appeal.
- 5.6 In October 2018 a proposal for a 4 metre high, 2 metre wide illuminated sign at a hotel in Brockenhurst was refused permission on the basis that the sign would be visually incongruous due to its size, width and illumination, as well as its impact on the character of the conservation area. Officers considered that allowing a large, bulky, illuminated sign in this location would undermine efforts to ensure that signage is appropriate to its New Forest setting. The proposal would be contrary to policies DP1 (development principles), CP6 (pollution) regarding light pollution impact on the Park’s special quality of dark skies, CP7 (the built environment) and CP8 (local distinctiveness).
- 5.7 During the monitoring period an application for a replacement dwelling in Bransgore was refused planning permission on the basis that the proposal was contrary to the Habitats Regulations. The application was accompanied by an ecological report indicating the presence of bats on the site, and stating that further survey work would be required to undertake a full Preliminary Ecological Appraisal. Without the appraisal, officers could not agree measures for mitigation and / or compensation, and the application could not be recommended for conditional approval. The proposal was therefore contrary to policy CP2, government advice in Circular 06/2005 and the National Planning Policy Framework (NPPF).

Appeal decisions

- 5.8 A total of 49 planning appeals were determined by the Planning Inspectorate during the monitoring period, and their outcome is illustrated in the chart below. The Authority’s planning team keeps an index of relevant appeal decisions within the National Park and will cite these in our appeal written statements. Members are regularly updated at the monthly Planning Committee meetings with relevant appeal decisions, and set out overleaf is a summary of some of the more typical appeal decisions received in the last monitoring year.

Figure 3: Outcome of appeals determined during 2018 / 19



Source: NFNPA

- 5.9 An application for a first floor extension to a domestic garage in Burley was refused in September 2018 on the basis of the significant increase in habitable floorspace contrary to Policy DP11, and was the subject of an appeal. The Inspector identified the main issues to be the effect of the proposal on the locally distinctive character of the National Park having regard to the proposed increase in floorspace compared to the existing dwelling and any previous extensions. The Inspector considered that although the proposed development would not harm the character and appearance of the Burley Conservation Area, it was a clear conflict with the provision of Policy DP11 regarding the size of the proposal and previous extensions. In dismissing the appeal, the Inspector concluded that *“Although only small, the appeal proposal represents the type of extension that contributes to an accumulation of additions that cause harm to the unique character and quality of the National Park and which Policy DP11 specifically seeks to resist”*.
- 5.10 An appeal against a refusal of planning permission for a new building for B1 (business) use on an existing mixed use site in Cadnam was lodged in April 2018. The appeal was allowed with conditions. The Inspector identified the main issue to be the effect on the character and appearance and special qualities of the National Park in relation to the size of the building, its prominence and activity levels generated, and the effect on a protected oak tree. The Inspector considered that the proposal would provide opportunities for environmental improvements to an existing unkempt part of the site, and would be in line with Policies DP16 (Redevelopment of existing employment sites) and DP17 (Extensions to non-residential buildings and uses). The Inspector also concluded that the proposal would sufficiently protect and retain the oak tree on the site, and with additional planting would not conflict with policies DP1 and CP8 relating to the erosion of character and local distinctiveness of the National Park.
- 5.11 In February 2019 a proposed new dwelling in a rear garden in Sway, which was refused permission, was subsequently dismissed on appeal. The Inspector identified the main issues to be the effect of the dwelling (a bungalow) on the character and appearance of the surrounding area, and the effect on the New Forest and Solent Special Protection Areas. The Inspector considered that the proposed bungalow would appear cramped and incongruous on the modest plot given the size of the building and proximity to the adjacent boundaries, and thus contrary to policies DP1, DP6, and CP8. In addition, the appeal site lies within 400 metres of the New Forest SPA and 5.6km of the Solent SPA, and the Inspector stated that an appropriate assessment may have been needed. However, as the development was already in conflict with other planning policies, the Inspector concluded on the basis of the existing information that the proposal would conflict with policy DP1 in having a harmful effect on the SPAs. In dismissing the appeal the Inspector stated that *“There are limited locations within the National Park for new housing to meet the needs of residents. Development on this site would contribute a single dwelling to the supply of housing. However, that would not overcome the harm I have found to the character and appearance of the area and effect of the development on the SPAs”*.

Village Design Statements

- 5.12 The Authority continues to support the production of Village Design Statements (VDS) by parish councils in order to provide a more locally specific document that will sit alongside the Authority's adopted Design Guide Supplementary Planning Document. These will be formally adopted by the Authority as Supplementary Planning Documents and will thus be a material consideration in the assessment of planning applications.
- 5.13 Individual Village Design Statements have now been adopted for Wellow (2011), Landford (2011), Hyde (2012), Ashurst and Colbury (2013), Boldre Parish (2013), Sway (2013), and Hordle (2015).
- 5.14 The Authority also holds an annual Building Design Awards. The 2019 winners comprised a restored and minimally extended farmhouse in Exbury in the best conservation scheme category, and the rebuilt visitor centre at Lepe Country Park in the best non-residential scheme category. They were recognised for the positive contribution they make to the built environment of the National Park.

Impacts on the Historic Environment

- 5.15 Since the adoption of the Core Strategy one of the main reasons cited most frequently in refusals of planning applications is the likely impacts on the historic environment. The majority of applications that were refused by the Authority on these grounds and then were subject to a planning appeal were dismissed. The only exceptions were a few cases where there were other reasons for refusal in addition to the impact on the historic environment.

Performance of the Built Environment policies

- 5.16 Design issues continue to be an area of importance for the assessment of planning applications and the Design Guide Supplementary Planning Document plays a part in seeking to aid applicants and developers in achieving a level of design that is more locally specific to the National Park. This is complemented by a number of local Village Design Statements. These have been supported at appeals by Planning Inspectors.
- 5.17 The historic and built environment policies in the adopted Core Strategy are still broadly effective as the above paragraphs indicate. However, it is considered that the policies could be expanded to provide more guidance to applicants in relation to what information should be submitted with an application and identifying the wealth of historic buildings and features in the National Park, known as heritage assets. This includes both those formally designated, such as Conservation Areas, and those non designated assets, such as locally important buildings. Consequently, the overarching policy on the historic and built environment in the new Local Plan has been expanded to better reflect changes in national planning policy since the adoption of the Core Strategy in 2010.

5.18 The Authority's Business Plan 2018 – 2021 also identifies related built environment projects (including the review of 3 Conservation Area Character Appraisals and the publication of a list of non-designated heritage assets in the National Park) that complement the review of the development plan policies.

6. Vibrant Communities

Core Strategy Objective 4: Policies CP9, DP7, DP8, CP10, CP12, DP9, DP10, DP11, DP12 and DP15

Strengthen the well-being, identity and sustainability of rural communities and the pride of local people in their area.

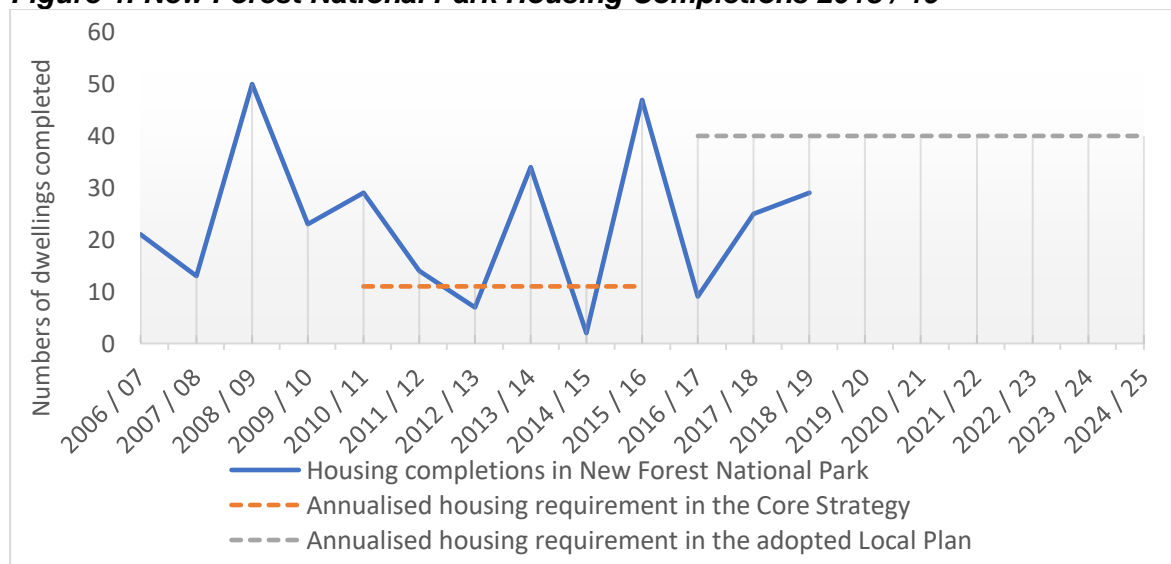
Core Strategy Objective 5: Policies CP11, DP13, DP14, and CP13

Promote affordable housing to meet local needs and maintain the vibrant communities of the National Park.

Housing

6.1 There was a net gain of 29 dwelling completions during the monitoring period. The chart below illustrates completions in the National Park since 2006.

Figure 4: New Forest National Park Housing Completions 2018 / 19



6.2 It should be noted that the housing target of 220 dwellings set out in the Authority's adopted Core Strategy for the period between 2006 and 2026 has been met and exceeded, with a total of 240 dwellings completed between 1 April 2006 and 31 March 2016. Housing completions from 1 April 2016 onwards now contribute to the housing requirement of the adopted Local Plan for the Plan period 2016 through to 2036.

6.3 Under the Core Strategy policies there were no housing site allocations in the National Park and therefore all development came forward through 'windfall sites'. Consequently, the housing trajectory above shows the natural fluctuations in annual dwelling completions within the National Park, which is not surprising, given the nature of windfall residential development within the main villages. The annualised housing requirement set out in the Authority's adopted Local Plan (2019) is higher than that in the Core Strategy reflecting the identified local housing need arising within the National Park and changes in national planning policy, which has resulted in a number of several housing site allocations. These allocations are predicted to come

forward slightly later into the Plan period, therefore the numbers of dwellings completed in the first few years of the new Local Plan are based solely on windfall sites, and are currently lower than the annualised Local Plan housing requirement.

- 6.4 Analysis of housing completions since 2006 (when the National Park Authority became operational as a Local Planning Authority) to the present has resulted in an average figure of 23 new dwellings completed each year.

Five year housing supply

- 6.5 Government planning policy requires local planning authorities to identify a stock of five years' worth of housing supply, with an additional 'buffer' of 5% of that requirement, as set out in the National Planning Policy Framework. The Authority's five year housing supply calculation is based on the housing requirement set out in the adopted Local Plan as the Plan period runs from 2016 to 2036. The calculation is set out at the start of Appendix 2, and indicates that the Authority currently has in excess of a 5 year housing land supply.
- 6.6 The Authority currently has a stock of outstanding planning permissions for 113 dwellings, with approximately half already under construction. The details of the sites making up the five year supply are set out in Appendix 2 of this document.

Location of new housing

- 6.7 Most new dwelling completions are in one of the four defined villages. Those new dwellings completed outside the defined villages comprise a commoners dwelling, an agricultural workers dwelling, conversions from office to residential and from a pub to residential, and a rural exceptions housing site in Brockenhurst. They are considered appropriate outside the defined villages thereby complying with relevant planning policies.
- 6.8 Policy CP1 of the Core Strategy requires new dwellings proposed within 400m of the boundary of the New Forest Special Protection Area (SPA) to demonstrate that adequate mitigation measures are put in place to avoid any potential adverse effects on the ecological integrity of the SPA. It is important to note that both the Core Strategy and Natural England confirm that this is not an 'exclusion zone' where development will not be permitted. Analysis of the sites granted planning permission for housing during the monitoring period shows that 13 proposed new dwellings fall within that boundary. Natural England confirmed that they either had no objections to these proposals, subject to appropriate mitigation through a financial contribution or planning condition, or that they were not likely to have a detrimental effect on the designated site. The Authority routinely seeks developer contributions towards habitat mitigation measures where new residential development is permitted close to protected habitats and works with Natural England to prioritise appropriate mitigation projects.

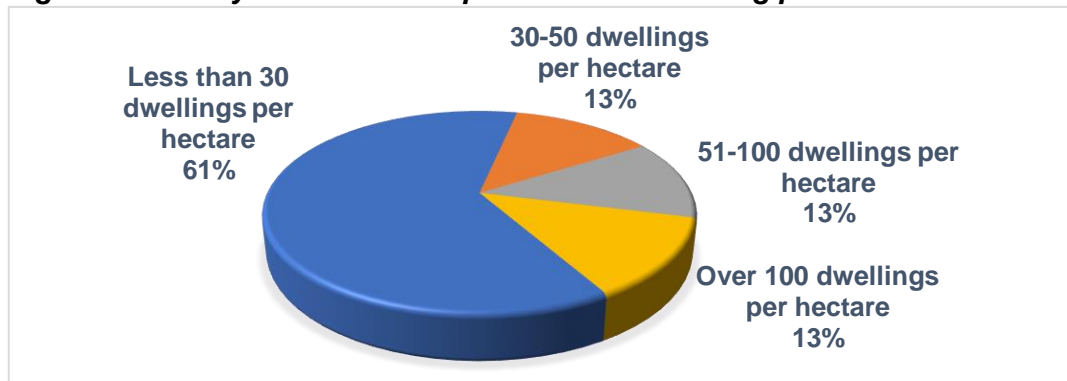
Affordable housing

- 6.9 During the monitoring period a rural exceptions scheme of 10 affordable dwellings in Brockenhurst (adjacent to the village boundary) was completed. In addition, permission was granted for a pair of semi-detached affordable dwellings in Burley. The application was made by the National Park Authority following an agreement with the landowner to secure a 999 year lease of the land for affordable housing and a heritage centre. The two proposed affordable units are to be funded through developer contributions, as per the two affordable houses recently built at Bransgore.
- 6.10 The Authority continues to work with local communities to identify appropriate rural exceptions sites for affordable housing.

Housing density

- 6.11 The following diagram illustrates the density of dwellings completed during the monitoring period. It should be noted that the data is based on a mix of net and gross floor area as the data on net developable floor area was not available for all sites.
- 6.12 The 13% of completions that are 'over 100 dwellings to the hectare' comprise conversion of floorspace above shop units in Lyndhurst High Street, and the conversion of offices in Brockenhurst. The lowest density developments are largely comprised of individual dwellings.

Figure 5: Density of houses completed this monitoring period



Source: Hampshire County Council

Lawful Development Certificates

- 6.13 In addition, there were four dwelling units identified through the Lawful Development Certificate procedure during the monitoring period (compared to 11 units last year). These largely arose from sites with a mobile home being used as an independent dwelling.

Defined villages

Retail

- 6.14 The Authority's officers carried out a survey of the proportion of A1 retail uses in the defined shopping frontage areas in the four defined villages in January 2019. This identified little change from the last monitoring period in the villages of Brockenhurst, Lyndhurst and Sway where the numbers of retail (A1) units remain above the recommended minimum of 50%, 50% and 40% respectively. However, there has been a slight decrease in retail units in Ashurst where the proportion, at 23%, sits significantly below the minimum threshold of 40%. This compares to a figure of 31% for Ashurst in the previous year's monitoring period. As the shopping frontage in Ashurst comprises 13 units (both retail uses and non-retail uses) it is particularly sensitive to any change of use in one or more of those units and results in a proportionally significant overall change in the percentage value (as opposed to say Lyndhurst where there are 83 units, thus a change of one or two units has very little impact on the overall percentages). In 2018 a change of use from retail to a 'sui generis' use was granted planning permission, resulting in the decrease from 31% to 23%.
- 6.15 The shopping frontages in the defined villages have been carried forward into the now adopted Local Plan, and the policy retains the abovementioned threshold of A1 retail uses.
- 6.16 It should be noted that the changes to permitted development rights in 2013 include changes from A1 (shop) to A2 (financial and professional services) or to A3 (restaurants and cafes) without the necessity of a planning consent. However, developers are required to apply to the Authority to determine whether prior approval in relation to flooding, highways and contamination matters (and also noise, odours and opening hours in relation to A3 uses) is required.

Community facilities

- 6.17 Throughout the last monitoring year, a number of planning applications have been permitted for a range of community facilities, spread throughout communities across the National Park. Such applications comprise alterations or improvements to existing facilities, including new classrooms and improvements at schools in Lymington and Landford, an extension to Brockenhurst cricket club facilities, as well as improvements to a church and social club.

Developer contributions

- 6.18 Policy DP15 of the Core Strategy states that "*Development proposals shall make provision, through planning contributions, for the infrastructure necessary to secure that the development is acceptable in planning terms*". The Development Standards Supplementary Planning Document (SPD), adopted in September 2012, sets out more detail on the financial contributions expected of developers, where appropriate.

6.19 The monies received and released by the Authority during the monitoring period are set out in the table below. The figures reflect changes in national planning policy which have restricted the Authority's ability to seek contributions for local infrastructure from new development.

Figure 6: Developer contributions 2018 / 2019

Type of Contribution	Amount received (01/04/18 – 31/03/19)	Amount released (01/04/18 – 31/03/19)
Affordable housing	None	None
Public open space	None	£32,702
Transport	None	None
Ecological mitigation – New Forest recreation mitigation	£54,396.28	£27,658.46
Ecological mitigation – Solent recreation mitigation	£8,050	Transfer to Bird Aware Project

Source: NFNPA

- 6.20 With regards to affordable housing there were no developer contributions received or spent during this monitoring year. This highlights the impact of changes to the National Planning Policy Framework (NPPF), and the National Planning Policy Guidance (NPPG) resource, and is an issue considered by officers in reviewing the (now adopted) Local Plan where policies have adopted a lower site size threshold for seeking affordable housing contributions. Additionally, there are some affordable housing contributions pending arising from agreements on planning permissions granted but where the trigger for payments has not yet been reached.
- 6.21 In 2018/19 open space contributions were released to support local community schemes for new play equipment at Coles Mead Recreation Ground in Lyndhurst, the enhancement of the Stanford Rise public open space in Sway, and to support improvements at the Whartons Lane Recreation Ground in Ashurst.
- 6.22 In the 2018/19 reporting year no developer contributions were received or released towards transport schemes within the National Park. This reflects the generally small scale of development within the Park and the impact of recent national planning policy reforms which have restricted the Authority's ability to negotiate developer contributions.
- 6.23 The Authority continues to negotiate contributions towards habitat mitigation measures focused on both the New Forest and Solent coast Natura 2000 sites. As these contributions are required to demonstrate legal compliance, they are not affected by the site size threshold imposed nationally. Contributions from development within 5.6km of the Solent habitats are pooled across the Solent to be spent on agreed measures under the Bird Aware Project. Developer contributions towards the New Forest SPA/SAC, which totalled £54,396 in this period, are used to implement a range of mitigation measures. The Authority's New Forest Habitat Mitigation Scheme is overseen by a Steering Group comprising officers from Natural England,

RSPB, the Hampshire & Isle of Wight Wildlife Trust and New Forest District Council which meets annually.

- 6.24 Contributions to the Scheme were received for new dwellings, visitor accommodation and through a transfer of funding from Wiltshire Council (for a development in Downton) during the monitoring period, and a number of mitigation measures have been implemented. Seasonal rangers were again employed, and they actively engaged with visitors to the protected nature conservation sites, providing advice and guidance about the ground nesting birds and the rare habitats and ways that visitors can avoid disturbing the rare birds and affecting the habitats. Rangers engaged with over 1200 visitors and residents at 20 car parks and with over 1,800 people at 8 events across the National Park, including the National Trust Foxbury Easter Event, Ferny Crofts Open Day, Downton Cuckoo Fair, and Hampshire Country Fair.
- 6.25 A significant element of the Scheme is dedicated to delivering key messages about the protected birds and habitats and how recreational users can avoid impacting these. This year articles containing these key messages have been included in a range of publications, including Park Life, the Essential Guide, the e-newsletter and the pocket Guide, all of which have extensive readership. Messages have also been delivered through the Authority's social media channels including Facebook, Twitter and its website and reshared by other Forest organisations. All these media channels allow messages to be delivered to a very large audience, and even if only a very small proportion of these lead to responsible behaviour in the protected sites, then these measures will be effective.
- 6.26 Following their work in filming the television documentary, the New Forest: A year in the wild wood produced for BBC4, Big Wave have done some filming highlighting the New Forest's rare habitats and species. This includes messages to encourage ways to avoid impacting these habitats and wildlife, such as keeping to the established tracks. This will be used, together with some gif's (10-20 second short video), on social media and other media channels and shared with partner organisations to publicise the key messages to protect the New Forest's internationally designated nature conservation sites.
- 6.27 In addition, contributions totalling £8,050 have been collected from developments that would impact the designated nature conservation sites along the Solent coast. These contributions are received by the Authority but are paid directly to the Solent Recreation Mitigation Partnership (SRMP) that implements a range of measures to mitigate the impacts on the protected birds and their habitats on the coast. Details of its mitigation strategy, and the mitigation measures being implemented, are set out on the SRMP website at: www.birdaware.org/strategy.

Neighbourhood Plans

- 6.28 There are six Neighbourhood Plan Areas that have been formally designated by the Authority. These comprise Wellow Parish (area designated in June 2016), Totton and Eling (area designated in November 2014), New Milton (February 2015), Milford-on-Sea (April 2013), Lymington and Pennington Town (September 2015), and Hythe and Dibden Parish (December 2015).
- 6.29 Consultation on the draft Hythe and Dibden Neighbourhood Plan was undertaken in March and April 2019, followed by an independent examination. The Examiner's Report was received in July 2019, and concluded that, subject to a number of modifications, the draft Plan met the basic conditions. Subsequently, the final version of the Neighbourhood Plan, incorporating the Examiner's required modifications, was the subject of a local referendum on 29 October 2019. The Plan was supported by 84.8% of those who voted in the referendum, and the Authority resolved to formally adopt (or 'make') the Plan in December 2019. Consequently, the Hythe and Dibden Neighbourhood Plan now forms part of the Development Plan for the part of the National Park within Hythe and Dibden Parish.
- 6.30 In addition, consultation was undertaken on the draft New Milton Neighbourhood Plan in September and October 2019. The independent Examiner's Report was received in December 2019, and concluded that, subject to a number of modifications, the draft Plan meets the basic conditions and should proceed to referendum. It is anticipated a referendum will be held in spring 2020.
- 6.31 The Authority will continue to work with the abovementioned local communities as they develop their Neighbourhood Plans, together with any other National Park communities wishing to prepare a Plan.

Self and custom build register

- 6.32 All relevant authorities are required by the [Self-build and Custom Housebuilding Act 2015](#) to maintain a register of individuals and associations of individuals who wish to acquire a serviced plot for self-building. The register will provide information on the demand for self-build and custom housebuilding in the National Park. Self-build proposals will require planning permission in the normal way.
- 6.33 The Authority has kept a register since 1 April 2016, and there are 176 individuals on the register (as at 1 October 2019). Approximately 36% of those on the register would prefer a site within, or adjacent to a, defined village (i.e. Ashurst, Brockenhurst, Lyndhurst or Sway, compared to 31% wanting a site elsewhere in the National Park. A further 31% would be content with a site in either a defined village or anywhere else in the National Park, whilst 2% of individuals did not identify a preference.

Performance of Vibrant Communities policies

- 6.34 The data illustrates that there remains a stock of planning permissions for residential development, which is an increasingly important material consideration for planning inspectors when assessing planning appeals for proposed housing development.
- 6.35 The housing requirement in the Core Strategy has now been met and housing completions from 2016 onwards will contribute to the Local Plan housing requirement.
- 6.36 In the now adopted Local Plan the Authority has reviewed the policies in line with changes in national policy since the implementation of the Core Strategy. This includes changes to the affordable housing policy by adopting a lower site size threshold for seeking affordable housing contributions. The new Local Plan (2019) also response to the identified housing need within the National Park through the allocation of a number of housing sites.

7. A Sustainable Local Economy

Core Strategy Objective 6: Policies CP14, CP15, DP16 and DP17

Develop a diverse and sustainable economy that contributes to the well-being of local communities throughout the Park.

Core Strategy Objective 7: Policies CP17, DP19, DP20, DP21, DP22 and DP23

Encourage land management that sustains the special qualities of the National Park.

Core Strategy Objective 8: Policies CP16, DP1 and DP18

Support development which encourages sustainable tourism and recreation, and provides opportunities for enjoying the Park's special qualities.

Employment and the economy

Total amount of additional employment floorspace – by type

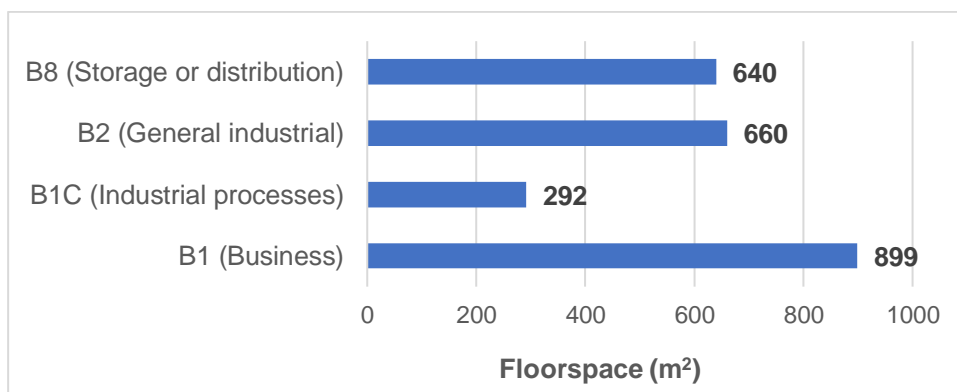
Total amount of employment floorspace on previously developed land

- 7.1 There was a net gain of 1,163m² of industrial floorspace during the monitoring period. This comprised 1,011m² of B8 (storage and distribution), and 152m² of B1 (business) use. These were on two sites outside the defined villages and comprised replacement industrial units, and an extension to an existing building.

Employment land available – by type

- 7.2 The amount of employment land available in the National Park is based solely on unimplemented planning permissions as there are no site-specific allocations for employment use in the Authority's Core Strategy (nor in the recently adopted Local Plan). An analysis of available employment land reveals that there is a stock of sites with planning permission for industrial and office uses totalling some 2,491m² (see graph below), compared to 2,643 m² last year. None of these sites are in a defined village, although they all comprise extensions or improvements to existing sites and premises, in line with the provisions of Policy CP14 (Business and employment development).

Figure 7: Net available floorspace for employment uses



Source: Hampshire County Council

Conversions from office to residential use

- 7.3 The Government has introduced various changes to the system of permitted development rights, including the change of use from office buildings to dwellings which was introduced in May 2013. During the monitoring period there were six residential units completed, arising from the conversion of office space above retail units in Lyndhurst High Street.
- 7.4 The Government made the permitted development rights for change of use from office to dwellings permanent in October 2015.

Agriculture, farming and forestry

- 7.5 During the monitoring period a total of 13 planning applications for agricultural development were permitted, compared to 15 last year. These largely comprised new or extended general agricultural buildings, with a few barns, and a grain silo. In addition, there were 7 applications proposed for a range of agricultural buildings including a grain silo, barns and barn extensions, which were refused on the grounds of their undue prominence in the landscape; erosion of landscape character; and impacts on a conservation area or a listed building.
- 7.6 An application for an agricultural workers dwelling was permitted during the monitoring period.

Recreational horsekeeping

- 7.7 A total of 25 planning applications were permitted for recreational horsekeeping activities and associated development, compared to 15 last year. Most of these permissions were for stables, or the retention of stables, with some maneges and a riding school, in dispersed locations throughout the National Park. In contrast, 8 such applications were refused (compared with 11 last year), including several proposed maneges and stables that would detrimentally impact on a conservation area and / or the wider National Park landscape, or would be of an inappropriate size and scale and be unduly prominent.

Visitor facilities and accommodation

- 7.8 Visitor facilities completed during the monitoring period comprise 400m² for a replacement café and visitor centre at Lepe Country Park.
- 7.9 Additionally, there is an outstanding planning permission for 635m² of leisure floorspace available, comprising a health and fitness centre and wedding pavilion at Woodlands Lodge Hotel.

Performance of economic policies

- 7.10 As well as the net gains in employment floorspace in this monitoring period, there remains a significant stock of land with planning permission for a range of business and industrial uses throughout the National Park. This indicates that the strategy for relying on windfall sites coming forward rather than allocating employment sites continues to be successful, and remains the approach taken in the emerging Local Plan. This was supported by the Inspectors examining the Local Plan given the proven track record of windfall sites regularly coming forward.
- 7.11 However, the changes to the system of permitted development rights whereby offices can be converted to dwellings without requiring planning permission has led to some additional loss of office floorspace. This will continue to be monitored in future reports.

8. Conclusions

- 8.1 The assessment of the Core Strategy's policies in this report indicates that many of the policies are performing well, and continue broad trends of protection and enhancement of the area. The communities in the National Park continue to be supported through the provision of appropriate levels of housing as well as new or improved community facilities.
- 8.2 There remains a stock of sites with planning permission for housing or employment uses. This monitoring information highlights that 'windfall development' within the National Park remains strong. Consequently, the Authority's new Local Plan (2019) recognises the role windfall development will continue to play in contributing to meeting local housing and employment needs, supplemented by a limited number of housing site allocations.
- 8.3 The new Local Plan has taken account of changes in national planning policy since the Core Strategy was adopted in 2010, together with new or updated evidence base work. Whilst many of the Core Strategy policies remain broadly unchanged in the adopted Local Plan there are a number of new policies and changes in approach, such as a new policy on Landscape Character, and a new policy requiring all new housing to be limited to 100m² floorspace. These changes are based on the experiences of applying the Core Strategy policies since 2010 and a review of the areas where the development plan required strengthening in response to local issues.
- 8.4 Next year's Monitoring Report will assess the policies in the Core Strategy as well as those in the new Local Plan as it will cover the period 1 April 2019 to 31 March 2020 during which both plans were in place for a portion of that time. However, as many of the Core Strategy policies have been rolled forward to the new Local Plan with minimal or no changes there consequently are many policy indicators which remain broadly the same. Therefore, it will still be possible to continue to monitor trends in areas such as housing completions, and the stock of sites with planning permission for housing or employment.

Key Core Strategy Indicators

Key:

	Aim achieved		Aim partially achieved		Aim not achieved		Neutral / Unknown
--	--------------	--	------------------------	--	------------------	--	-------------------

Protecting and Enhancing the Natural Environment

Indicator	Target	Core Strategy policies	Outcome	
Housing permitted within 400m of the New Forest SPA	Not to allow adverse impacts on the sensitive European nature conservation site	CP1	Extant permission for 13 dwellings (<i>no objections from Natural England</i>)	
Change in areas and populations of biodiversity importance, including: i) Change in BAP priority habitats & species ii) Change in areas designated for their intrinsic environmental value	Net increase in areas of biodiversity importance	CP2	i) Small loss of priority habitats in the National Park, representing 0.04% of the total area. ii) 4 new SINCs created, 3 site boundaries amended (resulting in a net gain of 5.31ha)	
Public open space standard of 3.5 hectares per 1000 population	New provision in line with the Authority's Open Space Standards; and no net loss of existing open space	DP3	No net loss of open space	
Applications refused on the basis of incompatibility with the Shoreline Management Plans and Coastal Defence Strategies	Not to allow development in areas at risk of coastal erosion or flooding	DP4	Zero applications	
Level and type of renewable energy permitted	Increase in numbers of applications permitted	CP5	Small number of schemes permitted, largely comprising domestic solar panels	

Protecting and Enhancing the Built Environment

Indicator	Target	Core Strategy policies	Outcome	
Numbers of pre-application discussions which led to satisfactory schemes	Not to allow development that would be incompatible with the character of the area	DP6	n/a	
Planning applications refused on design grounds	Not to allow development that would be incompatible with the character of the area	CP8, DP6	Remains a significant reason for refusal	
Planning applications refused due to the likely impact on the historic environment	Not to allow development that would have adverse impacts on the Park's historic environment	CP7 (DP6 / CP8)	Remains a significant reason for refusal	
Planning applications refused due to inadequate access provision for disabled and less mobile	Not to allow development that has inadequate access for the disabled and less mobile	DP6	Zero applications	

Vibrant Communities

Indicator	Target	Core Strategy policies	Outcome	
Proportion of new employment development, dwellings, retail uses and community facilities in the four defined villages	To ensure defined villages remain the focus for development	CP9, DP8	Most new development lies in or adjacent to the defined villages, or is appropriate to a rural location	
Planning applications permitted for change of use from retail in the four defined villages	Retain retail uses in 50% of the shopping frontages in Lyndhurst and Brockenhurst, and 40% in Ashurst and Sway shopping frontages	DP7	Brockenhurst, Lyndhurst & Sway have more than the recommended proportion of retail units, whilst Ashurst has fewer retail units (see paragraph 6.14 for details)	
Location and type of new / enhanced community facilities	Net gain in facilities / improved facilities	CP10	Net gain of a range of new and improved facilities	

Location and type of new housing permitted and completed	To meet the Local Plan requirement of 800 dwellings between 2016 & 2036	CP12	25 dwellings completed mostly within defined villages	
Density of completed dwellings	Not to allow development that would be incompatible with the character of the area	DP9	Density reflects area's character & nature of sites	
Applications refused on the grounds of over enlargement	Not to allow development that would be incompatible with the character of the area	DP10, DP11	Remains a significant reason for refusal	
Applications permitted for agricultural or forestry workers dwellings	-	DP13	1 agricultural worker's dwelling permitted	
Net additional pitches permitted for gypsies, travellers and travelling showpeople	-	CP13	No applications submitted	
Location and type of affordable housing permitted and completed	At least 50% in defined villages; rural exception sites elsewhere	CP11	10 dwellings completed on a rural exception scheme site at Brockenhurst	

A Sustainable Local Economy

Indicator	Target	Core Strategy policies	Outcome	
Total amount of additional employment floorspace completions – by type	No significant net loss	CP14	Net gain of 1,163m ²	
Total amount of employment floorspace on previously developed land – by type		CP14	Zero	
Employment land available – by type		CP15, DP16 DP17, CP16	2,491m ² of B1-B8 uses	
Applications permitted for agricultural and forestry buildings	-	DP20	13 permitted	
Applications permitted for recreational horse-keeping and associated development	-	DP21, DP22, DP23	25 permitted	
Numbers of planning applications resulting in back-up grazing land lost to other uses	No net loss	CP17	No net loss identified	
Number of applications permitted for farm diversification schemes which replace the farm business or which encourages intensive production methods	Zero	CP17	Zero	
Numbers and type of visitor facilities and accommodation permitted in the defined villages	-	CP16	None	

Five Year Housing Land Supply

The 5 year housing land supply is based on the requirement to meet the level of housing set out in the Authority's adopted Local Plan which is 800 dwellings between the period 2016 and 2036. The Authority currently has in excess of a deliverable 5 year supply of housing land based on unimplemented planning permissions and anticipated housing site allocations over the next five years.

		Dwellings
A	Housing requirement in the Local Plan period	800
B	Completions so far in the Plan period	63
C	Number of dwellings left to deliver in the Plan period (A – B)	737
D	Number of years of the Plan period left	17
E	Annualised average requirement for the remainder of the Plan period (C ÷ D)	43
F	5-year housing supply requirement (E x 5)	215
G	5% buffer to add to the 5-year housing supply (F x 0.05)	11
H	5-year housing supply requirement with 5% buffer (F + G)	226
I	Number of dwellings predicted to be completed in 5 year period 2019 / 20 to 2023 / 24	373
J	Number of years of housing supply (I ÷ H x 5)	8.3

Schedule of sites with unimplemented planning permission for housing (as at 31 March 2019)

REF.	NET AREA	ADDRESS	LOCALITY	DWELLINGS NET GAIN	UNDER CONSTRUCTION
17/00019	0.05	LAND ADJACENT TO 7 HASKELLS CLOSE	LYNDHURST	1	0
15/00135	0.16	SURIGAO KNIGHTWOOD CLOSE	LYNDHURST	1	1
16/00284	0.02	35 LAND TO THE REAR OF HIGH STREET	LYNDHURST	1	0
16/00774	0.02	68 HIGH STREET	LYNDHURST	2	2
15/00763	0.14	RUFUS HOUSE HOTEL SOUTHAMPTON ROAD	LYNDHURST	1	0
16/01065	0.08	GANDERS LAND ADJACENT GOOSE GREEN	LYNDHURST	1	0
18/00071	0.10	17 FOREST GARDENS	LYNDHURST	1	0
18/00023	0.01	LAND TO REAR OF 13 HIGH STREET	LYNDHURST	1	0
15/00805	0.19	27 BURWOOD LODGE ROMSEY ROAD	LYNDHURST	1	1
15/00599	0.04	3 THE MAGIC COTTAGE QUEENS PARADE	LYNDHURST	1	1
18/00569	0.05	THE HANSA CARE HOME 9 EMPRESS ROAD	LYNDHURST	4	0
18/00277	0.09	LAND OF OLD STABLES PIKES HILL	LYNDHURST	1	0
17/00325	0.04	LAND TO THE REAR OF FOXLAWN PIKES HILL AVENUE	LYNDHURST	1	1
16/00843	0.07	ACORN LODGE REAR OF 40 ROMSEY ROAD	LYNDHURST	1	1
18/00262	0.28	PAYSANNE GODSHILL WOOD	FORDINGBRIDGE	1	1
17/00433	0.75	SANDY BALLS HOLIDAY VILLAGE SOUTHAMPTON ROAD	GODSHILL	-1	0
15/00053	0.41	BRIDGE TAVERN IPERS BRIDGE	HOLBURY	1	1
18/00517	0.12	LAND ADJACENT TO PARK LODGE RINGWOOD ROAD	BURLEY	2	0
17/00790	0.59	THE COACH HOUSE BURLEY GRANGE MILL LANE	BURLEY	1	0
09/94638	1.12	SHRIKE COTTAGE HOLMSLEY	BURLEY	1	1
10/95596	1.02	HOLMSLEY LODGE HOLMSLEY	BURLEY	1	0
17/00016	0.06	COPYTHORNE LODGE FARM ROMSEY ROAD	COPYTHORNE	1	1
12/97741	0.08	HEATHLANDS FARM OLD SALISBURY ROAD	OWER	1	1
17/00773	0.11	BARTLEY CROSS FARM CHINHAM ROAD	BARTLEY	1	1
18/00302	0.08	THE BARN NUTHOOKS HOUSE OLD ROMSEY ROAD	CADNAM	1	0

16/00647	0.03	28 LAND TO THE REAR OF WOOD ROAD	ASHURST	1	0
12/97577	0.02	16 LAND TO THE REAR OF WOOD ROAD	ASHURST	1	1
10/95257	1.06	TREGONALS BUNGALOW LYMINGTON ROAD	EAST END	1	1
12/97657	1.52	COVE COPSE FARM PENN COMMON ROAD	BRAMSHAW	1	1
17/00025	0.21	CANANDO FARM TATCHBURY LANE	WINSOR	1	0
17/00939	1.54	TATCHBURY MANOR TATCHBURY LANE	WINSOR	10	0
12/97934	0.22	THORNEY ORCHARD BLACK LANE	BRANSGORE	1	1
15/00701	0.12	LIME TREE HOUSE LYNDHURST ROAD	BRANSGORE	1	1
16/00172	0.16	3 WOODBURY	BROCKENHURST	1	0
17/00506	0.16	LAND AT LANE END ADDISON ROAD	BROCKENHURST	1	0
17/00629	0.48	CAMELLIAS SWAY ROAD	BROCKENHURST	1	0
16/00506	0.39	FOREST PARK HOTEL LAND OF FOREST PARK ROAD	BROCKENHURST	1	0
15/00342	0.05	HALL AND FORMER SCOUT HUT BROOKLEY ROAD	BROCKENHURST	3	0
18/00579	0.02	66 & 68 BROOKLEY ROAD	BROCKENHURST	1	0
16/00084	0.07	7 LAND TO THE REAR BROOKLEY ROAD	BROCKENHURST	1	0
16/00307	0.50	WATERSPLASH HOTEL THE RISE	BROCKENHURST	24	24
18/00985	0.06	LLOYDS TSB SWAY ROAD	BROCKENHURST	5	0
18/00372	0.12	INCHCOLM NORTH ROAD	BROCKENHURST	2	0
18/01008	0.13	LAND AT FOREST VIEW	BROCKENHURST	1	0
17/00883	0.11	DENE LODGE VAGGS LANE	HORDLE	1	1
14/00015	0.93	LAND OFF EXBURY ROAD GATEWOOD HILL	BLACKFIELD	1	0
15/00740	0.30	LARK RISE SANDY DOWN	BOLDRE	1	1
92179	0.11	LITTLE GREENMOOR FARM CHURCH LANE	BOLDRE	1	1
15/00351	10.13	LEES AND CO MAIN ROAD	PORTMORE	1	1
18/00551	0.08	OAKDENE BROOK HILL	NORLEY WOOD	-1	0
16/00457	1.09	COOMBE GRANGE REST HOME COOMBE LANE	SWAY	4	4
18/00736	0.10	LAND AT QUARR HOUSE MANCHESTER ROAD	SWAY	1	0
18/00833	1.80	HOLM FARM BOUNDWAY HILL	SWAY	-1	0

17/00384	0.07	BONHAM, CHURCH LANE	SWAY	1	0
18/00608	0.11	BUILDERS YARD STATION ROAD	SWAY	3	0
18/00045	0.07	HAZELHURST FARM FLEXFORD LANE	SWAY	2	0
16/00923	0.04	DENNETT HOUSE 1 BRIGHTON ROAD	SWAY	-1	0
18/00493	0.15	BEVERLEY BRIGHTON ROAD	SWAY	2	0
10/95509	0.17	FAIRWEATHER GARDEN CENTRE HIGH STREET	BEAULIEU	6	0
14/00134	3.52	LITTLE MARSH HOUSE PARKSHORE	BEAULIEU	1	0
17/00686	0.52	NEW FOREST PLANTS LTD EXBURY ROAD	BEAULIEU	1	1
17/00917	0.20	GLEN CAIRN CANADA ROAD	WEST WELLOW	1	0
15/00348	0.02	THE OFFICE LOWER WINDYEATS COTTAGE FOREST ROAD	REDLYNCH	1	1
08/93142	0.07	THE WHITE HOUSE LAND ADJACENT FOREST ROAD	NOMANSLAND	1	1
17/00859	0.30	ASHBURTON HOUSE LANDFORD WOOD	SALISBURY	1	0
TOTAL				113	53