

NEW FOREST NATIONAL PARK AUTHORITY

Local Development Framework MONITORING REPORT

2022 – 2023



January 2024

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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 2022 to 31 March 2023**, and focuses on assessing the effectiveness of the policies in the Authority's adopted Local Plan. It focuses explicitly on planning statistics and related issues and does not seek to replicate data and information that is covered elsewhere, in particular in the Authority's State of the Park Report or the Infrastructure Funding Statement.

Assessment of the policies in the Local Plan indicates that many of the policies continued to be effective and supported the delivery of the National Park's purposes and socio-economic duty.

There was a significant upturn in housing completions in this monitoring period compared to the previous year. This is supplemented by a stock of sites with extant planning permission for housing, with all of the adopted Local Plan housing site allocations coming through the system, either as full planning permissions or resolutions to grant permission subject to finalisation of legal agreements.

As regards employment floorspace there was a small net gain this year, with a small stock of sites with extant permission for employment floorspace. There also continues to be a small number of offices being converted to residential uses under the Government's national permitted development rights scheme. These trends will continue to be monitored and set out in next year's monitoring report.

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 a number of specific 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 2022 to 31 March 2023**, 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 adopted Local Plan (2019), 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 Local Plan 2016 – 2036 (2019)
 - Hythe and Dibden Neighbourhood Development Plan 2018 – 2026 – *covering that part of the National Park within Hythe & Dibden Parish*
 - New Milton Neighbourhood Plan 2016 - 2036 - *covering that part of the National Park within New Milton Parish*
 - 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 2022/23, 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, Portsmouth and Southampton City Councils, and the South Downs National Park Authority to monitor and implement the Plan. The National Planning Policy Framework (NPPF) states that Local Plans should be assessed within five years of adoption to determine if a full or partial update is necessary. In 2018 the Minerals and Waste Plan was reviewed by officers

of the partner authorities, and it was concluded that there was no immediate need to review the Plan.

- 1.7 The Minerals and Waste Plan was assessed again in 2020 and it was concluded that, although the Plan has been performing and working to support minerals and waste planning, a partial update is needed to ensure full compliance with the NPPF and the National Planning Policy for Waste (NPPW). This was reported to the full Authority meeting on 25 March 2021, where Members resolved to approve the Hampshire Minerals and Waste Local Development Scheme (LDS) setting out the timetable and programme for the partial update of the Minerals and Waste Plan. An updated LDS was approved by the full Authority meeting in October 2023.
- 1.8 Public consultation on the Partial Update of the Hampshire Minerals and Waste Plan began in November 2022 and ran for 12 weeks to the end of January 2023, in line with the updated LDS.
- 1.9 Following consideration of all the responses received during the consultation, the Plan has been amended and will be subject to a further period of public consultation starting in January 2024, before being submitted to the Secretary of State. It is anticipated that the Public Examination of the Draft Plan will take place in Spring 2025.

Neighbourhood Plan production

- 1.10 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 eight Neighbourhood Areas formally designated for areas covering parts of the National Park. Both Ringwood and Wellow Neighbourhood Plans were subject to public consultation in 2023 and the outcomes are awaited. Paragraphs 6.37 to 6.39 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

- 1.11 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, including Southampton City Council's draft Local Plan. The Authority has also liaised with Hampshire County Council over the draft Waterside Transport Strategy, Waterside rail project, Waterside Local Cycling and Walking Infrastructure Plan and the Local Transport Plan 4.

Participating in sub and regional groups

- 1.12 The Authority is an active member of the Partnership for South Hampshire (PfSH) and the partnership is working on an updated spatial strategy setting out how identified development needs will be met across the sub-region. This

work is covered by a signed Statement of Common Ground. Additionally, joint work is being undertaken on water quality issues.

Joint Working with Neighbouring Planning Authorities and other bodies

- 1.13 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 jointly commission new evidence base studies.
- 1.14 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 delivery of a nutrient neutrality and biodiversity enhancement site in the New Forest area.
- 1.15 During the period the Authority has liaised with Hampshire planning authorities, and separately fellow national park authorities, on the issue of nutrient neutrality, following the publication of Natural England's updated advice in March 2022.
- 1.16 Officers have liaised with neighbouring planning authorities, together with Natural England and Forestry England, to ensure the recreational impacts of their planned development on the New Forest's designated sites are appropriately addressed. Specialist consultants (Footprint Ecology) have been commissioned to undertake further work on the recommended package of strategic access and monitoring measures (SAMM) within the New Forest's internationally protected habitats. There are already examples of the cross-boundary use of developer contributions to mitigate the recreational impacts of planned new development on the New Forest's designated sites. The Authority also works with other planning authorities along the Solent Coast to mitigate recreational impacts arising from development within 5.6km of the Solent's internationally designated sites.
- 1.17 As outlined in paragraph 1.12, during the monitoring period the Authority continued to engage with the Partnership for South Hampshire (PfSH), in particular on housing, infrastructure delivery and water quality issues.
- 1.18 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

- 1.19 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.
- 1.20 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 determine which mitigation projects to prioritise.
- 1.21 During the monitoring period liaison has been undertaken with Transport for the South East (TfSE) and National Highways on regional transport issues and strategies. This has included input as a key stakeholder into the preparation of the Transport Strategy for the South East, and development of the local area studies.
- 1.22 Officers also responded to the consultations on the proposed changes to the Government's National Planning Policy Framework, proposed changes to controlled airspace around Bournemouth Airport and South West Water's draft Water Resource Management Plan.

Format of this report

- 1.23 This report covers the entirety of the National Park and assesses the effectiveness of the Authority's planning policies in the adopted Local Plan. The report details the monitoring indicators set out in the Local Plan and 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. Further information on developer contributions is set out in the Authority's published Infrastructure Funding Statement.
- 1.24 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 and Conservation Team at the National Park Authority using the contact details set out below.

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2. National Park Profile

- 2.1 The New Forest covers a geographical area of 56,658 hectares (220 squares miles). 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 / Christchurch / Poole 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 The New Forest National Park Local Plan, which was adopted on 29 August 2019, identifies the following key issues and challenges 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. The latest LDS for the New Forest National Park Authority was brought into effect on 12 October 2017. It sets out the details and timetable for the preparation of the Authority's adopted Local Plan and will be updated in due course to set out the details of any planned review of the adopted development plan documents. This will include the forthcoming review of the Local Plan, as planning authorities are required to assess whether their Local Plans need to be updated within five years of adoption. It is anticipated that a revised Local Development Scheme will be published in 2024 and this will form the basis for future reporting on progress.

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). All the documents referenced in the LDS have been adopted. There is no longer a requirement to set out the timetable for the production of supplementary planning documents within the LDS. Neighbourhood plans are initiated by local communities, rather than the National Park Authority, and so do not feature within the LDS.

Hampshire and New Forest National Park Minerals and Waste LDS

- 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. This incorporates minerals and waste development management policies and strategic minerals and waste site allocations.
- 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 in October 2023. It includes timetables for the delivery of a monitoring report, and the Local Aggregates Assessment, both of which are produced annually. It also sets out the timetable for reviewing the adopted Minerals and Waste Plan.
- 3.5 The National Planning Policy Framework (NPPF) 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 assessed the adopted Minerals & Waste Plan in 2018 and 2020. The 2020 review report concluded that, although the Plan has been performing and working to support minerals and waste planning, a partial update is needed to ensure full compliance with the NPPF and National Planning Policy for Waste (NPPW).
- 3.6 This was reported to the full Authority meeting on 25 March 2021, where Members resolved to approve the approach to the review of the Hampshire Minerals and Waste Plan and the Local Development Scheme setting out the

timetable and programme for the partial update of the Minerals and Waste Plan. In line with the timetable set out in the LDS, the period of public consultation on the Regulation 18 stage of the Plan process began in November, running for 12 weeks until the end of January 2023.

- 3.7 Following approval by the Authority and the plan making partners, the proposed Submission Draft Plan will be subject to public consultation from early January 2024 for a period of eight weeks. The consultation responses will be submitted with the Submission Draft Plan to the Secretary of State in July 2024, with the Public Examination anticipated in spring 2025.

4. Protecting and Enhancing the Natural Environment

Local Plan Strategic Objective 1: Policies SP4, SP5, SP6, SP7, DP8, SP9, DP13, SP15

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

Local Plan Strategic Objective 3: Policies SP11, DP12, DP13, SP14

Plan for the likely impacts of climate change on the special qualities of the New Forest.

- 4.1 The planning policies for the National Park in the Local Plan place a strong emphasis on protection of the natural environment. The policies reflect 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 Local Plan, as set out above, and reflect the first statutory National Park purpose.

Natural environment

Priority habitats and species

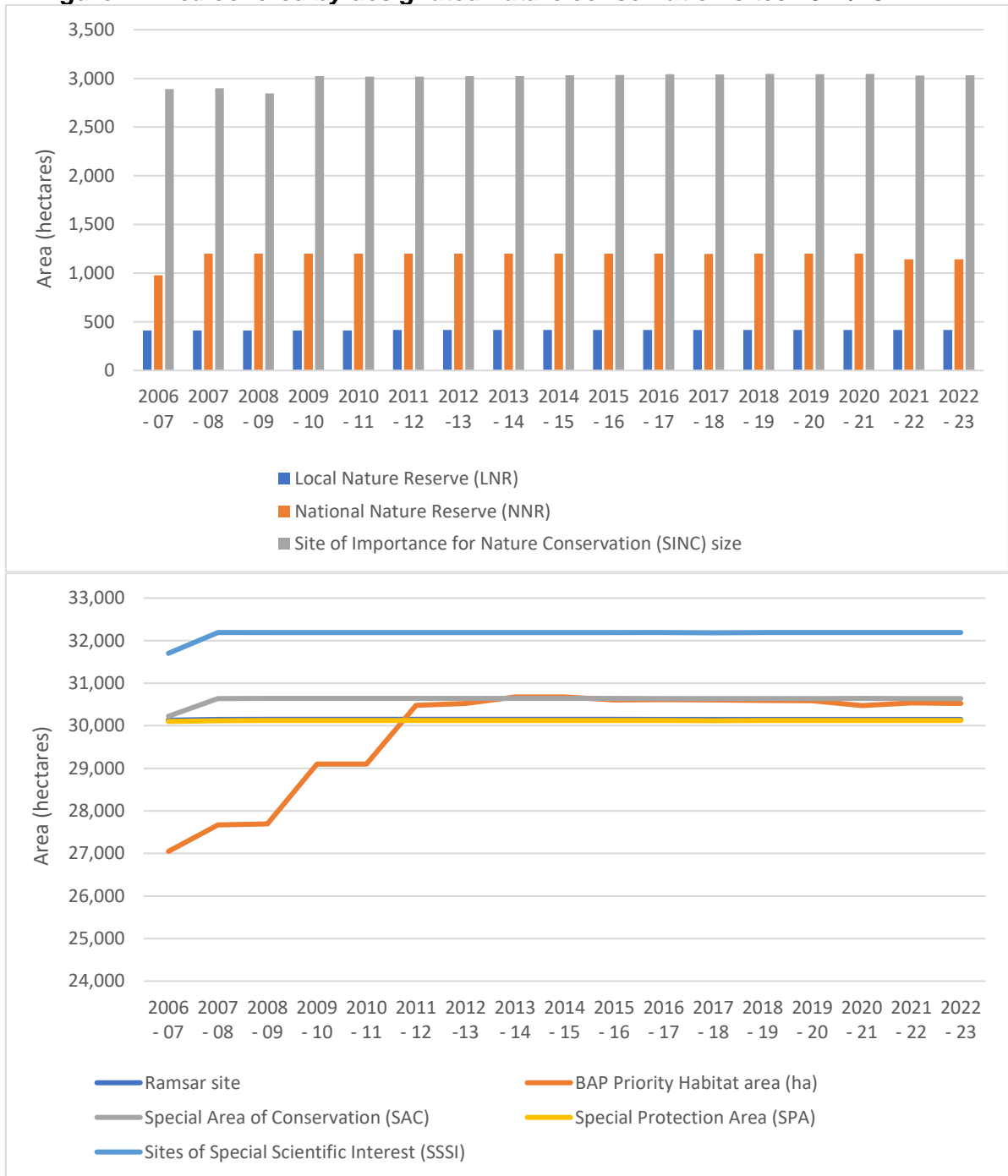
- 4.2 The amount of Biodiversity Action Plan (BAP) Priority Habitat in the National Park totals 30,525 hectares (as at 31 March 2023), which represents a small decrease of 0.03% of the total priority habitat in the National Park since last year's monitoring report. However, the National Park continues to support 38% of the total area of biodiversity priority habitats within Hampshire (the same as last year). The Authority receives this data from the Hampshire Biodiversity Information Centre (HBIC) and the latest information for this monitoring period clarifies that the habitats data has been moved to a new mapping framework which has led to more accurate boundaries and there have been more site surveys undertaken.
- 4.3 The single biggest BAP Priority Habitat in the National Park remains lowland heathland at 10,126 hectares of lowland heathland (a slight decrease from 10,142 hectares last year). Just over 91% 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 The overall land in the National Park covered by statutory designated nature conservation sites totals 32,266 hectares, which is the same as last year.
- 4.5 There were no new or deleted Sites of Importance for Nature Conservation (SINC) during the monitoring period, although one site was amended following a detailed survey, resulting in a loss of 0.43 hectares. There remains 397 SINC in the National Park covering 3,032.68 hectares.

4.6 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.

Figure 1: Area covered by designated nature conservation sites 2022/23



Source: Hampshire Biodiversity Information Centre

Open space

- 4.7 There has been no net loss of open space arising from a grant of planning permission during the monitoring period, in line with policy DP10 of the Local Plan.
- 4.8 The Authority continues to support the enhancement of existing public open spaces, sport and recreational facilities through the release of developer contributions. During this monitoring year no public open space contributions were either received or released. However, the Authority resolved to grant planning permission on several of the site allocations in the adopted New Forest National Park Local Plan. The site allocations at Whartons Lane, Ashurst and Church Lane, Sway are both due to include new on-site public open space provision for the benefits of new residents and the existing community.

Water pollution and flood risk

- 4.9 The Authority routinely consults the Environment Agency on planning applications that may impact on water quality or flood risk in the area. During the monitoring period there were no objections from the Environment Agency (EA), and therefore no planning applications were granted contrary to the advice of the Environment Agency.

Renewable energy

- 4.10 This monitoring period saw a relatively large amount of planning applications granted for, or incorporating, renewable energy schemes (26 in total compared to 31 last year). The majority comprised solar panels (24 applications), with several ground mounted solar arrays. In addition, there were four schemes incorporating air source heat pumps (compared to 12 last year). All were small scale schemes, in accordance with the adopted Local Plan policies.

Performance of the Natural Environment policies

- 4.11 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 Local Plan. In particular, the National Park purposes remain fundamental to the overall strategy set out in the Local Plan.

5. Protecting and Enhancing the Built Environment

Local Plan Strategic Objective 2: Policies DP2, SP16, SP17, DP18
Conserve and enhance the cultural heritage and historic environment of the National Park, especially the wealth of individual characteristics that contribute to its local distinctiveness.

- 5.1 The Local Plan 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. This has been emphasised, and explored in more detail, in the Authority's Design Guide Supplementary Planning Document, adopted in January 2022, as well as the adopted Village Design Statements. The built environment planning policies help to deliver the first statutory National Park purpose.

Design issues

Planning applications

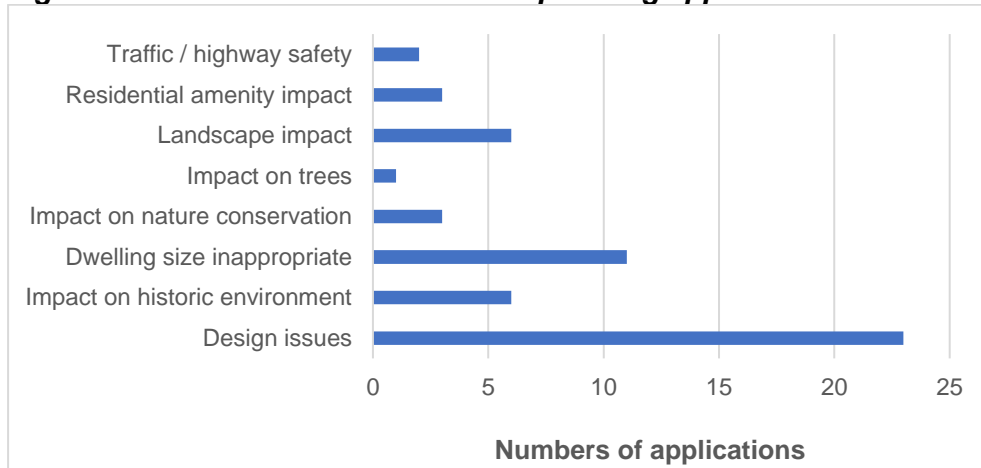
- 5.2 A total of 836 planning applications were determined between 1 April 2022 and 31 March 2023. Approximately 6% of applications for planning permission were subsequently withdrawn, and 5% were refused permission, with 89% approved. These proportions remained broadly the same as the previous year.
- 5.3 Implementation of the Authority's planning policies for the built environment 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 broadly the same as 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.
- 5.4 Planning applications are also assessed against relevant supplementary planning documents including the Authority's Design Guide, which was updated in 2022 to reflect changes in national and local policy, with greater emphasis on sustainability. Village Design Statements are also a material planning consideration, and there are seven of these covering parts of the National Park which have been adopted as Supplementary Planning Documents.

Refusals of planning permission

- 5.5 The main reasons for refusal of planning applications are illustrated in figure 2 overleaf. This highlights that, as in previous years, a significant proportion relate to unsuitable design issues, the inappropriately large size of dwellings, and impacts on the landscape. These proportions remain broadly comparable with last year's data.

5.6 The planning policies cited most often in refusals of planning applications during this monitoring period are SP17 (Local distinctiveness); DP2 (General development principles); DP36 (Extensions to dwellings); DP18 (Design principles); SP16 (The historic and built environment) and SP7 (Landscape character).

Figure 2: Reasons cited in refusals of planning applications 2022 / 23

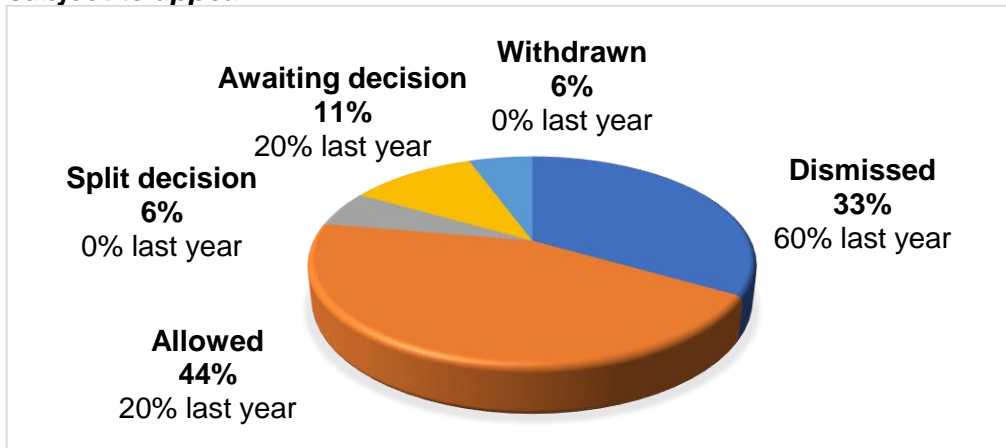


Source: NFNPA

Appeal decisions

5.7 Of the 31 planning applications refused permission during the monitoring period 18 subsequently were subject to an appeal. The chart below shows the outcome of those appeals.

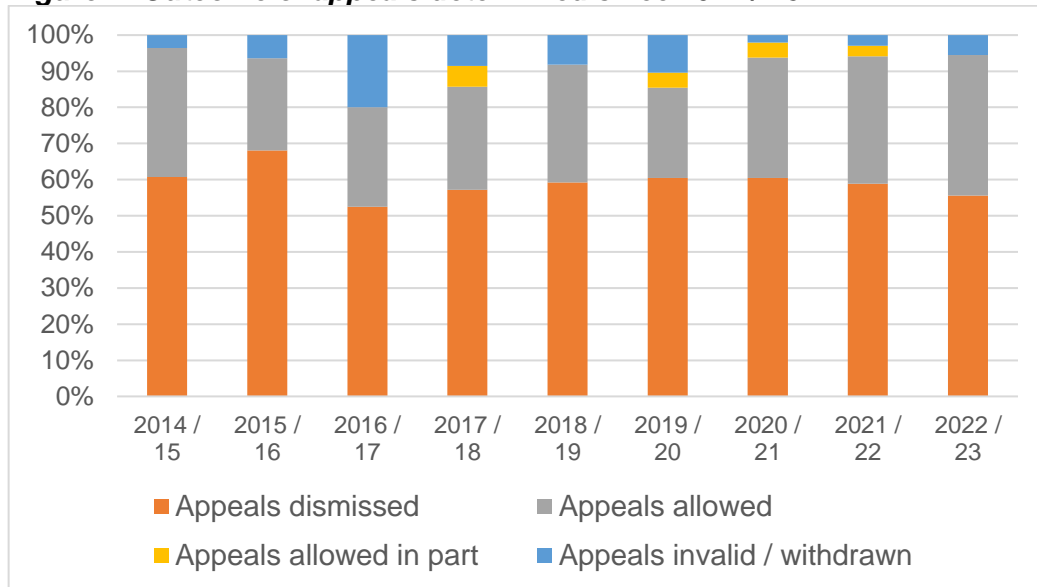
Figure 3: Outcome of planning applications refused during 2022 / 2023 and subject to appeal



Source: NFNPA

5.8 A total of 18 planning appeals were determined by the Planning Inspectorate during the monitoring period (some of which were refused planning permission by the Authority during the previous monitoring year), and their outcome is illustrated in Figure 4 overleaf. The number of appeals determined by the Planning Inspectorate is significantly lower than last year (34 determined last year), although the proportions of appeals allowed and dismissed remain broadly similar to those from last year, as shown in the chart overleaf.

Figure 4: Outcome of appeals determined since 2014 / 15



Source: NFNPA

- 5.9 The Authority’s planning team keeps an index of relevant appeal decisions within the National Park which are cited in our appeal written statements. Members are regularly updated at the monthly Planning Committee meetings with relevant appeal decisions, and set out below is a summary of some of the more typical appeal decisions received in the last monitoring year.
- 5.10 A planning application for the extension of a garage / annexe, and use as a self-contained annexe (retrospective) in Thorney Hill was refused permission in December 2021. A subsequent appeal was allowed in September 2022. The main issue was whether the annexe would constitute a separate or ancillary residential dwelling. At over 100 square metres the floorspace of the outbuilding is greater than the Local Plan allows for new dwellings, and is designed to provide self-contained accommodation for independent living. However, the Inspector considered that even *“though the annexe would provide facilities for independent day-to-day living I consider on balance, given the very specific circumstances in this case, that it would not become a separate planning unit due to the level of dependency and proximity to the main dwelling.”*
- 5.11 The Inspector concluded that there were material considerations which, on balance, indicated that a decision contrary to the development plan would be acceptable in this case. Conditions were attached to the permission to ensure the use of the outbuilding is ancillary to the main dwelling, and shall not be used for a separate unit of accommodation or holiday when no longer required by the current occupants.
- 5.12 In July 2022 a planning application for the erection of a single storey oak framed orangery in Bashley was refused permission, and subsequently dismissed at appeal in March 2023. The Inspector considered the main issue was whether the proposed extension in relation to the cumulative enlargement of the dwelling was acceptable. The dwelling had extensive

floorspace increases over the years and the proposed development would not be in accordance with policy DP36 (Extensions to dwellings) of the Local Plan.

- 5.13 Although the house was on a large plot, and could not be seen from the nearby road, the Inspector considered the proposal would “*not meet the objectives of the policy to protect through limiting cumulative and incremental increases to properties, the locally distinctive character of the built environment of the New Forest.*”. The Inspector concluded that there were no material considerations to justify taking a decision other than in accordance with the Local Plan policies.

Village Design Statements

- 5.14 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. The weight afforded to Village Design Statements is proportionate to the degree of consistency between the VDS, the statutory development plan for the National Park and national planning policy set out in the NPPF and accompanying NPPG.
- 5.15 Individual Village Design Statements have now been adopted for Wellow (2011), Landford (2011), Ashurst and Colbury (2013), Boldre Parish (2013), Sway (2013), and Hordle (2015). A VDS covering Hyde was adopted in 2012, however, this has now been updated to reflect changes in national and local planning policy and was adopted in July 2022.
- 5.16 Additionally, the Authority holds an annual Building Design Awards that recognise high quality design and the best new developments in the National Park, with residential schemes, non-residential schemes, conservation projects and green buildings all eligible for an award. Award winners in 2023 included a residential scheme in Hyde where a run-down post-war bungalow was replaced with a highly energy efficient home winning the Best Green Building award.
- 5.17 Best Conservation Scheme was awarded to a Grade II listed building near Lymington which had fallen into disrepair and had been unsympathetically altered in the past but had painstakingly restored many interior and exterior period features.
- 5.18 Unit one of Forest Corner Farm in Ringwood was awarded Best Non-residential Scheme for a veterinary building styled on a traditional threshing barn in a Conservation Area.

Performance of the Built Environment policies

- 5.19 The appropriateness of the design of proposed development continues to be an area of importance for the assessment of planning applications and remains a significant reason for refusal of applications. In addition to the local planning policies the Authority's Design Guide Supplementary Planning Document plays a key part in seeking to aid applicants and developers in achieving a level of design that is more locally specific to the New Forest and appropriate to a National Park. This is complemented by several local Village Design Statements, which have been supported at appeals by Planning Inspectors.

6. Vibrant Communities

Local Plan Strategic Objective 4: Policies DP10, DP34, DP35, DP36, DP37, SP38, SP39, DP40, DP41

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

Local Plan Strategic Objective 5: Policies SP19 – SP30, DP31, DP32, SP33

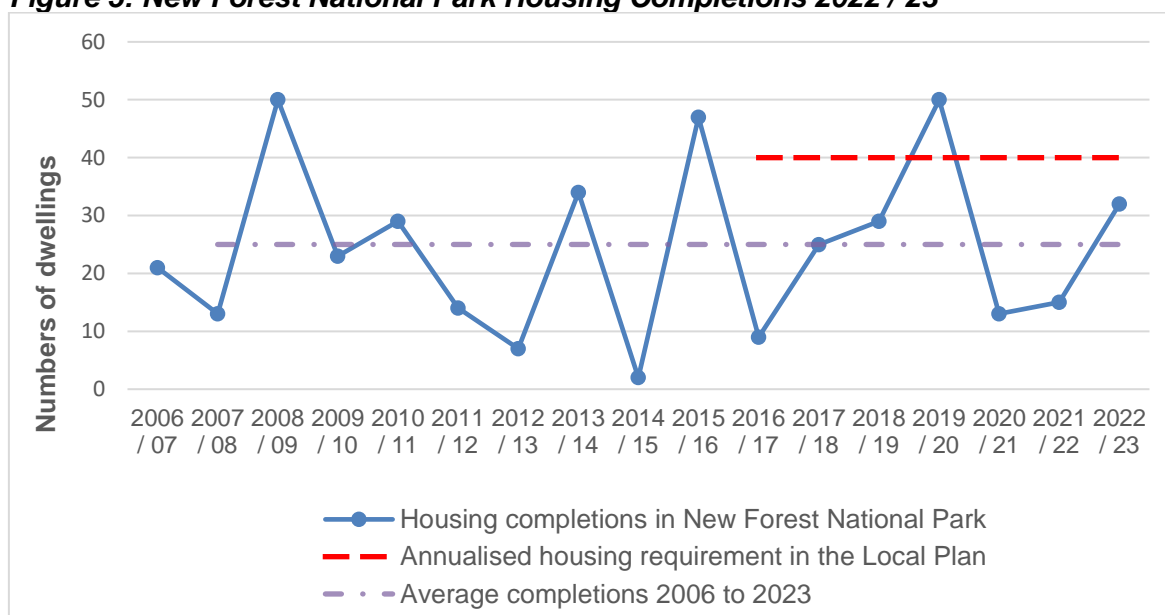
Promote appropriate housing to meet local needs and maintain the vibrant communities of the National Park.

Housing

6.1 There was a net gain of 32 dwelling completions during the monitoring period, which is more than double the figure from last year. There were no large site completions this year. All completions were on windfall sites, with several arising from redevelopment of existing sites or conversion of existing properties. This included mixed use development on the former Redmayne Engineering site in Brockenhurst involving nine new dwellings, several conversion of barns or office space to residential uses, and flats above shops in Brockenhurst.

6.2 The chart below illustrates completions in the National Park since 2006.

Figure 5: New Forest National Park Housing Completions 2022 / 23



6.3 It should be noted that housing completions from 1 April 2016 onwards contribute to the housing requirement of the adopted Local Plan for the Plan period 2016 through to 2036. This has totalled 173 dwellings, giving an average of 25 dwelling completions per year, and demonstrating that the Local Plan windfall allowance of 20 net new dwellings per year is realistic.

- 6.4 Figure 5 overleaf 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 housing allocations in the Local Plan are predicted to come forward slightly later into the Plan period, therefore the numbers of dwellings completed in the first few years of the Local Plan are based solely on windfall sites, and have been lower than the annualised Local Plan housing requirement.
- 6.5 Of the adopted Local Plan housing site allocations, there is a resolution to grant planning permission for 120 dwellings at land to the south of the former Fawley Power Station, whilst full planning permission has been granted on the site of the former Lyndhurst Park Hotel (79 new dwellings), and at land south of Church Lane in Sway (46 new dwellings). The sites at Whartons Lane, Ashurst (62 new dwellings), and land at Ashurst Hospital both have Planning Committee resolutions to grant permission, subject to the finalisation of a legal agreement.

Five year housing supply

- 6.6 On 19 December 2023 the Government published its latest revision to the NPPF, and some of the biggest changes relate to housing delivery. Under the previous version of the NPPF Local Planning Authorities were required to demonstrate a stock of five years' worth of housing supply, with an additional 'buffer' of 5%, 10% or 20%. The updated NPPF now states that Local Planning Authorities will not need to meet this requirement if their Local Plan is less than five years old and identified "at least a five year supply of specific, deliverable sites at the time that its examination concluded" (NPPF, paragraph 76).
- 6.7 The Authority's Local Plan was adopted in August 2019 and is less than five years old and sets out a five year supply of deliverable sites, many of which have been granted planning permission or are awaiting legal agreements. Therefore, although the Authority considers that the criteria of the latest NPPF update have been met it is good practice to continue to monitor the supply and delivery of housing.
- 6.8 Appendix 2 of this report sets out the details of the Local Plan housing requirement, the level of housing completions since the Plan was adopted and confirms that the Authority currently has in excess of a five year housing land supply. It should also be noted that the Authority is not covered by the Government's 'Housing Delivery Test' and national planning policy continues to recognise that National Parks are areas where development should be restricted.
- 6.9 The Authority currently has a stock of outstanding planning permissions for 171 net new dwellings, with roughly a fifth already under construction.

Location of new housing

- 6.10 Approximately 67% of new dwelling completions were in one of the four defined villages, compared to 70% last year. The largest site completions were built on

the former Redmayne Engineering site in Brockenhurst where there was a mixed development scheme including seven dwellings. Completions in the defined villages also included several flats above shops: three in Brockenhurst and two in Lyndhurst.

- 6.11 New dwellings completed outside the defined villages included three agricultural workers dwellings and one commoner's dwelling which are considered appropriate outside the defined villages thereby complying with relevant Local Plan policies (Policies SP4 and SP19).
- 6.12 Policy SP5 of the Local Plan requires new development to comply with the Habitats Regulations to avoid or fully mitigate any potential adverse effects on the ecological integrity of the National Park's internationally designated nature conservation sites. The Authority has established a Mitigation Scheme (2020) into which developers can make a financial contribution to help mitigate the recreational impacts of new development on the designated sites. However, avoidance or mitigation may not be possible in all cases, for instance if a larger number of windfall dwellings come forward within 400m of the New Forest SAC and SPA. Consequently, monitoring this policy requires an assessment of the numbers of dwellings permitted within 400m of those designated sites. The Local Plan examination process established the principle that some new development will continue to take place within close proximity to the internationally designated sites of the New Forest, and that this scale of development should be monitored.
- 6.13 Analysis of the sites granted planning permission for housing during the monitoring period shows that 11 new dwellings fall within that boundary (compared to four last year). Natural England confirmed that they had no objections to these proposals, subject to appropriate mitigation through a financial contribution or planning condition, in line with the Authority's mitigation scheme. The Authority routinely seeks developer contributions towards habitat mitigation measures where new residential development is permitted across the National Park, and works with Natural England and other partners represented on the steering group to prioritise appropriate mitigation projects.

Affordable housing

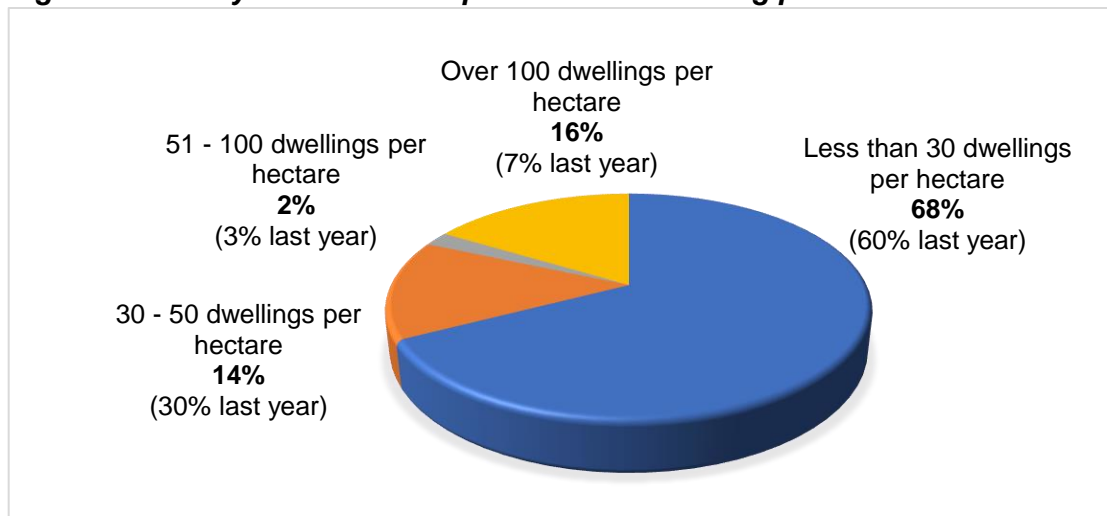
- 6.14 There were no affordable dwellings permitted or completed during the monitoring period, the same as last year.
- 6.15 The Authority continues to work with local communities and partners to identify appropriate rural exceptions sites for affordable housing. Such sites are supported by the adopted Local Plan policies and have helped deliver over 30 net new affordable dwellings in the National Park since the Authority assumed its planning responsibilities in 2006.
- 6.16 In addition, the Local Plan includes a number of housing site allocations which will contribute a significant level of new affordable housing for local people in identified housing need the National Park. The consented application for the redevelopment of the former Lyndhurst Park Hotel site includes on-site affordable housing provision and other Local Plan site allocations are the

include a policy compliant level of on-site affordable housing provision. The applications at the former Fawley Power Station site, Whartons Lane in Ashurst and Church Lane in Sway would deliver circa 115 new affordable dwellings for local people in housing need.

Housing density

- 6.17 The following diagram illustrates the density of dwellings completed during the monitoring period. It should be noted that the data has been calculated on a mix of net and gross floor area as the data on net developable floor area was not available for all sites.

Figure 6: Density of houses completed this monitoring period



Source: Hampshire County Council

- 6.18 The completions that are 'Over 100 dwellings per hectare' comprise three flats, and a change of use from an office to five dwellings, all in Brockenhurst. The lowest density developments are largely comprised of single dwellings. The Local Plan policies (particularly Policy DP34) recognise that a range of development densities will be appropriate across the National Park, depending on the site-specific circumstances.

Lawful Development Certificates

- 6.19 There were eight dwelling units identified through the Lawful Development Certificate procedure during the monitoring period (compared to seven units last year). These arose from the removal of an agricultural occupancy condition on one property and the rest from buildings being used as separate dwellings.

Defined villages

Retail

- 6.20 The Local Plan sets out shopping frontages in the four defined villages in the National Park. The relevant Local Plan policy DP40 (Change of use from retail

in the defined villages) seeks to safeguard the role of the defined villages in meeting some of the day-to-day retail needs of local residents and visitors.

- 6.21 From 1 September 2020, the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect. These changes have resulted in the revocation of Classes A and D from the Use Classes Order which limits the effectiveness of how the shopping frontage policies can be monitored. This means that shops, financial and professional services and cafes and restaurants all now fall within Class E and can change between different uses within that class without needing to apply for planning permission.
- 6.22 A survey of the shopping frontages in the four defined villages was undertaken in June 2022, and analysed for the purposes of this monitoring report on the basis of the old use classes. This identified little change from the previous survey. In the villages of Brockenhurst and Lyndhurst the numbers of retail (A1) units remain above the recommended minimum of 50%, at 57% and 57% respectively. The proportion of retail units in Sway at 33% remains the same proportion as last year, although this lies below the recommended policy threshold of 40%. The proportion of retail units in Ashurst also remains the same as last year at 23%, which remains significantly below the minimum threshold of 40%. However, 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).
- 6.23 With regard to vacancy rates, there was little change from the 2021 figures. Ashurst had one vacant unit in 2022, compared to none the previous year. Brockenhurst had fewer vacancies than the previous year, at two vacant units (compared to five the previous year). Conversely, Lyndhurst had the same level of vacant units as the previous year, at seven units (five of which were retail units). Sway also had the same vacancy rate as the previous year, with two vacant units (one retail unit).

Community facilities

- 6.24 Several planning applications have been permitted for community facilities, spread throughout communities across the National Park. These applications comprise improvements to the village hall and college in Brockenhurst, a school for special needs education in Dibden, improvements to village halls in Sway and East Boldre, and a new community store in East Boldre.
- 6.25 The Local Plan supports the retention of existing community facilities and the development of essential community facilities, in accordance with the Authority's socio-economic duty (set out in Policy SP39).

Developer contributions

- 6.26 Policy SP38 of the Local Plan emphasises that development proposals shall make provision for the infrastructure and measures necessary to ensure 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, relating to affordable housing, public transport and open space.
- 6.27 Developer contributions are also required to mitigate the impacts of increased recreational pressures associated with new residential and visitor accommodation development on the internationally protected habitats of the Solent coast and the New Forest heathlands. Further details of these mitigation schemes can be found in the Authority’s updated [Habitat Mitigation Scheme](#) (2020) and the [Bird Aware Solent Strategy](#).
- 6.28 The scale of developer contributions received by the National Park Authority in 2022 – 2023 was lower than the preceding reporting year. Developer contributions in this monitoring period were received from a limited number of windfall developments and several temporary campsites (which are required to address impacts under the requirements of the Habitats Regulations for legal compliance).
- 6.29 The developer contribution monies received and released by the Authority during the monitoring period are set out in the table below.

Figure 7: Developer contributions 2022 / 2023

Type of Contribution	Amount received	Amount released
Affordable housing	£0	£1,200
Public open space, sport & recreation	£0	£0
Transport	£0	£0
New Forest SPA habitat mitigation	£121,923	£20,111
Solent SPA habitat mitigation	£14,942	£14,942 transferred to the Bird Aware Solent habitat mitigation scheme
TOTAL	£136,865	£36,253

Source: NFNPA

- 6.30 In the 2022 – 2023 monitoring year, no financial contributions were received towards affordable housing provision, transport or public open space. This reflects the small scale nature of new development in the National Park over the monitoring period. None of the adopted New Forest National Park Local Plan housing site allocations reached their triggers for payment of contributions in the 2022 – 2023 monitoring year. The respective triggers for payment are expected to be reached in future reporting years, which will result

in an increase in financial contributions towards necessary supporting infrastructure.

- 6.31 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 sought from all net new dwellings and visitor accommodation permitted in the National Park, unlike other forms of contributions where various site size thresholds apply. During 2022 – 2023, habitat mitigation contributions towards the New Forest’s internationally designated sites were also sought from seasonal campsite uses under the requirements of the Habitats Regulations.
- 6.32 Developer contributions towards the New Forest SPA, 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.
- 6.33 Contributions to the Scheme were spent on a number of mitigation measures during the 2022-23 reporting period including communications and media development, as well as employing seasonal rangers (at a total cost of £15,112) who 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.
- 6.34 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. 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.
- 6.35 The key mitigation measure funded is a team of full time and seasonal rangers who patrol the Solent coast, including the National Park’s coastline. The rangers aim to reduce bird disturbance by helping people to better understand the importance of the over-wintering birds and their vulnerability to disturbance. Funds are also spent on associated monitoring, marketing and communications. Further details can be found in Solent Recreation Mitigation Strategy Annual Report 2023.
- 6.36 More details of the developer contributions received and spent can be found in the Authority’s [Infrastructure Funding Statement](#), published on the Authority’s website in December 2023.

Neighbourhood Plans

- 6.37 There are eight Neighbourhood Areas that have been formally designated by the Authority. These comprise Ringwood Town (area designated in February

2021), Fordingbridge Town (area designated in April 2020), 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).

- 6.38 There are two ‘made’ Neighbourhood Plans covering the respective parts of those parishes within the National Park: New Milton Neighbourhood Plan (July 2021) and Hythe and Dibden Neighbourhood Plan (December 2019). These Plans can be viewed on the [Authority’s website](#).
- 6.39 The Authority will continue to work with the above mentioned 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

- 6.40 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.
- 6.41 The Authority has kept a register since 1 April 2016, and there are 409 individuals on the register (as at 30 October 2023). During the period 31 October 2022 to 30 October 2023 a total of 32 individuals signed up to be on the register, which is fewer than the numbers who signed up in each of the previous five years. Approximately 20% of all those on the register would prefer a self build plot within, or adjacent to a, defined village (i.e. Ashurst, Brockenhurst, Lyndhurst or Sway), with a further 20% wanting a site elsewhere in the National Park. Additionally, 59% would be content with a site in either a defined village or anywhere else in the National Park, whilst 1% of individuals did not give an answer.
- 6.42 Local planning authorities have a legal duty to grant sufficient planning permissions to meet the demand for self-build and custom housebuilding in their area (as indicated by the register) on a rolling three-year basis. To date the Authority has permitted sufficient suitable permissions, but given the high level of additions to the register in recent years it is unclear whether this will be possible in future years. The Government has set out changes to self and custom build provision through the Levelling-up and Regeneration Act 2023, with further detailed guidance expected. The numbers on the register and numbers of suitable permissions granted are reported on an annual basis to the Government.

Performance of Vibrant Communities policies

- 6.43 Housing completions in this monitoring period were just over double those from last year’s report. There continues to be good progress on the Local Plan housing site allocations, which all have either a grant of planning

permission or a submitted planning application. Work at the site of the former Lyndhurst Park Hotel has commenced, which will deliver 79 new dwellings (including some on-site affordable housing provision).

- 6.44 In addition, there remains a significant stock of sites with unimplemented planning permissions for residential development, which is an increasingly important material consideration for planning inspectors when assessing planning appeals for proposed housing development. The Authority also has in excess of a five year housing land supply.
- 6.45 Overall, development for housing during the monitoring period has come forward in line with the policies in the Authority's Local Plan.

7. A Sustainable Local Economy

Local Plan Strategic Objective 6: Policies SP42, SP43, SP44, SP45
Develop a diverse and sustainable economy that contributes to the well-being of local communities throughout the Park.

Local Plan Strategic Objective 7: Policies SP48, DP49, DP50, DP51 – DP53
Encourage land management that sustains the special qualities of the National Park.

Local Plan Strategic Objective 8: Policies SP46, DP47
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 672 m² of industrial and office floorspace completed during the monitoring period, compared to a net gain of 151 m² last year. This net gain was on one site consisting of new offices at Paulton’s Park in Ower.

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 Local Plan. This approach was supported by the Inspectors during the Examination into the Local Plan in 2019.
- 7.3 An analysis of available employment land reveals that there is a stock of sites with planning permission for industrial and office uses totalling 1,135 m² floorspace (see graph below), compared to 2,809 m² last year. None of these sites is in a defined village, although they all comprise extensions to, or change of use of, existing sites and premises, in line with Policy SP42 in the Local Plan. In addition, there were two unimplemented permissions for office and industrial uses that lapsed during the monitoring period.

Figure 8: Net available floorspace for employment uses



Source: Hampshire County Council

- 7.4 From 1 September 2020, the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 came into effect. This introduced a new Use Class 'E' which now covers commercial, business and service uses and incorporates the former B1(a) offices use. This means that uses within this class can change use without requiring an application for planning permission. General industrial (B2) and storage and distribution (B8) use classes remain broadly unchanged.

Conversions from office to residential use

- 7.5 The Government introduced changes to the system of permitted development rights in May 2013, including the change of use from office buildings to dwellings which was made permanent in October 2015. There were two conversions of office to residential use completed during the monitoring period resulting in six new residential units which were all within defined villages (one in Lyndhurst and five in Brockenhurst). This is compared to two last year.

Telecommunications

- 7.6 There were five applications approved for telecommunications infrastructure during the monitoring period. Additionally, there was one application for telecommunications infrastructure refused permission, located in Hyde for the continued siting of a temporary telecommunications base station comprising a 16 metre high mast, antennas, cabinets and associated development to ensure continued 2G, 3G and 4G mobile phone and internet coverage in the area. The application was refused on the basis that the continued siting of the development for a further 18-month period would have an unacceptable adverse impact on the landscape character of the area; the character and appearance of the conservation area; and the amenity of the locality contrary to Policies SP7, SP15, SP16 and SP17 of the adopted Local Plan.

Agriculture, farming and forestry

- 7.7 During the monitoring period a total of six planning applications for agricultural development throughout the National Park were permitted, compared to 18 in the previous monitoring period. These comprised new or replacement barns with some new agricultural buildings, in line with policies SP48 (The land-based economy) and DP50 (Agricultural and forestry buildings). Additionally, there were three applications permitted involving the loss or change of use of an agricultural building.
- 7.8 In addition, three agricultural workers dwellings and one commoner's dwelling were completed during the monitoring period. They are located outside the defined villages but are considered appropriate under the criteria of relevant Local Plan policies (Policies SP4 and SP19).

Recreational horsekeeping

- 7.9 This monitoring period saw a continuation of a significant volume of planning permissions granted for recreational horsekeeping activities and associated

development, totalling 20 applications, though not as high as levels in the previous period (34 planning permissions granted). The majority of these permissions were for new or replacement stables, maneges, and a horse walker and riding arena, in dispersed locations throughout the National Park.

Visitor facilities and accommodation

- 7.10 There were no new visitor services or improvements to existing facilities completed during the monitoring period. However, permissions were granted for a change of use for an existing annexe used as a guest house to a holiday let in Ashurst. Outside of the defined villages permissions were granted for additional hotel bedrooms at a country club in Walhampton and at Bartley Lodge Hotel, five shepherd huts at Burley Manor Hotel, and three timber cabins at The Mill in Gordleton.
- 7.11 In addition, there remains an outstanding permission for a 38 bedroom extension to the Balmer Lawn hotel in Brockenhurst.

Performance of economic policies

- 7.12 There was an increase in employment floorspace in this monitoring period, and there remains a stock of sites 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.
- 7.13 Additionally, the report highlights that proposals for employment, agriculture and recreational horsekeeping continue to be developed in line with the policies in the Authority's Local Plan.

8. Conclusions

- 8.1 This report assesses the performance of the policies in the Local Plan during the monitoring period.
- 8.2 As can be seen in the previous chapters of this report 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 and associated infrastructure.
- 8.3 There were increases in housing and employment completions this year, whilst there also 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 relatively strong, which will still play an important role in addition to the housing allocations in meeting local housing and employment needs, all of which are now in the pipeline, either as planning permissions or submitted planning applications.
- 8.4 The broad conclusion of this year's monitoring shows that the Local Plan policies are continuing to perform effectively and are achieving the Local Plan's objectives, whilst also supporting the New Forest National Park's purposes and special qualities.

APPENDIX 1: Key Local Plan Indicators

Key:

	Aim achieved		Aim partially achieved		Aim not achieved		Neutral / Unknown
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Protecting and Enhancing the Natural Environment

Indicator	Target	Local Plan policies	Outcome	
Mitigation measures funded by developer contributions	No target	SP5, SP6	£20,111 spent on ecological mitigation for the New Forest's designated sites. Further contributions retained for 'in perpetuity' measures.	
Planning applications refused on landscape grounds	Not to allow development that would have adverse impacts on the Park's landscape	SP7	Remains a significant reason for refusal, supported at appeal.	
Planning permissions granted contrary to Environment Agency advice on water quality & flooding	Zero applications		Zero applications.	
Monitor levels of windfall development within 400m of the New Forest SPA & SAC	To ensure potential urban edge impacts of windfall development within 400m are mitigated	SP5	Extant permissions for 11 new 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	SP5, SP6	i) Small decrease in priority habitats in the National Park, representing 0.03% of the total area. ii) One SINC amended, resulting in a net loss of 0.43ha	
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	DP10	No net loss of open space. New provision proposed on Local Plan site allocations in Ashurst & Sway.	

Applications refused on the basis of impacts on the coast	Not to allow development that would have adverse impacts on the Park's coast	DP13	Zero applications.	
Level and type of renewable and low carbon energy schemes permitted	Increase in numbers of applications permitted	SP14	Significant amount of schemes permitted, comprising domestic solar panels, or heat pumps.	
Work with neighbouring authorities to monitor changes in air quality on the New Forest's Natura 2000 sites	To establish the trend of movement in critical levels of pollutants for the Natura 2000 sites and work with partners on a strategic mitigation package if significant effects are likely to affect the integrity of sites	SP5, SP6	Ecological consultants monitoring air quality due to be undertaken in 2024 to help establish trends.	

Protecting and Enhancing the Built Environment

Indicator	Target	Local Plan policies	Outcome	
Planning applications refused on the basis of impacts on the historic environment	Not to allow development that would have adverse impacts on the Park's historic environment	SP16	Remains a significant reason for refusal and the new Local Plan policies have been strengthened.	
Planning applications refused on design grounds	Not to allow development that would be incompatible with the character of the area	SP17, DP18	Remains a significant reason for refusal.	

Vibrant Communities

Indicator	Target	Local Plan 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	SP1, SP19, SP42	Most new development lies in or adjacent to the defined villages, or is appropriate to a rural location (as supported by Policy SP4).	

Density of new dwellings completed	Not to allow development that would be incompatible with the character of the area	DP2	Density reflects area's character & nature of sites.	
Number and size of replacement dwellings permitted	Not to allow development that would be incompatible with the character of the area	DP35	Nine replacement dwellings permitted.	
Location and type of retail development permitted	Retain retail uses in 50% of the shopping frontages in Lyndhurst and Brockenhurst, and 40% in Ashurst and Sway shopping frontages	DP40	Brockenhurst & Lyndhurst have more than the recommended proportion of retail units, whilst Sway & Ashurst have fewer retail units (see paragraph 6.20 – 6.23 for details).	
Location and type of new / enhanced community facilities	Net gain in facilities / improved facilities	SP39	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	SP19	32 net dwellings completed, with 70% within the defined villages.	
Location and type of affordable housing permitted and completed	50% in defined villages; rural exception sites elsewhere	SP27	Zero dwellings completed or permitted. Local Plan site allocations will deliver significant affordable housing.	
Applications permitted for agricultural or forestry workers dwellings	-	DP31	Permission granted for three agricultural workers dwellings & one commoners dwelling.	
Net additional pitches permitted for gypsies, travellers and travelling showpeople	-	SP33	Zero pitches permitted or completed.	

A Sustainable Local Economy

Indicator	Target	Local Plan policies	Outcome	
Total amount of additional employment floorspace completions – by type	No significant net loss	SP42	Net gain of 672 m ² of floorspace.	
Total amount of employment floorspace on previously developed land – by type		SP42	672 m ² of floorspace.	

Employment land available – by type		SP42 - 43, DP44 - 45	1,135 m ² floorspace.	
Existing employment sites lost to other uses due to the implementation of permitted development rights	No target	SP42	Two office units lost to residential uses.	
Applications permitted for agricultural and forestry buildings	-	DP50	Six permitted.	
Applications permitted for recreational horse-keeping and associated development	-	DP51, DP52, DP53	20 permitted.	
Planning applications for new or improved visitor facilities and accommodation	To ensure the defined villages remain the focus for visitor facilities & accommodation	SP46, DP45	Five applications permitted for new / improved visitor facilities / accommodation.	

APPENDIX 2: Five Year Housing Land Supply

The five 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 five year supply of housing land based on unimplemented planning permissions and anticipated housing site allocations and windfalls over the next five years.

		Dwellings
A	Housing requirement in the Local Plan period	800
B	Completions so far in the Plan period	173
C	Number of dwellings left to deliver in the Plan period (A – B)	627
D	Number of years of the Plan period left	13
E	Annualised average requirement for the remainder of the Plan period (C ÷ D)	48
F	5-year housing supply requirement (E x 5)	240
G	5% buffer to add to the 5-year housing supply (F x 0.05)	12
H	5-year housing supply requirement with 5% buffer (F + G)	252
I	Number of dwellings predicted to be completed in 5 year period 2023 / 24 to 2027 / 28	351
J	Number of years of housing supply (I ÷ H x 5)	6.9