



NEW FOREST NATIONAL PARK AUTHORITY

Local Development Framework  
MONITORING REPORT

2020

## **Contents**

	<b>Page Number</b>
<b>Executive Summary</b>	<b>3</b>
<b>1. Introduction</b>	<b>4</b>
<b>2. National Park profile</b>	<b>8</b>
<b>3. Local Development Scheme</b>	<b>10</b>
<b>4. Protecting and Enhancing the Natural Environment</b>	<b>11</b>
<b>5. Protecting and Enhancing the Built Environment</b>	<b>15</b>
<b>6. Vibrant Communities</b>	<b>21</b>
<b>7. A Sustainable Local Economy</b>	<b>29</b>
<b>8. Conclusions</b>	<b>32</b>
<b>Appendix 1 Key Core Strategy Indicators</b>	<b>33</b>
<b>Appendix 2 5 year housing land supply</b>	<b>37</b>

## 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 2019 to 31 March 2020**, and focuses on assessing the effectiveness of the Authority's adopted planning policies. As the Authority's Local Plan was adopted in August 2019 the monitoring period covers the policies in both the Core Strategy and the Local Plan for the respective periods of time they were in place during the monitoring year. 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.

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

In August 2019 the Authority adopted its new Local Plan, superseding the Core Strategy. Early indications of monitoring the first few months of the implementation of the Local Plan policies also show that the performance of the policies remains similar to those in the Core Strategy. Many of the policies remain broadly unchanged from those in the Core Strategy and trends will continue to be monitored over the next few years.

## 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 2019 to 31 March 2020**, 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 (2010) and the Local Plan (2019), which were in place at different times 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) – *up to 29 August 2019*
  - New Forest National Park Local Plan (2019) – *from 29 August 2019 onwards*
  - Hythe and Dibden Neighbourhood Development Plan 2018 – 2026 – *covering that part of the National Park within Hythe & Dibden Parish from 18 December 2019*
  - 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 2019/20, demonstrates the Authority's commitment and actions in respect of its 'duty to co-operate' during the monitoring period. The Authority's work under the 'duty to cooperate' was also tested as part of the independent Examination into the draft New Forest National Park Local Plan in 2018/19 and the final Inspectors' Report (July 2019) confirmed the Authority had fulfilled this legal requirement as part of the Local Plan-review process.

#### **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 National Planning Policy Framework states that Local Plans should be assessed within 5 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 as the policies remained fit for purpose and broadly in line with national planning policy, but would be reassessed in two years. Initial consultation with stakeholders on a review was undertaken at a workshop held in September 2019.

- 1.7 The Minerals and Waste Plan has been assessed again in 2020 and officers consider that some of the policies would benefit from an update, either to bring them more in line with national policy or to refine the policy wording for clarity. Officers will take a report to a full Authority meeting in spring 2021 to recommend that a partial review of the Plan is undertaken. If all partner authorities sign off a partial review then the process will begin with consultation with stakeholders in spring and summer 2021.

#### **Neighbourhood Plan production**

- 1.8 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 seven Neighbourhood Areas formally designated for areas covering parts of the National Park. 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**

- 1.9 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 Wiltshire Council's draft Gypsy and Traveller Accommodation Assessment. New Forest District Council was consulting on Main Modifications to their Local Plan during the monitoring period, and the Authority was able to support changes. This included one amendment to the wording of the weight afforded to ensuring that the character, quality and scenic beauty of the adjoining Cranborne Chase AONB and New Forest National Park are protected and enhanced. The New Forest District Local Plan was adopted in July 2020.

#### **Participating in sub and regional groups such as the Local Economic Partnerships and the South East Protected Landscapes Group**

- 1.10 The Authority continues to engage with the Solent LEP regarding cross-boundary economic issues as necessary.

#### **Joint Working with Neighbouring District Authorities and other bodies**

- 1.11 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.

- 1.12 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 consideration of the planning application for redevelopment of the former Fawley Power Station site, including liaising with consultees and negotiating appropriate amendments.
- 1.13 The Authority continues to engage with the Partnership for South Hampshire (PfSH), in particular on housing and infrastructure delivery. In August 2019 members of the National Park Authority accepted a formal invitation to the Authority to become a member of the Partnership for South Hampshire. The Authority plays an active role in the work of the Partnership and has taken up a position on the PfSH Joint Committee.
- 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.
- 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. Natural England have also been involved in the relevant assessments as part of the Local Plan review process. The Authority's habitat mitigation scheme was under review during the monitoring period including a period of public consultation, and has since been adopted in July 2020.

#### **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. During this monitoring year the Core Strategy was in place until August 2019, when the Local Plan was adopted, and thus the report assesses both sets of policies in place at their respective times. 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.

- 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](mailto: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 Core Strategy: the first set of National Park-wide planning policies, which became operational immediately. Those policies have now been reviewed and a new Local Plan was adopted on 29 August 2019. The Plan 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 Local Plan, and will be updated in due course to set out the details of any planned review of the adopted development plan 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). The LDS anticipated the Local Plan 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, and it is emphasised 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 on 29 August 2019. The timetable for the production of the Local Plan was one of the matters assessed as part of the independent Examination and the Inspectors were content that the timetable for Plan-production has been in general conformity with the published LDS.

#### **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 produced annually.
- 3.5 The National Planning Policy Framework 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 and Waste Plan in 2018 and 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. This position has now been reassessed, and an initial consultation on the need for a review was undertaken with stakeholders at a workshop in September 2019. It is the view of officers that the Plan is now in need of a partial update. It is anticipated that a report will be presented to Members in Spring 2021 to seek authorisation to begin a review of the Plan.

## 4. Protecting and Enhancing the Natural Environment

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

**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.

**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.

**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 both the Core Strategy and the new 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 Core Strategy and Local Plan, 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 30,590 hectares (as at 31 March 2020), which represents a small loss of 0.01% of the total priority habitat in the National Park since last year's monitoring report<sup>1</sup>. 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 four 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*

---

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

- 4.4 During this monitoring period there were no changes to statutory nature conservation sites, with the amount of land of designated sites remaining the same as last year. In addition, there is one new Site of Importance for Nature Conservation (SINC), with the boundaries of five sites amended<sup>2</sup>, resulting in a net loss of 3.39 hectares (a change of -0.11%). The total area covered by all designated nature conservation sites is 35,307 hectares.
- 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**



<sup>2</sup> N.B. Many of the amendments will relate to changes that may have occurred many years before the sites were re-surveyed but were only recorded and approved during this reporting period.

## **Air Quality**

- 4.6 In preparing the Local Plan the Authority, together with New Forest District Council, appointed ecological consultants to survey the habitats of the New Forest Special Area of Conservation (SAC) for baseline evidence of air quality-related damage. That assessment did not identify any evidence to suggest an adverse effect on the integrity of New Forest European Sites was occurring, or that it was likely to occur as a result of proposed development in the New Forest District and National Park Authority Local Plans. However, the possibility for localised damage to occur at the roadside as a result of increased concentrations of nitrogen pollution could not be wholly precluded, and consequently the situation needs to be monitored.
- 4.7 The baseline assessment in 2018 recommended that further ecological surveys of the habitats be undertaken at three yearly intervals in 2021 and 2024 to evaluate habitat condition and any change in its status. In line with the recommendations, the National Park Authority is working jointly with New Forest District Council to monitor the condition of the protected habitats at specified locations close to the main road network in the National Park. The next stage of survey work is due to take place in 2021 and the intention is to prepare a monitoring report documenting results of both air quality and habitat monitoring. The reporting will identify whether or not there is evidence of adverse air quality effects on the integrity of European sites due to air pollution at each habitat monitoring site; and whether or not any adverse effects identified impact on the favourable condition status of the designated sites or appear likely to do so over time, with reference to the 2018 baseline survey.

## **Open space**

- 4.8 There has been no net loss of open space arising from a grant of planning permission during the monitoring period, in line with policies DP3 of the Core Strategy, and DP10 of the Local Plan. The Authority continues to support the enhancement of existing public open spaces, sport and recreational facilities through the release of developer contributions, comprising the enhancement of the Whartons Lane Recreation Ground in Ashurst; new bike racks at Brockenhurst Village Hall, and the refurbishment and improvement of the Highwood Road children's playing facilities in Brockenhurst.

## **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 the Environment Agency (EA) submitted objections to three applications based on reasons of flood risk, and an objection to one application on water quality grounds. However, all these objections were overcome prior to the applications being granted permission. In several cases there was insufficient information with the original planning application, but with the submission of additional information the EA were able to remove their objections.

## **Renewable energy**

- 4.10 Several planning applications for renewable energy schemes were permitted during the monitoring period, most comprising solar panels, with one air source heat pump. All were domestic small scale schemes.

## **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 Core Strategy, and continued through into the adopted Local Plan policies from August 2019.
- 4.12 The National Park purposes remain fundamental to the overall strategy set out in the Authority's Local Plan. Many of the natural environment policies in the Core Strategy remained 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.
- 4.13 Additionally, the Authority's Habitat Mitigation Scheme – which supplements the policies of the Local Plan – has also been 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.

### **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 Core Strategy, and now the Local Plan, both emphasise 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.
- 5.2 Whilst the policies broadly remain the same from the Core Strategy to the Local Plan (see table below), there have been more criteria added to Policy SP16 in the Local Plan. This emphasises that consideration should be given to potential impacts on spaces, street patterns, vistas and trees within conservation areas, and assessment of harm to a heritage asset, a non-designated heritage asset or sites of known or potential archaeological interest.

<b>Core Strategy</b>	<b>Local Plan</b>
CP7 The built environment	SP16 The historic and built environment
CP8 Local distinctiveness	SP17 Local distinctiveness
DP1 General development principles	DP2 General development principles
DP6 Design principles	DP18 Design principles

### **Design issues**

#### *Planning applications*

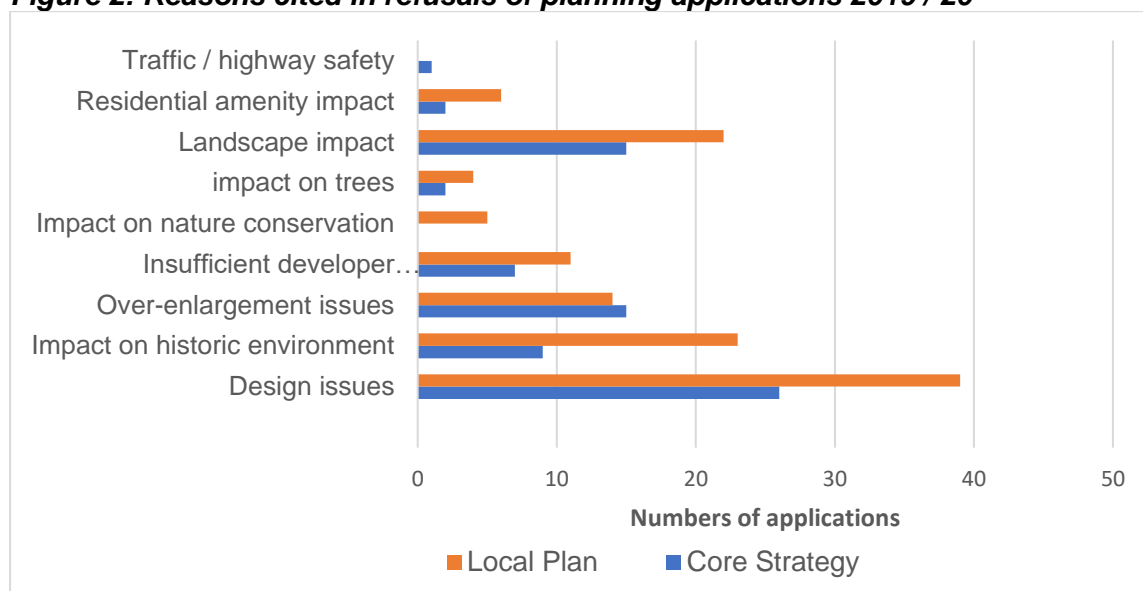
- 5.3 A total of 896 planning applications were determined between 1 April 2019 and 31 March 2020, of which 7% were subsequently withdrawn. A total of 12% of the remaining applications were refused permission. These proportions remain broadly the same as the previous year.
- 5.4 Implementation of the Authority's planning policies 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 largely 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. The policies commonly cited in relation to design issues are set out below, 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.

### *Refusals of planning permission*

5.5 The main reasons for refusal of planning applications are illustrated in figure 2 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.

5.6 The applications are split between those determined under the Core Strategy policies and those determined (from 29 August 2019 onwards) under the Local Plan policies. The higher numbers of refusals based on landscape impact under the Local Plan policies could be attributable to the introduction of Policy SP7 on Landscape Character in the Local Plan, which seeks to ensure that development avoids detrimental impacts on the intrinsic landscape character and its key features. Similarly, with the refusals based on the impact on the historic environment this could be due to a significantly strengthened Policy SP16 on the historic and built environment in the Local Plan.

**Figure 2: Reasons cited in refusals of planning applications 2019 / 20**

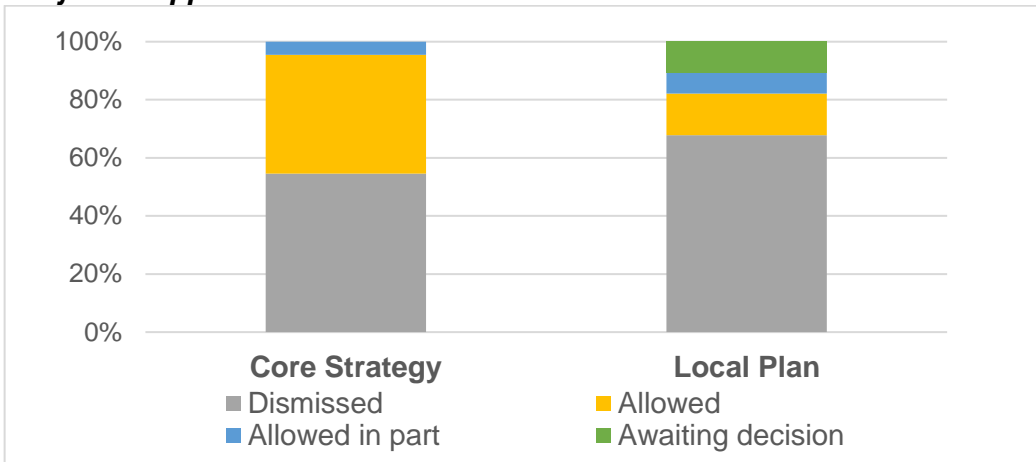


Source: NFNPA

5.7 There were 98 planning applications refused during the monitoring period and just over half of those were the subject of a subsequent appeal. The chart overleaf shows the outcome of those appeals according to whether it was considered against the Core Strategy policies or the Local Plan policies. It should be noted that some of those appeals under the Local Plan have been lodged or started but are awaiting a decision. The proportions of refused applications that were subject to a later appeal were broadly similar whether considered under the Core Strategy or Local Plan policies. Discounting any outstanding decisions, the appeal decisions considered under the Local Plan show a higher proportion of appeals dismissed, and smaller proportion allowed. This could be for a number of reasons including more weight being given by Planning Inspectors to the policies in a recently adopted Plan, or the citation of new or strengthened policies in the new Plan.



**Figure 3: Outcome of planning applications refused during 2019 / 20 that were subject to appeal**

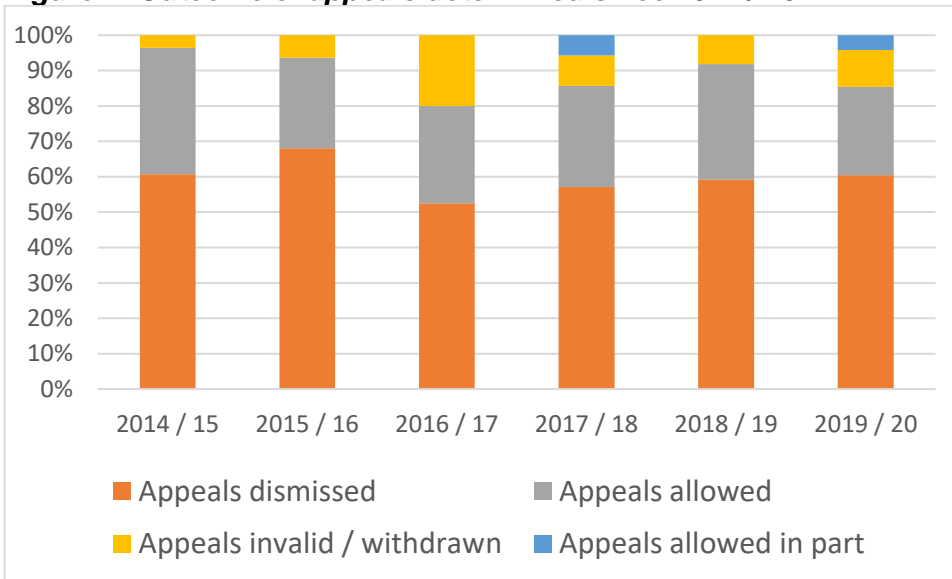


Source: NFNPA

### Appeal decisions

5.8 A total of 48 planning appeals were determined by the Planning Inspectorate during the monitoring period (some of which were refused during the previous monitoring year), 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 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 and overleaf is a summary of some of the more typical appeal decisions received in the last monitoring year.

**Figure 4: Outcome of appeals determined since 2014 / 15**



Source: NFNPA

5.9 In September 2019 an application was refused for the proposed conversion of three former farm buildings to a house with two outbuildings in Burley. The Planning Inspector identified the main issues in the subsequent appeal to be the impacts on the local provision of housing, and the character and

appearance of the National Park and the Burley Conservation Area. The proposed dwelling had an internal floorspace of 240m<sup>2</sup>, clearly over the limit of 100m<sup>2</sup> set out in Policy SP21 of the Local Plan. In dismissing the appeal the Inspector concluded that *“the development would fail to meet the prioritised local need for 1-3 bed houses, further increasing the imbalance in the local housing stock, causing social harm to the broader community”*.

- 5.10 Additionally, the Inspector found that the former farm buildings, being of traditional form and construction, are typical of the scattered agricultural buildings in the surrounding landscape; and their character and appearance is typical of the broader landscapes in the Park and Conservation Area. The Inspector concluded that the ensuing domestication of the site and proposed design would erode the rural character of the landscape of the Conservation Area and the National Park, in conflict with Local Plan policies SP7 (landscape character) and SP17 (local distinctiveness).
- 5.11 In January 2019 an application was refused for a proposed change of use of land to the rear of properties in Ashurst for a parking area with 2 electric vehicle charge points, cycle store and cycle hire facility. The application was determined against the Core Strategy policies, but in the subsequent appeal the Inspector gave significant weight to the emerging Local Plan policies. The main issues were considered to be the impact on protected species, highway safety, the amenity of neighbouring residential properties and the character and appearance of the area and National Park. The Inspector dismissed the appeal on a number of grounds. There was no up to date information submitted with the application on ecological matters or highway considerations. An earlier ecological survey indicated the presence of the protected species of slow worms and lizards and thus the Inspector concluded that *“it has not been demonstrated that the development could be undertaken without causing unacceptable harm to protected species. It would therefore conflict with Policy CP2 of the DPD and emerging Policy SP6”*.
- 5.12 In addition the Inspector identified that the proposed development would generate increased traffic in the movement of motor vehicles, cycles and pedestrians through an existing junction with a likely busy A road. The Inspector concluded that adverse impacts on highway safety could not be ruled out, and an up to date Transport Assessment had not been submitted. The Inspector also dismissed the appeal with regard to the unacceptably adverse impacts on the amenity of the neighbouring residential properties, although did not feel that the development would impact on the character and appearance of that part of the National Park and stated that *“it would make a positive contribution to the rural economy, without causing any harm to the character or appearance of the area, including the National Park. This would be consistent with advice in the Framework, and Policies DP1 and CP8 of the DPD, and emerging Policies SP7 and SP17 of the NFLP which each seek to protect the character of the National Park. Therefore, I further conclude that with specific regard to these considerations, the location of the proposed development would be appropriate.”*

### *Village Design Statements*

- 5.13 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.
- 5.14 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).
- 5.15 The Authority also holds an annual Building Design Awards. The 2020 awards included a Green Building Award which was won by Totton-based HPW Architecture with a 10,000sq. ft building at Peppa Pig World in Paulton's Park. The building features a wildflower roof, windcatchers and sustainable drainage system. The Best Residential Scheme was awarded to architects Ben Pentreath Ltd and their client for Little Marsh Lodge in Beaulieu. The Best Non-residential Scheme winner was the new gallery space created next to the listed Clock House on the Beaulieu Estate, for a well-designed scheme appropriate to its sensitive location.

### **Impacts on the Historic Environment**

- 5.16 Since the adoption of the Core Strategy, and latterly the adoption of the new Local Plan, 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**

- 5.17 Design issues continue to be an area of importance for the assessment of planning applications and remain a significant reason for refusal of applications. In addition to the local planning policies the Authority's 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 New Forest and appropriate to a National Park. This is complemented by a number of local Village Design Statements, which have been supported at appeals by Planning Inspectors. The Design Guide was adopted in December 2011 and reflected the policies in the Core Strategy. Following the adoption of the Local Plan the Design Guide needs to be updated in line with the new local planning policies and with changes to national planning policy since 2011.

- 5.18 The historic and built environment policies in the adopted Core Strategy are still broadly effective as the above paragraphs indicate. However, in preparing the Local Plan it was considered that the Core Strategy 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 (SP16) on the historic and built environment in the new Local Plan was expanded to better reflect changes in national planning policy since the adoption of the Core Strategy in 2010.
- 5.19 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 and Design Guide.

## 6. Vibrant Communities

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

**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.

**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.

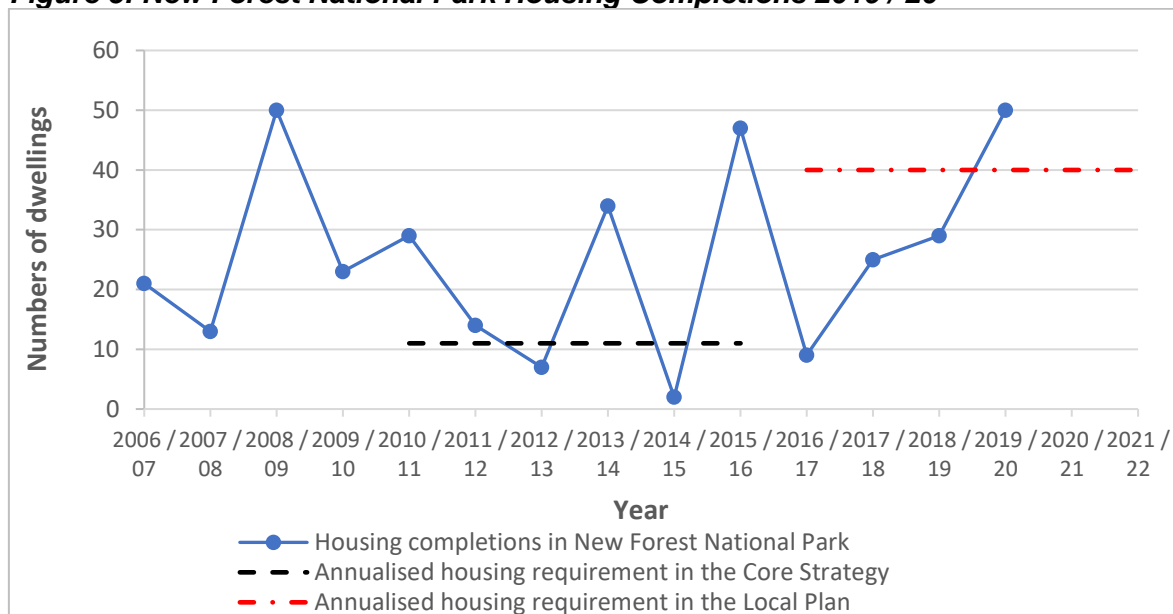
**Local Plan Strategic Objective 5:** Policies SP19 – SP30, DP31, DP32, SP33

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 50 dwelling completions during the monitoring period, which includes the 24 dwellings completed at the site of the former Watersplash Hotel in Brockenhurst. The chart below illustrates completions in the National Park since 2006.

**Figure 5: New Forest National Park Housing Completions 2019 / 20**



6.2 It should be noted that the housing target of 220 dwellings set out in the Authority’s 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 chart 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 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 have been 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 25 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 which 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. 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<sup>3</sup>.
- 6.6 The Authority currently has a stock of outstanding planning permissions for 92 dwellings, with approximately a third already under construction. The details of the sites making up the five year housing land supply are set out in Appendix 2 of this document.

*Location of new housing*

- 6.7 Approximately 84% of new dwelling completions are in one of the four defined villages, with figures dominated by the completion of the former Watersplash Hotel in Brockenhurst into 24 dwellings. New dwellings completed outside the defined villages comprise a commoners dwelling, a couple of agricultural workers dwellings, conversions from office to residential and from a pub to residential. They are considered appropriate outside the defined villages thereby complying with relevant planning policies.
- 6.8 Policies CP1 of the Core Strategy and SP5 of the Local Plan require 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 into which developers can make a financial

---

<sup>3</sup> See paragraph 11 & footnote 6; and paragraph 172 & footnote 54 of the NPPF (2019)

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 of these policies requires an assessment of the numbers of dwellings permitted within 400m of those designated sites.

- 6.9 Analysis of the sites granted planning permission for housing during the monitoring period shows that 14 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.

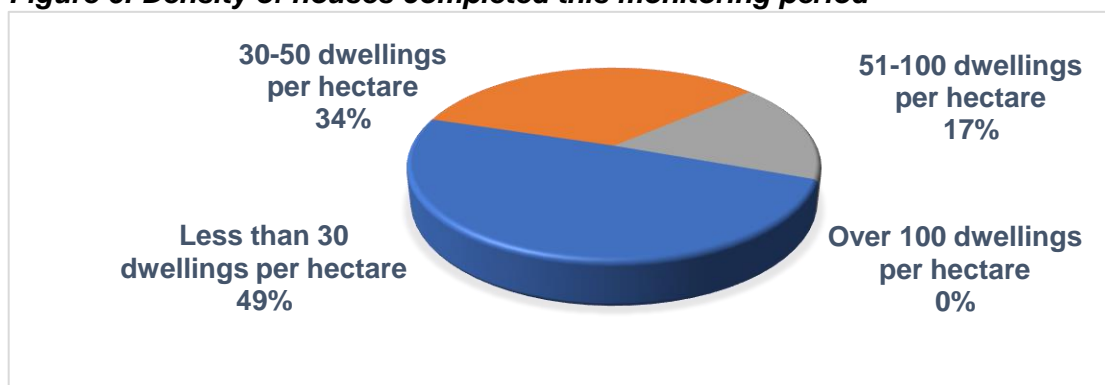
*Affordable housing*

- 6.10 During the monitoring period two affordable dwellings were completed in Sway, just outside the village boundary. The Authority continues to work with local communities to identify appropriate rural exceptions sites for affordable housing. The new Local Plan (2019) 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.

*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 17% of completions that are ‘51-100 dwellings per hectare’ all comprise the conversion of existing buildings on brownfield sites, largely for flats. The lowest density developments are largely comprised of new single dwellings.

**Figure 6: 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 four units last year also). These arose from the removal of occupancy conditions on two properties, one caravan used for residential purposes and an annexe used as a separate dwelling.

## **Defined villages**

### **Retail**

- 6.14 The Core Strategy sets out shopping frontages in the four defined villages in the National Park. These have been reassessed and carried forward unchanged into the new Local Plan. The relevant Local Plan policy DP40 (Change of use from retail in the defined villages) remains similar to that in the Core Strategy (Policy DP7) but now applies to changes of use from retail to any other use, whereas the Core Strategy applied from a change of use from retail to financial and professional services or food and drink uses. The Local Plan policy still seeks to safeguard the role of the defined villages in meeting some of the day-to-day retail needs of local residents and visitors.
- 6.15 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 2020. This identified little change from the last monitoring period in the villages of Brockenhurst and Lyndhurst where the numbers of retail (A1) units remain just above the recommended minimum of 50%, at 59% in both villages. At 33%, the proportion of retail units in Sway has now fallen below the recommended policy threshold of 40%. This was due to a change of use from A1 retail to A2 uses in January 2020. The proportion of retail units in Ashurst 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).
- 6.16 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 small number of planning applications have been permitted for various community facilities, spread throughout communities across the National Park. Such applications comprise alterations or improvements to existing facilities, including new classrooms and improvements at a number of schools, and improvements to a church.

## Developer contributions

6.18 Policy DP15 of the Core Strategy and Policy SP38 of the Local Plan emphasise 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.

6.19 Developer contributions are also required to mitigate the impacts of 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](#).

6.20 The monies received and released by the Authority during the monitoring period are set out in the table below.

**Figure 7: Developer contributions 2019 / 2020**

Type of Contribution	Amount received	Amount released
Affordable housing	£41,280	£8,623
Public open space	£3,505	£40,708
Transport	£2,904	£2,904 transferred to Hampshire County Council for local transport measures
Ecological mitigation – New Forest SPA habitat mitigation	£46,637	£31,006
Ecological mitigation – Solent SPA habitat mitigation	£7,168	£7,168 transferred to the Bird Aware Solent habitat mitigation scheme

Source: NFNPA

6.21 With regards to affordable housing, contributions were released for the feasibility work for the two proposed affordable dwellings at Burley.

6.22 In 2019/20 open space contributions were released to support local community schemes comprising the enhancement of the Whartons Lane Recreation Ground in Ashurst; new bike racks at Brockenhurst Village Hall, and the refurbishment and improvement of the Highwood Road children's playing facilities in Brockenhurst.

- 6.23 This monitoring year the Authority received £2,904 in transport contributions, which was transferred to Hampshire County Council. This reflects the generally small scale of development within the Park and the impact of national planning policy changes whereby the Authority is only able to negotiate contributions from larger developments.
- 6.24 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 £46,637 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.
- 6.25 Contributions to the Scheme were spent on a number of mitigation measures including communications and media development, as well as employing seasonal rangers 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.
- 6.26 In addition, contributions 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](http://www.birdaware.org/strategy).
- 6.27 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 2020.

### **Neighbourhood Plans**

- 6.28 There are seven Neighbourhood Plan Areas that have been formally designated by the Authority. These comprise 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).
- 6.29 During the monitoring period the Hythe and Dibden Neighbourhood Plan was subject to an independent examination and found to have met the basic

conditions. It was supported by 84.8% of those who voted in the subsequent referendum, and the Authority resolved to adopt (or 'make') the Plan in December 2019. Consequently, it 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 was anticipated that a referendum would be held in spring 2020, but due to the C-19 pandemic (and in accordance with updated national planning guidance), the local referendum has had to be postponed until at least Spring 2021.
- 6.31 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**

- 6.32 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 225 individuals on the register (as at 30 October 2020). Approximately 31% 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 27% wanting a site elsewhere in the National Park. A further 40% 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 In preparing the 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 responds to the identified housing need within the National Park through the allocation of a number of housing sites.
- 6.35 The housing requirement in the Core Strategy has been met and housing completions from 2016 onwards contribute to the Local Plan housing requirement. For the first time the local planning policies contain housing allocations which are estimated to come forward towards the middle of the Plan period. Therefore the first few years of the Plan will continue to rely on

windfall development, as set out in this chapter. Windfall housing completions within the 2019 – 2020 reporting year were healthy.

- 6.36 The data above 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.

## 7. A Sustainable Local Economy

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

**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.

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

**Local Plan Strategic Objective 7:** Policies SP48, DP49, DP50, DP51 – DP53

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

**Core Strategy Objective 8:** Policies CP16, DP1 and DP18

**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*

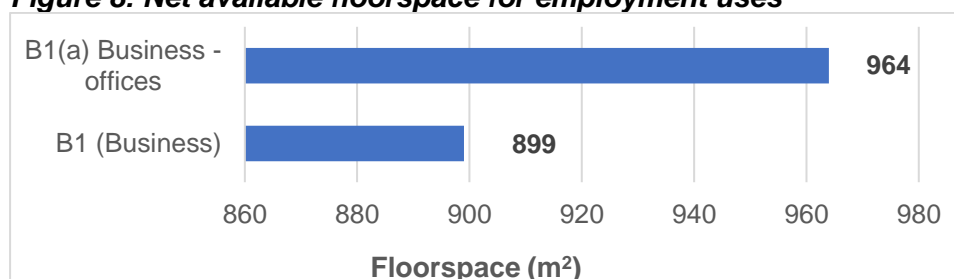
*Total amount of employment floorspace on previously developed land*

- 7.1 There was a net gain of 777 m<sup>2</sup> of industrial floorspace completed during the monitoring period, compared to a gain of 1,163 m<sup>2</sup> last year. This comprised 912m<sup>2</sup> of B8 (storage and distribution), and a net loss of 135 m<sup>2</sup> of B1C (light industry) use. These were on three sites outside the defined villages and comprised 2 sites with a change of use to B8 storage, and one site with 5 new B1C units. The figures are dominated by a loss of 427 B1(c) floorspace at the former Hatch Motors site at Sway. All floorspace is on previously developed land.

*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 or the 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 1,863 m<sup>2</sup> (see graph below), compared to 2,491 m<sup>2</sup> last year. Only one of these sites is in a defined village – the former Redmayne engineering site in Brockenhurst, although they all comprise extensions or improvements to existing sites and premises, in line with the provisions of Core Strategy Policy CP14 and Policy SP42 in the Local Plan.

**Figure 8: 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 and made permanent in October 2015. During the monitoring period there were three separate residential units completed, arising from the conversion of office floorspace.

## **Agriculture, farming and forestry**

- 7.4 During the monitoring period a total of 10 planning applications for agricultural development were permitted, compared to 13 last year. These largely comprised new or extended barns with a few general agricultural buildings. In addition, there were 6 applications proposed for either a barn or an agricultural storage building, which were refused for a mix of reasons including impacts on the landscape, trees or a conservation area, as well as there being lack of justification or functional need identified for the development.
- 7.5 Two separate agricultural workers dwellings and one commoners dwelling were completed during the monitoring period.

## **Recreational horsekeeping**

- 7.6 A total of 18 planning applications were permitted for recreational horsekeeping activities and associated development, compared to 25 last year. Most of these permissions were for stables, or the retention of stables, with some maneges, hay stores and a field shelter, in dispersed locations throughout the National Park.
- 7.7 In contrast, only one such application was refused (compared with 8 last year), comprising a stable block.

## **Visitor facilities and accommodation**

- 7.8 There were no visitor facilities completed during the monitoring period. However, planning permission was granted for improvements to Beaulieu Motor Museum, the creation of additional guest accommodation at the Filly Inn in Setley, the Montagu Arms in Beaulieu and at a B&B in Brockenhurst.

## **Performance of economic policies**

- 7.9 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 Local Plan. This was supported by the Inspectors examining the Local Plan given the proven track record of windfall sites regularly coming forward.

7.10 However, the permitted development rights allowing offices to 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 This report assesses the performance of the policies in both the Core Strategy and the new Local Plan which were both used to determine planning applications for parts of the monitoring period. On its adoption on 29 August 2019 the Local Plan superseded the Core Strategy in full. Whilst many of the Core Strategy policies have been rolled forward to the new Local Plan with minimal or no changes, there are some significant changes including the incorporation of housing allocations for the first time, a new policy concerning landscape character, and a policy limiting new dwellings to a floorspace of 100 square metres. The performance of these policies will continue to be monitored and any emerging trends identified over the next few years.
- 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.
- 8.3 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, which will still play an important role in addition to the housing allocations in meeting local housing and employment needs.
- 8.4 As this year's Monitoring Report covers the period up to the end of March 2020 it does not show any impacts of the Coronavirus pandemic. However, it is as yet unclear how the pandemic has impacted on the levels of development occurring in the National Park from April 2020 through to March 2021, but this will be set out in due course in next year's Monitoring Report.



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 / Local Plan policies	Outcome	
Mitigation measures funded by developer contributions <i>New LP indicator</i>	No target	LP: SP5, SP6	£31,106 spent on ecological mitigation	
Planning applications refused on landscape grounds <i>New LP indicator</i>	Not to allow development that would have adverse impacts on the Park's landscape	LP: 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	CS: CP1 LP: SP5	Extant permissions for 14 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	CS: CP2 LP: SP5, SP6	i) Small loss of priority habitats in the National Park, representing 0.01% of the total area.  ii) 1 new SINC created, 5 site boundaries amended (resulting in a net loss of 3.39ha)	
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	CS: DP3 LP: DP10	No net loss of open space. Contributions released to support local enhancements.	

Applications refused on the basis of impacts on the coast	Not to allow development that would have adverse impacts on the Park's coast	CS: DP4 LP: DP13	Zero applications	
Level and type of renewable and low carbon energy schemes permitted	Increase in numbers of applications permitted	CS: CP5 LP: SP14	Small number of schemes permitted, largely comprising domestic solar panels	
Work with neighbouring authorities to monitor changes in air quality on the New Forest's Natura 2000 sites <i>New LP indicator</i>	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	LP: SP5, SP6	Ecological consultants due to be appointed to undertake monitoring in 2021. See paragraphs 4.6 & 4.7 for more details.	

## Protecting and Enhancing the Built Environment

Indicator	Target	Core Strategy / 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	CS: CP7 LP: 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	CS: CP8, DP6 LP: SP17, DP18	Remains a significant reason for refusal	

## Vibrant Communities

Indicator	Target	Core Strategy / 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	CS: CP9, DP8 LP: SP1, SP19, SP42	Most new development lies in or adjacent to the defined villages, or is appropriate to a rural location	

Density of new dwellings completed	Not to allow development that would be incompatible with the character of the area	CS: DP9 LP: DP2	Density reflects area's character & nature of sites	
Number and size of replacement dwellings permitted <i>New LP indicator</i>	Not to allow development that would be incompatible with the character of the area	LP: DP35	14 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	CS: DP7 LP: DP40	Brockenhurst & Lyndhurst have more than the recommended proportion of retail units, whilst Sway & Ashurst have fewer retail units (see paragraph 6.15 for details)	
Location and type of new / enhanced community facilities	Net gain in facilities / improved facilities	CS: CP10 LP: 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	CS: CP12 LP: SP19	50 dwellings completed, with 84% within the defined villages	
Location and type of affordable housing permitted and completed	50% in defined villages; rural exception sites elsewhere	CS: CP11 LP: SP27	2 dwellings completed	
Applications permitted for agricultural or forestry workers dwellings	-	CS: DP13 LP: DP31	2 agricultural workers dwellings permitted	
Net additional pitches permitted for gypsies, travellers and travelling showpeople	-	CS: CP13 LP: SP33	Site for 2 permanent pitches permitted on allocated site.	

## A Sustainable Local Economy

Indicator	Target	Core Strategy / Local Plan policies	Outcome	
Total amount of additional employment floorspace completions – by type	No significant net loss	CS: CP14 LP: SP42	Net gain of 777m <sup>2</sup>	
Total amount of employment floorspace on previously developed land – by type		CS: CP14 LP: SP42	777m <sup>2</sup>	
Employment land available – by type		CS: CP15-16, DP16-17 LP: SP42-43, DP44-45	1,863m <sup>2</sup> of B1-B8 uses	

Existing employment sites lost to other uses due to the implementation of permitted development rights <i>New LP indicator</i>	No target	LP: SP42	3 separate small office units lost to residential uses	
Applications permitted for agricultural and forestry buildings	-	CS: DP20 LP: DP50	10 permitted	
Applications permitted for recreational horse-keeping and associated development	-	CS: DP21, DP22, DP23 LP: DP51, DP52, DP53	18 permitted	
Planning applications for new or improved visitor facilities and accommodation	To ensure the defined villages remain the focus for visitor facilities & accommodation	CS: CP16 LP: SP46	Additional guest accommodation permitted at existing facilities	

**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 and windfalls over the next five years.

		<b>Dwellings</b>
<b>A</b>	Housing requirement in the Local Plan period	800
<b>B</b>	Completions so far in the Plan period	113
<b>C</b>	Number of dwellings left to deliver in the Plan period (A – B)	687
<b>D</b>	Number of years of the Plan period left	16
<b>E</b>	Annualised average requirement for the remainder of the Plan period (C ÷ D)	43
<b>F</b>	5-year housing supply requirement (E x 5)	215
<b>G</b>	5% buffer to add to the 5-year housing supply (F x 0.05)	11
<b>H</b>	5-year housing supply requirement with 5% buffer (F + G)	226
<b>I</b>	Number of dwellings predicted to be completed in 5 year period 2020 / 21 to 2024 / 25	343
<b>J</b>	Number of years of housing supply (I ÷ H x 5)	7.6

**Schedule of sites with unimplemented planning permission for housing (as at 31 March 2020)**

REF.	NET AREA	ADDRESS	LOCALITY	DWELLINGS NET GAIN	UNDER CONSTRUCTION
18/00272	0.38	OAKLANDS RINGWOOD ROAD	NORTH GORLEY	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
19/00734	0.06	PROVIDENCE CROW HILL	RINGWOOD	1	0
19/00383	0.59	SITE OF HOLLY HILL HANGERSLEY HILL	HANGERSLEY	1	1
12/97577	0.02	16 LAND TO THE REAR OF WOOD ROAD	ASHURST	1	1
19/00413	0.12	18 WOODLANDS ROAD	ASHURST	1	1
18/00302	0.08	THE BARN NUTHOOKS HOUSE OLD ROMSEY ROAD	CADNAM	1	0
19/00521	0.24	KEEPERS COTTAGE PAULTONS PARK	OWER	-1	0
17/00016	0.06	COPYTHORNE LODGE FARM ROMSEY ROAD	COPYTHORNE	1	1
18/00920	0.13	HOME FARM COTTAGE HALE LANE	HALE	1	0
19/00729	0.02	68 HIGH STREET	LYNDHURST	2	0
19/00275	0.02	35 LAND TO REAR OF HIGH STREET	LYNDHURST	1	0
15/00763	0.14	RUFUS HOUSE HOTEL SOUTHAMPTON ROAD	LYNDHURST	1	1
15/00805	0.19	27 BURWOOD LODGE ROMSEY ROAD	LYNDHURST	1	1
17/00325	0.04	LAND TO THE REAR OF FOXLAWN PIKES HILL AVENUE	LYNDHURST	1	1
19/00233	0.04	ROWAN COTTAGE 6 SHAGGS MEADOW	LYNDHURST	1	0
17/00019	0.05	LAND ADJACENT TO 7 HASKELLS CLOSE	LYNDHURST	1	0
19/00063	0.23	WOODPECKER SANDY LANE	LYNDHURST	1	0
19/00224	0.02	76 HIGH STREET	LYNDHURST	1	0
19/00228	0.01	60A HIGH STREET	LYNDHURST	1	0
19/00966	0.06	1 HEATHER HOUSE SOUTHAMPTON ROAD	LYNDHURST	1	0
16/01065	0.08	GANDERS LAND ADJACENT GOOSE GREEN	LYNDHURST	1	0
18/00023	0.01	LAND TO REAR OF 13 HIGH STREET	LYNDHURST	1	0
18/00071	0.10	17 FOREST GARDENS	LYNDHURST	1	0
18/00277	0.09	LAND OF OLD STABLES PIKES HILL	LYNDHURST	1	0
19/00150	0.27	ROCKFORD FARM BARNS ROCKFORD ROAD	ROCKFORD	1	0
18/00794	1.73	BROOM COPSE FARM MOYLES COURT ELLINGHAM DROVE	ROCKFORD	1	0

19/00895	0.78	NEWTOWN LANE FARM NEWTOWN LANE	MOCKBEGGAR	1	0
09/94638	1.12	SHRIKE COTTAGE HOLMSLEY	BURLEY	1	1
10/95596	1.02	HOLMSLEY LODGE HOLMSLEY	BURLEY	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
18/00521	0.18	RANDALLS FARM/ OAK BANK RANDALLS LANE	BURLEY	2	2
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
19/00584	0.77	THE MONTAGU ARMS PALACE LANE	BEAULIEU	-1	0
14/00134	3.52	LITTLE MARSH HOUSE PARKSHORE	BEAULIEU	1	1
10/95509	0.17	FAIRWEATHER GARDEN CENTRE HIGH STREET	BEAULIEU	6	0
12/97657	1.52	COVE COPSE FARM PENN COMMON ROAD	BRAMSHAW	1	1
17/00384	0.07	BONHAM, CHURCH LANE	SWAY	1	0
15/00767	0.07	SHIRLEY HOLMS FARM SHIRLEY HOLMS	SWAY	1	0
18/00736	0.10	LAND AT QUARR HOUSE MANCHESTER ROAD	SWAY	1	0
18/00548	0.07	LAND REAR OF 1 & 2 SHELLYS COTTAGES MANCHESTER ROAD	SWAY	1	0
18/00833	1.80	HOLM FARM BOUNDWAY HILL	SWAY	-1	0
18/00608	0.11	BUILDERS YARD STATION ROAD	SWAY	3	0
18/00946	0.19	HATCH MOTORS OF SWAY STATION ROAD	SWAY	8	8
18/00493	0.15	BEVERLEY BRIGHTON ROAD	SWAY	2	0
10/95257	1.06	TREGONALS BUNGALOW LYMINGTON ROAD	EAST END	1	1
18/00822	0.13	WOODLAND ROWES LANE	EAST END	1	1
19/00810	0.09	GLENGARRY MAIN ROAD EAST BOLDRE	BROCKENHURST	1	1
17/00629	0.48	CAMELLIAS SWAY ROAD	BROCKENHURST	1	0
19/00395	0.04	TANGLEWOOD STABLES BALMER LAWN ROAD	BROCKENHURST	1	0
19/00338	0.07	AVENUE HOUSE EAST BANK ROAD	BROCKENHURST	1	0
19/00407	0.02	66 & 68 BROOKLEY ROAD	BROCKENHURST	1	0
19/00320	0.02	13 BROOKLEY ROAD	BROCKENHURST	2	0
19/00279	0.12	INCHOLM NORTH ROAD	BROCKENHURST	3	0
19/00547	0.08	13 CHESTNUT ROAD	BROCKENHURST	1	0

18/00497	0.36	FORMER REDMAYNE ENGINEERING SITE STATION APPROACH	BROCKENHURST	9	0
17/00939	1.54	TATCHBURY MANOR TATCHBURY LANE	WINSOR	10	0
17/00883	0.11	DENE LODGE VAGGS LANE	HORDLE	1	1
17/00917	0.20	GLEN CAIRN CANADA ROAD	WEST WELLOW	1	0
19/00609	0.68	CAMERONS COTTAGE FRANCHISE COTTAGE TELEGRAPH	REDLYNCH	-1	0
08/93142	0.07	THE WHITE HOUSE LAND ADJACENT FOREST ROAD	NOMANSLAND	1	1
17/00859	0.30	ASHBURTON HOUSE LANDFORD WOOD		1	0
			<b>TOTAL</b>	<b>93</b>	<b>31</b>