

**PC 416/23**

## **NEW FOREST NATIONAL PARK AUTHORITY**

### **PLANNING COMMITTEE MEETING – 17 JANUARY 2023**

#### **NEW FOREST NATIONAL PARK ANNUAL MONITORING REPORT 2022**

**Report by:** Sarah Applegate, Senior Policy Officer

### **1. Introduction**

- 1.1 As a local planning authority, the Authority is required to produce a Monitoring Report each year which should contain details of:
- the timetable and progress of the documents set out in the Authority's Local Development Scheme;
  - the number of completed dwellings and affordable dwellings; and
  - the Authority's co-operation with other local planning authorities or relevant bodies during the monitoring period (known as the 'duty to co-operate')
- 1.2 The 2022 Annual Monitoring Report (AMR) is attached at Annex 1 and covers the period from 1 April 2021 to 31 March 2022. Several important areas of monitoring information are produced by external organisations and only become available some time after the annual reporting period ends in April each year, hence the timing of the production of this report. The AMR assesses the effectiveness of the planning policies in the adopted National Park Local Plan (2019) and provides important evidence to feed into the future review of the local planning policies for the National Park.

### **2. Monitoring results overview**

- 2.1 The AMR highlights that there was a gain of 151m<sup>2</sup> of floorspace for business and industrial completions during this period. In addition, there was a loss of two offices to residential uses through national permitted development rights this year. Additionally, there are extant permissions available for a further 2,809m<sup>2</sup> of business and industrial uses.
- 2.2 With regard to housing, there were 15 dwellings completed in this monitoring period (a slight increase on 13 completions the previous year). These were all windfall development, which are naturally subject to fluctuations, and will in due course be supplemented by the 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 for 79 dwellings, where work has now commenced. The remaining three allocations are the subject of current planning applications (land at Whartons Lane, Ashurst, Ashurst Hospital in Ashurst and land at Church Lane, Sway), with two sites (amounting to 108 dwellings) subject to Planning Committee resolutions to permit.
- 2.3 Housing completions since April 2016 to March 2022 have resulted in 141 dwellings, which gives an average figure of 24 net new houses completed each year. This demonstrates that the Local Plan allowance of 20 windfall dwellings per year is realistic

and achievable. All of the dwellings completed within the National Park between 2016 and 2022 have been on windfall sites (i.e. those not allocated in the Local Plan).

- 2.4 In addition, given the stock of sites with extant planning permission for 114 dwellings, the Authority maintains in excess of a five-year supply of housing sites. This puts the Authority in a strong position to defend against any applications for speculative housing developments that do not accord with the policy framework in the National Park. No planning appeals have been allowed in the National Park since the adoption of the Local Plan in August 2019 on the basis of the absence of a five-year housing land supply.

### **3. Duty to Co-operate**

- 3.1 The Localism Act 2011 introduced a 'duty to co-operate' on strategic planning matters (defined as those affecting more than one planning area) applying to local planning authorities and a range of other organisations and agencies. During the monitoring period the Authority's officers liaised with a range of organisations. Representations were also made on the draft plans and strategies of other authorities, including Test Valley Borough Council, and Bournemouth, Christchurch and Poole Council. Officers continue to liaise with officers from other National Parks, and other local planning authorities in Hampshire, to share examples of good practice and facilitate joint commissioning of evidence where possible.
- 3.2 As a Minerals and Waste Planning Authority, the Authority continues to work jointly with Hampshire County Council, Southampton and Portsmouth City Councils, and the South Downs National Park Authority on the preparation and publication of minerals and waste documents. There is currently a period of public consultation on a partial update of the Minerals and Waste Plan, was adopted in 2013, to ensure full compliance with the National Planning Policy Framework (NPPF) and the National Planning Policy for Waste (NPPW). The consultation runs until the end of January, when the responses will be reviewed and used to inform the Proposed Submission Plan which is due to be subject to public consultation during summer 2023. More details can be found on the Authority's website, or that of Hampshire County Council.
- 3.3 The National Park Authority works with neighbouring local planning authorities on a range of environmental matters. This includes mitigating recreational impacts arising from new development on the protected habitats of the Solent and the New Forest (delivered in part through the Solent Bird Aware mitigation scheme); putting measures in place to ensure new development is nutrient neutral; and working with New Forest District Council on air quality monitoring within the New Forest Special Area of Conservation (SAC).
- 3.4 The National Park Authority is also a member of the Partnership for South Hampshire (PfSH). As part of the emerging work on a new spatial strategy for South Hampshire, the Authority has signed an agreed Statement of Common Ground and continues to play an active role in the Partnership's work on addressing identified housing needs, green infrastructure provision and flood risk assessment.

### **RECOMMENDATION**

**To note the contents of the Annual Monitoring Report 2022, as attached at Annex 1.**

- Contact:** Sarah Applegate, Senior Policy Officer  
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- Papers:** Cover report  
Annex 1 – Annual Monitoring Report 2022
- Equality Impact Assessment:** No impacts have been identified.