

PC 448/24

NEW FOREST NATIONAL PARK AUTHORITY

PLANNING COMMITTEE MEETING – 20 FEBRUARY 2024

NEW FOREST NATIONAL PARK ANNUAL MONITORING REPORT 2023

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 2023 Annual Monitoring Report (AMR) is attached at Annex 1 and covers the period from 1 April 2022 to 31 March 2023. 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 672m² of floorspace for business and industrial completions during this period, an increase from the previous year. 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 1,135m² of business and industrial uses.
- 2.2 With regard to housing, there were 32 net new dwellings completed in this monitoring period, which is more than double the completions in 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 (79 dwellings), and at land south of Church Lane in Sway (46 dwellings). The site at Whartons Lane, Ashurst, and land at Ashurst Hospital both have Planning Committee resolutions to grant permission, subject to the finalisation of a legal agreement.

- 2.3 Housing completions since April 2016 to March 2023 have resulted in 173 dwellings, which gives an average figure of 25 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 2023 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 171 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 Authority officers liaised with a range of organisations. Representations were also made on the draft plans and strategies of other authorities, including Southampton City Council's draft Local Plan. Officers continue to liaise with officers from other National Parks, and other 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 the Proposed Submission draft of the Minerals and Waste Plan, which 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 early March 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. 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 in both the Solent and River Avon catchments 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 2023, as attached at Annex 1.

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Papers: PC 448/24 - Cover report
Annex 1 – Annual Monitoring Report 2023

Equality Impact Assessment: No impacts have been identified.