

NEW FOREST NATIONAL PARK AUTHORITY

Local Development Framework MONITORING REPORT

2023 – 2024



January 2025

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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 2023 to 31 March 2024**, 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 continues to be an increase in housing completions, with increases year on year since the Covid pandemic in 2020. This is supplemented by a stock of sites with extant planning permission for housing, with a number of the Local Plan housing site allocations either with the benefit of planning permission or with construction already underway.

Although there was no employment floorspace gain this year, there remains a small stock of sites with extant permission for employment floorspace. However, 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 2023 to 31 March 2024**, 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 2023/24, 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 was undertaken in November 2022 and ran for 12 weeks, in line with the updated LDS. A further period of public consultation on the Proposed Submission Plan was undertaken between January and March 2024, before being submitted to the Secretary of State in July 2024 for independent examination. A number of Hearing sessions are scheduled for early February 2025.

Neighbourhood Plan production

- 1.9 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 following a successful referendum, were 'made' in July 2024. Paragraphs 6.34 to 6.36 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

- 1.10 Officers have continued to liaise 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 consultation on the draft Local Plans for Test Valley Borough Council, Wiltshire Council and Bournemouth Christchurch and Poole Council. The Authority has also liaised with Hampshire County Council over the New Forest Local Cycling and Walking Infrastructure Plan.

Participating in sub and regional groups

- 1.11 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. Additionally, joint work is being undertaken on water quality issues.

Joint Working with Neighbouring Planning Authorities and other bodies

- 1.12 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.
- 1.13 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. This has included joint commissioning of local plan evidence base studies to inform each of our Local Plan Reviews.
- 1.14 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.
- 1.15 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 National Landscape Committees, sharing examples of good practice in rural planning.

Liaison with other statutory organisations

- 1.16 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.
- 1.17 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.
- 1.18 Officers also responded to the consultations on the proposed changes to Government's Permitted Development Rights, proposed changes to short term holiday lets and the ONS consultation on the future of population and migration statistics.

Format of this report

- 1.19 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 Infrastructure Funding Statement published annually in December.
- 1.20 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 25 July 2024 and sets out the details and timetable for the preparation of the review of the Authority's adopted Local Plan.

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 timetable for the review of the Local Plan is set out and commences with a non-statutory period of public consultation on the overarching issues and scope of the Local Plan review in February 2025. 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 a review of 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 well 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 was subject to public consultation from early January 2024 for a period of eight weeks. The consultation responses were submitted with the Submission Draft Plan to the Secretary of State in July 2024, with the Public Examination hearing sessions scheduled for early February.

4. Protecting and Enhancing the Natural Environment

New Forest National Park Partnership Plan Objective 1

Net Zero with Nature (NZWN) – significant cuts in land-based carbon emissions are secured through restoring natural habitats and enabling carbon capture.

New Forest National Park Partnership Plan Objective 2

Nature Recovery – habitats are more resilient, restored, expanded, connected and maintained to enable wildlife to thrive, both within and around the National Park.

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

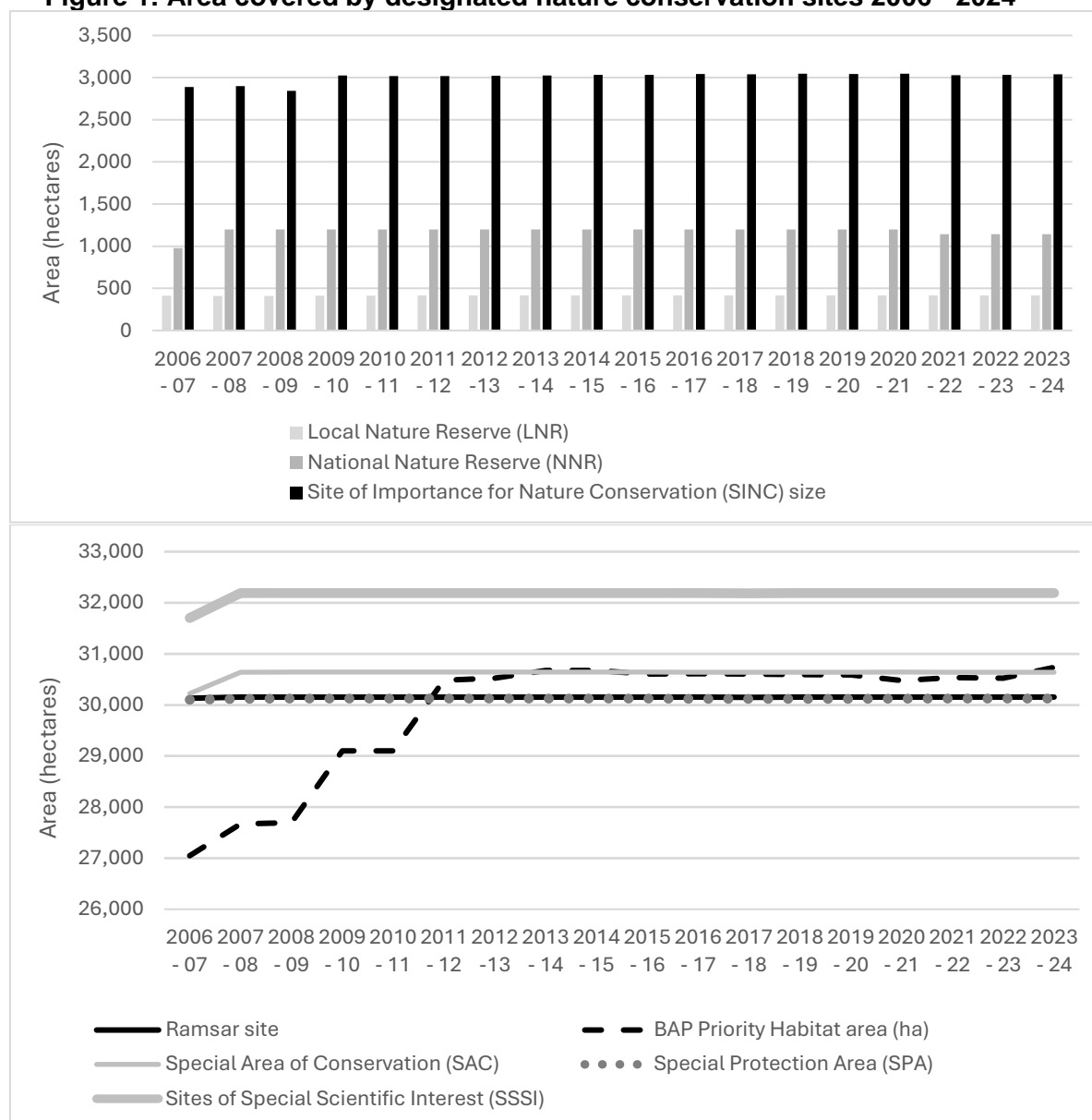
Priority habitats and species

- 4.2 The amount of Biodiversity Action Plan (BAP) Priority Habitat in the National Park totals 30,735 hectares (as at 31 March 2024), which represents a small increase of 0.69% of the total priority habitat in the National Park since last year's monitoring report. 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 has undertaken detailed site surveys to record and monitor changes in priority habitats, designated sites and selected notable species.
- 4.3 The single biggest BAP Priority Habitat in the National Park remains lowland heathland at 10,331 hectares of lowland heathland (a slight increase from 10,126 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 During the monitoring period there was one new Site of Importance for Nature Conservation (SINC) at Fawley Quarry comprising 10.37 hectares. Additionally, there was a slight amendment to a site at Rockford following a detailed survey. There are now 398 SINCs in the National Park covering 3,041 hectares (compared to 3,033 hectares last year).
- 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 2006 - 2024



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 public open space contributions totalling £21,033 were received but none were released. However, in due course 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 (EA) on planning applications that may impact on water quality or flood risk in the National Park. During the monitoring period there were no planning applications granted contrary to the advice of the EA. On two applications there were initial concerns from the EA, but these were subsequently overcome by revisions to the proposals including suitable mitigation measures, and subject to appropriate conditions.

Renewable energy

- 4.10 This monitoring period saw a large amount of planning applications granted for, or incorporating, renewable energy schemes (46 in total compared to 26 last year). The majority comprised solar panels (40 applications), mostly domestic scale roof mounted panels with a handful of applications granted for ground mounted solar arrays. In addition, there were a small number of schemes for commercial or community buildings, including permission granted for solar carports at Paultons Park, and solar panels at Exbury Gardens.
- 4.11 Furthermore, there were six schemes incorporating air source heat pumps (compared to four last year). All were small scale schemes, in accordance with the adopted Local Plan policies.

Performance of the Natural Environment policies

- 4.12 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

New Forest National Park Partnership Plan Objective 4

Thriving Forest – a living, working Forest is sustained through its rich cultural heritage, natural beauty and support for commoning. There is a vibrant local produce market, access to affordable homes and a growing green economy featuring sustainable tourism and green businesses.

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

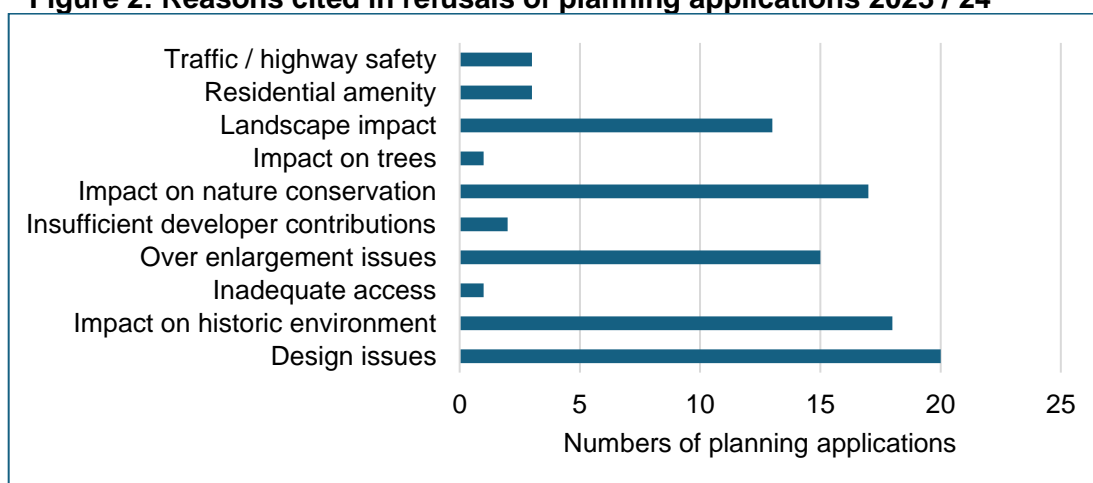
Planning applications

- 5.2 A total of 775 planning applications were determined between 1 April 2023 and 31 March 2024. Approximately 7% of applications for planning permission were subsequently withdrawn, and 8% were refused permission, with 85% approved. These proportions remain 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 (2022). 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 below. 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); SP16 (The historic and built environment) DP36 (Extensions to dwellings); DP18 (Design principles); and SP6 (The natural environment). This remains similar to previous reporting years.

Figure 2: Reasons cited in refusals of planning applications 2023 / 24

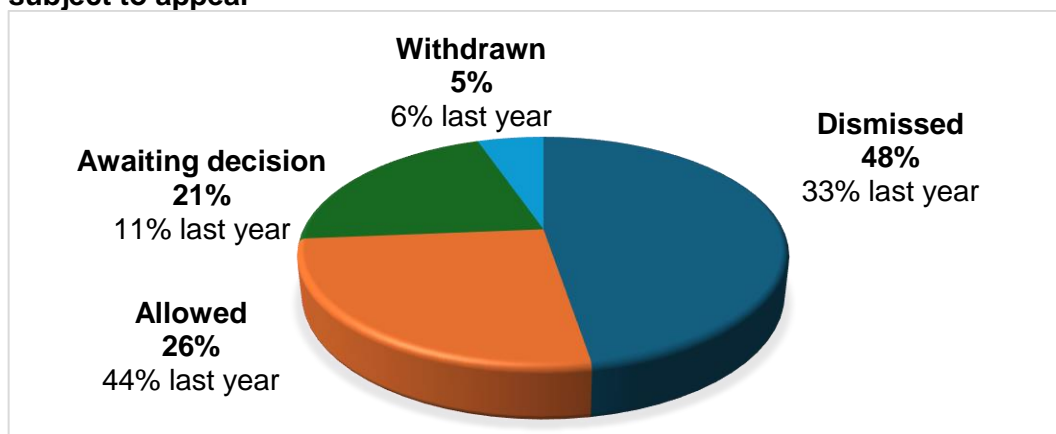


Source: NFNPA

Appeal decisions

- 5.7 Of the 60 planning applications refused permission during the monitoring period 19 subsequently were subject to an appeal. The chart below shows the outcome of those appeals.

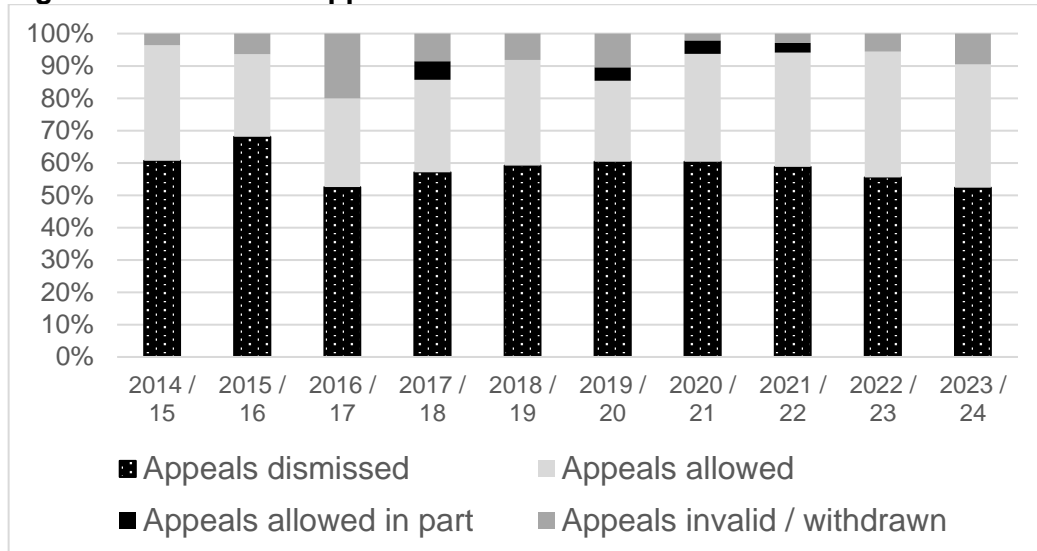
Figure 3: Outcome of planning applications refused during 2023 / 2024 and subject to appeal



Source: NFNPA

- 5.8 A total of 19 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 below. The number of appeals determined by the Planning Inspectorate is slightly higher than last year (18 determined last year), although the proportions of appeals allowed and dismissed remain broadly similar to those from last year, as shown in the chart below.

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. Set out below is a summary of some of the more typical appeal decisions received in the last monitoring year.
- 5.10 Retrospective planning consent was sought for a link building connecting an orangery to the main dwelling in Boldre but was refused permission in October 2023. A subsequent appeal was dismissed in March 2024. The main issue was whether the increase in the size of the dwelling would be acceptable with specific regard to maintaining a mix of house sizes within the National Park. Taking into account previous alterations to the house, the floorspace would be in excess of the 30% limitation set out in Policy DP36 of the Local Plan. The Inspector considered that "The annexe benefits from planning permission, but being directly linked through the appeal proposal would mean that it is being brought into use as habitable floor space of the main dwelling, further increasing its overall size", and be in conflict with Policy DP36.
- 5.11 The Inspector concluded that:
- "there is a potential for the aims behind the floor space restriction to be undermined specifically due to the real possibility for an argument of a lack of demonstrable harm over and above policy conflict to be repeated too often

for similar schemes. There has not been a sufficiently compelling case presented to depart from the strict limitations on the growth of dwellings in the NP. The LP is not of great age and has been through a recent examination where its approach has been found evidenced and sound. Any conflict therewith should therefore be worthy of substantial weight.”

- 5.12 A planning application for a two-storey side and rear extension, new outbuilding, alterations to doors and windows and the removal of an existing conservatory at a property in Burley was refused consent in December 2022. A subsequent appeal was allowed in August 2023.
- 5.13 The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the area with specific regard to the Burley Conservation Area and the National Park. The Inspector recognised that the dwelling represented a good quality example of a late 19th century New Forest cottage, which contributes positively to the Burley Conservation Area as well as a being a Non-Designated Heritage Asset.
- 5.14 The Inspector considered that the extensions would be a subservient addition. Although the proposed outbuilding would be large, it was considered to be subservient and proportionate to the extended dwelling, and not dissimilar in size and contextual scale to other outbuildings in the area. The Inspector did not consider that the proposals would emit excessive light any more so than the existing conservatory which would be removed.
- 5.15 In allowing the appeal the Inspector concluded that:
- “the character and appearance of the Burley Conservation Area and the building as a Non-Designated Heritage Asset would be preserved as would the special character of the NP. Accordingly, the proposal would comply with the New Forest National Park Local Plan (2016 – 2036) Policies DP2, SP15, SP16, SP17, SP18, DP36 and DP37 and the Framework, insofar as they seek to ensure good design that protects the special rural character of the NP, tranquillity and the historic built environment amongst other things”.

Village Design Statements

- 5.16 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 Designs 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.

- 5.17 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 initially adopted in 2012, and a revised version adopted in 2022.
- 5.18 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 2024 included Chestnut Plantation at Tatchbury Mount, which replaced a 1950s bungalow with a sustainable and modern, open-plan new home and won the best residential scheme. A scheme in Norleywood comprising a single storey home with a pre-fabricated timber frame construction filled with blown paper insulation won the Best Green Building award.
- 5.19 The best Non-Residential Building was awarded to The Living Room at spudWORKS in Sway, which is a space for dementia care community use. It is built on the base of a Victorian water tower, with a new Douglas fir timber frame and locally-made cedar shingles.

Performance of the Built Environment policies

- 5.20 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 continues to play 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

New Forest National Park Partnership Plan Objective 4

Thriving Forest – a living, working Forest is sustained through its rich cultural heritage, natural beauty and support for commoning. There is a vibrant local produce market, access to affordable homes and a growing green economy featuring sustainable tourism and green businesses.

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

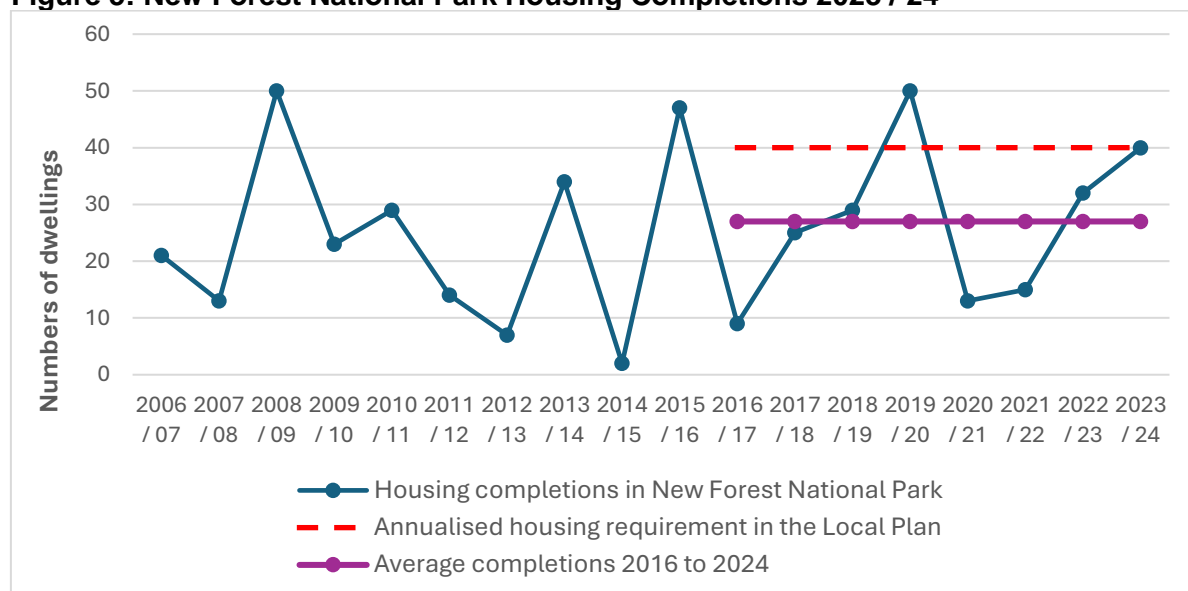
Promote appropriate housing to meet local needs and maintain the vibrant communities of the National Park.

Housing

6.1 There was a net gain of 40 dwelling completions during the monitoring period, which is a slight increase on last year. The only large site completions this year arose from the conversion of Carlton House, an office complex in Netley Marsh, which resulted in 29 dwellings. All completions were on windfall sites, with several arising from redevelopment of existing sites or conversion or subdivision of existing properties.

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

Figure 5: New Forest National Park Housing Completions 2023 / 24



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 213 dwellings, giving an

average of 27 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, 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), both of which are now under construction. The site at Whartons Lane, Ashurst (62 new dwellings) has been granted planning permission. Land at Ashurst Hospital has a Planning Committee resolution to grant permission, subject to the finalisation of a legal agreement.

Five year housing supply

- 6.6 The latest version of the NPPF, published in December 2024, requires Local Planning Authorities to demonstrate a stock of five years' worth of housing supply, with an additional 'buffer' of 5%. 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.
- 6.7 The Authority currently has a stock of outstanding planning permissions for 249 net new dwellings, with roughly a fifth already under construction.

Location of new housing

- 6.8 During this monitoring period only 17% of new dwelling completions were located in one of the four defined villages, compared to 67% last year. This is due in large part to the conversion of the former offices at Carlton House in Netley Marsh for a total of 29 dwellings. This site lies outside the four defined villages set out in the Local Plan, and benefitted from the permitted development rights allowing the conversion of offices to residential uses without requiring specific planning consent. Completions in the defined villages primarily comprised single new dwellings or subdivision of existing dwellings.
- 6.9 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.

- 6.10 Analysis of the sites granted planning permission for housing during the monitoring period shows that 56 new dwellings, on seven separate sites, fall within that boundary (compared to 11 dwellings the previous year). This is largely comprised of the housing site allocation at Church Lane in Sway for 46 dwellings which has incorporated a green open space area on that part of the site that lies within 400m of the designated nature conservation sites.
- 6.11 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.

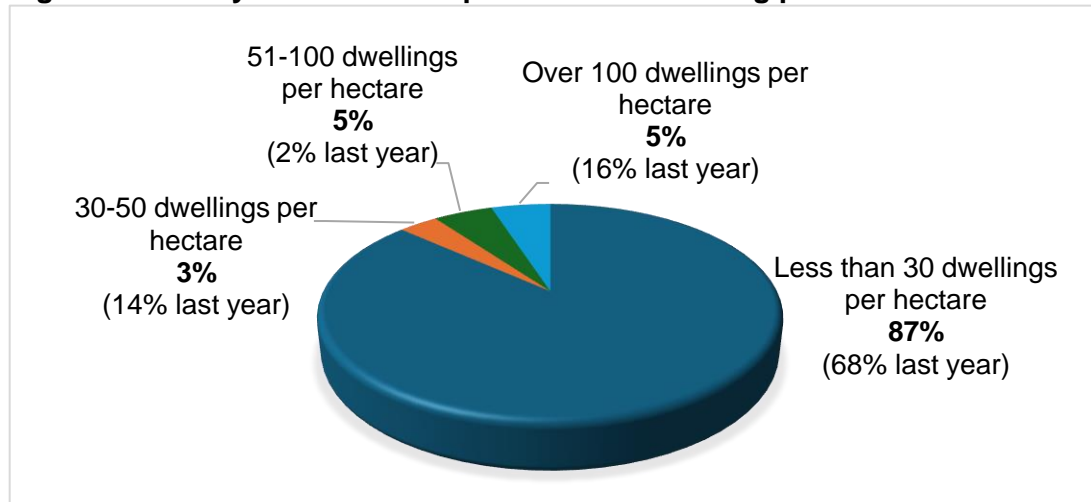
Affordable housing

- 6.12 There were no affordable dwellings completed during the monitoring period, the same as last year. However, planning permission was granted during this period for the housing site allocation at land at Church Lane in Sway for 23 affordable dwellings, and at Whartons Lane in Ashurst for 31 affordable dwellings.
- 6.13 In addition, there are a number of sites under construction for small scale affordable dwellings, including as part of the former Lyndhurst Park Hotel site, and the former Redmayne site in Brockenhurst.
- 6.14 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.

Housing density

- 6.15 The diagram overleaf 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

6.16 The completions that are '51 to 100 dwellings' and 'Over 100 dwellings per hectare' all comprise conversion or subdivision of existing properties. 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

6.17 There were 10 dwelling units identified through the Lawful Development Certificate procedure during the monitoring period (the same as 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

6.18 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.

6.19 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.

- 6.20 A survey of the shopping frontages in the four defined villages was undertaken in July 2024, 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 54% respectively. The proportion of retail units in Sway at 33% remains the same proportion as the previous two years, although this lies below the recommended policy threshold of 40%. The proportion of retail units in Ashurst also remains the same as the last two years at 23%, which again remains significantly below the minimum threshold of 40% set out in Local Plan Policy DP40. 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.
- 6.21 With regard to vacancy rates, there was little change from the previous year. Ashurst had one vacant unit in 2024, same as the previous year. Brockenhurst had one vacancy, compared to two vacant units last year. Lyndhurst had one fewer vacant unit than the previous year, at six units (three of which were retail units compared to five last year). Sway had three vacant units (one retail unit), one of which has recently received planning permission for change of use to a residential dwelling.

Community facilities

- 6.22 Several planning applications have been permitted for community facilities, spread throughout communities across the National Park. These applications comprise improvements and repairs to several village halls and schools as well as improvements to a number of cricket grounds across the National Park. In addition, there was the loss of a post office in East Boldre, due to a change of use to a dwelling.
- 6.23 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

- 6.24 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 National Park Authority has not implemented the Community Infrastructure Levy (CIL) but seeks appropriate contributions in line with the tests in national planning and the published planning policy for the New Forest National Park. These are usually secured through Section 106 legal agreements or Unilateral Undertakings and can include developer contributions towards affordable housing, public transport and open space provision.

- 6.25 Developer contributions are also sought 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](#).
- 6.26 The scale of developer contributions received by the National Park Authority in 2023 – 2024 was relatively low, reflecting the fact that the agreed triggers for contributions from the larger Local Plan site allocations at Ashurst, Lyndhurst and Sway (187 net new dwellings in total) have yet to be reached. 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).
- 6.27 The developer contribution monies received and released by the Authority during the 2023 to 2024 monitoring period are set out in the table below.

Figure 7: Developer contributions 2023 / 2024

Type of Contribution	Amount received	Amount released
Affordable housing	£0	£0
Public open space, sport & recreation	£21,033	£0
Transport	£0	£0
New Forest SPA recreation mitigation	£66,854	£69,870
Solent SPA recreation mitigation	£9,661	All contributions transferred to Bird Aware Solent
Totals	£97,548	£79,531

Source: NFNPA

- 6.28 In the 2023 – 2024 monitoring year, no financial contributions were received towards affordable housing provision or transport. This reflects the small-scale nature of new development in the National Park over the monitoring period. As outlined above, none of the adopted New Forest National Park Local Plan (2019) housing site allocations reached their triggers for payment of contributions in the 2023 – 2024 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.
- 6.29 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 ensure legal compliance, they are sought from all net new dwellings and other forms of visitor accommodation (e.g. hotel extensions) permitted within the respective 'zones of influence' of

the internationally designated sites (unlike other forms of contributions where various site size thresholds apply). During 2023 – 2024, 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. These contributions are required to mitigate in-combination recreational impacts arising from increase overnight stays close to the designated sites.

- 6.30 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.
- 6.31 Contributions to the Scheme were spent on a number of mitigation measures during the 2023-24 reporting period including communications and media development, as well as employing an additional ranger resource (at a total cost of £54,000) 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.
- 6.32 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 then transferred to Bird Aware Solent that implement 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 [Bird Aware website](#).
- 6.33 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 Bird Aware Solent Annual Report 2024.
- 6.34 More details of the developer contributions received and spent can be found in the Authority’s [Infrastructure Funding Statement](#), published annually on the Authority’s website each December.

Neighbourhood Plans

- 6.35 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).

- 6.36 There are now four 'made' Neighbourhood Plans covering the respective parts of those parishes within the National Park: Wellow Neighbourhood Plan (July 2024), Ringwood Neighbourhood Plan (July 2024), New Milton Neighbourhood Plan (July 2021) and Hythe and Dibden Neighbourhood Plan (December 2019). These Plans can be viewed on the [Authority's website](#).
- 6.37 The Authority continues 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

- 6.38 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.
- 6.39 The Authority has kept a register since 1 April 2016, and there are 431 individuals on the register (as at 30 October 2024). During the period 31 October 2023 to 30 October 2024 a total of 24 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 19% wanting a site elsewhere in the National Park. Additionally, 60% 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.
- 6.40 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

- 6.41 Housing completions have continued to increase year on year since the Covid pandemic in 2020. This includes 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 is well underway, which will deliver 79 new dwellings (including some on-site affordable housing provision). Construction has also begun at the Church Lane site in Sway for 46 dwellings. Although there were no affordable houses built this year, the housing site allocations will deliver a significant proportion of affordable dwellings in due course.
- 6.42 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. Consequently, the Authority has in excess of a five year housing land supply.
- 6.43 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

New Forest National Park Partnership Plan Objective 4

Thriving Forest – a living, working Forest is sustained through its rich cultural heritage, natural beauty and support for commoning. There is a vibrant local produce market, access to affordable homes and a growing green economy featuring sustainable tourism and green businesses.

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

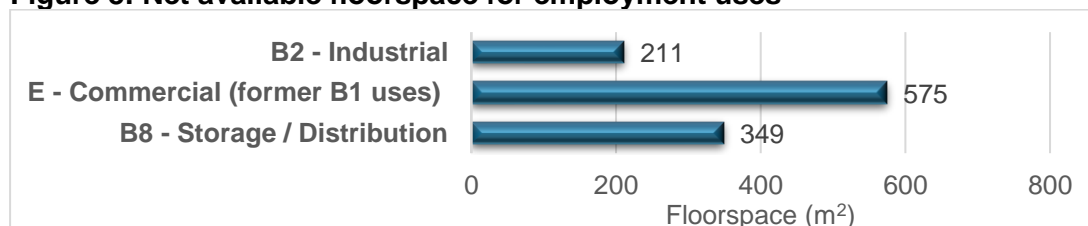
7.1 There was no net gain of industrial and office floorspace completed during the monitoring period, compared to a net gain of 672 m² last year. Additionally, no new planning permissions were granted for industrial and office floorspace.

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 chart below). 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.

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 was one office site in Netley Marsh converted to residential use during the monitoring period which resulted in 29 new residential units. This is compared to six new dwellings arising from the conversion of two separate office units last year.

Telecommunications

- 7.6 There were no planning applications for telecommunications infrastructure determined during the monitoring period.

Agriculture, farming and forestry

- 7.7 During the monitoring period a total of 27 planning applications for agricultural development throughout the National Park were permitted, compared to six in the previous monitoring period. These comprised new or replacement barns, new or extended agricultural buildings and a small number of forestry buildings in line with policies SP48 (The land-based economy) and DP50 (Agricultural and forestry buildings).
- 7.8 In addition, one commoner's dwelling was under construction during the monitoring period, with a further two granted planning permission. 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, the same amount as in the previous period. Most of these permissions were for new or replacement stables, with several maneges, and a field shelter, in dispersed locations throughout the National Park.
- 7.10 Additionally, planning permission was granted for development involving the loss of two separate stables, due to demolition or conversion to another use.

Visitor facilities and accommodation

- 7.11 There were no new visitor services or improvements to existing facilities completed during the monitoring period. However, permissions were granted for refurbishment and additional accommodation in several hotels both within and outside the four defined villages. In addition, there were several applications for temporary and seasonal campsites throughout the National Park, arising from the implementation of the Article 4 Direction removing permitted development rights. Together these allow for a potential further 440 campsite pitches.
- 7.12 In addition, there remains an outstanding permission for a 38 bedroom extension to the Balmer Lawn hotel in Brockenhurst.

Performance of economic policies

- 7.13 Although there was no increase in employment floorspace in this monitoring period, there remains a stock of sites with planning permission for a range of business and industrial uses throughout the National Park. As part of the review of the Local Plan an economic needs assessment has been jointly commissioned with New Forest District Council to provide an understanding of the sector needs and existing capacity. This will help inform the Authority's consideration of whether the current strategy of relying on windfall sites for economic uses remains appropriate.
- 7.14 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 completions this year, but no employment floorspace. However, 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. This strategy will be considered as part of the review of the Local Plan and informed by both a housing needs assessment and an economic needs assessment.
- 8.4 The conclusion of this year's monitoring shows that the Local Plan policies are broadly continuing to perform effectively and are achieving the Local Plan's objectives as well as aligning with the objectives of the New Forest National Park Partnership Plan, 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	£69,870 spent on ecological mitigation for the New Forest's designated sites.	
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 56 new dwellings (no objections from Natural England).	
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 increase in priority habitats in the National Park ii) One new SINC and one amended, resulting in a net gain of 8ha	 
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 continue to undertake regular monitoring of air quality.	

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.	
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 6.18 – 6.21 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	40 net dwellings completed, 17% in the four defined villages.	
Location and type of affordable housing permitted and completed	50% in defined villages; rural exception sites elsewhere	SP27	Zero dwellings completed. 54 dwellings permitted on 2 allocated sites.	
Applications permitted for agricultural or forestry workers dwellings	-	DP31	Permission granted for two commoners dwellings and a further one under construction.	
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	No net gain of floorspace. Loss of one large office to dwellings.	
Total amount of employment floorspace on previously developed land – by type		SP42	No net gain 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	One office site lost to residential uses.	

Applications permitted for agricultural and forestry buildings	-	DP50	27 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	20 applications permitted for new / improved visitor facilities / accommodation, mostly outside the four defined villages.	

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	213
C	Number of dwellings left to deliver in the Plan period (A – B)	587
D	Number of years of the Plan period left	12
E	Annualised average requirement for the remainder of the Plan period (C ÷ D)	49
F	5-year housing supply requirement (E x 5)	245
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)	257
I	Number of dwellings predicted to be completed in 5 year period 2023 / 24 to 2027 / 28	339
J	Number of years of housing supply (I ÷ H x 5)	6.6