

PC 478/25

NEW FOREST NATIONAL PARK AUTHORITY

PLANNING COMMITTEE MEETING – 21 JANUARY 2025

NEW FOREST NATIONAL PARK ANNUAL MONITORING REPORT 2024

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 2024 Annual Monitoring Report (AMR) is attached at Annex 1 and covers the period from 1 April 2023 to 31 March 2024. 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 review of the local planning policies for the National Park.

2. Monitoring results overview

- 2.1 The AMR highlights that there were 40 net new dwellings completed in this monitoring period, representing an increase each year since 2020. 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. Construction is already underway on the site of the former Lyndhurst Park Hotel (79 dwellings), and at land south of Church Lane in Sway (46 dwellings). Additionally, the sites at Whartons Lane, Ashurst, and land at Ashurst Hospital both have Planning Committee resolutions to grant permission, subject to the finalisation of legal agreements.
- 2.2 Although there were no gains of floorspace for business and industrial uses during this period, there remains a number of sites with extant permissions available for 1,135m² of business and industrial uses. Furthermore, there was a loss of one office site to residential uses through national permitted development rights this year, resulting in a net gain of 29 new dwellings.
- 2.3 Housing completions since April 2016 to March 2024 have resulted in 213 dwellings, which gives an average figure of 27 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 2024 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 249 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 Test Valley Borough Council's draft Local Plan and Wiltshire Council's 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. The Hampshire Minerals and Waste Plan, has been reviewed, subject to public consultation and was submitted to the Secretary of State in July 2024. It is now subject to a Public Examination by an Independent Planning Inspector with six days of hearing sessions scheduled for the first two weeks of February 2025. More details can be found on Hampshire County Council's website.
- 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 2024, as attached at Annex 1.

Contact: Sarah Applegate, Senior Policy Officer
sarah.applegate@newforestnpa.gov.uk
01590 646600

Papers: PC 478/25 - Cover report
Annex 1 – Annual Monitoring Report 2024

Equality Impact Assessment: No impacts have been identified.