



NEW FOREST NATIONAL PARK AUTHORITY

Local Development Framework MONITORING REPORT

December 2021

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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 2020 to 31 March 2021**, 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. However, the impact of the covid-19 pandemic can be seen in the lower levels of development in the National Park this year, particularly the numbers of residential and employment completions. Despite this, there also remained a stock of sites with planning permission for housing and employment uses, with some of the housing site allocations beginning to come through the system, either as planning applications or in pre-application discussions. 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 2020 to 31 March 2021**, 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*
 - 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 2020/21, 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 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.

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 setting out the timetable and programme for the partial update of the Minerals and Waste Plan.

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. In addition to the 'made' Hythe and Dibden Neighbourhood Plan, the New Milton Neighbourhood Plan was 'made' in July 2021, and now forms part of the Authority's development plan for that part of the National Park, together with the adopted Local Plan. Paragraphs 6.33 to 6.35 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 Local Plan and draft Gypsy and Traveller Plan, and Dorset Council's Local Plan consultation. The Authority has also liaised with Hampshire County Council over the draft Waterside Vision, Waterside Local Cycling and Walking Infrastructure Plan and emerging Local Transport Plan 4.

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. 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. This work is covered by a signed Statement of Common Ground.

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. These have continued as virtual online meetings during the monitoring period.

- 1.12 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 air quality monitoring.
- 1.13 As outlined in paragraph 1.10, during the monitoring period the Authority continued to engage with the Partnership for South Hampshire (PfSH), in particular on housing, infrastructure delivery and the assessment of flood risk.
- 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. Again, these have continued as virtual meetings during the last monitoring period.

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 has been reviewed and consulted on, and was 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 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 published Infrastructure Funding Statement.
- 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 via the methods set out overleaf.

Policy Team
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington
SO41 9ZG

Tel: 01590 646600

email: 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 / 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 12 October 2017. It sets out the details and timetable for the preparation of the Authority's now adopted 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). All the documents referenced in the LDS have been adopted and at the current time there are no plans for an immediate review of the adopted Local Plan.

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 in December 2020. 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 reviewing the adopted Minerals and Waste Plan.

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 have assessed the adopted Minerals and Waste Plan and the 2020 review report 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).

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. The Authority also endorsed the proposed approach that subsequent draft Minerals and Waste Plan Review consultation documents at the Regulation 18 and 19 stages will be considered at Planning Committee meetings; with the final adoption of the revised Minerals and Waste Plan to be considered at a full Authority meeting in due course.

4. Protecting and Enhancing the Natural Environment

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.

Natural environment

Priority habitats and species

- 4.2 The amount of Biodiversity Action Plan (BAP) Priority Habitat in the National Park totals 30,475 hectares (as at 31 March 2021), which represents a small loss of 0.4% of the total priority habitat in the National Park since last year's monitoring report¹. The figures for Hampshire as a whole also show a small net loss of habitat. However, the National Park continues to support 37% of the total area of biodiversity priority habitats within Hampshire (broadly the same as last year). The Authority receives this data from the Hampshire Biodiversity Information Centre (HBIC) and the latest information for this monitoring period clarifies that the habitats data has recently been moved to a new mapping framework and this has led to more accurate boundaries and the removal of any hard surfaces such as tracks, and any overlaps with other priority habitats.
- 4.3 The single biggest BAP Priority Habitat in the National Park remains lowland heathland at 9,968 hectares of lowland heathland (a slight increase from 9,932 hectares last year). 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

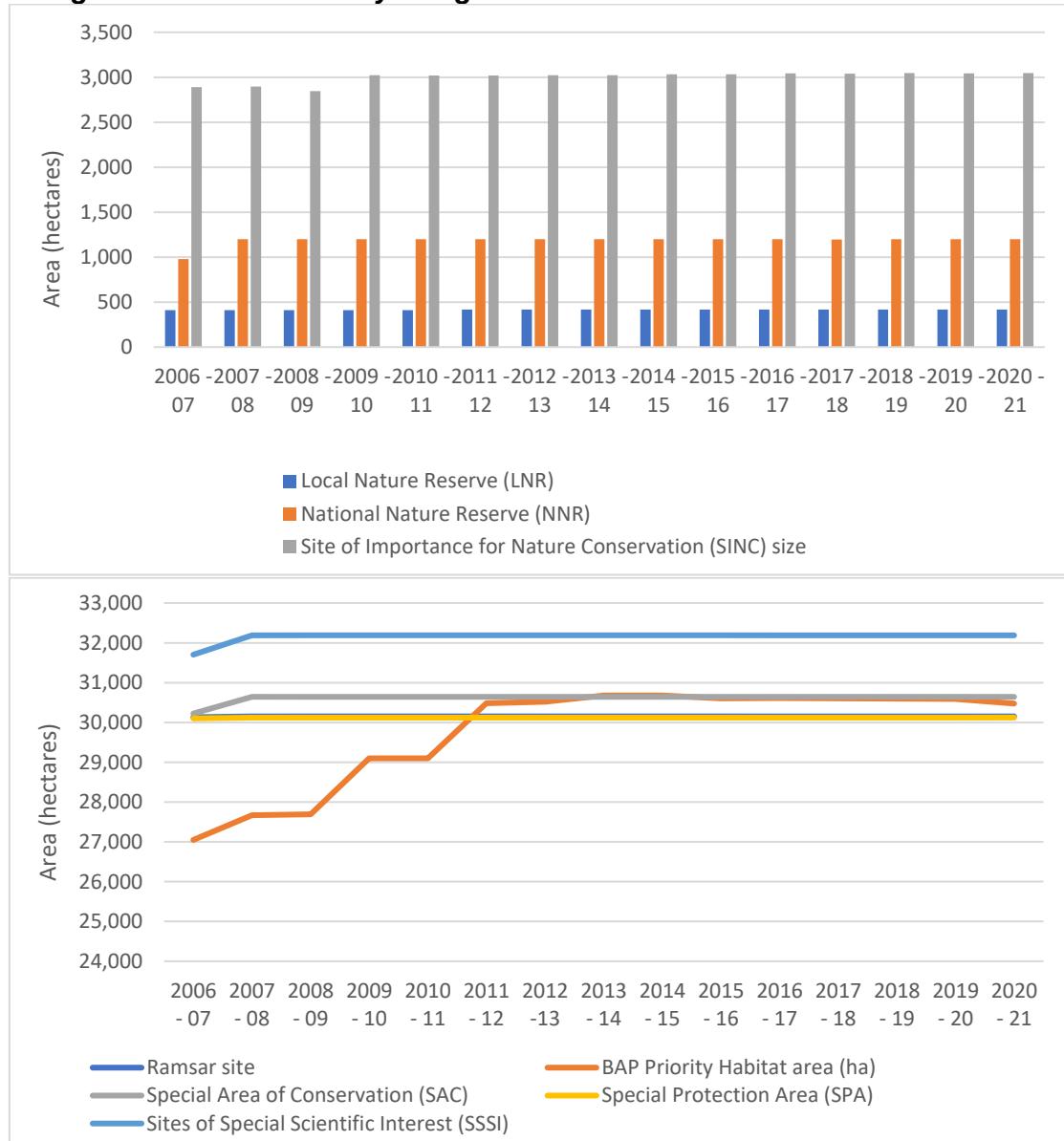
- 4.4 During this monitoring period there were no changes to statutory nature conservation sites, with the amount of land of designated sites remaining the same as last year. In addition, there are two new Sites of Importance for Nature Conservation (SINC), resulting in a net gain of 4.49 hectares (an

¹ Source - Hampshire Biodiversity Information Centre (HBIC) 'Monitoring Change in Priority Habitats, Priority Species and Designated Areas in Hampshire 2020/21'

increase of 0.16% on last year). The total area covered by all designated nature conservation sites is 35,314 hectares, a slight increase from last year.

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.

Figure 1: Area covered by designated nature conservation sites



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, and the specialist consultants Atkins, to monitor the condition of the protected habitats at seven specified locations close to the main road network in the National Park. The locations selected include both 'tall' habitats (e.g. woodland) and 'short' habitats (e.g. heathland) and so reflect the variety of habitats with the New Forest Special Protection Area (SAC). The research work includes the installation of air quality monitoring equipment at the seven locations within the New Forest SAC which is left in situ; and ecological fieldwork to assess any changes in vegetation types and distribution that evidences harm from emissions.
- 4.8 The next stage of survey work is to prepare a monitoring report in 2022 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. The monitoring work has been discussed and agreed with Forestry England (the land manager for the seven monitoring locations), and the Verderers of the New Forest have also confirmed they are content with the monitoring and fieldwork undertaken.

Open space

- 4.9 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. 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 developer contributions were spent on a new wildplay site at Clare Lodge, Bransgore and the Highwood Road play area in Brockenhurst. In addition, adopted Local Plan housing site allocations at Sway and Ashurst are likely to deliver additional open space provision for the local communities. Full applications for both sites were submitted in 2021 and include the provision of more than 1 hectare of new public open space.

Water pollution and flood risk

- 4.10 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 2 applications based on reasons of flood risk. However, these objections

were overcome with the submission of further information, and the imposition of appropriate planning conditions. Consequently, no planning applications were granted contrary to the advice of the Environment Agency.

Renewable energy

4.11 Several planning applications for, or incorporating, renewable energy schemes were permitted during the monitoring period. The majority comprised solar panels, with two air source heat pumps and one ground source heat pump. All were domestic 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.

4.13 Additionally, survey work and monitoring of the air quality in the New Forest continues to be undertaken to further strengthen the protection afforded to the natural environment of the National Park.

5. Protecting and Enhancing the Built Environment

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.

Design issues

Planning applications

5.2 A total of 929 planning applications were determined between 1 April 2020 and 31 March 2021, of which 8% were subsequently withdrawn. These proportions remain broadly the same as the previous year. A total of 7% of applications were refused permission, compared to 12% last monitoring 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.

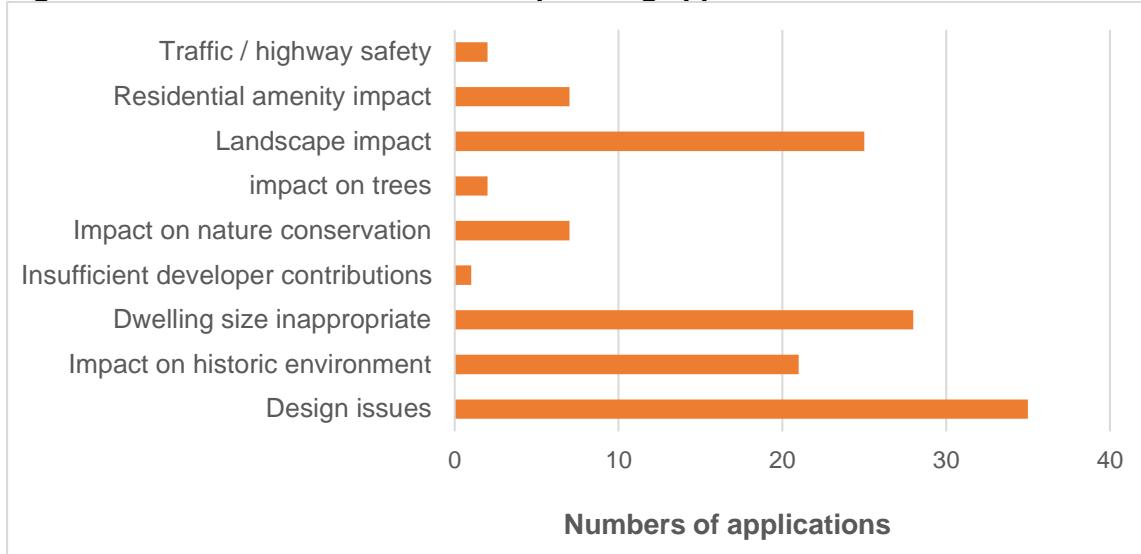
5.4 Planning applications are also assessed against relevant supplementary planning documents including the Authority's Design Guide, which is currently being reviewed and updated to reflect changes in national and local policy. Village Design Statements are also a material planning consideration, and 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 overleaf. This highlights that, as in previous years, a significant proportion relate to inappropriate design issues, the inappropriately large size of dwellings, and impacts on the historic environment, especially for proposed development in a Conservation Area. These proportions remain comparable with last year's data.

5.6 The most commonly cited planning policies in refusing planning applications are DP2 (General development principles); SP17 (Local distinctiveness); DP18 (Design principles); SP16 (The historic and built environment); DP36 (Extensions to dwellings) and SP7 (Landscape character).

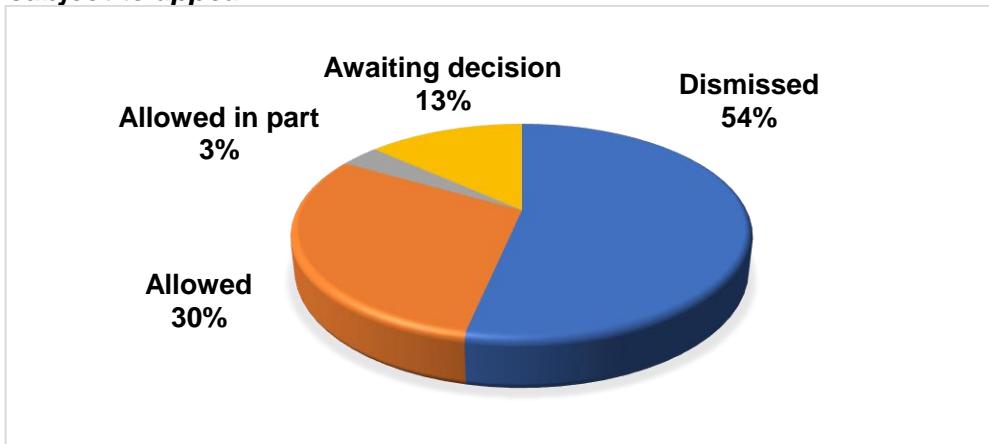
Figure 2: Reasons cited in refusals of planning applications 2020 / 21



Source: NFNPA

5.7 There were 69 planning applications refused during the monitoring period and just under half of those were the subject of a subsequent appeal. The chart below shows the outcome of those appeals.

Figure 3: Outcome of planning applications refused during 2020 / 21 that were subject to appeal

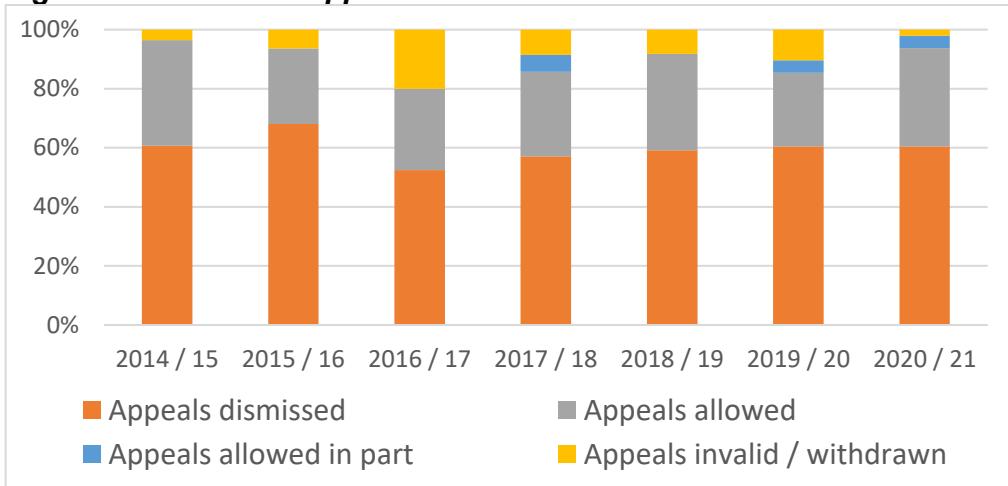


Source: NFNPA

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 planning permission by the Authority during the previous monitoring year), and their outcome is illustrated in the chart overleaf. The number of appeals determined by the Planning Inspectorate is the same as last year, although more appeals were allowed this year.

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, and set out below is a summary of some of the more typical appeal decisions received in the last monitoring year.

5.10 A planning application for a replacement conservatory roof was refused planning permission in August 2019. A subsequent appeal was allowed in May 2020. The Inspector determined the main issue to be the effect of the proposal on the character and appearance of the New Forest National Park. Policy DP36 of the Local Plan states that outside the defined villages, householder extensions must not increase the floorspace of the existing dwelling by more than 30%. The Inspector found that the proposed development would conflict with policy DP36 but concluded that the conservatory is already used as habitable floorspace, and that other material considerations of slightly reduced energy loss and light pollution would outweigh the limited conflict with policy DP36. The Inspector found on balance that "*Whilst I find conflict with Local Plan Policy DP36, I find that appeal scheme would not harm the character or appearance of the New Forest National Park, and would accord with Local Plan Policy SP17, which requires new development to protect the local character of the National Park and avoid a gradual suburbanising effect.*"

5.11 In November 2019 a planning application for the re-use of a building for two holiday apartments was refused, with a subsequent appeal later dismissed. The Inspector found the main issue to be whether the location is appropriate, with particular regard to local policy in regard to the location of visitor accommodation..... The Inspector concluded that "*The proposal would conflict with local planning policy. There are no material considerations of sufficient weight to indicate that a determination should be made other than in accordance with the development plan*".

5.12 In June 2020 an application for 2 portable camping pods was refused planning permission. This was subsequently dismissed on appeal in November 2020. The main issues of the appeal were whether the location of

the development accorded with local policies which seek to protect the special qualities of the National Park and reduce the need to travel. The Inspector found that the location of the appeal proposal, outside of the Defined Villages, in the open countryside as well as the absence of any justification to meet the permissible criteria of relevant Local Plan Policies SP46 and DP47, would not protect the special qualities of the National Park or minimise the need to travel. *“The proposal would therefore conflict with Policies DP2, SP17, DP47 and SP46 of the Local Plan”.*

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. However, this did not take place during 2021 due to the ongoing Coronavirus pandemic. Nominations for the 2022 awards closed in December 2021 and nominated schemes will be assessed in early 2022.

Impacts on the Historic Environment

- 5.16 Since the adoption of the 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 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 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.

5.18 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. This has now been reviewed and updated during the monitoring period, and was recently subject to a period of public consultation, with a number of amendments subsequently made to the Design Guide SPD. A report summarising consultation comments and the Authority's response, including any proposed amendments to the Design Guide, was endorsed by Members at the December 2021 Planning Committee meeting, and will be considered at the full Authority meeting in January 2022 for formal adoption.

5.19 The Authority's Business Plan 2018 – 2021 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. Grant funding was recently received by the Authority to undertake work on updating the existing 'local list' of non-designated heritage assets for the National Park area and in autumn 2021 an additional officer was recruited to co-ordinate the project. This work is progressing well and will be launched to a wider audience in January 2022.

6. Vibrant Communities

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.

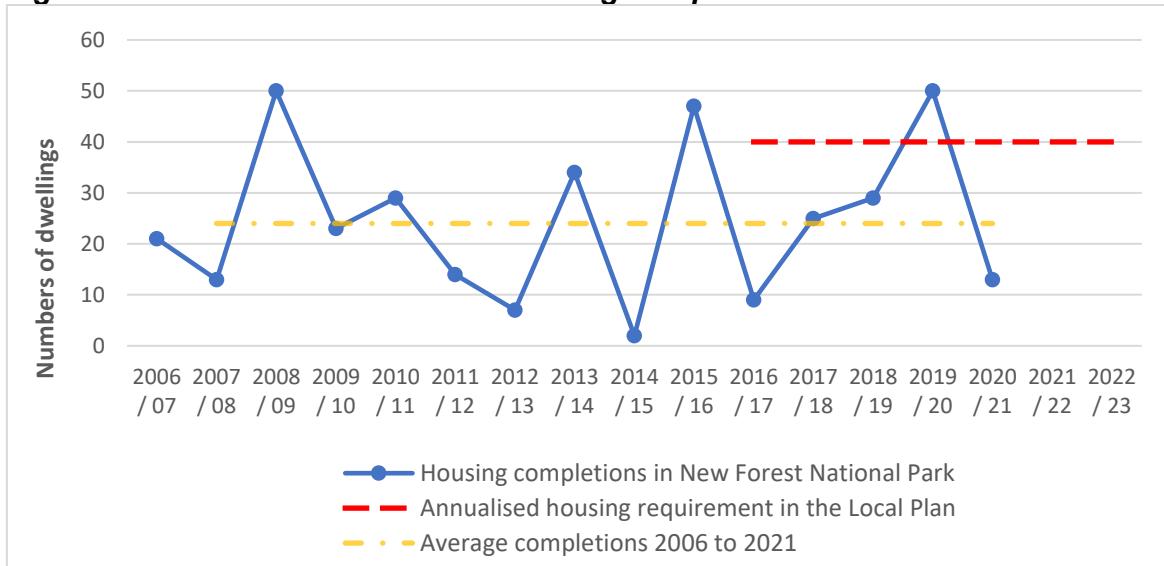
Local Plan Strategic Objective 5: Policies SP19 – SP30, DP31, DP32, SP33

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 13 dwelling completions during the monitoring period. There were no large site completions this year. All completions were on windfall sites of one or two dwellings. A number of dwellings were converted to other uses including a children's home, hotel guest accommodation, offices and a study centre. However, this monitoring period saw permission granted for two estate workers' dwellings in Beaulieu, representing the first permissions granted under the new Local Plan policy SP30. The applicant has entered into a S106 agreement to control the occupation and management of the dwellings.
- 6.2 The chart below illustrates completions in the National Park since 2006, and it is notable that, despite the pandemic and lockdowns during this monitoring year, there were previous years with lower completion rates.

Figure 5: New Forest National Park Housing Completions 2020 / 21



- 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 126 dwellings, giving an average of 25 dwellings per year, and demonstrating that the Local Plan windfall allowance of 20 net new dwellings per year is realistic.

6.4 Under the previous Core Strategy policies there were no housing site allocations in the National Park and therefore all development came forward through 'windfall sites'. Consequently, 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 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. Of the adopted Local Plan (2019) housing site allocations, one has a resolution to grant (land to the south of the former Fawley Power Station, 120 dwellings); one has recently been granted full permission (the site of the former Lyndhurst Park Hotel, 79 dwellings); and two are the subject of current full planning applications (land at Whartons Lane, Ashurst and land at Church Lane, Sway).

6.5 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 24 new dwellings completed each year. This development contributes to addressing local housing needs arising from communities within the National Park, in accordance with the Authority's socio-economic duty.

Five year housing supply

6.6 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 restricted².

6.7 The Authority currently has a stock of outstanding planning permissions for 97 net new 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

6.8 Approximately 62% of new dwelling completions were in one of the four defined villages, compared to 84% last year. However, those figures were dominated by

² See paragraph 11 & footnote 7; and paragraph 176 & footnote 59 of the NPPF (2021)

the completion of the former Watersplash Hotel in Brockenhurst into 24 dwellings. New dwellings completed outside the defined villages included an agricultural workers dwelling and conversions from office to residential. They are considered appropriate outside the defined villages thereby complying with relevant Local Plan policies (Policy SP4, SP19).

- 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 10 proposed new dwellings fall within that boundary (compared to 14 last year). 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 across the National Park, and works with Natural England and other partners represented on the steering group to prioritise appropriate mitigation projects.

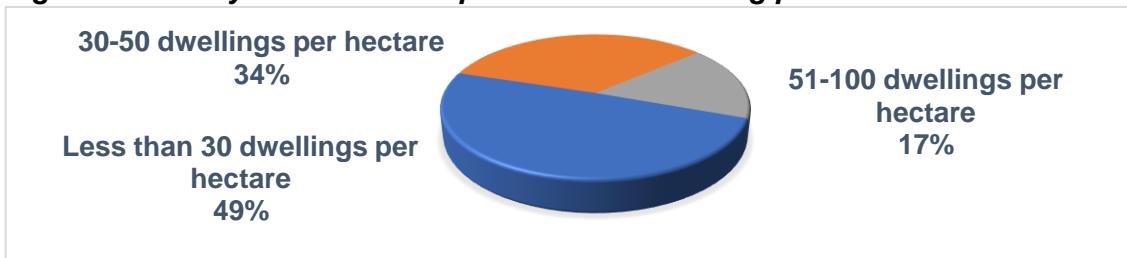
Affordable housing

- 6.11 There were no affordable dwellings permitted or completed during the monitoring period. However, 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. In addition, the Local Plan 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. The consented application for the redevelopment of the former Lyndhurst Park Hotel site includes on-site affordable housing provision and other Local Plan site allocations are the subject of current applications that include a policy compliant level of on-site affordable housing provision.

Housing density

6.12 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.

Figure 6: Density of houses completed this monitoring period



Source: Hampshire County Council

6.13 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. The Local Plan policies (e.g. 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

6.14 In addition, there were five dwelling units identified through the Lawful Development Certificate procedure during the monitoring period (compared to four units last year). These arose from the removal of occupancy conditions on three properties, one caravan used for residential purposes and one other building being used as a separate dwelling.

Defined villages

Retail

6.15 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.

6.16 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.

6.17 However, a survey of the shopping frontages in the four defined villages was undertaken in May 2021, and analysed for the purposes of this monitoring report on the basis of the old use classes. This identified little change from the

last monitoring period. In the villages of Brockenhurst and Lyndhurst the numbers of retail (A1) units remain above the recommended minimum of 50%, at 61% and 58% respectively. The proportion of retail units in Sway at 33% remains the same proportion as last year, although this lies below the recommended policy threshold of 40%. 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).

6.18 With regard to vacancy rates, there was little change from the 2020 figures. Ashurst had no vacant units in 2021, compared to one last year. Brockenhurst had the same as last year, at 5 vacant units (of which 3 were retail units). Conversely, Lyndhurst had slightly fewer vacant units this year, at 7, compared to 8 last year (6 of which were retail units). Sway had 2 vacant units this year, compared to 1 last year. However, not all of these retail units were open at the time of the survey, and it may be that, due to the effect of the covid-19 pandemic, they may no longer be trading. This situation will continue to be monitored, and summarised in next year's report.

Community facilities

6.19 Throughout the last monitoring year, a small number of planning applications have been permitted for community facilities, spread throughout communities across the National Park. Such applications comprise alterations or improvements to existing facilities, including improvements at a number of schools, and a replacement search and rescue lookout building at Lepe Country Park. 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 (Policy SP39).

Developer contributions

6.20 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 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.

6.21 Developer contributions are also required 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](#).

6.22 In the 2020 – 2021 reporting year, the biggest financial contributions received overall were from the redevelopment of the former Hatch Motors site in Sway (planning application reference 18/00946) and the former Redmayne Engineering site in Brockenhurst (planning application reference 20/00236).

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

Figure 7: Developer contributions 2020 / 2021

Type of Contribution	Amount received	Amount released
Affordable housing	£27,829	£252
Public open space, sport & recreation	£49,072	£20,375
Transport	£30,748	£30,748 transferred to Hampshire County Council for local transport measures
Ecological mitigation – New Forest SPA habitat mitigation	£39,882	£34,553
Ecological mitigation – Solent SPA habitat mitigation	£16,055	£16,055 transferred to the Bird Aware Solent habitat mitigation scheme
TOTAL	£163,586	£101,983

Source: NFNPA

6.24 With regards to affordable housing, £252 in received financial contributions was released for the feasibility work for the two proposed affordable dwellings at Burley.

6.25 In 2020 / 21 open space contributions were released to support local community schemes comprising a new wildplay site at Clare Lodge, in Bransgore; new cycle facilities in Brockenhurst, and the Highwood Road play area in Brockenhurst.

6.26 Changes in national planning policy mean that the National Park Authority is only able to negotiate financial contributions towards transport infrastructure from larger developments. Given the typical profile of development in the protected landscape of the New Forest National Park, transport contributions are not usually triggered. In 2020 – 2021 the Authority received £30,748 in transport contributions, which was transferred to Hampshire County Council.

6.27 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.

6.28 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.

6.29 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.

6.30 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 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. The key mitigation measure funded is a team of 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.

6.31 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 2021.

Neighbourhood Plans

6.32 There are eight Neighbourhood Plan 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).

6.33 The draft New Milton Neighbourhood Plan was subject to a local referendum on 6 May 2021 and a total of 88% of those who voted supported the Neighbourhood Plan, with a turn-out of 35%. Following this positive public endorsement, the Authority formally adopted (or 'made') the New Milton Neighbourhood Plan at the full Authority meeting on 1 July 2021 for the part of the parish within the National Park. This joins the Hythe and Dibden Neighbourhood Plan as the two 'made' Neighbourhood Plans covering the respective parts of those parishes within the National Park.

6.34 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

6.35 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.

6.36 The Authority has kept a register since 1 April 2016, and there are 333 individuals on the register (as at 30 October 2021). During the period 31 October 2020 to 30 October 2021 a total of 107 individuals signed up to be on the register, which was more than double the numbers who signed up between Oct 2019 and October 2020. Approximately 23% 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), compared to 22% wanting a site elsewhere in the National Park. A further 53% 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.

6.37 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 recent additions to the register it is unclear whether this will be possible in future years. 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

6.38 The housing requirement in the previous Core Strategy was met and housing completions from April 2016 onwards contribute to the Local Plan housing requirement. Windfall housing completions within the 2020 to 2021 reporting year were lower than average, but this is likely to have been impacted by the covid-19 pandemic to some extent.

6.39 However, the data 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. In addition, the Local Plan housing site allocations are coming through the system now and completions will start on some of these sites in the medium term.

7. A Sustainable Local Economy

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

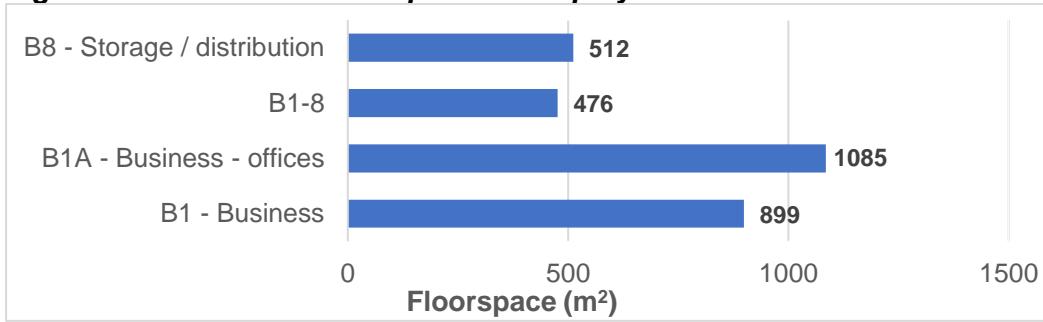
Total amount of employment floorspace on previously developed land

7.1 There was a net loss of 216 m² of industrial and office floorspace completed during the monitoring period, compared to a net gain of 777 m² last year. This comprised a loss of 476 m² on one site in Sway, where permission has been granted for replacement units. The old units have been demolished but the new units have not yet been completed. It is anticipated that these will come forward in the next monitoring year. Additionally, there was a gain of 260 m² floorspace arising from another site in Sway where permission was granted for a change of use and partial redevelopment to B1 / B8 uses. Both sites are 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 Local Plan. This position was examined and endorsed as part of the Examination process in 2018/19. An analysis of available employment land reveals that there is a stock of sites with planning permission for industrial and office uses totalling some 2,972 m² floorspace (see graph below), compared to 1,863 m² last year. Only one of these sites is in a defined village, although they all comprise extensions or improvements to 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

7.3 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, as well as the old A1, A2 and A3 uses (restaurants and cafes). 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. The implications of this change will be assessed in future reports.

Conversions from office to residential use

7.4 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 no conversions from office to residential use completed, compared to three residential units last year.

Agriculture, farming and forestry

7.5 During the monitoring period a total of 10 planning applications for agricultural development were permitted, the same number as last year. These comprised a few new or replacement barns with a few new agricultural stores, as well as a few alterations to existing agricultural buildings. In addition, there was one application proposed for a replacement barn that was refused on the basis that it would result in an unjustified building of an excessive scale, and of an inappropriate appearance.

7.6 Two separate agricultural workers dwellings and one commoners dwelling were completed during the monitoring period, which is the same as last year.

Recreational horsekeeping

7.7 A total of 16 planning applications were permitted for recreational horsekeeping activities and associated development, compared to 18 last year. The majority of these permissions were for new or replacement stables, with a manege, hay stores and a field shelter, in dispersed locations throughout the National Park.

7.8 In contrast, 3 applications were refused, (compared with 1 last year). This included a riding arena, use of a manege for an equestrian clinic and a stable block extension.

Visitor facilities and accommodation

7.9 There were no visitor facilities completed during the monitoring period. However, planning permission was granted for new holiday lets in Brockenhurst, a 38 bedroom extension to the Balmer Lawn hotel in Brockenhurst, new guest accommodation at the Walhampton Arms in Lymington, and at the Montagu Arms in Beaulieu.

Performance of economic policies

- 7.10 Although there was a net loss 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.
- 7.11 Additionally, there were no visitor facilities or accommodation completed this year, and it is likely that this has been impacted to some degree by covid-19. This will continue to be monitored in next year's report. As set out in paragraph 7.9, planning permission has been granted for additional visitor accommodation at a number of sites within the National Park and these completions will be reflected in future Annual Monitoring Reports.

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.
- 8.3 Although there was a lower than average number of housing and employment completions this year, 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 relatively strong, which will still play an important role in addition to the housing allocations in meeting local housing and employment needs, several of which are now in the pipeline, either as planning applications or in pre-application discussions.
- 8.4 It is unclear how much the reduced level of development in the New Forest between April 2020 and March 2021 can be attributed to the covid-19 pandemic, but this will continue to be assessed and set out in next year's monitoring report. It is apparent that application levels remain high within the National Park and several of the key Local Plan housing site allocations will start to deliver new dwellings (including affordable housing) in the future.
- 8.5 However, the broad conclusion of this year's monitoring shows that the Local Plan policies are continuing to perform effectively and are achieving the Local Plan's objectives, and 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	£34,553 spent on ecological mitigation	
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 10 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	SP5, SP6	i) Small loss of priority habitats in the National Park, representing 0.4% of the total area. ii) 2 new SINCs created, resulting in a net gain of 4.49ha	 
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. Contributions released to support local enhancements. New provision anticipated on Local Plan site allocations	

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	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	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 appointed jointly with NFDC to undertake monitoring in 2021 and beyond. See paragraphs 4.6 - 4.8 for more details.	

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	
Number and size of replacement dwellings permitted	Not to allow development that would be incompatible with the character of the area	DP35	25 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	DP40	Brockenhurst & Lyndhurst have more than the recommended proportion of retail units, whilst Sway & Ashurst have fewer retail units (see paragraph 6.15 – 6.18 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	13 dwellings completed, with 62% within the defined villages	
Location and type of affordable housing permitted and completed	50% in defined villages; rural exception sites elsewhere	SP27	0 dwellings completed or permitted	
Applications permitted for agricultural or forestry workers dwellings	-	DP31	Permission granted for 2 estate workers' dwellings & 1 agricultural workers dwelling	
Net additional pitches permitted for gypsies, travellers and travelling showpeople	-	SP33	No pitches permitted or completed. Local Plan site allocation in Landford has received.	

A Sustainable Local Economy

Indicator	Target	Local Plan policies	Outcome	
Total amount of additional employment floorspace completions – by type	No significant net loss	SP42	net loss of 216 m ² of floorspace	
Total amount of employment floorspace on previously developed land – by type		SP42	Zero	

Employment land available – by type		SP42-43, DP44-45	2,972 m ² floorspace	
Existing employment sites lost to other uses due to the implementation of permitted development rights	No target	SP42	0 office units lost to residential uses	
Applications permitted for agricultural and forestry buildings	-	DP50	10 permitted	
Applications permitted for recreational horse-keeping and associated development	-	DP51, DP52, DP53	16 permitted	
Planning applications for new or improved visitor facilities and accommodation	To ensure the defined villages remain the focus for visitor facilities & accommodation	SP46	Additional guest accommodation permitted at existing facilities	

APPENDIX 2: 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.

		Dwellings
A	Housing requirement in the Local Plan period	800
B	Completions so far in the Plan period	126
C	Number of dwellings left to deliver in the Plan period (A – B)	674
D	Number of years of the Plan period left	15
E	Annualised average requirement for the remainder of the Plan period (C ÷ D)	45
F	5-year housing supply requirement (E x 5)	225
G	5% buffer to add to the 5-year housing supply (F x 0.05)	11
H	5-year housing supply requirement with 5% buffer (F + G)	236
I	Number of dwellings predicted to be completed in 5 year period 2021 / 22 to 2025 / 26	347
J	Number of years of housing supply (I ÷ H x 5)	7.3

Schedule of sites with unimplemented planning permission for housing (as at 31 March 2021)

REF.	NET AREA	ADDRESS	LOCALITY	DWELLINGS NET GAIN	UNDER CONSTRUCTION
17/00939	1.54	TATCHBURY MANOR, TATCHBURY LANE	WINSOR	10	10
17/00433	0.75	SANDY BALLS HOLIDAY VILLAGE SOUTHAMPTON ROAD	GODSHILL	-1	0
10/95509	0.17	FAIRWEATHER GARDEN CENTRE HIGH STREET	BEAULIEU	6	0
18/00946	0.19	HATCH MOTORS OF SWAY STATION ROAD	SWAY	8	8
18/00497	0.36	FORMER REDMAYNE ENGINEERING SITE STATION APPROACH	BROCKENHURST	9	0
20/00554	0.01	7-9 HAYTERS COURT GRIGG LANE	BROCKENHURST	5	0
08/93142	0.07	THE WHITE HOUSE LAND ADJACENT FOREST ROAD	NOMANSLAND	1	1
92179	0.11	LITTLE GREENMOOR FARM CHURCH LANE	BOLDRE	1	1
10/95257	1.06	TREGONALS BUNGALOW LYMINGTON ROAD	EAST END	1	1
19/00729	0.02	68 HIGH STREET	LYNDHURST	2	0
12/97577	0.02	16 LAND TO THE REAR OF WOOD ROAD	ASHURST	1	1
09/94638	1.12	SHRIKE COTTAGE HOLMSLEY	BURLEY	1	1
10/95596	1.02	HOLMSLEY LODGE HOLMSLEY	BURLEY	1	1
20/00489	3.52	SITE OF LITTLE MARSH HOUSE PARKSHORE	BEAULIEU	1	0
15/00740	0.3	LARK RISE SANDY DOWN	BOLDRE	1	1
17/00883	0.11	DENE LODGE VAGGS LANE	HORDLE	1	1
19/00275	0.02	35 LAND TO REAR OF HIGH STREET	LYNDHURST	1	0
15/00805	0.19	27 BURWOOD LODGE ROMSEY ROAD	LYNDHURST	1	1
17/00025	0.21	CANANDO FARM TATCHBURY LANE	WINSOR	1	1
15/00763	0.14	RUFUS HOUSE HOTEL SOUTHAMPTON ROAD	LYNDHURST	1	1
17/00019	0.05	LAND ADJACENT TO 7 HASKELLS CLOSE	LYNDHURST	1	0
17/00016	0.06	COPYTHORNE LODGE FARM ROMSEY ROAD	COPYTHORNE	1	1
20/00263/NMA	0.28	THORNS BEACH HOUSE THORNS BEACH	BEAULIEU	1	1
18/00272	0.38	OAKLANDS RINGWOOD ROAD	NORTH GORLEY	1	1
18/00071	0.1	17 FOREST GARDENS	LYNDHURST	1	0

18/00277	0.09	LAND OF OLD STABLES PIKES HILL	LYNDHURST	1	0
18/00302	0.08	THE BARN NUTHOOKS HOUSE OLD ROMSEY ROAD	CADNAM	1	0
19/00279	0.12	INCHOLM NORTH ROAD	BROCKENHURST	3	0
18/00493	0.15	BEVERLEY BRIGHTON ROAD	SWAY	2	0
18/00517	0.12	LAND ADJACENT TO PARK LODGE RINGWOOD ROAD	BURLEY	2	0
19/00407	0.02	66 & 68 BROOKLEY ROAD	BROCKENHURST	1	0
19/00150	0.27	ROCKFORD FARM BARNs ROCKFORD ROAD	ROCKFORD	1	0
19/00233	0.04	ROWAN COTTAGE 6 SHAGGS MEADOW	LYNDHURST	1	0
19/00228	0.01	60A HIGH STREET	LYNDHURST	1	0
19/00338	0.07	AVENUE HOUSE EAST BANK ROAD	BROCKENHURST	1	0
18/00920	0.13	HOME FARM COTTAGE HALE LANE	HALE	1	0
19/00320	0.02	13 BROOKLEY ROAD	BROCKENHURST	2	0
19/00547	0.08	13 CHESTNUT ROAD	BROCKENHURST	1	0
20/00208	0.51	SITE OF HOLLY HILL HANGERSLEY LANE	RINGWOOD	1	1
19/00063	0.23	WOODPECKER SANDY LANE	LYNDHURST	1	0
18/00548	0.07	LAND REAR OF 1 & 2 SHELLEYS COTTAGES MANCHESTER ROAD	SWAY	1	0
18/00794	1.73	BROOM COPSE FARM MOYLES COURT ELLINGHAM DROVE	ROCKFORD	1	0
15/00767	0.07	SHIRLEY HOLMS FARM SHIRLEY HOLMS	SWAY	1	0
19/00734	0.06	PROVIDENCE CROW HILL	CROW	1	1
19/00810	0.09	GLENGARRY MAIN ROAD EAST BOLDRE	BROCKENHURST	1	1
19/00966	0.06	HEATHER HOUSE 1 SOUTHAMPTON ROAD	LYNDHURST	1	0
19/00395	0.04	TANGLEWOOD STABLES BALMER LAWN ROAD	BROCKENHURST	1	0
20/00225	0.02	WORKSHOP ADJACENT AVEBURY SHEPHERDS ROAD	BARTLEY	1	0
20/00475	0.13	LESTER COTTAGE MILL LANE	BURLEY	1	0
19/00428	0.08	OLD OAK MEERUT ROAD	BROCKENHURST	1	1
20/00756	0.02	WESTVIEW STATION ROAD	SWAY	1	0
18/00615	0.08	PART PARCEL OS SU3808 LAND AT BIRCHLANDS FARM CARTERS LANE	MARCHWOOD	1	0
20/00672	0.08	THE COTTAGE STATION ROAD	SWAY	1	0

20/00784	0.06	FOREST VIEW 2 MARTINS ROAD	BROCKENHURST	1	0
20/00072	0.11	HARLICKS HILL HATCHET LANE	BEAULIEU	2	0
20/00846	0.06	11 CEDAR MOUNT	LYNDHURST	1	0
21/00077	0.12	LITTLE THATCH RINGWOOD ROAD	NORTH GORLEY	1	0
19/00623	1.2	NEW FOREST ACTIVITY CENTRE RHINEFIELD ROAD	BROCKENHURST	1	0
20/00620	0.13	BROOKWOOD SWAY ROAD	BROCKENHURST	1	0
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