

CABINET – 15 APRIL 2002

REVISED DEPOSIT STAGE OF THE LOCAL PLAN ALTERATIONS – RECOMMENDATIONS OF ECONOMY AND PLANNING REVIEW PANEL/PLANNING DEVELOPMENT CONTROL COMMITTEE

1. INTRODUCTION

- 1.1 At their meeting on Tuesday, 9 April 2002, the Economy and Planning Review Panel and the Planning Development Control Committee considered the representations received on the New Forest District Local Plan First Alteration, First Deposit, considered revisions to proposed changes, and formulated recommendations to Cabinet. The deliberations of the Committee/Panel are set out below:-

Recommendation 1 (page 4, paragraph 3.7): Housing Land Provision

First line should read: "There is nothing arising *from* ..."

Supported by the Committee/Panel, subject to the above.

Recommendation 2 (page 5, paragraph 3.12): Employment Provision

Second line, delete the word "housing" and insert the word "employment".

Supported by the Committee/Panel, subject to the above.

Recommendation 3 (page 7, paragraph 3.20): "Reserve sites", including land south of the A31, east of Ringwood

Members debated the need for development to regenerate Calshot, and agreed to recommend:-

"That a special policy should be formulated identifying Calshot as an area for regeneration, but that no housing numbers be included at this stage and that further reports be brought to the Economy and Planning Review Panel and Planning Development Control Committee on this topic". A suggested policy is attached at Appendix 1 to these notes.

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Paragraph 3.20 supported, with the proposed amendment to table 2 (page 2, Annex 2) adding a footnote to 'Land East of Ringwood' stating:-

"Dwellings figure to be reduced if significant residential development is provided as part of the proposals for the regeneration of Calshot",

Recommendation 4 (page 9, paragraph 3.31): Housing Densities

Members queried the reduction for high density development from 800m to 100m (para 3.24 of the report) and requested that account should also be taken of the character of the area. This could be done by adding "Having regard to the specific character of the area", to the end of para C1.1C (Annex 2, page 8).

Supported by the Committee/Panel, subject to the above.

Recommendation 5 (page 10, paragraph 3.40): Affordable Housing

Officers drew attention to a correction to Annex 2, page 6, B4/Ch1R5, AH-2 and advised Members that the last paragraph (underlined) which began with the words, "in the New Forest ...", should be deleted.

Members referred to the bottom of page 5 of Annex 2 and asked for the wording in (a) to be made more clear, by deleting "of 50% of the", and in (b), by deleting "50% of".

Supported, subject to the above minor amendments.

Recommendation 6 (page 12, paragraph 3.49): Care Homes

Officers drew attention to a correction needed on page 49 of Annex 2, to the effect that policy CO-P5, Extensions to Care Homes in the Countryside Outside the New Forest, the first paragraph beginning with the words, "the extension of existing ..." – delete the words "where they are necessary to upgrade existing facilities".

Members noted the comments of the Economy and Planning Portfolio Holder, and comments of the Health and Social Exclusion Portfolio Holder, who both felt that Recommendation 6 would inhibit the operation and viability of care homes in the District, and in view of the importance of their role in the local community, the policies should be changed to assist owners of care homes as far as possible in this regard.

The Panel/Committee agreed to recommend to Cabinet that Recommendation 6 (paragraph 3.49) be rejected and that the topic be completely reviewed in consultation with Members, and a further report be made to the Panel and Committee.

Recommendation 7 (page 13, paragraph 3.52): Nature Conservation

Supported by the Panel/Committee.

Recommendation 8 (page 13, paragraph 3.55): Flooding and Drainage

Supported by the Panel/Committee.

Recommendation 9 (page 16, paragraph 3.71): Parking Standards

It was noted that the review of parking standards had been completed by the County Council and the standards had been adopted as supplementary planning guidance to the County Structure Plan.

Officers drew attention to a correction to the table in page 85 of Annex 2 – the right hand column showing Zone C should not include Hythe Town Centre, which should appear in Zone B.

The Panel/Committee asked for an amendment to the effect that there was a shortfall in parking provision in Lymington town and that this should be reviewed. This is attached as Appendix 2 to these notes.

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Recommendation 9 was supported, subject to the above comments.

Recommendation 10 (page 17, paragraph 3.75): Open Space

Supported by Panel/Committee.

Recommendation 11 (page 18, paragraph 3.79): Safeguarding Consultation Zones

Supported by Panel/Committee.

Recommendation 12 (page 18, paragraph 3.81) : The Furlong, Ringwood

Officers raised a correction to Policy RW-2, as set out on page 71 of Annex 2 as follows:-

In policy RW-2, insert the words “on land including” after “permitted” in the first sentence of the Policy; and RW-2 (e) insert the words “appropriate community facilities such as” before the words “a multi-purpose community hall”. Full text attached as Appendix 3 to this note.

Also Officers highlighted the need to delete the map change set out on page 133 of Annex 2.

Supported by the Panel/Committee, subject to above amendments.

Hythe Centre/Proposed Rail Station – Annex 2, page 119

Officers raised an item of concern highlighted by a local Member concerning an additional proposed footpath route to New Road and proposed footpath/cycleway route to School Road in relation to the proposed rail station at Hythe Centre. In view of the concerns of the local Councillor, it was proposed to revise the recommendation to retain the proposed footpath/cycleway to School Road, but delete the proposed footpath to New Road (see Appendix 4 to this note).

Supported by the Committee/Panel, subject to the above.

Policy CA-2 – Calshot regeneration area

Development proposals that will result in clear benefits in terms of the regeneration of Calshot will be permitted. This may include residential, community and employment uses. Such proposals should include measures for major improvements in community facilities and service provision in Calshot village.

E11.17AA Calshot is a seriously deprived area in terms of services and community facilities. In the Council's view, this situation is only likely to improve if there is further development. The site of the Flying Boat Inn and the Top Camp site have both been previously developed and may be suitable for new development.

E11.17AB A development brief for the area will be produced in consultation with the local community and service providers to ensure that new development at Calshot village brings forward appropriate improvements which will benefit the existing community and contribute to the social and economic regeneration of the area.

E11.17AC The Development Brief will also consider the future of surplus MOD land within the special policy area CA-2 shown on the Proposals Map.

E11.17AD Road and public transport improvements will be needed – including appropriate provision for pedestrians and cyclists.

Proposed Revised Main Changes to Proposals Map East
East

PME/Ch4R

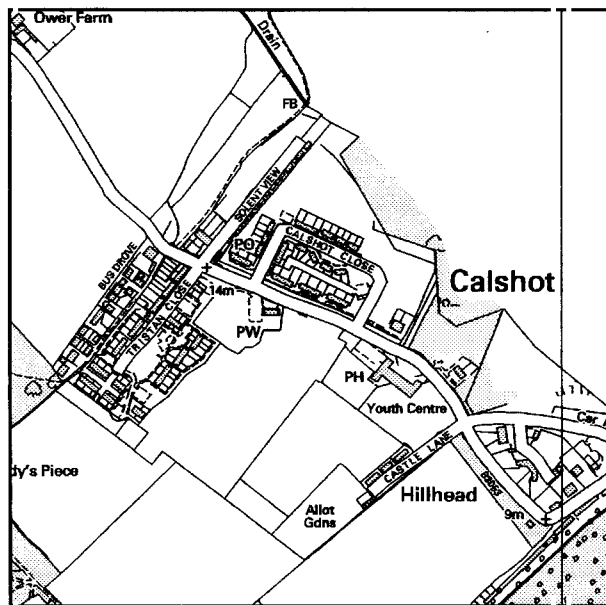
Policy/Paragraph no. CA-2

Proposed revised main change

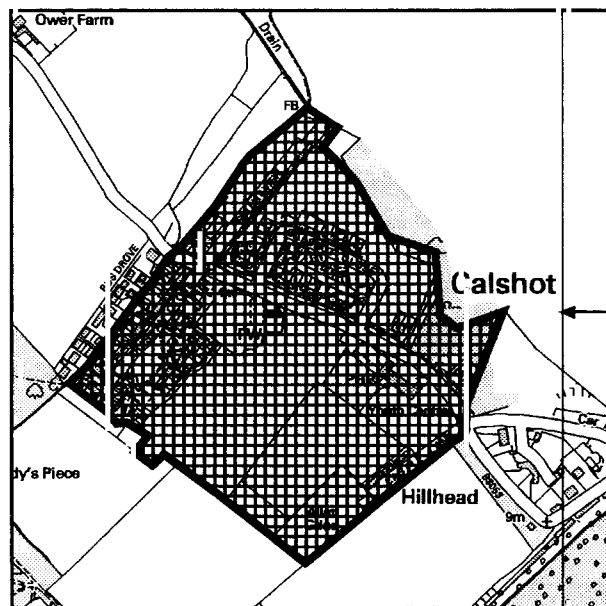
Add 'Sites where special policies apply' notation to land at Calshot village

Reason for change

To help with the regeneration of this deprived area



First Stage Deposit



Proposed Revised Main Change

Add 'Sites where special policies apply' notation CA-2

F18/Min9R	F18.62	<p>Amend as follows:</p> <p>F18.62 There is a forecast need for <i>It is estimated that there is in 2001 there was a current shortfall against demand of about 90 additional car spaces in Lymington town centre by 2004. Losses from redevelopment and other changes have since compounded this problem. The option of providing some additional public car parking on other sites including part of the area to the rear of the fire station, should opportunities arise, needs to be kept open.</i></p> <p>Some adjustment of the long/short term parking areas may be beneficial. While a park-and-ride scheme, located on the main northern approach to the town has been suggested, this is unlikely to be viable within the plan period given the size of Lymington and the <u>remaining</u> opportunities for parking in the centre. <i>The situation will be monitored and reviewed in the light of the district-wide parking study.</i></p>	Updating and response to objection 313a.
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PATRICKH/NFDLP1A/LYMPARK
9 Apr '02

Policy RW-2 Town centre development, the Furlong

A mixed-use development will be permitted on land including the southern part of the Furlong car park providing;

a it includes both retail and leisure uses which will enhance the overall vitality and viability of the town centre;

b the development is well related to adjoining sites, which may be incorporated within a scheme;

c buildings are of an appropriate scale and design to reflect the historic character of Ringwood, and enhance the setting of the Meeting House;

d the entrance and links to the town centre in and from the Furlong area are enhanced; and

e the proposals include the provision of:

appropriate community facilities such as a multi-purpose community hall and a cinema;

improved arrangements for buses and taxis, well related to the existing town centre, and accommodating a minimum of 6 bus bays and additional coach and taxi parking;

public conveniences and an improved visitor information centre;

appropriate measures to address any reduction in land available for public car parking.

Residential and (B1) office uses will be permitted above ground floor level only.

F 17/Ch3R	HD-14	Amend as follows: Policy HD-14 Railway station, New Road car park Land at the southern end of New Road car park is safeguarded allocated for the provision of a railway station, forecourt and associated parking area, <i>together with a pedestrian and cycle link to School Road.</i>	Response to representation 193i
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PATRICKH/NFDLP1A/LYMPARK
9 Apr '02

Proposed Revised Main Changes to Proposals Map Inset 2A

Hythe Centre

PM2A/Ch5R

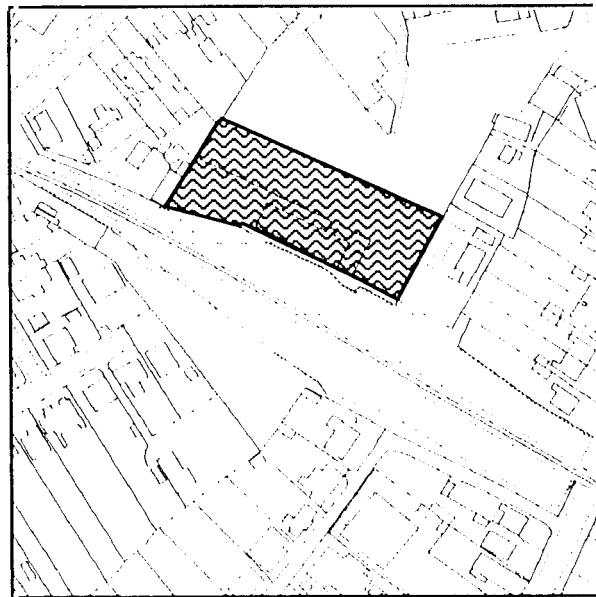
Policy/Paragraph no. HD-14

Proposed revised main change

From proposed rail station, add proposed cycleway route to School Road

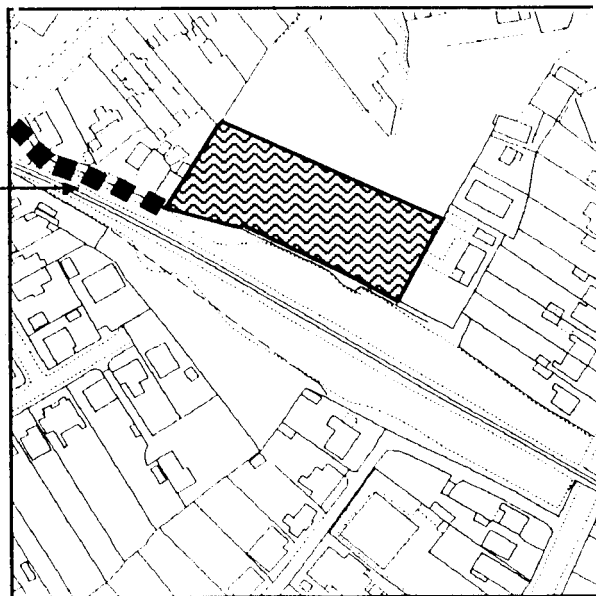
Reason for change

Consequential change arising from Proposed Main Change F17/Ch3R



First Stage Deposit

Add proposed cycleway route to School Road



Proposed Revised Main Change