

## PORTFOLIO HOLDER - ECONOMY AND PLANNING

CABINET – 6th November 2002

### NEW FOREST DISTRICT LOCAL PLAN FIRST ALTERATION – REVISED DEPOSIT

#### 1. INTRODUCTION

- 1.1 Proposed Alterations to the adopted New Forest District Local Plan were placed on “First Stage Deposit” for public consultation last year.
- 1.2 A report was considered by Economy and Planning Review Panel/ Planning Development Control Committee on 9<sup>th</sup> April this year and subsequently by Cabinet on 15<sup>th</sup> April, setting out:
- summaries of all of the representations received on the First Stage Deposit,
  - recommended responses, and
  - suggested further changes to be placed on deposit again for public comment (“Revised Deposit”).
- Members were supplied with a copy of that report and its annexes in April but further copies, including the minute of the Economy and Planning Review Panel of 9<sup>th</sup> April 2002, are available for those members who need them. The April Report is referred to in this report as “Attachment 2”.
- 1.3 Cabinet of 15<sup>th</sup> April resolved:  
“That consideration of the revised deposit stage of the Local Plan alterations be deferred for a period of approximately six months to enable further consultation with all stakeholders to take place, particularly in relation to affordable housing, employment opportunities and provision of affordable care homes for the elderly.”
- 1.4 This report recommends Cabinet to agree further changes to the Local Plan Alterations (for “Revised Deposit”). It supplements the report to 15<sup>th</sup> April Cabinet. It includes the Portfolio Holders’ comments and recommendations on the issues that have been reconsidered during the deferment.
- 1.5 The decisions of Cabinet will be reported to a Joint Meeting of the Economy and Planning Review Panel/Planning Development Control Panel on 20<sup>th</sup> November 2002 before coming back to Cabinet on 4<sup>th</sup> December and then for approval by Council on 16<sup>th</sup> December. The statutory 6 week consultation on the Revised Deposit proposals will be in February/March 2003.

## 2. REPRESENTATIONS RECEIVED ON FIRST STAGE DEPOSIT

- 2.1 The Council is required to consider all the objections and representations made to it in accordance with the Regulations. Annex 1 of the April Report (Attachment 2) detailed the representations received at First Deposit Stage.
- 2.2 The last column in the schedule in Annex 1 of the April Report gave a brief response to each representation, or cross-referred to a section of the main April report which dealt with the topic. It also stated if a further change was proposed to the relevant part of the Local Plan in response. Where further changes were proposed, these were set out in Annexes 2 and 3 to the April report - separated into "main" (Annex 2) and "minor" (Annex 3) changes in the same way as was done at First Stage Deposit.

## 3. FURTHER CHANGES

- 3.1 Further changes will need to be made to the schedules in the Annexes to the April Report before these are published for public consultation in response to the Council's decisions regarding:
- the recommendations of the Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002, as set out in the Report to Cabinet of 15<sup>th</sup> April 2002 (see first part of Attachment 2);
  - the officer "updating" recommendations set out below; and
  - the recommendations of the Portfolio Holders set out later in this report.

### **Officer Updating**

#### **Section B3: Housing land provision**

*(pages 2 to 4 of main April report in Attachment 2)*

- 3.2 The figures have been updated. A revised Housing Land Provision table is included in Attachment 1.1 (page 14). The amount of development on small and windfall sites within the built-up areas has increased in the past year and consequently the projected surplus of housing land supply over the Structure Plan base-line requirement has increased to 376 dwellings. The additional land needed to meet the Structure Plan "reserve provision" (500 dwellings) is now reduced from 263 dwellings to 124 dwellings and this is changed in revised Recommendation 1 (page 9). This has implications for "reserve sites" as considered in Recommendation 3 (page 9).

#### **Care Homes**

*(pages 11 to 12 of main April report in Attachment 2)*

- 3.3 The recommended policies on Care Homes require further revision following the Government's withdrawal of the National Care Standards building requirements in respect of existing care homes. It is no longer considered necessary to have a specific policy relating to the change

of use or redevelopment of care homes. With some minor changes as set out in Attachment 1.11, page 26, the Council's existing policies relating to the retention of community facilities would continue to provide the necessary safeguarding of the existing care home stock in the District. This issue is commented on later in this report in the Portfolio Holders' comments (paragraphs 9.16 to 9.18) and is covered by revised Recommendation 6 (page 10).

### **The Furlong Site, Ringwood (Policy RW- 2)**

*(page 18 of main April report in Attachment 2)*

- 3.4 Consultants' advice has been obtained on the policy proposed for the Furlong site, Ringwood. As a result some minor changes are proposed, and the site is proposed to be included within the primary shopping area, rather than identified as a site specific land allocation. The proposed revised policy and map are set out in Attachment 1.2 to this report (page 15). This issue is covered by revised Recommendation 12 (page 12).

### **Section C3, Special rural designations - Areas of Outstanding Natural Beauty**

- 3.5 Policy DW-E30, Areas of Outstanding Natural Beauty, and its accompanying text need to be updated to reflect changes to PPG7, as set out in Attachment 1.3, page 16. This issue is covered by Recommendation 13 (page 12).

### **Section C4, Nature conservation Appendix G4, Designated sites of nature conservation value - SSSIs/SINCs**

*(pages 12 to 13 of main April report in Attachment 2)*

- 3.6 The Dibden Bay SSSI has been designated since First Stage Deposit, and references to this should be included in Appendix G4, and the proposed changes to Inset Map 2. Some minor updating of the list of SINCs in Appendix G4 is needed (deletion of a proposed SINC at a road verge near Marchwood). The proposed changes are set out in Attachment 1.4, page 17. This issue is covered by revised Recommendation 7 (page 10).

### **Section C6, Pollution - Safeguarding consultation zones**

*(pages 17 to 18 of main April report in Attachment 2)*

- 3.7 Some further changes (see Attachment 1.5, page 18) are needed to update the references to Safeguarding Consultation Zones in Section C6. It has now been concluded that instead of Supplementary Planning Guidance for these zones, an advice note should be prepared. The reason for this is that this Council does not define these zones or the regulations that apply within them, and they are therefore not a matter for public consultation. Reference is now also to be included to Public Safety Zones (associated with main runway approaches/ take-off areas) as one of these extends marginally into this District from Bournemouth airport. Other editing changes are needed elsewhere in the document where there are references to these matters. This issue is covered by revised Recommendation 11 (page 11).

### **Section C10, Recreation and Open Space**

*(pages 16 to 17 of main April report in Attachment 2)*

- 3.8 Some further changes need to be made to paragraph C10.2 in response to the final version of PPG17 (see Attachment 1.6, page 19). This issue is covered by revised Recommendation 10 (page 11).

### **Section C13, The Coast - Access to the Coast**

- 3.9 A minor change (as set out in Attachment 1.10, page 25) is required to clarify Policy DW-C7, Pedestrian and vehicular coastal access. This should make it clear that the policy intends to seek access along as well as to the coast. This issue is covered by Recommendation 17 (page 12).

### **Section F20, Milford-on-Sea**

- 3.10 Milford-on-Sea Parish Council has written to the Council amending their original representations. They have been advised that some points they have raised are generally matters on which they should comment as and when the Council's revised proposals are issued for public consultation. With regard to their representation on Policy MS-1, which limits to two storeys the height of new and replacement buildings on parts of the seafront, the Parish Council now asks that the Local Plan should include policies covering the whole of Milford stating:

Height of residential development: "Development resulting in buildings of more than two storeys in height where they are to be used for residential purposes (including flats) will not be permitted within the defined built-up area of Milford-on-Sea."

Height of non-residential development: "Development for purposes other than residential (which includes flats) shall be no higher than the building which is to be replaced."

- 3.11 At present, Policy MS-1 covers parts of the seafront. Large parts of the village are within Areas of Special Character covered by Policy DW-E8, Section C1. The centre of the village is also within a Conservation Area. All development proposals are in any event covered by Policy DW-E1, General Development Criteria, which requires that development should be appropriate and sympathetic in scale, appearance, materials, form, siting and layout. Officers do not consider that the policies proposed by the Parish Council would add significantly to the measures already available to the Council to protect the character of Milford. No change is therefore recommended by officers in response to this amended representation.

## **4. FINANCIAL IMPLICATIONS**

- 4.1 There are no direct financial implications arising from this report.

## **5. CONSULTATION**

- 5.1 This report builds on the views expressed in the consultation on the First Deposit Stage of the Local Plan Alterations. The Policy and Strategy Portfolio Holder, Economic and Planning Portfolio Holder, Health and Social Exclusion Portfolio Holder, and appropriate Council officers have been consulted in preparing this report.

## 6. ENVIRONMENTAL IMPLICATIONS

- 6.1 The conservation and improvement of the District's environment is a basic aim of the Local Plan and is taken into account in the proposals set out in this report. A Sustainability Appraisal of the significant proposed changes between First and Revised Deposit Stages was carried out in producing the report to April Cabinet (see April Report, Annex 5 at Attachment 2). There would be further environmental implications arising from the changes proposed by the Portfolio Holder.

## 7. CRIME AND DISORDER IMPLICATIONS

- 7.1 None arising from this report.

## 8. OTHER IMPLICATIONS

- 8.1 The decision to make proposed alterations to the adopted Local Plan as outlined in this report may amount to an interference with Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right of a property owner to peacefully enjoy his possessions) of the European Convention of Human Rights. However, such possible interference is capable of justification as being in accordance with the law, in the public interest and necessary in a democratic society for the protection of the rights and freedoms of others and for the economic well-being of the country. The recommendations contained in this report are considered to be proportional to the legitimate aim of protecting the rights and freedoms of those in our society and for safeguarding the economic well-being of our country as well as being in the public interest.

## 9. PORTFOLIO HOLDER COMMENTS

### **Calshot**

*[Note: This issue is referred to in the recommendations of Economy and Planning Panel/DC Committee to 15<sup>th</sup> April Cabinet included at the front of Attachment 2; and a representation received at First Stage Deposit from Fawley Parish Council is set out on page 17 of Annex 1 to the April Report (Attachment 2).]*

### **Comments of Economy and Planning Portfolio Holder**

- 9.1 For some years, we have all been concerned about conditions at Calshot. There is poverty and social deprivation in the village, and conditions have worsened in recent years with the closure of the village shop and the demolition of the Flying Boat Inn. Good progress has been made with small -scale schemes arising from a Participatory Needs Assessment (PNA) carried out in 1999/2000. However, I do not think that these have entirely resolved the problems, or that they are a long-term solution. I propose that Calshot should be identified as a Regeneration Area, and that the site of the Flying Boat Inn and the former Top Camp site south of Tristan Close should be allocated for residential development to increase the local population (see Plan 2 on Attachment 1.8, Page 23a).

- 9.2 I propose the policies and text set out in Attachment 1.8 (see pages 23 and 23a) – see Recommendation 14 (page 12).

### **Proposed footpath at Brookley Road, Brockenhurst**

*[Note: The representations received and proposed officer response are set out in the April Report (Attachment 2): Annex 1, pages 96-7; and Annex 2, page 30.]*

### **Comments of Economy and Planning Portfolio Holder**

- 9.3 In view of the objections I propose deletion of the footpath proposal – see Recommendation 15 (page 12).

### **Affordable Housing**

*[Note: Referred to on pages 9 to 10 of main April report (Attachment 2). Officers recommend a clarification to the off-site requirement as set out in Part (a) of Attachment 1.7 to this report (page 21).]*

### **Comments of Economy and Planning Portfolio Holder**

- 9.4 I agree with officer's recommendation to delete the 'local occupier condition' from policy AH-2 (see main April Report, pages 9 and 10).
- 9.5 However, I consider that the First Stage Deposit proposal for 50% of new dwellings to be "affordable" in the New Forest villages and Sandleheath to be too high. I think that it would have the effect of stopping some sites coming forward for development. Like elsewhere in the District the target should be to negotiate 35% of dwellings to be affordable dwellings, normally to be provided on-site unless the development is for one or two dwellings or there are other exceptional circumstances, in which case on off-site contribution may be negotiated.
- 9.6 I therefore propose that the changes set out in Attachment 1.7(b) on page 22 be endorsed – see Recommendation 5 (page 10).

### **Affordable housing on farms**

### **Comments of Economy and Planning Portfolio Holder**

- 9.7 I consider a new policy should be introduced into the local plan aimed at addressing the serious shortage of affordable housing within the rural parts of the District. I consider there is potential to build affordable housing within farm complexes. I believe that schemes of up to 6 affordable dwellings, under the control of a Registered Social Landlord could be satisfactorily accommodated with some groups of farm buildings without having an adverse impact on the New Forest or the countryside.
- 9.8 I therefore propose the new text set out in Attachment 1.9 (page 24) – see Recommendation 16 (page 12).

### **The 30% limit on house extensions**

#### **Comments of Economy and Planning Portfolio Holder**

- 9.9 I consider that these policies (NF-H3, NF-H4 CO-H2 and CO-H3) are over-restrictive with regard to conservatories. Where a householder wishes to build a conservatory, some discretion should be allowed with regard to the 30% limit on house extensions.
- 9.10 I therefore propose the new text set out in Attachment 1.12, page 31 – see Recommendation 18 (page 12).

### **Essential accommodation for rural businesses**

#### **Comments of Economy and Planning Portfolio Holder**

- 9.11 I am concerned that there are some rural enterprises involving the care of animals, and which are very much part of the New Forest District's economy, that cannot provide staff accommodation on site under the policies of the Local Plan, because they do not fall within the 'agricultural' definition. In particular, I have in mind those related to the training and breeding of horses and training in equine skills. I would like to recommend further changes to the supporting text to policies NF-H6 and CO-H5 of the local plan to give scope for favourable consideration to be given to essential staff accommodation to be permitted as part of these establishments in appropriate circumstances.
- 9.12 I therefore propose the new policies and text set out in Attachment 1.13, page 32 – see Recommendation 19 (page 13).

### **Gordleton Pit**

*[Note: Employment land provision was referred to on page 5 of April main report in Attachment 2. Related representations received at First Stage Deposit and proposed responses are set out on pages 66 to 70 of Annex 1 to that report (in Attachment 2) – including a specific representation regarding Gordleton Pit from Lymington Precision Engineers and Co Ltd. on page 68. This issue relates to Recommendation 2 in this report (page 9)]*

#### **Comments of Policy and Strategy Portfolio Holder**

- 9.13 I consider that there is a need for more employment land to be allocated in the Coastal Towns area; the Ampress site at Lymington is expected to be quickly taken up, and the land at Caird Avenue is not currently being made available. It is important that sufficient choice of industrial land is available for business development, To this effect, I propose the allocation of more land for industrial development at Gordleton Pit, Sway Road, north of Lymington (site C on Plan 1, Attachment 1.8, Page 23a)).
- 9.14 The policy and text set out in Attachment 1.14 (Pages 33) should be included in the local plan.

- Comments of Economy and Planning Portfolio Holder**
- 9.15 I strongly oppose the allocation of more industrial land at Gordleton Pit on highway grounds and feel that better industrial sites could be made available.

**Care Homes**

*[Note: This issue is referred to on pages 11 to 12 of main April report in Attachment 2.]*

- Comments of Health and Social Exclusion Portfolio Holder**
- 9.16 With the ageing population and increasing numbers of elderly people living within the District, it is essential that we have a set of planning policies which secures adequate Care Homes provision within the District during the plan period. I have been very concerned about the closure of some of our existing Care Homes. It was a great relief when in July the Government did a U-turn and dropped its onerous proposals which would have led to many Care Homes having to undertake expensive building works to comply with the National Care Standards, or be closed down.
- 9.17 I am fully aware of the pressures many existing care home owners have been under. But, if the needs of the elderly in the District are to be met, it is very important that wherever possible existing Care Home sites are retained in a care home use. We should not allow them to go to another use if they can be made economically viable, when they could still provide the facilities the community needs. We need to be more positive about allowing existing Care Homes to expand and improve their facilities – even in the New Forest and countryside. I am proposing a set of policies which together with other policies we already have in the Local Plan, will secure adequate provision of care home places to meet the needs of the District over the next ten years.
- 9.18 I therefore propose revised policies and text set out in Attachment 1.11, page 26 – see Recommendation 6 (page 10).

## **10. RECOMMENDATIONS:**

- 10.1 These recommendations are based on those in the April Report to Panel/DC Committee/Cabinet, but are updated, revised and added to in order to take on board the issues raised on this report.

**Recommendation 1: Housing land provision**

- 10.2 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:
- There is nothing arising from the representations that would lead officers to change their view that the “baseline” requirement can be met without further allocations, but that we need to identify further sites (in total for some 263 dwellings as set out above) for the “reserve provision”. The issue of alternative sites to those proposed by the Council is considered below.*



- 10.3 In the light of the comment in paragraph 3.2 above and Attachment 1.1 (page 14), officers recommend that this recommendation is revised to: *Revised Recommendation 1: The “baseline” Structure Plan housing requirement can be met without further allocations, but further sites need to be identified in total for some 124 dwellings for the “reserve provision”.*

**Recommendation 2: Employment provision**

- 10.4 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*No change be made in principle to the strategy for employment provision, other than the redesignation back to employment of the site at Shore Road, Hythe (Policy HD-7A). The reserve employment site at Ringwood should be retained.*
- 10.5 No change to this recommendation is proposed by officers. However, Cabinet is referred to the comments of the Portfolio Holders regarding Gordleton Pit at paragraphs 9.13 to 9.15 above.  
*It is recommended that Cabinet resolves whether to support the Policy and Strategy Portfolio Holder’s proposal to allocate additional land at Gordleton Pit as set out in Attachment 1.14 (page 33).*

**Recommendation 3: “Reserve sites”, including land south of the A31, east of Ringwood**

- 10.6 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*It is recommended that the identified reserve sites be retained, including the land west of Nouale Lane, Ringwood. This land may not be required during the Plan period, but the need for its release for residential development will be assessed by the strategic planning authorities on an annual basis.*
- 10.7 In view of the updated housing land supply figures (see Attachment 1.1, page 14), it is no longer necessary to provide for as much reserve housing provision. Officers advise therefore that it is not now necessary to include the new reserve site previously identified on land west of Nouale Lane, Ringwood to meet the Structure Plan housing requirement (although the reserve employment provision should still be retained as set out in Recommendation 2 above).
- 10.8 Officers therefore recommend:  
*Revised Recommendation 3: The identified reserve sites for housing to meet Structure Plan requirements are retained other than that previously identified on land west of Nouale Lane, Ringwood.*

**Recommendation 4: Housing densities**

- 10.9 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:

*It is recommended that Policy DW-E1A be revised to take on board the above comments (see Annex 2, pages 7 - 8)*

- 10.10 The “above comments” referred to in this recommendation are set out in the main April report (Attachment 2), pages 7 to 8. Officers do not propose any change to this recommendation.

**Recommendation 5: Affordable housing**

- 10.11 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*It is recommended that Policies AH-1 and AH-2 (and related policies and text) be revised as shown in Annex 2, pages 3-6 including deletion of the local occupancy restriction in the New Forest.*
- 10.12 In reconsidering this recommendation, officers would recommend some re-wording to clarify off-site requirements as set out in Attachment 1.7(a), page 21.
- 10.13 However, Cabinet’s attention is drawn to the Economy and Planning Portfolio’s Holder’s comments in paragraphs 9.4 to 9.6 above, If Cabinet agrees the Portfolio Holder’s proposed changes, then it should resolve that:  
*Policies AH-1 and AH-2 (and related policies and text) be revised as shown in Attachment 1.7(a) subject also to the further changes set out in Attachment 1.7(b), page 22.*

**Recommendation 6: Care Homes**

- 10.14 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*The policies for care homes should be revised (see Annex 2, pages 42-44, 49, 54-55 and 60-61) to ensure that:*
- a) the existing stock of care homes is retained, particularly on sites capable of meeting the national care standards; the use of care home sites for alternative uses will only be allowed where it is not possible to operate a viable care home business from the site.*
  - b) alterations to existing care homes are allowed to enable them to meet the national care standards having regard to the site’s characteristics.*
- 10.15 In reconsidering this recommendation, Cabinet’s attention is drawn to the officers’ comments in paragraph 3.3 above, and the Health and Social Exclusion Portfolio Holder’s comments in paragraphs 9.16 to 9.18 above. Cabinet is recommended to resolve that:  
*The policies relating to Care Homes should be revised as set out in Attachment 1.11, page 26.*

**Recommendation 7: Nature Conservation**

- 10.16 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:

*It is recommended that the Nature Conservation Policies be revised as set out in Annex 2, pages 11-15 (see April Report, Annex 2, pages 11 -15).*

- 10.17 In the light of the comment in paragraph 3.6 above, officers recommend that this recommendation is revised to:  
*Revised Recommendation 7: It is recommended that the Nature Conservation Policies be revised as set out in the April Report, Annex 2, pages 11-15 (see Attachment 2, Annex 2, pages 11 -15) subject to the further changes set out in Attachment 1.4, page 17.*

**Recommendation 8: Flooding and drainage**

- 10.18 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*It is recommended that the flooding and drainage policies be revised as set out in Annex 2, pages 22-24.*
- 10.19 The proposed revisions are set out in the April Report, Annex 2, pages 22-24. No change to this recommendation is proposed by officers.

**Recommendation 9: Parking Standards**

- 10.20 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*It is recommended that the Parking Standards as set out in Annex 2, pages 83-93 be included in the Local Plan.*
- 10.21 The proposed revisions are set out in the April Report, Annex 2, pages 89-93. No change is proposed by officers to this recommendation

**Recommendation 10: Open Space**

- 10.22 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*It is recommended that the Open Space Policies and standards be revised as set out in Annex 2, pages 32-34 and 81-82.*
- 10.23 In the light of the comment in paragraph 3.8 above, officers recommend that this recommendation is revised to:  
*Revised recommendation 10: It is recommended that the Open Space Policies be revised as set out in Annex 2, pages 32-34 (see Attachment 2, Annex 2, pages 32-34) subject to the further changes set out in Attachment 1.6, page 19.*

**Recommendation 11: Safeguarding Consultation Zones**

- 10.24 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:  
*It is recommended that the Policies on Safeguarding Consultation Zones be revised as set out in Annex 2, pages 18 - 21.*

- 10.25 In the light of the comment in paragraph 3.7 above, officers recommend that this recommendation is revised to:  
*Revised Recommendation 11: It is recommended that the policies on Safeguarding Consultation Zones be revised as set out in Annex 2, pages 18-21 (see Attachment 2, Annex 2, pages 18-21) subject to the further changes set out in Attachment 1.5, page 18.*

**Recommendation 12: The Furlong, Ringwood**

- 10.26 The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet:

*It is recommended that revised Policy RW-2 on The Furlong, Ringwood be agreed as set out in Annex 2, pages 71- 72.*

- 10.27 In the light of the comment in paragraph 3.4 above, officers recommend that this recommendation is revised to:  
*Revised recommendation 12: It is recommended that the Policies on The Furlong, Ringwood be revised as set out in Attachment 1.2, page 15.*

**Additional specific recommendations**

- 10.28 In the light of comments of the officers and the Portfolio Holders set out above in this report, the following recommendations are added:

**Recommendation 13: Areas of Outstanding Natural Beauty**

*It is recommended that the Policies on the Areas of Outstanding Natural Beauty be revised as set out in Attachment 1.3, page 16.*

**Recommendation 14: Calshot**

*It is recommended that Cabinet resolves whether to include the new policy regarding the regeneration of Calshot, with associated allocations of land for residential development, proposed by the Portfolio Holder set out in Attachment 1.8, page 23.*

**Recommendation 15: Footpath at Brookley Road, Brockenhurst**

*It is recommended that Cabinet resolves whether to support the Portfolio Holder's proposal to delete the proposed footpath at Brookley Road, Brockenhurst (see April Report: Annex 1, pages 96-7 and Annex 2, page 30 in Attachment 2).*

**Recommendation 16: Affordable Housing on Farms**

*It is recommended that Cabinet resolves whether to include the new policy regarding Affordable Housing on Farms proposed by the Portfolio Holder set out in Attachment 1.9, page 24.*

**Recommendation 17: Access to the Coast**

*It is recommended that Cabinet includes the revised policy regarding Access to the Coast set out in Attachment 1.10, page 25.*

**Recommendation 18: Extensions to dwellings**

*It is recommended that Cabinet resolves whether to include the new text regarding extensions to dwellings in the New Forest and*

*countryside as proposed by the Portfolio Holder set out in Attachment 1.12, page 31.*

**Recommendation 19: Essential accommodation for rural businesses**

*It is recommended that Cabinet resolves whether to include the new text regarding essential accommodation for rural businesses in the New Forest and countryside as proposed by the Portfolio Holder set out in Attachment 1.13, page 32.*

**The other recommendations in the April Report**

10.29 *The Economy and Planning Review Panel/Planning Development Control Committee of 9<sup>th</sup> April 2002 recommended to 15<sup>th</sup> April Cabinet 3 further recommendations:*

- That the responses to the representations received at First Deposit Stage as set out in Annex 1 be agreed.*
- That the Revised Alterations to the adopted New Forest District Local Plan, as set out in Annexes 2 and 3 be agreed and formally placed on deposit for public consultation;*
- That the Director of Environment Services be authorised to make any necessary further minor amendments, including consequential changes and further editing changes, in preparing the proposed alterations for publication.*

10.30 *Having regard to the further changes recommended for consideration above, these recommendations are revised as follows:*

**Recommendation 20**

*That the responses to the representations received at First Deposit Stage as set out in Annex 1 be agreed, subject to any further revisions that are required consequent to Cabinet's decisions regarding Recommendations 1 to 19.*

**Recommendation 21**

*That the Revised Alterations to the adopted New Forest District Local Plan, as set out in Attachment 2, Annexes 2 and 3 be agreed, subject to any further revisions that are required consequent to Cabinet's decisions regarding Recommendations 1 to 19, and formally placed on deposit for public consultation.*

**Recommendation 22**

*That the Director of Environment Services be authorised to make any necessary further minor amendments, including consequential changes and further editing changes, in preparing the proposed alterations for publication.*

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**Background papers:**

Published documents

PPI/lpreview/LP3R/29.10.02

## Attachment 1.1: Housing Land Provision

### Housing Land Provision to Meet Structure Plan Baseline Requirement

<b>Baseline Requirement</b>	<b>As at April 2002</b>
(a) Structure Plan Baseline Housing Requirement April 1996 – March 2011	5,480
(b) Net Completions April 1996 – March 2002	2,841
(c) Residual Requirement [(a) – (b)]	2,639
<b>Supply</b>	
(d) Net Large Site Commitments at 1 <sup>st</sup> April 2002 discounted by 5%	1,445
(e) Windfall Allowances:	
Large Sites	400
Small Sites	1,170
<b>Total Provision [(d) + (e)]</b>	<b>3,015</b>
Surplus over Baseline Requirement	376

### Identified Reserve Provision

<b>Reserve Requirement</b>	<b>Dwellings</b>
(a) Structure Plan Reserve Requirement (Policy H4)	500
(b) Existing Surplus Over Baseline Requirement	376
(c) Residual Requirement [(a) – (b)]	124
<b>Supply</b>	
(d) Identified Reserve Sites:	
Durley Farm, Totton	100
Land Between Cracknore Hard Lane and Normandy Way, Marchwood	18
Land South of Normandy Way, Marchwood	27
(e) Total Identified Reserve Sites	145
<b>(f) Total Reserve Provision</b>	<b>521</b>

housing/general/supply/suppl02y.doc Revised 10/2002

**Note:** The previously proposed “reserve site” on Land West of Nouale Lane, Ringwood has been deleted from this table in accordance with Recommendation 3.

## Attachment 1.2: Proposed revised policy relating to town centre development, the Furlong, Ringwood:

### 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, leisure and community uses which will enhance the overall vitality and viability of the whole 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 provide:**
  - appropriately integrated community facilities such as a cinema with dedicated areas for community use and/or a multi-purpose community hall;**
  - improved arrangements for buses and taxis, well related to the existing town centre, and accommodating 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.**

F22.30 The southern part of the Furlong is a key site in Ringwood Town Centre. It links the Furlong Centre, the town's large car parks with the Meeting House development and the High Street. The area is currently part of the car park and a landscaped area occupied by public conveniences and a tourist information centre in temporary buildings. It would be of benefit to the town centre as a whole if this site was developed with a scheme that attracted additional activity to Ringwood town centre. Any development on this site should complement the existing shopping provision and should not detract from the existing town centre.

F22.30A Studies have shown that there may be scope for additional retail provision to be provided in the town centre.

F22.30B This site also provides an opportunity to enhance leisure and entertainment facilities in the town centre. A survey of local people conducted by the Council indicated that it was important that any development in the Furlong area should include facilities that would benefit the local community, and in particular there was strong support for the inclusion of a community hall and a cinema as part of any development. It is essential that such facilities are well integrated in both any development and the town centre.

F22.30C The local planning authority will prepare a detailed Planning Brief that will guide development of this important area.

# Proposed Revised Main Changes to Proposals Map Inset 6A Ringwood Town Centre

**PM6A/Ch4R**

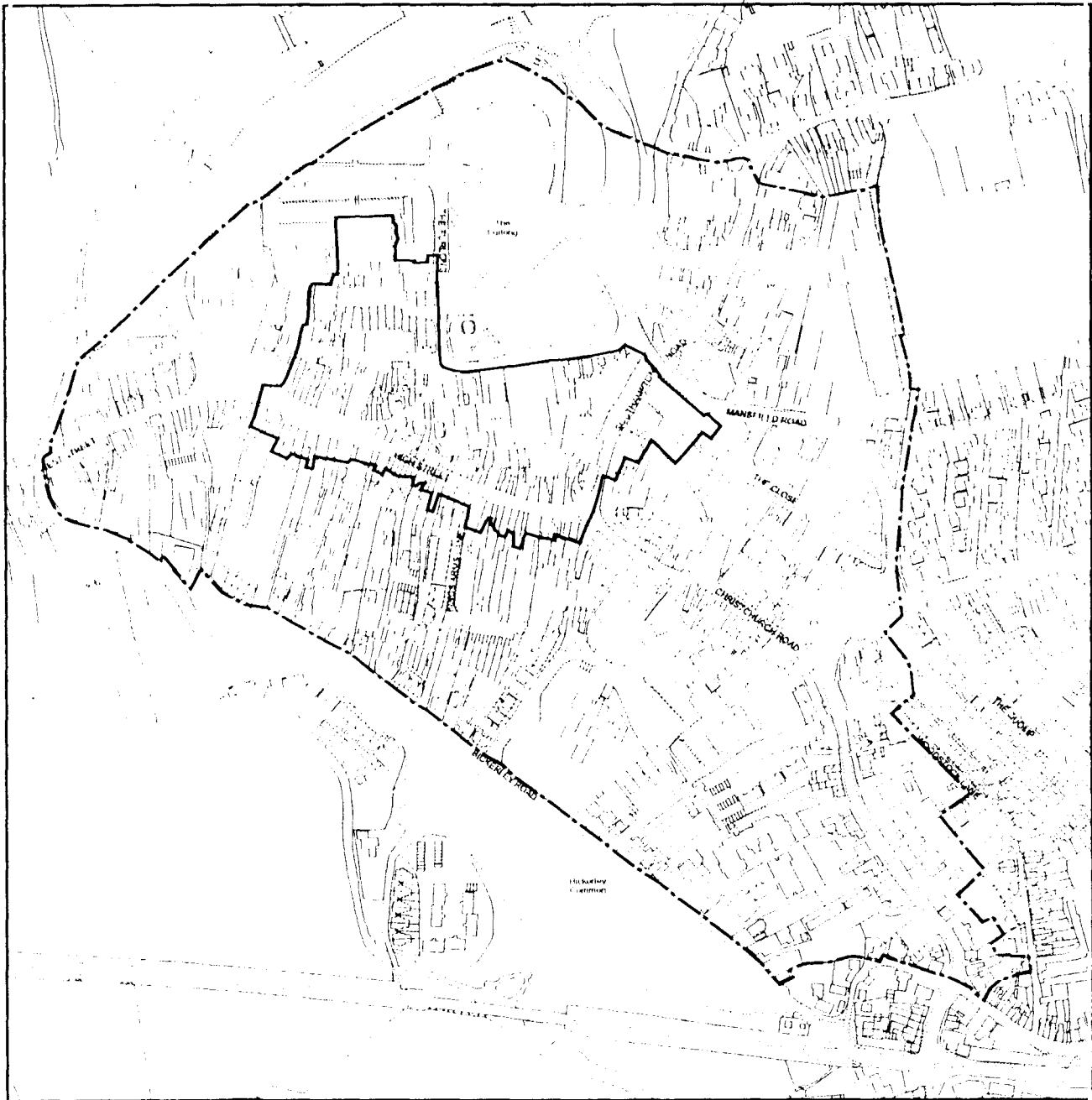
*Policy/Paragraph no.* BU-TC1

*Proposed revised main change*

Amend Primary Shopping Area boundary to include area of Furlong Car Park

*Reason for change*

Clarification relating to policy review RW-2



**First Stage Deposit**



## Proposed Revised Main Changes to Proposals Map Inset 6A

### Ringwood Town Centre

**PM6A/Ch4R (cont.)**

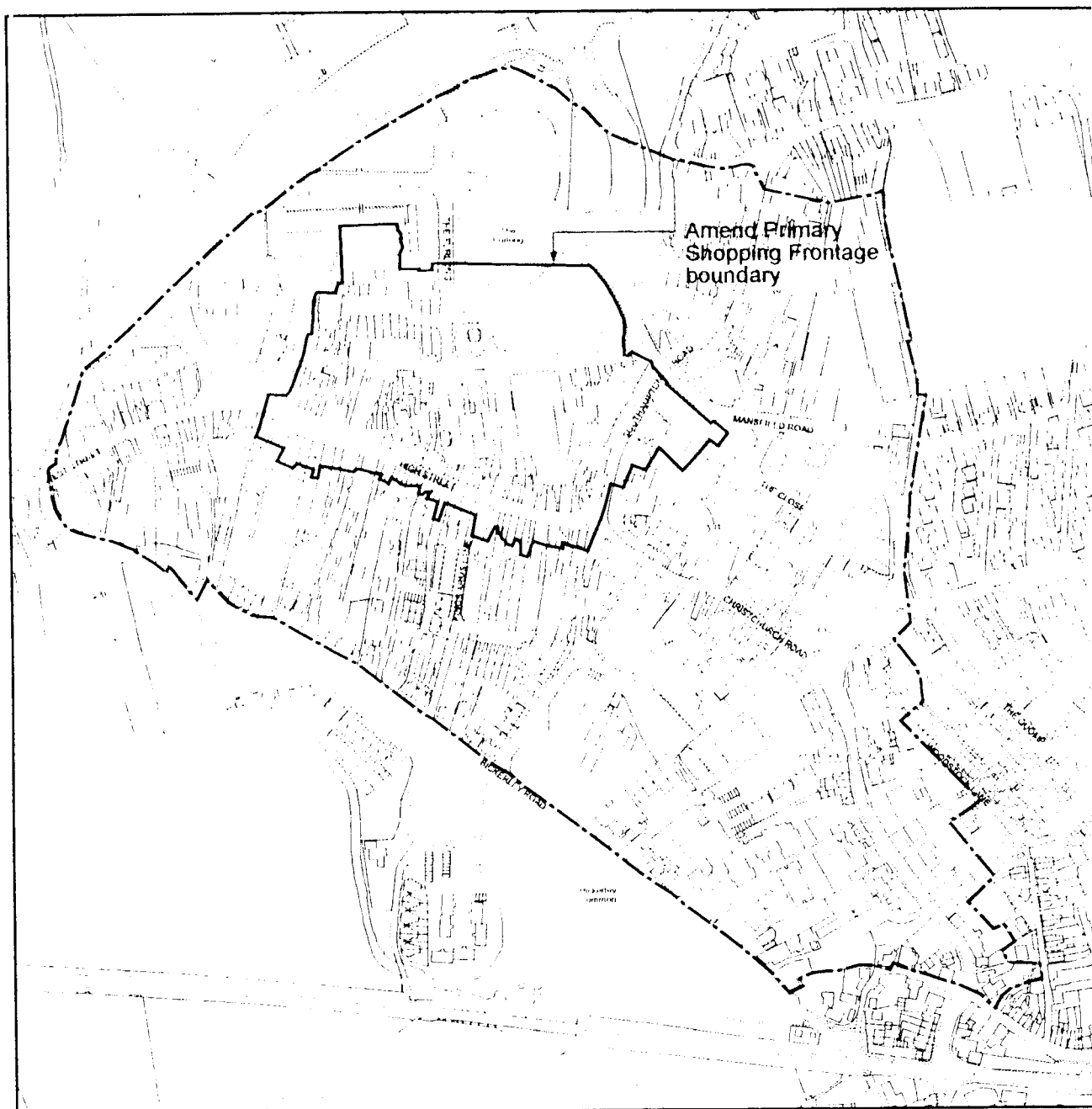
*Policy/Paragraph no.* BU-TC1

*Proposed revised main change*

Amend Primary Shopping Area boundary to include area of Furlong Car Park

*Reason for change*

Clarification relating to policy RW-2



**Proposed Revised Main Change  
(cont.)**

## Attachment 1.3: Proposed revised policy relating to Areas of Outstanding Natural Beauty.

### Policy DW-E30 Development in AONBs

**In the designated AONBs, development will not normally be permitted other than in accordance with the policies in Parts D and E of this local plan. Development should not detract from the natural beauty of the landscape or its cultural or wildlife heritage; proposals will be required to meet the highest standards of design and should incorporate measures to enhance the landscape where possible. Major development should not take place, save in exceptional circumstances where there is a proven national need for the development and it is demonstrated that there are no suitable alternative sites available.**

C3.12 AONBs are designated by the Countryside Commission under the National Parks and Access to the Countryside Act 1949. They are equivalent in status to National Parks. The main purpose of the designation is, "the protection and enhancement of natural beauty". Designation brings with it restrictions on the types of development that can be carried out without planning permission. PPG 7 The Countryside - Environmental Quality and Economic and Social Development, advises that the conservation of the natural beauty of the countryside and of its wildlife and cultural heritage should be given great weight in planning policies and development control decisions in AONBs. Due regard should also be had to the economic and social well-being of the area.

[C3.13 unchanged]

C3.14 The local planning authority places a high priority on the preservation and enhancement of the natural beauty and wildlife and cultural heritage of the AONBs in this District, and will restrict development within them accordingly having regard to government advice in PPG 7 and Policy E7 of the Hampshire County Structure Plan Review.

[C3.15 unchanged]

C3.16 The bulk of the South Hampshire Coast AONB lies within the New Forest. The remaining part to the west is covered by the Lymington-Keyhaven Coast Policies for Future Management 1982. The future of this AONB is under review as part of the process of investigating the designation of the New Forest as a National Park.

## Attachment 1.4: Proposed revisions relating to SINC/SSSIs

### Dibden Bay

Revise Proposals Map Inset 2 to show the Dibden Bay SSSI

Revise Appendix G4 paragraph G4.2 to include Dibden Bay SSSI.

[Note: The adopted local plan shows the area of the new SSSI as being within four Sites of Importance for Nature Conservation (SINC) as follows:

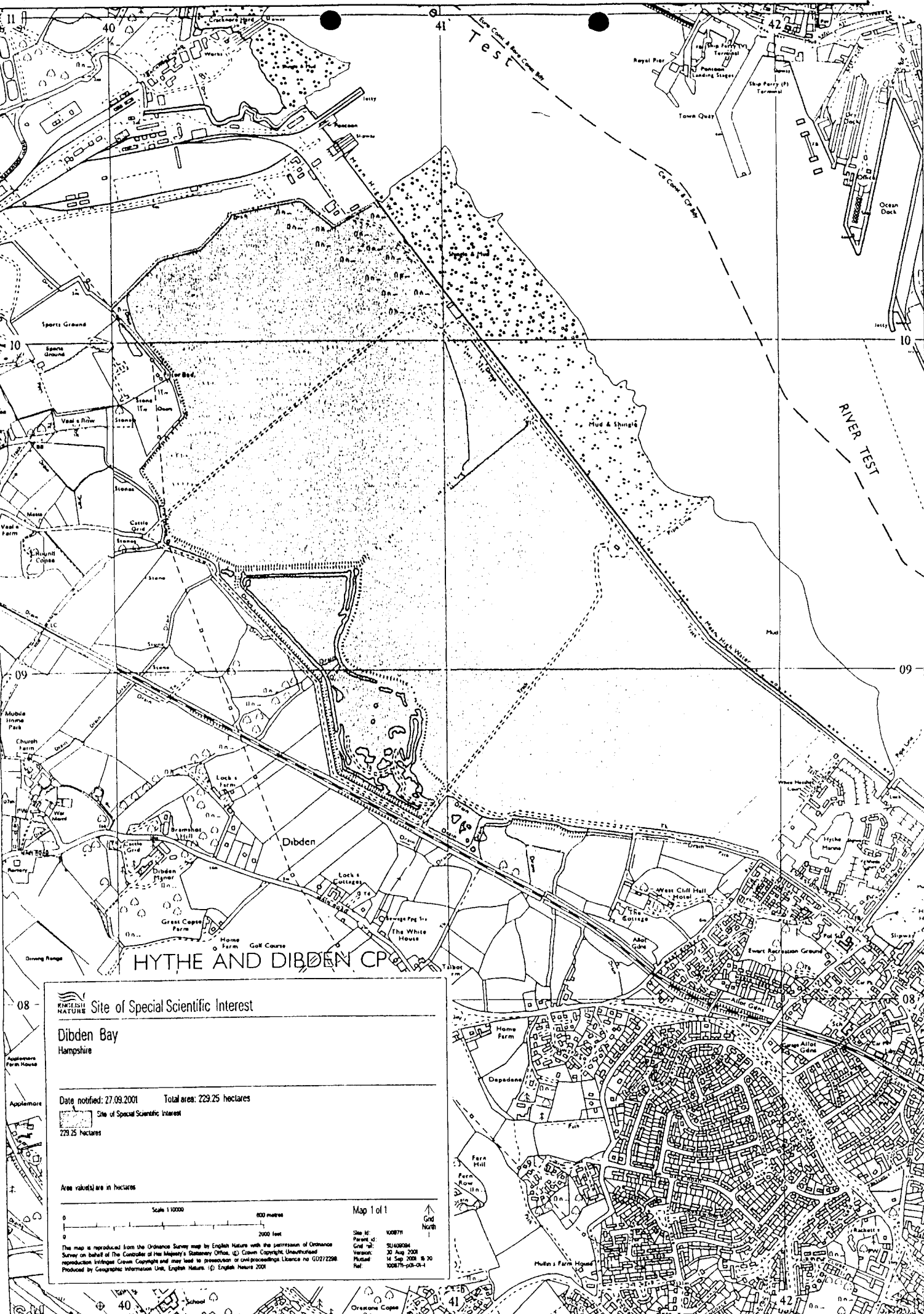
- Dibden Bay SINC
- West Cliff Marshes West
- West Cliff Marshes East
- West Cliff Marshes Extension

These SINC are to remain as they cover different aspects of nature conservation interest to those identified in the SSSI. No amendment is therefore proposed to the list of SINC in Appendix G4 as a result of the designation of the Dibden Bay SSSI.]

### Marchwood

Delete the following SINC from the list in Appendix G4 and from the proposed changes to Proposals Map Inset 2:

<b>Grid ref</b>	<b>Site name</b>	<b>Area (Ha)</b>	<b>SINC criteria</b>
SU 381098	Rv:Ns63, A326 Staplewood La. to Twiggs La. (North)	0.26	2A




**HYTHE AND DIBDEN CP**

**English Nature Site of Special Scientific Interest**

**Dibden Bay**  
Hampshire

Date notified: 27.09.2001 Total area: 229.25 hectares

 Site of Special Scientific Interest  
229.25 hectares

Area values are in hectares

Scale 1:10000  
0 1000 metres 2000 feet

Map 1 of 1

She H: 10087H  
Sheet 4: SU409384  
Version: 30 Aug 2001  
Printed: 14 Sep 2001 8:20  
Ref: 10087H-p03-01-1

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## **Attachment 1.5: Proposed revised statements on Safeguarding Consultation Zones**

### **Section C6, Pollution and public safety**

C6.9 Certain sites and pipelines are designated as notifiable installations when the quantities of hazardous substance stored, used or transported are on a sufficient scale that the installation is subject to the Planning (Hazardous Substances) Regulations 1992 as amended by the Planning (Control of Major Accident Hazards) Regulations 1999, and/ or the Pipe-lines Act 1962 and Pipelines Safety Regulations 1996. There are several sites and pipelines in this district identified by the Health and Safety Executive as notifiable installations, including for example the Esso Refinery and parts of the nearby petrochemicals complex, and Fawley Power station. In accordance with Circular 04/00, Planning Controls for Hazardous Substances, the Health and Safety Executive, the Environment Agency and where appropriate English Nature will be consulted about any proposed notifiable installations and about any developments in the vicinity of notifiable installations. Those responsible for these installations will also be consulted in accordance with their own requirements. The local planning authority has prepared an Information Note "Public Safety and Safeguarding Consultation Zones in New Forest District" showing the location of hazard zones and the special restrictions on development that apply within them.

### **Section D11, Utilities in the New Forest**

D11.7 The relevant authorities will be consulted on planning applications for structures exceeding specified heights within the safeguarded areas for Bournemouth and Southampton International airports, as shown in the District Council's Information Note "Public Safety and Safeguarding Consultation Zones in New Forest District" (see also Policy DW-E38A, Section C6).

### **Section E9, Utilities in the countryside outside the New Forest**

E9.8 The relevant authorities will be consulted on planning applications for structures exceeding specified heights within the safeguarded areas for Bournemouth and Southampton International airports, as shown in the District Council's Information Note "Public Safety and Safeguarding Consultation Zones in New Forest District" (see also Policy DW-E38A, Section C6).

## Attachment 1.6: Proposed revision to recreation policies

### Proposed revised recreation policies

C10.1 Hampshire County Structure Plan Review Policy ~~R6~~ R2 refers to the provision of open space with new development and to meet local needs. Government guidance on open space is in revised Planning Policy Guidance Note 17 (PPG 17), Planning for Open Space, Sport and Recreation.

C10.2 Revised PPG 17 stresses the value of sport and recreation, and notes the important role of public open space in providing both recreation facilities and visual amenity. The provision of publicly accessible recreation facilities also contributes to reducing crime. The revised PPG advises local planning authorities to:

- i undertake robust assessments of existing and future needs for open space, sport and recreation facilities;
- ii retain existing open space, sport and recreation facilities unless shown to be surplus to requirements as part of a wider assessment of needs;
- iii use planning obligations to remedy local deficiencies in provision, where existing provision is inadequate, or where new development increases local needs;
- iv ensure that sport and recreation facilities are easily accessible by a choice of modes of transport, and where possible are centrally located;

Authorities are asked to assess existing and future needs, establish the quantity, quality and accessibility of existing sports, open spaces and recreation facilities, and establish standards of provision. The needs of those living in and visiting rural areas are also to be met.

[Paragraphs C10.3 - C10.4 unchanged]

#### Policy DW-R1 Protection of public open space

**Permission will not be granted for the development of non-recreational uses on existing or proposed formal or informal public open spaces, including those defined on the proposals map, unless:**

- a alternative open space facilities of equivalent direct benefit to the community and equivalent or better accessibility by a choice of transport modes are made available; or**
- b it is demonstrated that they are surplus to requirements in terms of all their functions; or**
- c the proposals bring benefits to the community that outweigh the effects of the loss of open space.**

**The development should not result in the loss of an open area important to the character of the locality.**

**Within open spaces, small scale developments ancillary to the recreational use may be permitted provided that they are directly related to and support the recreational use, and maintain or enhance the character of the open space.**

#### Policy DW-R2 Protection of private or education authority recreational facilities

**Permission will only be granted for the development of non-educational or non-recreational uses on school playing fields and other privately owned pitches, greens, and courts (including those identified on the proposals maps) if they are within a defined built-up area and,**

- a alternative open space facilities of equivalent direct benefit to the**

**community and equivalent or better accessibility by a choice of transport modes are made available; or,**

**b it is demonstrated that they are surplus to requirements in terms of all their functions; or**

**c the proposals bring benefits to the community that outweigh the effects of the loss of open space.**

**The development should not result in the loss of an open area important to the character of the locality.**

**Within open spaces, small scale developments ancillary to the recreational use may be permitted provided that they are directly related to and support the recreational use, and maintain or enhance the character of the open space.**

## **Attachment 1.7: Affordable Housing**

### **Attachment 1.7(a) Clarification changes recommended by officers**

#### **Policy AH-1 Affordable Housing in defined built-up areas (excluding Sandleheath)**

**In considering schemes for, or including, residential development in the built-up areas (excluding Sandleheath), the Local Planning Authority will seek to negotiate with developers the inclusion of an element of affordable housing on all suitable sites where:**

- i) 15 or more dwellings are proposed; or**
- ii) the site is 0.5 of a hectare or more, irrespective of the number of dwellings.**

**If Government Guidance is revised to allow local planning authorities to negotiate an element of affordable housing on sites smaller than the thresholds set out above, the new minimum thresholds permissible under revised Government Guidance will be applied.**

**In considering whether or not the site falls within the threshold, the local planning authority will take account of the development potential of any adjoining land.**

**Where an element of affordable housing is to be sought, the District Council's target is to negotiate a minimum of 35% of dwellings on the site to be affordable dwellings which will address an identified local housing need.**

**Provision of affordable housing to meet the requirements of this policy should be met in their entirety on site.**

**In exceptional circumstances, the Local Planning Authority may allow a developer to make an equivalent contribution of serviced land with planning permission (allowing provision of the agreed number, size and type of affordable dwellings) on a different site. Such land shall be sufficient to accommodate the equivalent of half of the number of dwellings being provided on the development site.**

**As a last resort, the District Council may be prepared to accept as an alternative a financial contribution sufficient to enable a Registered Social Landlord to provide the agreed number, size and type of affordable dwellings on another site either by new building or by buying into the existing stock. This financial contribution shall be sufficient to provide for affordable dwellings off-site equivalent to half of the number of dwellings being provided on the development site.**

**A planning condition or legal agreement will ensure that the affordable housing provided will only be occupied by households in need of affordable housing in New Forest District.**

#### **Policy AH-2 Affordable Housing in the New Forest, the countryside outside the New Forest and Sandleheath**

**In considering schemes for, or including, residential development (excluding replacement dwellings) in the New Forest, the countryside outside the New Forest and Sandleheath, the Local Planning Authority will seek to negotiate with developers the inclusion of an element of affordable housing on all suitable sites.**

**Where an element of affordable housing is to be sought, the District Council's target is to negotiate 50% of dwellings on the site to be affordable dwellings which will address an identified local housing need. In the case of single dwellings, an**



**equivalent contribution will be sought.**

**Provision of affordable housing should be met in their entirety on site, unless the development is too small in scale to make this practical (e.g. if the development is for a single dwellings).**

**Where the proposed development is for less than 3 dwellings or in other exceptional circumstances, the Local Planning Authority may be prepared to accept either;**

**(a) an equivalent contribution of serviced land with planning permission on a different site, sufficient to accommodate the equivalent number of dwellings (of the agreed size and type) as being provided on the development site.**

**Or**

**(b) a financial contribution sufficient to enable a Registered Social Landlord to provide the agreed number, size and type of affordable dwellings on another site either by new building or by buying into the existing stock. This financial contribution shall be sufficient to provide for affordable dwellings off-site equivalent to the number of dwellings being provided on the development site.**

**A planning condition or legal agreement will ensure that the affordable housing provided will only be occupied by households in need of affordable housing in New Forest District.**

#### **Attachment 1.7(b) Further changes proposed by Economy and Planning Portfolio Holder**

If the Portfolio Holder's recommendation to reduce the target for affordable housing on sites from 50% of dwellings to 35% of dwellings, then the following additional changes will be required to policy AH-2 above:

- In second paragraph delete "50%" and replace with "35%", and "In the case of single" with "In the case of one or two dwellings";
- In fourth paragraph (a) and (b) replace "the equivalent number of dwellings" with "the equivalent of half of the number of dwellings", and "equivalent to the number of dwellings" with " equivalent to half of the number of dwellings".

These changes would require associated changes to the related text.

## Attachment 1.8: Calshot

### **Policy CA-2 Calshot Regeneration Area**

***Development proposals that will result in clear benefits in terms of the regeneration of Calshot within the area defined on the Proposals Map will be permitted. This will include residential development on the sites identified in Policy CA-3, and improvements to community facilities, service provision and transport infrastructure.***

### **Policy CA-3 Residential development, Calshot**

***Land at Top Camp and the site of the former Flying Boat Inn is allocated for residential development provided that:***

- a a minimum of 35% of the dwellings are affordable dwellings which will address an identified local housing need. The developer may make an equivalent contribution of serviced land with planning permission (allowing provision of the agreed number, size and type of affordable dwellings) on a different site. Such land shall be sufficient to accommodate the equivalent of half of the number of dwellings being provided on the development site. A planning condition or legal agreement will ensure that the affordable housing provided will only be occupied by households in need of affordable housing in New Forest District.***
- b the development is no more than two storeys in height, and designed to a high quality consistent with its location in an AONB, including landscaping in accordance with Policies DW-E5 and DW-E6, Section C1;***
- c the trees separating the Top Camp site from Tristan Close are retained;***
- d substantial landscape planting is provided alongside Castle Lane to screen the development in views of the coast;***
- e access to both sites is at a point agreed with the Highway Authority; and***
- f contributions towards the provision of transport infrastructure, open space and community facilities are made in accordance with policies DW-T6B, Section C9, DW-R3, Section C10 and DW-F1, Section C14.***

***E11.17AA Calshot is a deprived area in terms of services and community facilities. While progress has been made in addressing issues of concern to the local community through a Participatory Needs Assessment, there remain some basic needs which this cannot address. In this Council's view these are only likely to be met through residential development that can bring with it the population and the funding to support new and improved facilities. The site of the Flying Boat Inn and part of the Top Camp site have been developed previously and are suitable for new residential development and associated facilities. Redevelopment of other existing developed sites within the defined regeneration area may also be able to contribute, provided that overall benefits to the area and the people affected would result.***

***E11.17AB In view of the location of the village within the South Hampshire Coast Area of Outstanding Natural Beauty, development should be of the highest standard of design, and should include landscaping and landscape planting along Castle Lane to screen it in more distant views from the sea and viewpoints along the coast.***

***E11.17AC Supplementary Planning Guidance for the area will be produced in consultation with the local community and service providers to ensure that new development at Calshot brings forward improvements that will contribute to the regeneration of the village. The Guidance will specify the improvements needed, which are likely to include road and public transport improvements, footpath and cycleway links within and beyond the regeneration area, village shop, improvements to the community hall, and entertainment and recreation facilities.***

# Plan 2

## Calshot Regeneration Area

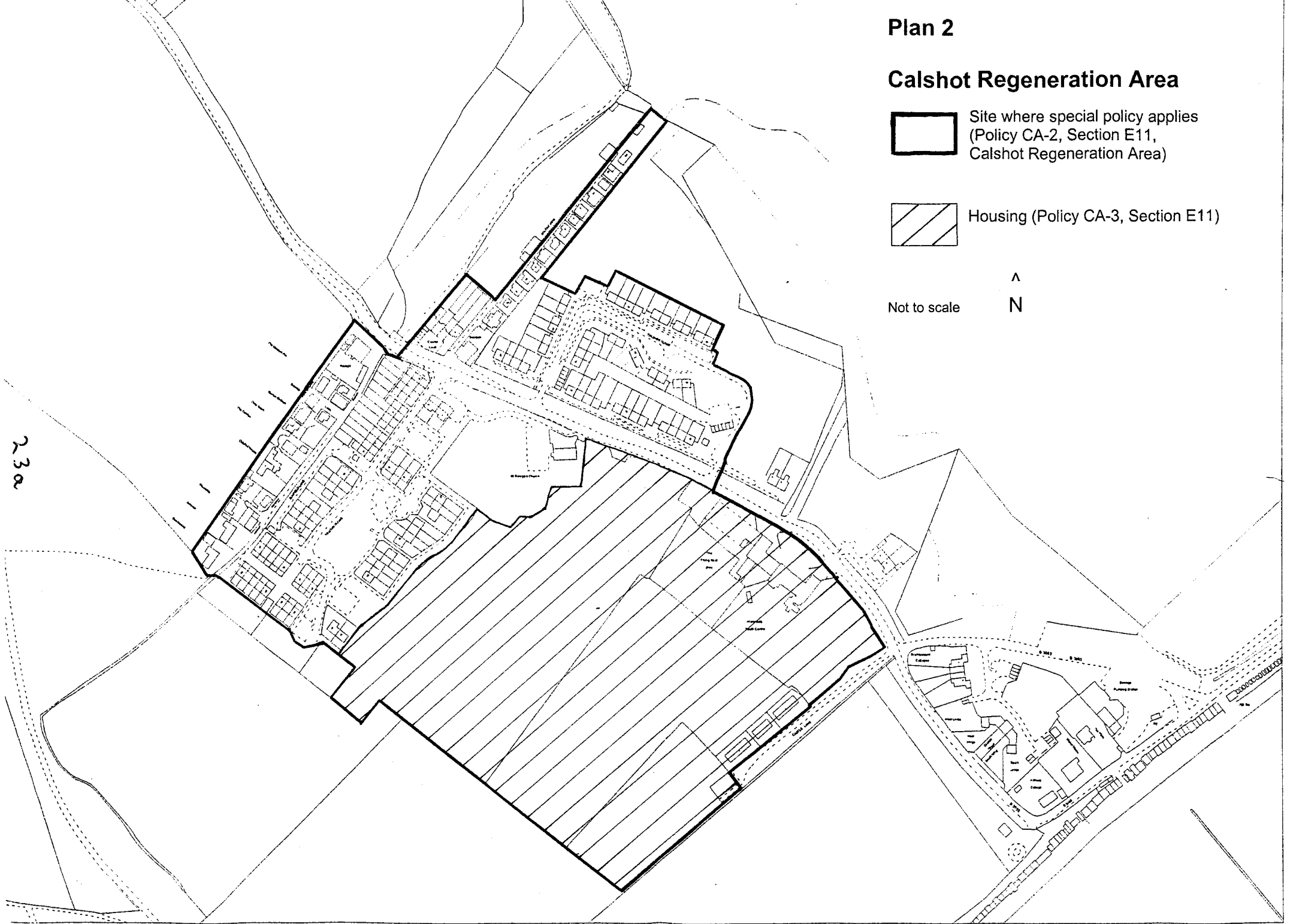


Site where special policy applies  
(Policy CA-2, Section E11,  
Calshot Regeneration Area)



Housing (Policy CA-3, Section E11)

Not to scale



2300

## Attachment 1.9: Affordable Housing on Farms

**Policy NF-H8a Affordable housing to meet local needs within farm complexes in the New Forest**

**Small-scale housing developments, of up to 6 units, may be permitted within or adjoining existing farm complexes, to meet the needs of people unable to afford to rent or purchase property on the open market, provided that:**

- a the development can be sited without resulting in an unacceptable impact on the landscape and open countryside;**
- b the local planning authority is satisfied that the dwellings meet a particular local need that cannot be accommodated in any other way; and**
- c the developers enter into a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and**
- d the proposal is capable of management by an appropriate body, for example a Registered Social Landlord or similar accredited local organisation.**

**The habitable floor area of each dwelling should not exceed 100 sq.metres.**

D3.30A This policy is intended to provide additional opportunities to create affordable housing in rural areas. Housing for the general housing market will not be permitted under this policy.

**Policy CO-7a Affordable housing to meet local needs within farm complexes in the countryside outside the New Forest**

**Small-scale housing developments, of up to 6 units, may be permitted within or adjoining existing farm complexes, to meet the needs of people unable to afford to rent or purchase property on the open market, provided that:**

- a the development can be sited without resulting in an unacceptable impact on the landscape and open countryside;**
- b the local planning authority is satisfied that the dwellings meet a particular local need that cannot be accommodated in any other way; and**
- c the developers enter into a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and**
- d the proposal is capable of management by an appropriate body, for example a Registered Social Landlord or similar accredited local organisation.**

**The habitable floor area of each dwelling should not exceed 100 sq.metres.**

E2.22A This policy is intended to provide additional opportunities to create affordable housing in rural areas. Housing for the general housing market will not be permitted under this policy.

## Attachment 1.10: Access to the Coast

### Policy DW-C7 Pedestrian and vehicular coastal access

**Development proposals on the coast should make provision for public access to and along the shore and clifftop where this is practicable, and does not cause irreconcilable conflict with nature conservation interests or with the particular land use proposal.**

C13.24 Relatively little of the District's coastline is accessible to the public. Public access is limited by land ownership, land uses such as industry, nature conservation constraints, the absence of coastal roads and footpaths, and occasionally, coast protection or flood defence works.

C13.25 In accordance with Policy C4 of the Hampshire County Structure Plan Review, PPG 20, Coastal Planning (1992), and Circular 2/93, Public Rights of Way, the District Council seeks to achieve and retain public access to the coast, including where practicable access for those with restricted mobility, and to create an attractive and coherent public footpath, cycleway and bridleway network along the coast which is linked to countryside and built-up areas inland. Particular attention will be given to improvements along the coast of Southampton Water, and where possible along the north-west Solent shore including the Solent Way. Preferred routes are listed in Policies DW-T14A and DW-T15A, Section C9A, and where appropriate identified on the proposals maps.

C13.26 Policy DW-T18, Section C9A sets down the considerations which apply to new and improved routes, including the priority given to nature conservation.

## Attachment 1.11: Care Homes

### Section D10 Community facilities and services in the New Forest

#### Health and social service facilities

##### Policy NF-P5 Care homes in the defined New Forest villages

**Within the defined New Forest villages the change of use of existing buildings and the development of new buildings for care homes will be permitted. Extensions to existing care homes will be permitted providing this can be achieved in a satisfactory manner without having a harmful impact on the locality.**

##### Policy NF-P6 Care homes outside the defined New Forest villages

**Outside the defined New Forest villages permission will not be granted for the development, by new building or change of use, of care homes. Extensions to existing care homes will be permitted providing this can be achieved in a satisfactory manner within the existing site and without having a harmful impact on the locality.**

D10.10 Sites within the defined New Forest villages may be able to accommodate these developments without causing significant harm, and in addition they are closer to the ancillary services they require. For the purposes of these policies, the uses referred to will be those within Class C2 of the Town & Country Planning (Use Classes) Order 1987 (as amended), and does not include sheltered or other retirement housing falling within Use Class C3.

D10.11 Outside the defined New Forest villages, new developments and conversions for these uses, would bring about additional activities and generate additional traffic. The development may also be visually intrusive. Such proposals would be contrary to the local plan objective to protect the character of the New Forest. However, extensions of existing care homes will be permitted subject to normal environmental considerations.

D10.12A Between 2001 and 2011 there will be a 9% increase in the population living in the District aged 80 and over – around 13,000 people or 7.8% of the total population. This group in the population is much more likely to require specialist accommodation providing care and support. Most people wish to continue independent living in their own home for as long as they are able. It is important that a range of housing and care options to meet the needs of the ageing population in the District is maintained. This will include maintaining an adequate supply of residential care homes, especially nursing homes and homes providing care for the people over 60 with mental health problems. (See also policy NF-P8 below.)

.....

#### Retention of community facilities including care homes

##### Policy NF-P8 Loss of community facilities and care homes in the New Forest

**Permission will not be granted for redevelopment or change of use which would result in the loss of an existing community facility, including schools, care homes, health and social service facilities, which is capable of providing a valuable and viable amenity or facility for the local community, except where the local planning authority is satisfied that:**

**a) there is an equivalent facility in the village or close by capable of meeting the need; and**

**b) all reasonable efforts have been made to retain the site in community use.**

D10.14 Facilities such as village halls, sports and social clubs and other community buildings including schools and those used for health and social services facilities are essential for the maintenance of community life. The local planning authority will resist the loss of existing, well-used community facilities, where necessary working closely with the providers of such facilities and other agencies able to support them. In the case of health and social service facilities, the District Council will seek to ensure that proposals for closure and/or rationalisation do not result in a diminution of the level of service provided to local communities. Where a proposal would result in the loss of a care home the District Council will take into account the adequacy of local provision to meet not only existing but also the longer term need of the community for care home places.

## **Section E8 Community facilities and services in the countryside outside the New Forest**

### **Health and social services facilities**

#### **Policy CO-P4 Care homes in the countryside outside the New Forest**

**The development of new care homes will only be permitted by change of use of existing buildings subject to Policy CO-RB1, Section E10.**

#### **Policy CO-P5 Extensions to care homes in the countryside outside the New Forest**

**The extension of existing care homes will be permitted providing this can be achieved in a satisfactory manner within the existing site and without having a harmful impact on the locality.**

E8.9 Provision of homes of this type through new development would not be appropriate development in the countryside. However, such uses may be appropriate in existing rural buildings provided they meet the criteria in Policy CO-RB1, Section E10. Extensions to existing homes should not harmfully increase their impact on the countryside, either by way of visual intrusion or traffic generation. For the purposes of Policies CO-P3 to CO-P5 the uses referred to will be those falling within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) and does not include sheltered or other retirement housing falling within Use Class C3.

.....

### **Retention of community facilities including care homes**

#### **Policy CO-P7 Loss of community facilities and care homes in the countryside outside the New Forest**

**Permission will not be granted for redevelopment or change of use which would result in the loss of an existing community facility, including schools, care homes, health and social service facilities, which is capable of providing a valuable and viable amenity or facility for the local community, except where the local planning authority is satisfied that:**

**a) there is an equivalent facility in the village or close by capable of meeting the need; and**

**b) all reasonable efforts have been made to retain the site in community use.**

E8.12 Facilities such as village halls, sports and social clubs and other community buildings including schools and those used for health and social services facilities are essential for the maintenance of community life. The local planning authority will resist the loss of existing, well-

used community facilities, where necessary working closely with the providers of such facilities and other agencies able to support them. In the case of health and social service facilities, the District Council will seek to ensure that proposals for closure and/or rationalisation do not result in a diminution of the level of service provided to local communities.

E8.12A With the increasing number of people in the District living beyond the age of 80, it will be important to maintain an adequate supply of residential care homes, especially nursing homes and homes providing care for the people over 60 with mental health problems. Where a proposal would result in the loss of a care home the District Council will take into account the adequacy of local provision to meet not only existing but also the longer term need of the community for care home places.

## Section F2A Town centres

### Community uses

#### Policy BU-TC9 Community facilities and services in town centres

**New developments, changes of use and extensions/additions to improve or extend community facilities and services will be permitted in town centres, subject to the restrictions in primary shopping frontages in policy BU-TC1.**

F2.17A 'Community facilities' include health, education, and social service facilities, such as care homes, and community buildings such as halls, meeting rooms and cultural facilities. Community facilities can provide an important focal point for the community and are particularly important in town centres. Site-specific constraints may mean that a particular site is inappropriate for a particular use, for reasons set out in the District-wide policies in Part C. Proposals for new residential care homes in town centres will be considered under policy BU-TC12 below.

#### Policy BU-TC10 Loss of community facilities, including care homes, in town centres

**Permission will not be granted for redevelopment or change of use which would result in the loss of an existing community facility, including schools, care homes, health and social service facilities, which is capable of providing a valuable and viable amenity or facility for the local community, except where the local planning authority is satisfied that:**

- a having regard to the availability, suitability and capacity of nearby alternative facilities, the community's needs will be met during the plan period; and**
- b all reasonable efforts have been made to retain the site in community use.**

***[Policy BU-TC10A Rest Homes and Nursing Homes in town centres (as proposed in First Alteration First Stage Deposit October 2001) is deleted.]***

F2.18A The local planning authority will try to resist the loss of existing well supported community facilities, where necessary working closely with the providers of such facilities and other agencies able to support them.

F2.18B Between 2001 and 2011 there will be a 9% increase in the population living in the District aged 80 and over – around 13,000 people or 7.8% of the total population. It is important that a range of housing and care options to meet the needs of the ageing population in the District is maintained. This will include maintaining an adequate supply of residential care homes for the frail elderly. Where a proposal would result in the loss of a care home the District Council will take into account the adequacy of local provision to meet not only existing but also the longer term need of the community for care home places. New provision may be made in accordance with policy BU-TC12.



.....

**Policy BU-TC12 Residential uses and care homes in town centres**

*Residential uses and care homes will be permitted within defined town centres provided:*

- a the proposal is not on a ground floor in the primary shopping area, or on a ground floor street frontage in other shopping streets; and*
- b the proposal does not result in the loss of a leisure, social or community facility (policies BU-TC5 and BU-TC10) and does not conflict with Policy BU-TC14;*
- c in a mixed use scheme, viable retail or commercial floorspace is provided as part of the scheme;*
- d the impact of external alterations, including staircases and dustbin enclosures, is acceptable; and*
- e where storage space is lost, satisfactory provision is made for alternative storage (including waste disposal).*

.....

## **Section F5A Leisure & community uses in built-up areas outside town centres**

### **Community, Education and Health and Social Services Facilities**

F5.15A Community facilities and services include education, health and social service facilities, such as care homes, public and emergency services, village halls, community buildings, social clubs, libraries, cultural facilities, places of worship, allotments and cemeteries. Access to a full range of these facilities is desirable for the well being of communities. This plan aims to enable the provision of community facilities to meet the needs of communities within the District (Objective 27, Section B2). A schedule of existing facilities is set out in Appendix G7.

F5.16A The sections of the plan on the individual built-up areas (Sections F10 to F24) provide, where possible, for the development of additional community facilities.

### **Policy BU-LC7 Community facilities and services in built-up areas outside town centres**

**New developments, changes of use and extensions/additions to improve or extend community facilities and services will be permitted.**

F5.17A Site-specific constraints may mean that a particular site is inappropriate for a particular use, for reasons set out in the District-wide policies in Part C.

F5.18A Policy BU-LC7 enables the development of facilities required for educational purposes within built-up areas. Such facilities may include nursery schools and training centres.

F5.19A The local plan allocates land for new schools at Claypits Lane, Dibden (Policy HD-25, Section F17) and at Marchwood village centre (Policy MA-8, Section F19); and for a new school playing field at Noadswood School, Hythe (Policy HD-26, Section F17).

F5.20A At certain times, such as during school holidays, at weekends and in the evenings, facilities at educational establishments often remain unused. These facilities can provide a valuable asset for regular or occasional use by local community associations, groups and clubs. The District Council will therefore encourage strong links between schools and the community to

encourage the education authorities to make the widest possible community use of school facilities where such use would not be harmful to residential amenities.

F5.21A Policy BU-LC7 enables the changes advocated in the Care in the Community reforms to take place. Provision will be required for the establishment of a wide range of facilities to serve local communities. These are likely to include day care centres, rehabilitation units, group homes, nursing homes and residential care homes together with the development of more generally needed facilities such as dentists' and doctors' surgeries, health centres and clinics.

.....

## **Loss of community facilities**

### **Policy BU-LC9 Loss of community facilities, including care homes, in built-up areas outside town centres**

**Permission will not be granted for redevelopment or change of use which would result in the loss of an existing community facility, including schools, care homes, health and social service facilities, which is capable of providing a valuable and viable amenity or facility for the local community, except where the local planning authority is satisfied that:**

**c having regard to the availability, suitability and capacity of nearby alternative facilities, the community's needs will be met during the plan period; and**

**d all reasonable efforts have been made to retain the site in community use.**

F5.23A The local planning authority will try to resist the loss of existing well supported community facilities, where necessary working closely with the providers of such facilities and other agencies able to support them.

F5.23B Between 2001 and 2011 there will be a 9% increase in the population living in the District aged 80 and over – around 13,000 people or 7.8% of the total population. It is important that a range of housing and care options to meet the needs of the ageing population in the District is maintained. This will include maintaining an adequate supply of residential care homes for the frail elderly. Where a proposal would result in the loss of a care home the District Council will take into account the adequacy of local provision to meet not only existing but also the longer term need of the community for care home places. New provision may be made in accordance with policy BU-LC7.

***[Policy BU- LC10 Rest Homes and Nursing Homes in built-up areas outside town centres (as proposed in First Alteration First Stage Deposit October 2001) is deleted]***

## Attachment 1.12: Extensions to dwellings

In Section D3, add new paragraph after paragraph D3.9, as follows:

"D3.9A In considering proposals for a conservatory\*, some limited flexibility may be applied in implementing this policy providing no harmful impact would result in terms of the criteria set out in Policy DW-E1 (Section C1).

[\*Note: A Conservatory is defined in Paragraph 1.58 of Building Regulations Approved Document L1 (2002 Edition) in the following terms: 'A conservatory has not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of translucent material'.]"

In Section E2, add new paragraph after paragraph E2.4, as follows:

"E2.4A In considering proposals for a conservatory\*, some limited flexibility may be applied in implementing this policy providing no harmful impact would result in terms of the criteria set out in Policy DW-E1 (Section C1).

[\*Note: A Conservatory is defined in Paragraph 1.58 of Building Regulations Approved Document L1 (2002 Edition) in the following terms: 'A conservatory has not less than three-quarters of the area of its roof and not less than one-half of the area of its external walls made of translucent material'.]"

## **Attachment 1.13: Essential accommodation for rural businesses**

In Section D3, add new paragraph after paragraph D3.21, as follows:

D3.21A Some rural businesses that involve the care of animals do not fall under an agricultural definition, for example establishments involved in the breeding and training of horses and training in equine skills. These may have a genuine need for a member of staff to be resident on site full time and therefore for living accommodation. In such cases, where the proposal relates to an established business that has proven a genuine need, and the applicant agrees to enter into a legal agreement to tie the dwelling to the business, then the local planning authority will consider the proposal having regard to the criteria set out in policy NF-H6.

In Section E2, add new paragraph after paragraph E2.15, as follows:

E2.15A Some rural businesses that involve the care of animals do not fall under an agricultural definition, for example establishments involved in the breeding and training of horses and training in equine skills. These may have a genuine need for a member of staff to be resident on site full time and therefore for living accommodation. In such cases, where the proposal relates to an established business that has proven a genuine need, and the applicant agrees to enter into a legal agreement to tie the dwelling to the business, then the local planning authority will consider the proposal having regard to the criteria set out in policy CO-H5.

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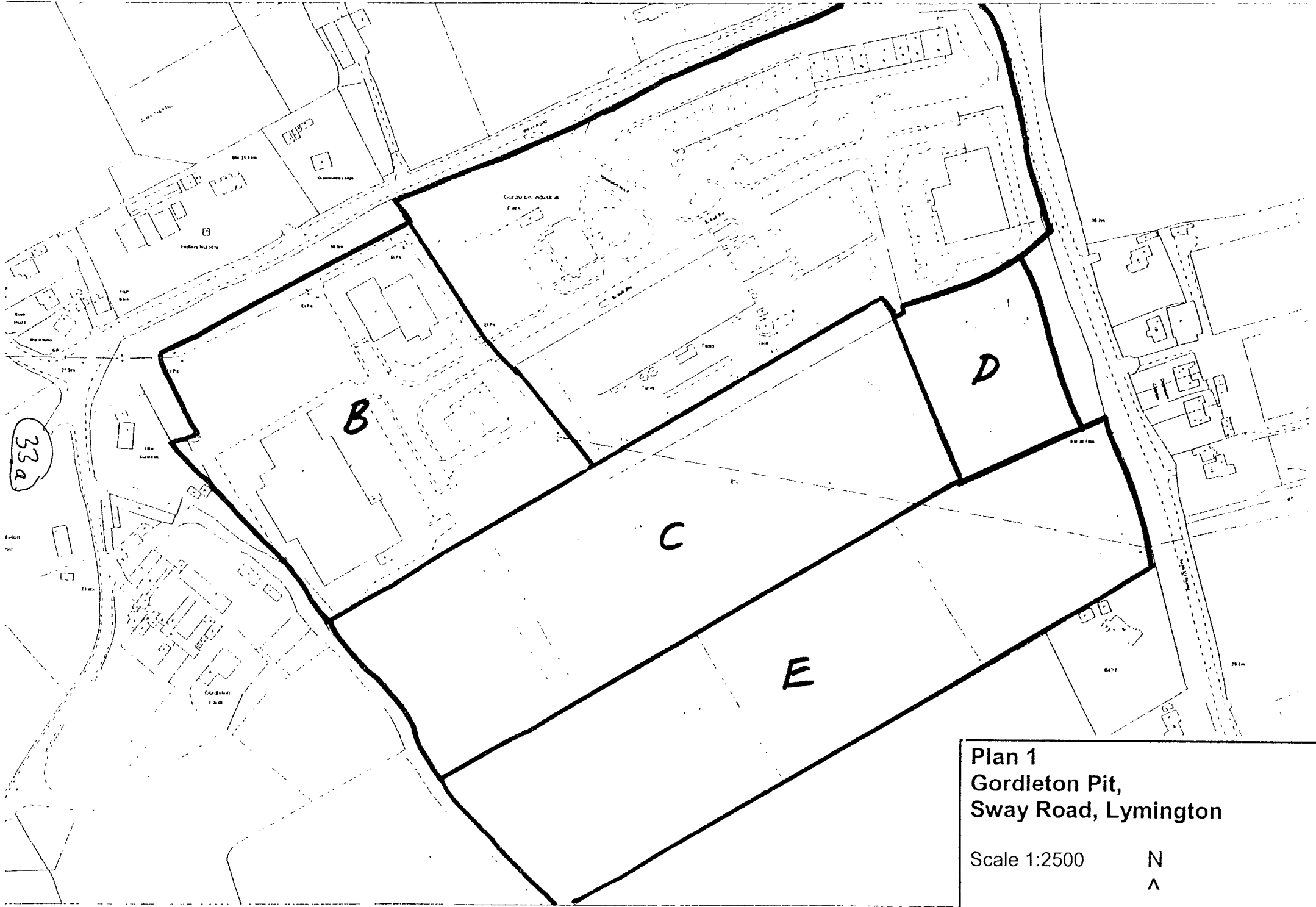
## **Attachment 1.14: Gordleton Pit**

### ***Policy GP-1 Gordleton Pit***

***3.5 hectares of land adjoining the Gordleton Pit Industrial Estate, Sway Road, Lymington, is allocated for industrial and business development subject to the following criteria:***

- a development of the site for storage or distribution uses will not be permitted;***
- b access shall be gained from an extension of the existing industrial service road;***
- c the remainder of the former gravel pit to the south shall be planted with a substantial landscape buffer, and developers shall enter into an agreement to ensure its future management. The hedgerows to the east and west shall also be reinforced with additional planting;***
- d the developers shall contribute as required by the Highway Authority to any off-site highway improvements needed to accommodate traffic generated by the development.***

*E11.23 This site adjoins the existing industrial area to the south. In view of the visually exposed nature of the site, particularly from the south, a generous landscape buffer is required to reduce the visual impact of the development on the surrounding countryside. The local road network is considered inadequate to accommodate traffic associated with Class B8 storage and warehousing uses.*



**Plan 1**  
**Gordleton Pit,**  
**Sway Road, Lymington**

Scale 1:2500      N  
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THE ANNEXURES PLEASE CONTACT JANE  
BATEMAN, COMMITTEE ADMINISTRATOR ON 5461  
THANK YOU.**