



LOCAL PLAN PART 2: SITES AND DEVELOPMENT MANAGEMENT

1. PURPOSE OF THIS REPORT

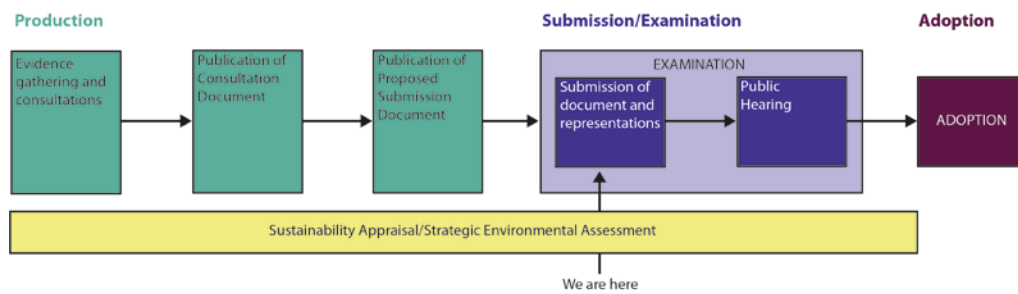
- 1.1 This report recommends Cabinet to recommend to Council that the second part of the Council's Local Plan be submitted to the Secretary of State. The Plan will then go forward to Public Examination.
- 1.2 The planning document has previously been referred to as the "Sites and Development Management Development Plan Document". In the light of the terminology used in the Government's recently published "National Planning Policy Framework", it now makes sense to call it the Council's "Local Plan Part 2: Sites and Development Management."

Members should bring with them their copies of the "Sites and Development Management Development Plan Document Proposed Submission Document" (January 2012)
- 1.3 The document sets out detailed planning policies and proposals within the framework set by the Council's adopted Core Strategy (Part 1 of the Council's Local Plan).
- 1.4 Prior to consideration by Cabinet on 6th June, the document is to be considered by a joint meeting on 23rd May of the Environment Overview and Scrutiny Panel and Planning Development Control Committee (to which all members are invited). At that meeting the Panel and Committee are invited to make any comments on the report that they wish Cabinet to take into account in making its decision. These comments will be reported to Cabinet.
- 1.5 When Part 2 of the Local Plan has progressed to adoption, the Council will then have in place a complete and up-to-date development plan. This should put the Council in a strong position to achieve its aims regarding the future planning of its area.

2. BACKGROUND

- 2.1 Over the past two years there has been extensive evidence-gathering and public consultation in preparing this document as illustrated in the following diagram. We are now at a very advanced stage.

Stages in document preparation



- 2.2 In early 2011, there was extensive public consultation on the draft document. At that time, more than 1,000 people attended the consultation events held across the plan area and more than 1,000 people and organisations sent in over 3,000 comments. These comments were all carefully considered in preparing the Proposed Submission Document.
- 2.3 On 7th December 2011 Cabinet resolved to publish a “Proposed Submission Document” – i.e. the document that the Council intended to submit to the Secretary of State. This was followed by a statutory 6 week consultation period (20th January to 2nd March) during which the public and organisations were able to make representations of support or objection. During this period, over 800 representations were received from 410 people and organisations. These are set out on newforest.gov.uk/index.cfm?articleid=10281 and a summary is included in Appendix 1 to this report. Hard copies of all representations received can be seen in the Planning Department.
- 2.4 At the current stage of the process, the Council has to consider whether any of the representations raise new issues of such significance that the proposals need to be revised before they are submitted to the Secretary of State. Should this be the case, further public consultation could be required before submission. Otherwise, the documents can proceed to formal submission and the Public Examination into the “soundness” of the document. Officers recommend that the document should be submitted for Examination.

3. CONTENT OF THE LOCAL PLAN PART 2: SITES AND DEVELOPMENT MANAGEMENT

- 3.1 Members are reminded that the content and structure of the Document is:
- **Section 1: Introduction.** This sets out basic information about the document, the background and the processes to prepare it.
 - **Section 2: Proposed Development Management policies.** This section sets out policies that are intended to apply where relevant anywhere in the Plan Area. Most of the necessary Development Management Policies are already included in the adopted Core Strategy, or are set out in national planning policy. Section 2 only includes additional policies that are considered to be needed to provide a proper basis for local development management.

- **Section 3: Site-specific proposals for Totton and the Waterside** (Totton, Marchwood, Hythe, Hardley, Holbury, Blackfield, Langley, Fawley) - (including housing sites, employment sites, town and local centres, green infrastructure and open space and transport)
- **Section 4: Site-specific proposals for the Coastal Towns area** (Lymington, Milford on Sea, Hordle, Everton and New Milton) – (including housing sites, employment sites, town and local centres, green infrastructure and open space and transport)
- **Section 5: Site-specific proposals for the Avon Valley and Downlands** (including Bransgore, Ringwood, Fordingbridge Ashford and Sandleheath) – (including housing sites, employment sites, town and local centres, green infrastructure and open space and transport)
- **Appendix 1: Schedule of changes to Proposals Map**

Appendix 2: List of Local Plan Background Papers

Appendix 3: “Saved” policies of the New Forest District (outside the National Park) Local Plan and its First Alteration which shall cease to be in force on adoption of the Local Plan Part 2 (Sites and Development Management Development)

- 3.2 The main documents are backed up by a series of Background Papers, which set out the key parts of the evidence and appraisals. These are available on the Council’s website (newforest.gov.uk/index.cfm?articleid=10281).

4. MEMBER INVOLVEMENT IN DRAWING UP THE DOCUMENT

- 4.1 Over the past two years, there has been substantial member involvement in drawing up the proposals included in the document, including:
- Regular meetings of a Members Advisory Group (comprising the Cabinet Member for Planning and Transportation, the Chairman of Planning and Transportation (and subsequently the Environment Overview and Scrutiny Panel), the Chairman of Planning Development Control Committee and a Liberal Democrat representative);
 - An informal Member Seminar in June 2010 to consider the overall process to be used in deciding sites for allocation and the relevant assessment criteria;
 - Area-based informal meetings to which local members have been invited to discuss the emerging proposals relating to their area (3 rounds of area-based meetings held in June 2010, July 2011 and very recently in May 2012);
 - Joint meetings of Planning and Transportation Review Panel/Environment Review Panel (and subsequently the Environment Overview and Scrutiny Panel) and Planning Development Control Committee (to which all Council Members were invited):
 - in November 2010 to give comments to Cabinet prior to its consideration of the Public Consultation Document; and
 - in November 2011 to give comments to Cabinet prior to its consideration of the Proposed Submission Document;

- in May 2012 to give comments to Cabinet prior to its consideration of the recommendation to submit.
 - Various meetings with Parish and Town Councils, including recent meetings with Ringwood Town Council, New Milton Town Council and Milford on Sea Parish Council to consider particular issues raised in their representations;
 - Discussions and consultations with individual members on some specific issues; and
 - Progress reports to meetings of the Planning and Transportation Review Panel during its existence.
- 4.2 After the extensive work on the Plan over the past two years, and the large extent of Member involvement and public consultation, the Plan should now be the Plan that the Council wants to adopt (subject to the minor changes set out in the appendices to this report).
- 4.3 The role of the Council's officers at the Public Examination will be to defend the submitted plan in terms of its soundness.

5. THE NATIONAL PLANNING POLICY FRAMEWORK

- 5.1 On 27th March 2012 the Government published the National Planning Policy Framework (NPPF). This can be seen at communities.gov.uk/documents/planningandbuilding/pdf/2115939.pdf
- 5.2 A short training session for Members on the NPPF and its implications will be held before the meeting to which all Members have been invited on 23rd May.
- 5.3 The NPPF replaces previous Planning Policy Statements and Guidance Notes. It sets out the Government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework is a very important material consideration in planning decisions and must be taken into account in the preparation of local and neighbourhood plans. Local Plans should be consistent with the principles and policies set out in the NPPF, including the presumption in favour of sustainable development.
- 5.4 The NPPF also states that weight in making planning decisions can be given to policies in emerging Local Plans, depending on how advanced the preparation is, the extent of any unresolved objections and the degree of consistency with the NPPF.
- 5.5 The Planning Advisory Service has published a (draft) "Local Plans and the NPPF checklist" for Councils to use in assessing whether adopted and emerging Local Plans are compatible with the NPPF. Officers have carried out a provisional assessment using this checklist (attached as Appendix 3). Based on this assessment, officers advise that there do not appear to be any major conflicts between the Council's proposals and the NPPF. It would therefore be appropriate to continue to progress the Local Plan Part 2 towards Public Examination and adoption. Some elements of the Council's Local Plan will need to be reviewed, having regard to the NPPF and other changes, in due course.

- 5.6 The NPPF provides for a transition period up to 27th March 2013. During this 12 month period decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the NPPF. After 27th March 2013 the degree of consistency of policies with the NPPF will be very important. If the recommendations in this report are followed then (subject to the outcome of the Public Examination) the Council should have a full and up-to-date Local Plan adopted in advance of 27th March 2013. This will place the Council in a strong position.

6. THE PUBLIC EXAMINATION AND PROCESS FROM NOW ON

- 6.1 Subject to Council agreeing, the Local Plan Part 2 will be submitted to the Secretary of State together with the relevant Background Documents. The Public Examination, under an independent Inspector, will then start and run over several months. The purpose of the Examination is to consider whether the DPD meets the requirements of the relevant legislation and is 'sound'. Soundness is tested by considering whether the DPD is justified, effective and consistent with national policy. While the Inspector will take into account all representations, it is not the purpose of the Examination to report on every individual representation or for the Inspector to substitute his/her own proposals for those of the Council.
- 6.2 All representations received during the (already held) statutory 6 week representations period will be forwarded to the Inspector. The conduct of the Examination, including the issues to be considered, will be determined by the Inspector. It is likely that Hearing Sessions will take place during September/October at which participants will have the opportunity to present their case in person. These representations must relate to the "soundness" or otherwise of the proposals having regard to the required processes and evidence.
- 6.3 Provided that the policies and proposals are properly justified by the evidence, it would be expected that the document would be found "sound" by the Inspector. Under new provisions brought in by the Localism Act, the Council can ask the Inspector to recommend changes to the submitted document that would make the Plan sound if he/she considers that the submitted plan is unsound. If significant changes are recommended, then there may need to be further public consultation before the Plan can be progressed to adoption.
- 6.4 Assuming (possibly subject to further changes) that the Plan is found to be sound, then the Council would be able to formally adopt the Local Plan Part 2 (Sites and Development Management) as the second part of the Council's statutory development plan. This would complete the replacement of the Council's previous Local Plan policies by the new up-to-date Local Development Framework (Note: Minerals and Waste are dealt with separately by the relevant Minerals and Waste Planning Authorities).

7. ISSUES RAISED DURING THE "PRE-SUBMISSION" CONSULTATION AND CONSEQUENTIAL CHANGES PROPOSED

- 7.1 Appendix 1 to this report summarises the main points raised in the representations during the statutory 6 week consultation period. Appendix 2 sets out officers'

recommended proposed changes to the Proposed Submission Document. None of these changes are major changes that would justify a further round of statutory consultation before submission. Some matters likely to be of particular interest to Members are:

- An additional policy referring of the relationship of the Local Plan to the Government's recently published National Planning Policy Framework (we are advised by the Planning Inspectorate that all Local Plans must include this policy);
- Revision of the text relating to the provision of gypsy and traveller sites (paras. 2.55 to 2.59) so as to refer to the future review of this policy in the light of the findings of the current reassessment of needs;
- Revision of Policy DM12 so as to clarify its intentions regarding sites suitable for marine-related businesses;
- Removal of the reference to the "long stay" part of the Furlong car park in the list of Ringwood Town Centre Opportunity Sites (so it will say "The Furlong Car Park");
- Removal of footpath proposal Ford 2.7 (footpath from Green Lane to Shaftsbury Street, Fordingbridge because it would not be deliverable).

7.2 With regard to Site MoS1: Land north of School Lane, Milford on Sea, at a recent meeting the Parish Council stated its opposition to this site and that it considers that more suitable sites are available. Under the Localism Act (2012), it would be possible for the Parish Council to prepare a Neighbourhood Development Plan promoting alternative sites. It is proposed that if clear arrangements are in place for this to happen by the time of the Examination, then the District Council should agree to this way forward and ask for Site MoS1 to be removed from the Local Plan. Otherwise, Site MoS1 will remain in the Plan as the most suitable site identified in the District Council's work.

7.3 With regard to Dibden Bay, Associated British Ports have submitted extensive representations seeking the identification of Dibden Bay on the Proposals Map for port and port-related development and the inclusion of a specific policy on this matter in the Local Plan. However, ABP's representations on this matter were considered at the Core Strategy Examination. At the Hearing sessions into the Core Strategy, it was agreed between the Council and ABP's representatives that the inclusion of text in the Core Strategy explaining the situation regarding Dibden Bay was the appropriate way of dealing with this issue. The Inspector agreed with this and concluded that including a specific policy and the identification of an area on the Proposals Map, or even a symbol indicating the location of Dibden Bay, would not be appropriate. In your officers' view, this remains the position.

8. ENVIRONMENTAL IMPLICATIONS /CRIME AND DISORDER IMPLICATIONS/EQUALITY AND DIVERSITY IMPLICATIONS

8.1 These have been taken into account in drawing up the document, and carrying out the related assessments – in particular the Sustainability Assessment/Strategic Environmental Assessment and Habitats Regulations Assessment/Appropriate

Assessment. Officers do not consider that any of the changes proposed in this report and its appendices have any significance for these assessments.

9. FINANCIAL IMPLICATIONS

9.1 None beyond existing budgets.

10. COMMENTS OF PLANNING AND TRANSPORTATION PORTFOLIO HOLDER

10.1 I have been involved in the Local Plan process since May 2007. Throughout it has been managed professionally, and has involved substantial consultation and review. When Part 2 of the plan is in place, New Forest DC can be confident that on planning matters it will be in control of its own destiny. I therefore wholeheartedly endorse this document and recommend that both Cabinet and full Council go ahead with submission to the required Public Examination.

11. COMMENTS OF THE ENVIRONMENT OVERVIEW AND SCRUTINY PANEL AND THE PLANNING DEVELOPMENT CONTROL COMMITTEE

11.1 The Panel and Committee considered the proposed documentation at a special meeting on 23 May 2012. They supported the recommendation to proceed to the submission of the documents to the Secretary of State, subject to minor amendments, as follows:

- That Policy MoS1 (Land north of School Lane Milford on Sea) be revised to reduce the maximum number of dwelling from 30 to 20 dwellings, with associated reductions in the amount of open space proposed; and
- The inclusion of statement making it explicit that inappropriate development of residential gardens will be unacceptable;

11.2 These amendments have been included as an addendum to Appendix 2 attached to this report.

12. RECOMMENDATIONS

11.1 That **Cabinet** recommends to Council that:

(a) the Local Plan Part 2 (Sites and Development Management), together with the proposed changes and corrections set out in Appendix 2 to this report (and any other minor corrections and clarification changes), be submitted to the Secretary of State to go forward into a Public Examination; and

(b) the Policy Planning Manager be authorised to agree, in consultation with the Planning and Transportation Portfolio Holder, clarification/editing changes in

preparing the document for submission and during the subsequent Public Examination.

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Background Papers;

Published documents, including
Background Papers to be made available
with the Submission Document

Appendix 1: Schedule summarising representations to Proposed Submission Document in Plan order

A brief summary is given below of:

- the main proposals in each section of Part 2 of the Local Plan as published in the Proposed Submission Document in January 2012.
- the main representations that have been made. A schedule of individual representations received can be viewed on the Council's web-site via the following link: newforest.gov.uk/index.cfm?articleid=10281 .

While the aim in preparing these summaries has been to highlight the key points, the full representations should be consulted to see exactly what the representation said. Hard copies of the full representations are available for view at Appletree Court, Lyndhurst. (Contact the Policy and Plans Team.)

Where applicable, Members' attention is drawn in the summaries below to comments made by Town and Parish Councils.

Summary of Representations on Development Management Policies

Policy DM1: Protection of historic street and footpath patterns

1 representation received.

Natural England accepts policy is consistent with national policy in that development will not generally be permitted where it impacts SINCS.

Policy DM2: Locally designated sites of importance for nature conservation

4 representations received, 1 objecting and 3 in support.

Hampshire and the Isle of Wight Wildlife Trust express concerns that the policy does allow development to take place on SINCS where the Council considers the value of the site is outweighed by other material considerations.

Policy DM3: Renewable and low carbon energy generation

3 representations received, 1 objecting, 1 in support and 1 commenting.

Meyrick Estate Limited express concerns regarding the wording of the policy and the evidence base associated with the supporting text to the policy. They consider that the policy is not sufficiently positive, whilst it is suggested the supporting text needs to be completely rewritten to consider those technologies that are suitable.

Policy DM4: Contaminated land

2 representations received, 1 in support and 1 commenting.

The Environment Agency is very supportive of the inclusion of the policy.

Policy DM5: Coastal Change Management Area

2 representations received, 1 in support and 1 objecting.

Pennyfarthing Homes express concerns that the policy is too restrictive and that new residential development should be allowed in the 2025 to 2055 and the 2055 to 2105 erosion zones. Concern is also expressed that the policy refers to time limited permissions. They also suggest that the policy is unclear with regards to whether 'residential subdivision' refers to the construction of new dwellings.

Policy DM6: Restrictions on new soakaways

1 representation received in support.

The Environment Agency is supportive of the policy.

Policy DM7: Protection of public open space, private recreation land and school playing fields

7 representations received, 2 in support and 5 objecting.

Concern is expressed that the policy is not flexible and does not allow for the loss of open space in certain circumstances e.g. where it would be replaced by open space of an equivalent or better quantity and quality and in a suitable location.

Sport England express concern that there is no policy to protect indoor sports facilities and outdoor sports facilities (other than playing fields or sites adjacent to sports fields). Sport England requests a policy that protects these key community facilities from development.

Paragraph 2.30

Sport England object to this paragraph and suggest it should be deleted on the basis that it is not consistent with National Policy.

Policy DM8: Protection of landscape features

6 representations received, all objecting to Policy DM8.

Concern is expressed that the policy is inflexible. It is suggested that the policy should be made more flexible to enable the loss of landscape features subject to compensatory and management measures. Concern is also expressed with regards to the lack of clarity regarding what defines a landscape feature, The Green Infrastructure Strategy, upon which the policy relies, is not yet published

Policy DM9: Green infrastructure

7 representations received, 1 in support, 4 objecting and 2 commenting.

Concern is expressed regarding the policy given that the Green Infrastructure SPD has not been published yet. Some representees suggest the plan is not sound without the publication of the Green Infrastructure Strategy SPD. In addition concern is expressed over the level of detail provided in the DPD and whether too much detail is being deferred to the Green Infrastructure SPD DPD.

Although the Environment Agency supports the policy they suggest it could be further improved by reference to the benefits of green infrastructure provision in relation to climate change adaptation.

Built-up area boundary change – Blashford

Suggestions made for an alternative built-up area boundary.

Policy DM10: Occupancy of housing provided to meet a local need

5 representations received, all 5 objecting to Policy DM10.

Concern expressed that the policy is not flexible enough. It is suggested that a Band D should be added make it more flexible. One suggestion is that the Band D should state 'persons who have their work base in the district'.

Policy DM11: Residential accommodation for older people

4 representations received, 2 in support and 2 objecting.

Objectors suggested that care homes should be allowed on CS11 and CS12 sites where it can be demonstrated that this will not prejudice the ability of the site to achieve its stated residential capacity. Furthermore suggestion that the policy should allow for care homes on employment sites.

Policy DM12: Employment land identified as particularly suitable for marine uses

8 representations received, 7 objecting and 1 commenting.

Concern expressed that the policy is too restrictive and that the policy would be 'unenforceable' as there is no specific use class solely for marine uses. Clarification sought with regards to the use of the terms 'reserving and safeguarding'. Objectors, including Associated British Ports, suggested that Policy DM12 should identify land at Dibden Bay as being suitable for marine industry and seek a new site-specific policy for port development at Dibden Bay and its identification on the Proposals Map. .

Policy DM13: Tourism and visitor facilities

2 representations received objecting to the proposed policy.

Concern expressed that the policy is too restrictive. Policy should allow for residential uses where an existing hotel or guest house is not viable and it has not been possible to find an alternative leisure/visitor based business purpose which continues to contribute to the local economy. Suggestion that part ii of the policy should allow for replacement buildings for tourism use in addition to allowing for an extension to an existing hotel or guest house.

Policy DM14: Additional retail floorspace in Totton, Hythe, Lymington, New Milton, Ringwood and Fordingbridge

4 representations received objecting to the proposal. Concern expressed that Policy DM14 is not sufficiently flexible. One suggestion is that the policy should be amended to read "Outside of town centres retail development should complement town centre provisions by providing convenience shopping and services." Furthermore it is suggested that reference to new retail developments of over 1,000 sqm being within 300 metres of the primary retail area should be deleted.

Policy DM15: Primary Shopping Areas

No representations received.

Policy DM16: Secondary Shopping Frontages

No representations received.

Policy DM17: Town centre development

1 representation received objecting to the proposed policy.

Policy DM18: Local Shopping Frontages in the built-up areas of Totton, Hythe, Lymington New Milton, Ringwood and Fordingbridge

No representations received.

Policy DM19: Local Shopping Frontages in Marchwood, Blackfield, Holbury, Fawley, Milford on Sea, Hordle, Bransgore

No representations received.

Policy DM20: Small local shops and public houses

No representations received.

Policy DM21: Residential development in the countryside

3 representations received objecting to the proposed policy.

Concern is expressed in relation to criterion (b) (ii) and whether clarification is needed with regards to unauthorised developments which are now subject to a certificate of lawful development. Furthermore concern is expressed that the policy is unsound as a result of the policy seeking new dwellings in the countryside to be 'in keeping with the rural character of the area'.

Policy DM22: Removal of restrictive conditions on agricultural workers and forestry workers dwellings

1 representation received supporting the policy.

Objectors suggested the policy could be improved further by including reference to dwellings for New Forest commoners. Reference should be made to the fact that it is essential that planning policies support the need for dwellings for New Forest Commoners. Objectors suggest that paragraph 2.85 should set out sets out the circumstance where a new dwelling may be permitted in the countryside to address the essential needs of a rural enterprise. This could include new dwellings for agricultural or forestry workers, or New Forest commoners.

Policy DM23: Employment development in the countryside

3 representations received, 2 objecting and 1 in support.

Concern is expressed that the policy does not give sufficient encouragement and emphasis to the need for the provision of 'starter units' throughout the District. Concern is also expressed that the policy precludes the redevelopment and limited extension of existing or redundant farm complexes to make them suitable for an alternative rural enterprise.

Concern is expressed in relation to criterion (b) (ii) and whether clarification is needed with regards to unauthorised developments which are now subject to a certificate of lawful development. Furthermore concern is expressed that the policy is unsound as a result of the policy seeking new dwellings in the countryside to be 'in keeping with the rural character of the area'.

Policy DM24: Shops, services and community facilities in rural areas

No representations received.

Policy DM25: Loss of rural employment sites, shops, public houses and community facilities

No representations received.

Policy DM26: Recreational uses in the countryside – including horse-keeping/riding

3 representations received supporting the proposed policy.

Paragraph 2.97

An objector questioned whether reference should be made to revising residential car parking standards.

Policy DM27: Development generating significant freight movement

1 representation received objecting to the proposed policy. Concern expressed that the wording of the policy is not sufficiently flexible. Policy DM27 should recognise the benefits of improved access arrangements to existing uses that generate significant freight movements.

Totton and Eling

Summary of proposals

The Plan includes:

- Allocation of 2 sites (Durley Farm and Loperwood Farm) to provide 150 dwellings to meet the housing requirement of Core Strategy Policy CS11
- Carrying forward of previous Local Plan housing allocation at Hanger Farm
- Allocation of large urban potential sites within the built-up area of Totton
- Allocation of proposed extension to accommodate permanent residential caravan pitches for gypsies and travellers.
- Proposals for employment development at Little Testwood Farm, agricultural-related employment at Sunnyfields Farm, and the intensification of employment uses at Eling Wharf.
- Definitions of town centre boundary, primary shopping areas, secondary shopping frontages and Rumbridge Street Local Shopping Area.
- A restriction on extensions of affecting the industrial estate west of Brokenford Lane
- Identification of 14 Town Centre Opportunity Sites across the whole of Totton Town Centre
- Allocation of the civic building complex for civic and community uses
- Proposed environmental and transport improvements in the town centre
- Open space proposals north east of Bartley Park and south of Bartley Park
- A proposal for allotments at Jacob's Gutter Lane
- Proposals for cycle routes and footpath improvements
- A built-up area boundary change affecting Little Testwood (see section 2 of the document, Map BU-TOT).

Representations on Proposed Submission Document

148 representations received related to the Totton and Eling section.

TOT1: Land at Durley Farm

40 representations related to the proposed residential allocation of land at Durley Farm, Hounslowdown. 37 representations were objections, 2 were in support. Totton Town Council accept proposal with provision of an improved access along Jacobs Walk and additional access to the A35.

The main concerns related to access to the site via Jacobs Walk and impacts on the local road network, in particular Jacobs Walk and Jacobs Gutter Lane. Many of the objectors to the site did not object to the proposed housing itself but the access proposed. Further concerns included

impact on local services, safety issues regarding school children walking to Hounslow School, impacts on wildlife on the site and impact on part of the site designated as a SINC.

TOT2: Land at Loperwood Farm

8 representations related to the proposed housing allocation at Loperwood Farm. 6 representations were objections, 2 were in support. Totton Town Council accept proposal. Concerns were raised about impacts of increased traffic on the crossroads adjacent to the site, road safety issues and the proposed access from Calmore Road. Concern was also expressed regarding impact on the countryside and the impact on St. Anne's Church resulting from having an access to the site opposite the church. The site promoter suggests that open space should not be provided onsite but instead a financial contribution should be made to improve King George Recreation Ground adjacent to the site.

TOT3: Land at Hanger Farm

3 representations related to the proposed allocation at land at Hanger Farm. 2 were objections and 1 was in support. Totton Town Council accept proposal. Concern was expressed regarding deliverability of the site.

TOT4: Land off Oleander Drive, north of Michigan Way

3 representations related to the proposed allocation regarding land off Oleander Way, north of Michigan Way. 2 were objections and 1 was in support. Totton Town Council accept proposal. Concern was expressed over loss of green space and impacts on local road network.

TOT5: Land north of Michigan Way, east of Garland Way

2 representations related to the proposed allocation on land north of Michigan Way, east of Garland Way. 1 objection and 1 representation in support. Totton Town Council accept proposal. Concern over loss of green space and impacts on local road network.

TOT6: Land east of Brokenford Lane

3 representations related to the proposed housing allocation on land east of Brokenford Lane. 2 were objections and 1 was in support. Totton Town Council accept proposal. Concern was expressed over deliverability.

TOT7: Stocklands, Calmore Drive

3 representations related to the proposed housing allocation at Stocklands, Calmore Drive. 2 were objections and 1 was in support. Totton Town Council accept proposal with a preference for a care home or public use. Concern expressed over deliverability.

TOT8: Land off Blackwater Drive, Calmore

3 representations related to the proposed housing allocation at land off Blackwater Drive, Calmore. 2 were objections and 1 was in support. Totton Town Council accept proposal as long as existing level of open space is provided. Concern expressed over deliverability and the loss of a sheltered housing scheme.

TOT9: Bus Depot, Salisbury Road

2 representations related to the proposed residential allocation at the Bus Depot, Salisbury Road. 1 representation was in support. Totton Town Council accept proposal.

TOT10: Land at Little Testwood Farm, Totton

3 representations related to the proposed extension to the existing gypsies and travellers site at Little Testwood Farm, Totton. 1 was an objection, 1 was in support. Totton Town Council accept proposal. Concern raised over the environmental impact of further provision on this site and lack of reference to the need for essential infrastructure and services.

TOT11: Eling Wharf

8 representations related to the proposed redevelopment of Eling Wharf. 6 were objections and 2 were in support. Totton Town Council strongly support.

Concern expressed over the policy wording, its lack of flexibility to allow for alternative higher value uses on the site and to the proposed boundary of the site. Concern has also been expressed regarding the deliverability of the site and reference to compensation in the policy with regards to mitigation against potential environmental impacts against nature conservation sites adjoining the site.

TOT12: Land at Little Testwood Farm

18 representations related to the proposed employment allocation at Little Testwood Farm. 14 were objections and 2 were in support. Totton Town Council consider an Environmental Report should be obtained before a decision is made.

Concern was expressed over the site being allocated for employment development given the assumptions made at a planning appeal (and in a unilateral planning agreement relating to that appeal decision) that the site should be made available as public open space.

TOT13: Land at Sunnyfields Farm, Jacob's Gutter Lane

3 representations related to the proposed employment allocation at Sunnyfields Farm, Jacob's Gutter Lane. All were objections. Totton Town Council strongly object.

Concern expressed over the limited potential for employment development provided for in the policy for this site and the potential of the site to meet wider business needs within the District. Landowner suggests site should be available for traditional employment uses (B class uses).

There is also concern that the Plan fails to meet requirements for new employment sites adjoining Totton as set out in Policy CS18 of the Council's Core Strategy.

TOT14: Industrial estate west of Brokenford Lane

1 representation in support. Totton Town Council accept proposal.

TOT15: Town centre opportunity sites

One representation suggests detailed wording changes to clarify aspects of the policy.

TOT15.2: Library Road Car Park

3 representations related to the proposed town centre opportunity site at the Library Road Car Park. 2 were objections and 1 was in support. Totton Town Council accept proposal.

Concern expressed regarding the loss of car parking.

TOT15.5: Land north of Commercial Road

2 representations related to the proposed town centre opportunity site identified on land north of Commercial Road. 1 was an objection and 1 was in support. Totton Town Council accept proposal.

Concern expressed that the policy requires comprehensive redevelopment of a site as opposed to enabling parts of an opportunity site to come forward for development where it does not prejudice the delivery of the whole site.

TOT15.6: The Railway Sidings, Junction Road

2 representations related to the proposed town centre opportunity site on the Railway Sidings, Junction Road. ABP concerned that development could prejudice the proper efficient use of the branch line. Totton Town Council accept proposal but say the land should be retained for station use.

Totton Town Council accepts proposals TOT15.7-15.14.

TOT16: The civic building complex

2 representations related to the policy regarding the civic building complex. 1 was an objection and 1 was in support. Totton Town Council accept proposal. HCC concerned that the policy is overly restrictive and inflexible.

TOT17: Environmental and transport improvements in Totton Town Centre

2 representations, including Totton Town Council, both in support.

TOT18: Rumbridge Street Local Shopping Area

2 representations related to the Rumbridge Street Local Shopping Area policy. 1 suggests that Rumbridge Street area is defined as a primary shopping area. Totton Town Council accept proposal.

TOT19: New public open space north east of Bartley Park.

1 representation, in support - Totton Town Council.

TOT20: Public open space south of Bartley Park

2 representations related to the proposed extension to the public open space south of Bartley Park. 1 was an objection and 1 was in support. Concern expressed that open space is being provided on a SINC. Totton Town Council accept proposal.

TOT21: Land for allotments, Jacob's Gutter Lane

1 representation, in support – Totton Town Council.

TOT22: Transport Schemes

TOT22.1: Proposal for highway improvements on the A35 east of the A326

1 representation, in objection from Totton Town Council, related to concern that a bus lane would cause severe congestion.

TOT22.2: Junction improvements on the A326.

1 representation, in objection. Totton Town Council state that they do not object to the improvements but they do object to the possibility of the introduction of traffic lights.

TOT22.3: New railway station at Hounslow.

4 representations related to the proposal for a new railway station at Hounslow. 2 in objection and 2 in support. Totton Town Council accept proposal. Concern expressed over possible traffic congestion on Jacob's Gutter Lane and Junction Road.

TOT22.8: Hamtum Gardens to Testwood Lane cycle route

1 representation. Totton Town Council want the route revised along the ancient carriageway.

TOT22.14 : Hanger Farm Arts Centre to Spruce Drive footpath/cycleway

1 representation. Totton Town Council wants the route changed to be through car park.

Other TOT22 schemes accepted by Totton Town Council.

BU-TOT: Northerly extension of built up area boundary at Little Testwood, Totton

No representations.

Representations regarding matters that other parties think the plan should include:

Representations have been made advocating alternative or further land allocations at north of Cooks Lane and Loperwood for residential development, and at Shelley Nurseries, Ower for employment development.

Marchwood

Summary of proposals

The Plan includes:

- Allocation of 3 sites (Land between Cracknore Hard Lane and Normandy Way, Land at Park's Farm, and Land south of Hythe Road) for a total of around 125 dwellings to provide additional

housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12

- A residential allocation within the built up area to contribute towards the housing requirement
- Allocation of employment sites carried forward from the Local Plan
- Identification of land at Marchwood Military Port for military port use, with policy guidance for the preparation of a Development Brief to guide future proposals in the event that the military port use ceases in whole or in part
- Proposal for junction improvement at Twiggs Lane junction with A326
- Proposal for a new railway station at Plantation Drive
- Proposals for cycleway improvements

Representations on Proposed Submission Document

38 representations received related to the Marchwood section.

MAR1: Land between Cracknore Hard Lane and Normandy Way

4 representations – all objections. Site owner questions viability of 70% affordable housing requirement given its brown field status. HCC and others raise issue of compatibility with neighbouring uses - HGV traffic accessing industrial estate and military port will cause nuisance – properties should be sound proofed.

MAR2: Land at Park's Farm

11 representations – 10 objections. Concerns raised about traffic impact on local roads and location of access to the site, impact on existing infrastructure and services, loss of views / countryside, impact on existing residential amenity / quality of life, no mention of renewable energy generation or its impacts, impact on SINC. Site owners seek changes to some of the site-specific criteria.

MAR3: Land south of Hythe Road

3 representations - 2 objections. Site owners say that 70% affordable housing is not justified, nor phasing of site to end of plan period. H&IW Wildlife Trust object to loss or partial loss of SINC.

MAR4: Land off Mulberry Road

2 representations of support.

MAR5: Marchwood Industrial Park

5 representations. Two raise objections. MoD considers there is inconsistency between treatment of Marchwood Industrial Park and Marchwood Military Port with regard to traffic impacts on the local highway network; owner objects to requirement to provide cycle route link to the waterfront and the requirement for retention and enhancement of landscape features.

MAR6: Cracknore Industrial Park

5 representations. Two raise objections. MoD considers there is inconsistency between treatment of Cracknore Industrial Park and Marchwood Military Port with regard to traffic impacts on the local highway network. H&IW Wildlife Trust questions the impact on the SINC. Oceanic Estates seek clarity regarding areas reserved for marine uses and policy DM12.

MAR7: Marchwood Military Port (Sea Mounting Centre)

5 representations of which four are objections. Ministry of Defence supports preparation of a Development Brief and consideration of residential and business uses. MoD objects to: different treatment of this site compared with neighbouring employment sites with regard to traffic impacts; unreasonable to restrict use of wharf to utilising existing rail freight facilities; policy area boundary and exclusion of playing fields from the site; policy should also identify future uses for McMullen Barracks site.

ABP objections include concerns that policy is inconsistent with national policy regarding importance of the site as a port, and there is no demonstration of overriding need for non-port related uses; that the policy is inflexible and inconsistent with the Core Strategy –reference to

residential uses which would be incompatible with potential port use should be deleted, the site boundary should reflect the historical planning unit. Southampton City Council and Hampshire County Council state that the site should be safeguarded for its potential for a minerals/waste wharf facility.

MAR8: Transport Schemes

MAR8.1: Junction improvement A326/Twiggs Lane

One objection states that junction improvements should not be a requirement only of development at Parks Farm.

MAR8.2: New railway station Plantation Drive

One objection stating that this is not a suitable location for a railway station, alternative sites should be appraised including land at Tavells Farm.

Representations regarding matters that other parties think the plan should include:

Associated British Ports seek a site-specific policy for port development at Dibden Bay and its identification on the Proposals Map.

Hythe and Dibden

Summary of proposals

The Plan includes:

- Allocation of land at Forest Lodge Farm for up to 45 dwellings to provide additional housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12
- An allocation within the built up area at land off Cabot Drive to contribute towards the housing requirement
- An allocation for employment in Hythe (part carried forward from the Local Plan)
- Definitions of town centre boundary, primary shopping area and secondary shopping frontages
- Identification of Town Centre Opportunity Sites at St Johns Street car park and the Pier Head
- Car park extensions at St Johns Street and New Road car parks
- New public open space south of Hardley Lane, west of Fawley Road and west of Lower Mullins Lane
- Proposals for public transport infrastructure adjoining New Road car park and at the Pier Head
- Proposals for cycleway and footpath improvements

Representations on Proposed Submission Document

40 representations received in total, 24 objections and 16 comments of support.

HYD1: Land at Forest Lodge Farm

Four objections relating to: part of site is needed for expansion of veterinary practice; extend site to the east to incorporate more land; better alternative site at Mountfield.

Hythe and Dibden Parish Council objects on basis of traffic impact of access via Fawley Road and loss of green lung / rural aspect.

Southern Water objects on basis of absence of requirement to require developer to provide new sewerage infrastructure.

The County Council objects on the basis that the site is within 300m of an area proposed for minerals extraction.

HYD2: Land off Cabot Drive, Dibden

16 objections on the basis that land should only be used for education purposes / retained as open amenity land, additional land should be included, site access should be from Cumberland Way, loss of green lung, use for allotments instead.

Southern Water seeks the protection of underground sewerage infrastructure.

HYD3: Employment allocation Jones Lane / Southampton Road

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD4: Hythe Town Centre Opportunity Sites

No objections. Hythe and Dibden Parish Council supports the proposals.

HYD5: Car park extensions

No objections. Hythe and Dibden Parish Council supports the proposals.

HYD6: Public open space Hardley Lane / Fawley Road

Two objections. Part of the site is in private ownership and so is not available.

Fawley Parish Council objects because the proposal is within Fawley Parish which should not be providing open space for Hythe.

Hythe and Dibden Parish Council supports the proposal.

HYD7: Public open space Lower Mullins Lane

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD8.1: Railway station adjacent to New Road car park

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD8.2: Pier Head bus / ferry interchange improvements

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD8.3: Cycle route linking Applemore to National Cycle Network 2

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD8.4: Cycle route North Road to Dibden Local Centre

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD8.5: Cycle route New Road to South Street

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD8.6: Cycle route South Street to Wild Ground Schools

No objections. Hythe and Dibden Parish Council supports the proposal.

HYD8.7: Footpath 10

No objections. Hythe and Dibden Parish Council supports the proposal.

Representations regarding matters that other parties think the plan should include:

Representations received propose:

- an additional site is proposed for housing development at Mountfield.
- an easterly extension to the proposed allocation at Forest Lodge Farm is proposed in order to accommodate the additional housing provided for under CS12.

Hardley, Holbury, Blackfield, Langley and Fawley

Summary of proposals

The Plan includes:

- Allocation for up to 30 dwellings at Blackfield (adjacent Blackfield Primary School) to provide additional housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12
- A policy for petro-chemical development within Fawley Oil Refinery

- Allocation of land at Hardley Industrial Estate for employment development carried forward from the Local Plan

Representations on Proposed Submission Document

13 representations received relating to this section.

BLA1: Land adjacent to Blackfield Primary School

11 objections stating that there are better alternative sites; BLA3 had more public support; BLA1 involves loss of a sports facility; there are highway safety issues around the school and doctors surgery; there is no natural boundary to the site which could lead to the coalescence of Blackfield and Holbury.

Fawley Parish Council seeks a larger amount of allotment provision on a single site rather than five allotments on this site.

Sport England objects to the loss of the golf facility.

Representations regarding matters that other parties think the plan should include:

One representation states that insufficient land has been identified in this area to meet the requirements of CS12. A number of representations suggest BLA2 (land at Kings Copse Road) and BLA3 (land at Chapel Lane) should also be allocated in preference to BLA1.

Lymington and Pennington

Summary of proposals

The Plan includes:

- Allocation of sites for up to 125 dwellings to provide additional housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12
- Allocation of sites within the built up area to contribute towards the housing requirement
- Allocation of existing sites for employment development carried forward from the Local Plan
- Definitions of town centre boundary, primary shopping areas and secondary shopping frontages
- Identification of Town Centre Opportunity Sites at St Thomas Street, High Street, Avenue Road, Emsworth Road / New Street, Gosport Street / Canon Street and an edge of centre site for large format retail/office development at Bridge Road
- Protection of Burgage Plots
- Proposals for cycleway and footpath improvements

Representations on Proposed Submission Document

48 representations received in total relating to Lymington and Pennington.

LYM1: Pinetops Nurseries

11 objections relating to loss of Green Belt, traffic impact, highway safety, pressure on local services, access to services, change to local character.

One objection on grounds of inconsistency in allocating this site which is within 250m of the New Forest SPA, whilst not allocating another site elsewhere in the Plan Area for the same reasons.

Southern Water objects on basis of absence of requirement to require developer to provide new sewerage infrastructure.

LYM2: Land north of Alexandra Road

13 objections relating to loss of Green Belt; traffic and junction impacts; loss of back up grazing; loss of wildlife habitat; visual impact; impact on Conservation Area; transition between built up area and National Park; and there is an alternative more suitable site north of Pinetops Nurseries.

One objection seeks a policy change to allow for allotments to be provided on adjoining land. Southern Water objects on basis of absence of requirement to require the developer to provide new sewerage infrastructure. The National Park objects on the basis of loss of land used for back up grazing and with commoning rights attached.

LYM3: Land at Queen Katherine Road / Grove Road

One objection relating to the estimated site capacity of 15 dwellings. Developer thinks this should be higher.

LYM4: Land south of Ampress Lane, north of Buckland Gardens

No representations.

LYM5: Fox Pond Dairy Depot and Garage, Milford Road, Pennington

No objections.

LYM6: Riverside Site, Bridge Road (former Webbs factory site)

Three objections: Southern Water objects on basis of absence of requirement to protect existing water infrastructure on the site.

Natural England states that the Habitats Regulations Assessment for this site should be the same as for any other potential housing site, disregarding previous permissions.

Wildlife Trust objects stating that policy should include requirement to avoid impacts arising from recreational pressures on the waterfront.

LYM7: Ampress Park

British Marine Federation objects seeking specific provision for marine industries on this site.

LYM8: Town Centre Opportunity Sites

One objection stating no need to identify Town Centre Opportunity Sites.

One objection relating to identification of Post Office site (LYM8.3).

LYM9: Burgage Plots

No representations.

LYM10: Transport Schemes

LYM10.1: Cycle route, Pennington to Highfield via Priestlands and the Bunny Run

One objection on basis of increased cycle traffic at dangerous junction Highfield Road / Priestlands Road.

LYM10.6: Improve footpath along Bath Road between The Quay and Sea Wall

One objection seeking deletion of proposal stating that pedestrian access is already adequate.

Representations regarding matters that other parties think the plan should include:

The Town Council suggests that the traffic flow on the High Street should be changed to one way. Allocate for employment land at Gordleton Industrial Estate (para.4.17).

Milford on Sea

Summary of proposals

The Plan includes:

- Allocation for up to 30 dwellings to provide additional housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12
- Cycle route and footpath proposals

Representations on Proposed Submission Document

152 representations received in total on the Milford on Sea section.

MoS1: Land north of School Lane

140 objections relating to loss of Green Belt / agricultural land; landscape impact; setting of Milford on Sea; character of School Lane; impact on school and child safety; better sites elsewhere; use brown field sites instead; traffic safety; inadequate infrastructure; amenity of existing properties and the school.

Southern Water objects on basis of absence of requirement to require developer to provide new sewerage infrastructure.

Milford on Sea Parish Council state that this site is not suitable for 30 dwellings. A maximum of 10 houses should be built on this site and held in perpetuity for local families to occupy.

The County Council objects on the basis of mineral safeguarding, stating that the policy should provide for prior extraction of minerals.

MoS2: Transport Schemes

MoS2.1: On-road cycle route Milford on Sea to Downton via Blackbush Road

One objection that the cycle route is not needed.

MoS2.2: Milford Primary School / Lymington Road to Keyhaven Road via Lyndale Close and Carrington Lane.

One objection that the route does not provide access to the village centre nor does it connect the school with Everton.

Representations regarding matters that other parties think the plan should include:

Need to address parking at the bend at the bottom of Barnes Lane.

A cycle path from Milford on Sea to New Milton is needed.

Need to address school parking along Manor Road, School Lane and B3058 bus layby.

Hordle and Everton

Summary of proposals

The Plan includes:

- Allocation of sites for up to 20 dwellings (land to rear of 155-169 Everton Road and land at Hordle Lane Nursery) to provide additional housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12
- Proposal for a bus stop improvement (near WI Hall, Ashley Lane).
- Junction improvements at Everton Road cross-roads and Everton Road / Fry's Lane. Traffic lights at Milford Road / Lymington Road junction.
- Proposals for footpath improvements.

Representations on Proposed Submission Document

17 representations received in total relating to the Hordle and Everton section.

General comment on housing at Hordle and Everton

Hordle Parish Council objects that the Plan is not holistic and does not address the issues in the village. A larger area of nursery land (including Everton Road Nurseries) should be allocated for housing, allotments, open space, car parking, footpaths and cycleways.

HOR1: Land rear of 155-169 Everton Road

Nine objections in total. Seven objections stating harm to wildlife habitats / rural area, road safety, poor drainage, building over sewer, poor access to services, un-neighbourly adjoining uses, availability of alternative brown field sites and infill plots elsewhere.

One objection from a developer stating that the site can accommodate more than five dwellings and that it should not be assumed that 70% affordable housing will be viable.

Hordle Parish Council states its preference for development at the nurseries site.

HOR2: Land at Hordle Lane Nursery

Two objections in total. One objection from the site owner seeking provision for two business units for existing tenants as well as the housing. One objection suggesting a more suitable site adjacent to Wainsford Road.

HOR3: Transport Schemes

HOR3.2: Bus stop improvement near Women's Institute Hall, Ashley Lane

Two objections on the basis of needing to maintain access to the WI Hall.

HOR3.3: Footpath from Footpath No.738 to Stopples Lane

Hordle Parish Council objects on the basis that a better link could be made if the nursery sites were developed.

HOR3.4: Junction improvements at Everton Road / Hordle Lane / Woodcock Lane

Hordle Parish Council objects stating that the proposal should include signalisation of this junction.

New Milton and Barton on Sea

Summary of proposals

The Plan includes:

- Allocation of sites for up to 110 dwellings (south of Gore Road, east of Old Barn and land east of Caird Avenue, south of Carrick Way Woodland) to provide additional housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12
- Allocation of sites within the built up area to contribute towards the housing requirement
- Allocation of existing sites for employment development carried forward from the Local Plan and new land for up to 5ha of employment in accordance with CS18
- Definitions of town centre boundary, primary shopping areas and secondary shopping frontages
- Identification of Town Centre Opportunity Sites at Station Road, Station Road / Manor Road and Whitefield Road
- New public open space west of Fernhill Lane, Culver Road and north of Chestnut Avenue
- Land for allotments at Pitts Place and West of Moores Close carried forward from the Local Plan
- Proposal for a junction improvement at Station Road / Manor Road / Avenue Road
- Proposals for cycle routes and footpath improvements

Representations on Proposed Submission Document

28 representations received in total, 20 objections and five comments of support.

NMT1: Land south of Gore Road, east of Old Barn

Two objections in total.

Concern over flooding and sewerage capacity in this area.

NMT2: Land east of Caird Avenue, south of Carrick Way

Three objections in total.

Proposed allocations are not deliverable in view of existing gravel washing on site - allocate land east of Stem Lane instead.

Southern Water objects on basis of absence of requirement to require developer to provide new sewerage infrastructure.

HCC objects on the basis that land is a safeguarded minerals facility.

Site owner seeks amendment to policy landscape requirements.

NMT3: Land east of Caird Avenue – employment development

Four objections in total.

Proposed allocations are not deliverable in view of existing gravel washing on site - allocate land east of Stem Lane instead.

Southern Water objects on basis of absence of requirement to require developer to provide new sewerage infrastructure.

HCC objects on the basis that land is a safeguarded minerals facility and policy should recognise site's suitability for accommodating waste infrastructure as part of redevelopment.

Site owner seeks amendments to access and landscape requirements.

NMT4: Land east of Caird Avenue, south of Carrick Way woodland

Four objections in total.

Proposed allocations are not deliverable in view of existing gravel washing on site - allocate land east of Stem Lane / allocate land south of Gore Road instead.

HCC objects on the basis that land is a safeguarded minerals facility.

Site owner seeks amendment to policy requirement relating to retention of trees; policy requirement relating to provision of landscape buffers; and policy requirement to cease mineral-related operations.

NMT5: Land east of Fernhill Lane

No objections.

NMT6: Ashley Cross Garage, Ashley Lane

One representation states that a proposal for high density development close to busy junction is inappropriate.

NMT7: Land west of Caird Avenue

No representations

NMT8: Town Centre Opportunity Sites

NMT8.1: The Post Office, 122-124 Station Road

Royal Mail objects seeking deletion of this Town Centre Opportunity Site.

NMT8.3: Land bounded by Station Road / Manor Road and the railway

New Milton Town Council suggests inclusion of leisure and residential on upper floors as acceptable uses on this site.

NMT9: Proposed public open space west of Fernhill Lane

One objection on grounds of existing environmental value of the site.

NMT10: Proposed public open space off Culver Road

No representations.

NMT11: Proposed public open space south of Lymington Road, north of Chestnut Avenue

Developer and owner object seeking allocation of land for development. Land is not available for public open space.

NMT12 Land for allotments

NMT12b: Proposed allotments west of Moore Close

Land owner objects seeking deletion of allotment allocation and allocation for housing instead.

NMT13: Transport Schemes

NMT13.2: Cycle route A337 to Ashley Road via Caird Avenue superstore

Owners of land east of Caird Avenue object suggesting that the route of the cycle route through their land should be determined through reserved matters stages applications.

NMT13.5: Stem Lane cycle route

One objection stating that an alternative route through Meyrick Estate land could be more suitable.

Representations regarding matters that other parties think the plan should include:

New Milton Town Council is seeking the allocation of land south of Gore Road, east of Double H Nurseries and north of Fawcetts Field for housing and allotments.

New Milton Town Council seeks inclusion of street frontage improvements policy carried forward from Local Plan.

Land east of Stem Lane is proposed as an alternative to the east of Caird Avenue site.

Bransgore and Sopley

Summary of proposals

The Plan includes:

- Proposal to allow a limited development at Sopley Camp to enable restoration of the site.

Representations on Proposed Submission Document

Eight representations received in total to this section of the Plan.

SOP1: Sopley Camp (Merryfield Park)

Six objections in total. Three objections (including Sopley Parish Council and Bransgore Residents Association) support the proposal in principle but seek more clarity with regard to the proportion of the site which could be developed and the number of houses within such development.

Three objections (including the site owners) seek to remove limitations within the policy on the amount of development so as not to hinder a financially viable scheme.

Dorset County Council seeks to explore the possibility of including accommodation for gypsies and travellers on the site.

Ringwood

Summary of proposals

The Plan includes:

- Allocation of sites for 150 dwellings to meet the housing requirement in accordance with CS11
- Allocation of existing sites for employment development carried forward from the Local Plan and new land for up to 5ha of employment in accordance with CS18
- Definitions of town centre boundary, primary shopping areas and secondary shopping frontages
- Identification of Town Centre Opportunity Sites at Furlong car park and Market Place

- New public open space at Green Lane
- Proposals for cycle routes and footpath improvements

Representations on Proposed Submission Document

40 representations received in total, 25 objections and 7 supporting comments.

General comments on proposed development area south Ringwood

Hampshire County Council states that there may be a requirement for more primary school provision as a result of proposed development.

The Highways Agency states that there may be a need for further assessments of the impacts of development on the A31 and welcomes local traffic management measures to mitigate any impacts.

There is some concern over the impact of development on roads through the town and some representations (including Ringwood Town Council) seek a new distributor road from the A31 to serve this area.

RING1: Land east of Christchurch Road – employment allocation

Two objections in total. Some support (including from Ringwood Town Council) for a mixed development including housing on this site.

RING2: Land south of Castleman Way

No objections.

RING3: Land south of Ringwood, west of Crow Lane, adjacent to Crow Arch Lane

Nine objections in total on the basis of increased traffic and scale of development.

One objection on grounds of inconsistency in allocating this site which involves loss of back up grazing and the site is within 400m of Dorset Heaths SPA, whilst not allocating another site elsewhere in the Plan Area for the same reasons.

The Town Council states that formal playing pitches required for development of this site should be provided off site at Long Lane.

Linden Homes and Hampshire County Council object to the phasing of development of this site to be tied to development of the RING1 site. They also state that the distribution of land uses could be agreed through a masterplan or development brief, rather than SPD (Plan ref. para.5.31).

The County Council states that the potential for the prior extraction of minerals in this area should be acknowledged. Also detailed changes to the policy wording are sought.

RING4: Town Centre Opportunity Sites

Three objections in total.

The Town Council seeks extension of the Primary Shopping Area to include additional properties along Christchurch Road.

RING4.1: The Furlong Lang Stay car park.

Six objections to the proposal to allow retail development on the Furlong Car Park on the basis of loss of car parking.

Ringwood Town Council objects on the basis of a new retail development in this area would take trade away from the historic High Street.

RING4.2: Former Cinema, Market Place and environs.

One objection on the basis that the site forms a barrier between old and new and should connect the two areas.

RING5: Proposed public open space, land west of Green Lane.

Two objections in total.

One objection to proposed allocation on grounds of impact on landscape.

Ringwood Town Council seeks further allocation of 20 acres south of this site for public open space.

RING6: Transport Schemes

RING6.11: Extension of footpath alongside Bickerley Road.
One objection seeking deletion of RING6.11.

Representations regarding matters that other parties think the plan should include:

One representation seeks improved safety for cyclists along Gorley Road as part of improved access to Blashford Lakes area.
CEMEX proposes alternative land for employment development at north Ringwood.

Blashford

Summary of proposals

- A new settlement boundary is defined for Blashford (BU-BLASH para.2.46).

Representations on Proposed Submission Document

Two representations in total.

One objection seeks built up area boundary restricted to commercial area only.

One objection seeks extension of boundary to cover additional land at Snails Lane to allow for development.

Fordingbridge, Ashford and Sandleheath

Summary of proposals

The Plan includes:

- Sites in Fordingbridge (east of Whitsbury Road), Ashford (adjoining Jubilee Crescent) and Sandleheath (west of Scout Centre, south of Station Road) to be allocated to provide additional housing to meet a local need for affordable and low-cost housing in accordance with Core Strategy Policy CS12.
- A small industrial land allocation at Sandleheath Industrial Estate recognising extent of planning permission.
- Definitions of town centre boundary, primary shopping area and secondary shopping frontages
- Proposals for cycle routes and footpath improvements

Representations on Proposed Submission Document

65 representations received in total on this section of the Plan.

FORD1: Land east of Whitsbury Road

31 representations related to the residential allocation of land east of Whitsbury Road. 29 representations were objections, 2 were in support.

Concerns related to impact and loss of countryside, impact on local roads and school parking.

(Many concerns relate to access through adjoining residential areas – which is **not** being proposed in the Plan.)

Fordingbridge Town Council objects that 100 dwellings is too many.

ASH1: Land adjoining Jubilee Crescent, Ashford

5 representations – 4 objections to residential Land allocation adjoining Jubilee Crescent – concerns about access, loss of wildlife, impact on existing houses.

SAND1: Land west of Scout Centre, south of Station Road, Sandleheath

Three representations in total. Two objections relating to concerns about road safety and accessing the site, inadequate approach roads and impacts on rural character.

SAND2: Sandleheath Industrial Estate

Four representations in total. Objections relating to impacts of additional traffic on Fordingbridge Town Centre (including Fordingbridge Town Council); and need for relief road to the A338.

FORD2: Transport Schemes

FORD2.2: Cycle route Pennys Lane to Marl Lane crossing Whitsbury Road, via Charnwood Drive and Avon Meade and along former railway line.

Two representations in total. Objection relating to road safety around Whitsbury Road section of route.

Fordingbridge Town Council suggests the former railway line should be used instead to reduce conflicts with traffic.

FORD2.3: Cycle route Ashford to Normandy Way along Station Road

One representation seeking consultation with land owner.

FORD2.7: Footpath from Green Lane to Shaftsbury Street

15 representations relating to loss of privacy, security, flooding, not needed (including Fordingbridge Town Council), not deliverable.

Representations regarding matters that other parties think the plan should include:

Representations have been made advocating the allocation of two sites at Burgate for residential development. These are; Land adjoining Burgate House and Land at Burgate Acres.

Proposals Map changes

Green Belt: 3 representations consider a wider review of the Green Belt boundary should be undertaken to allow consideration of development options beyond the plan period.

Hordle Parish Council object to removal of land between Sky End Lane and Everton Road from the Green Belt. (PM-HOR-C2).

Built-up area boundary: A representation seeks inclusion of land at The Ruffs, Chapel Lane, Langley within the built-up area. A representation seeks Nouale Lane to be the settlement boundary in Ringwood. A representation seeks the northern boundary of Ringwood to follow the line of Linbrook Stream. 2 representations, including one from Fordingbridge Town Council seek a greater change to the built-up area boundary west of West Street (PM-FORD-C3). Fordingbridge TC disagree with change PM-ASH-C2 (Sandle Copse).

Open Space: A representation objects to Willow Walk being shown as existing Public Open Space. New Milton Town Council draw attention to incorrect notation of Old Milton Green as private open space. It is owned by the Town Council. Hordle Parish Council point out incorrect boundary of the War Memorial Site (PM-HOR-D2).

Landscape features: A representation seeks a revised boundary to the Cocklydown Copse landscape feature, to include only the copse itself. Fawley Parish Council question the extent of the buffer zone in Forest Lane. Esso seek the deletion of landscape feature in the Oil Refinery Grounds (PM-FAW-E13)

Local Shopping Frontage: Fawley Parish Council seeks the inclusion of Boots the Chemist and Holbury Hardware Store in the Local Shopping Frontage.

Background Papers

In total twenty-two representations were made regarding the Sustainability Appraisal and Appropriate Assessment Background Papers. Of these twenty-two, two representations were received after the closing date, one relating to the appropriate assessment of Eling Wharf and one relating to the allocation of sites in Everton.

Of the representations received within the consultation period, one supported the analysis of site HYD1 contained in the Sustainability Appraisal.

Two representations were received advocating that Policy LYM2 be deleted and other rejected sites adjoining Pinetops Nurseries be re-scored to identify a suitable replacement.

The remainder of representations were questioning site scorings in the Sustainability Appraisal of some allocations and advocating that other (non-allocated sites) would score relatively more favourably following re-assessment. It was requested that sites be re-scored/re-assessed in Blackfield, New Milton, Ringwood, Totton, Hartley, Sopley and Dibden.

Appendix 2: Changes proposed to Proposed Submission Document in response to representations and other matters

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
	Section 1			
	Index of Policies		Amend policy title to read: Policy DM12: Employment land Sites identified as particularly suitable for marine-related businesses uses	Clarification correction
	Section 1	NPPF	Update references to refer to “Local Plan Part 2: Sites and Development Management” instead of “Sites and Development Management Development Management Document”.	To use current terminology in line with the NPPF
	Section 2			
	After Para. 2.1	NPPF	<p>Add new policy as follows after 2.1 as follows:</p> <p><i>Policy NPPF1: National Planning Policy Framework - Presumption in favour of sustainable development</i></p> <p><i>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</i></p> <p><i>Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material</i></p>	To comply with the recommended PINS policy wording as set out on the Planning Portal.

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
			<p><i>considerations indicate otherwise.</i></p> <p><i>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</i></p> <ul style="list-style-type: none"> <i>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</i> <i>Specific policies in that Framework indicate that development should be restricted.</i> 	
	DM5	Pennyfarthing Homes (248a)	<p>Amend criteria a. to read: a. New residential development will generally not be appropriate (subject to the exceptions in criteria e.i, and e.ii, <i>and e.iii</i> below);</p> <p>Amend criteria e. to add third point as follows: <i>iii. replacement dwellings of a scale and impact no greater than the dwelling to be replaced.</i></p>	To enable some flexibility for property owners while not increasing properties at risk.
	After 2.26	Test Valley BC (365a)	Insert new para. as follows: 2.26a Some strategic green infrastructure issues cross local authority areas. The Council will work with other local authorities to secure the delivery of appropriate strategic GI projects.	Recognition of cross-boundary working.
	DM7	Pennyfarthing Homes (248b)	Amend Policy DM7 to read: Development will not be permitted on public open spaces, private recreation land/	To comply with the NPPF

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
			playing fields /sports grounds and school playing fields, as shown on the Proposals Map, or on open space provided as a requirement of a development scheme. In appropriate circumstances, small scale development of ancillary facilities to enhance the recreational use of these areas may be permitted. An exception to this policy may be made where the loss of existing open space resulting from a proposed development will be replaced by equivalent or better provision in terms of quantity, quality and accessibility, in a suitable location.	
	2.30	Sports England (291b)	Delete para.2.30: 2.30 In the circumstance where the Education Authority has received approval for the disposal of surplus school playing fields from the Secretary of State, in accordance with Section 77 of the Schools Standards and Framework Act 1998, an exception may be made to this policy where equivalent or greater community benefits are provided.	In response to Sports England
	After 2.40		Insert new paragraph (and consequential renumbering) to read: <i>"In designing new development, developers should minimise the loss of existing 'green' features on a site and maximise the potential to maintain or create wildlife corridors through a site, even where the loss of some trees and hedgerows is unavoidable."</i>	Clarification
	2.57-2.59		Revised paras.to read: <i>.57 Based on these assessments, and having regard to the aims and objectives of the Core Strategy, this Plan makes provision for around 8 additional pitches for gypsies and travellers. The need for</i>	Updating and clarification

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
			<p><i>further long term provision will be considered in due course in the light of the findings of a joint re-assessment of needs with other Hampshire planning authorities.</i></p> <p>.58 As the level of new provision required is small it does not justify the allocation of new sites in the Plan Area, as the need can be met through an extension of and increase in the capacity of the existing site at Little Testwood Farm Totton (See Policy TOT10, Section 3).</p> <p>.59 With regard to travelling showpeople, <i>up to an additional 5 plots is required. It is considered that the best approach is to be responsive to proposals from travelling showpeople based on the criteria set in Policy CS16 of the Core Strategy. It is understood that this is also the favoured approach of the travelling showpeople community.</i></p>	
	DM12	Oceanic Estates (290a) Yacht Havens Group (62a)	Amend section title to read: Sites for marine-related businesses employment sites	Revision to clarify intent.
	DM12	Oceanic Estates (290a) Yacht Havens Group (62a)	Amend policy title to read: Policy DM12: Employment land Sites identified as particularly suitable for marine-related businesses uses	Revision to clarify intent.
	DM12	Oceanic Estates (290a) Yacht Havens Group (62a)	Amend policy to read: <i>Within the framework set by Core Strategy Policies CS17(j) and CS18(f), land adjoining the water frontage within at the following sites is considered as identified as being particularly</i>	Revision to clarify intent in response to representations

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
			<p>suitable for marine-related businesses;</p> <ul style="list-style-type: none"> a) Marchwood Industrial Park (wharf and environs) b) Cracknore Industrial Park c) Marchwood Military Port d) Hythe Marina Boat Yard, Endeavour Way e) Hythe Boat Yard, St. Johns Street f) Hythe Marine Park, Shore Road g) Lymington Marina, Bath Road h) Bath Road, Lymington, yacht clubs, harbour office, car and boat parks i) Boat Yard, Mill Lane, Lymington j) Boat Works, Undershore Road, Lymington k) Lymington Yacht Haven, Kings Saltern Road <p>New employment development on these sites should secure opportunities for marine-related businesses to have access to the water frontage.</p> <p><i>New development on these sites should be designed to ensure access to the water frontage is maintained.</i></p> <p>Other coastal sites in employment, utility or recreational use which provide, or are capable of providing access to coastal waters, will be retained for uses which require such access.</p>	
	2.64	Oceanic Estates (290a) Yacht Havens	Amend para to read: 2.64 The Core Strategy highlights the importance of the marine sector to the economy of the Plan Area. Core Strategy	Revision to clarify intent.

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
		Group (62a)	Policies CS17(g) and CS18(f) set out the aim to identify and protect coastal sites suitable for marine-related businesses. Core Strategy Policy CS17(j) refers to the aim to encourage the marine sector by retaining suitable employment sites with direct access to the coast for marine-related businesses; and Policy CS 18(f) states that sites suitable to accommodate marine industries will be identified.	
	2.97	Turley, Wimpey Smith and Ransom (250e)	Revise para.2.97 to read: <i>Local standards for car parking provision are set locally through Supplementary Planning Documents and may be reviewed during the Plan Period.</i>	Clarification and to avoid text dating.
	2.103	Southern Water (354b)	Insert as a fourth point in the list of cross references to policies: <ul style="list-style-type: none"> Policy CS8 Community services and infrastructure: Regarding the provision of appropriate infrastructure to serve development. 	Clarification
	After 2.103	Southern Water (354b)	Add new paragraph as follows: <i>2.103a Development proposals should not have a negative impact on the operation of utility infrastructure. In accordance with Core Strategy Policy CS5, development proposals in proximity to existing wastewater facilities should not result in an unacceptable impact on the amenity of future occupants.</i>	Clarification
	Section 3			
	TOT1	Various comment from local residents	Amend first bullet point to read: <ul style="list-style-type: none"> provision of vehicular access to the site via Jacob's Walk, or a suitable alternative, and pedestrian and cycle links to Main Road (A35); Amend fifth bullet point to read: <ul style="list-style-type: none"> retention of existing woodland, mature trees and, wherever possible, hedgerows within the site; 	To enable further consideration of alternative access arrangements detailed planning stage. Clarification of intent.

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
	TOT2	Persimm on Homes (335a)	Delete first criteria and replace with: <ul style="list-style-type: none"> <i>Provision of safe vehicular, pedestrian and cycle access to the site;</i> 	Detailed consideration of access to be considered when a planning application is made.
	TOT11	Natural England (9404)	In third para. amend text to read: “In respect of Solent and Southampton Water SPA/Ramsar site and Solent Maritime SAC (and associated SSSIs) the types of impact to be investigated and corresponding avoidance <i>and</i> mitigation and compensation measures may include, but are not necessarily limited to:...”	Legal compliance.
	After 3.44	ABP (350c)	Insert new para. to read: <i>“Development of the Railway Sidings (TOT15.6) should not prejudice long-term opportunities for enhanced use of the Waterside branch railway.</i>	Clarification.
	3.54	Test Valley BC (365c)	Add fourth bullet point: <ul style="list-style-type: none"> The implementation in Test Valley District of a new ‘Forest Park’ on the M27 corridor north of Southampton. 	To refer to cross boundary initiative.
	3.83	305a	Delete second sentence: It should be developed towards the later part of the plan period.	Accept lack of justification for statement.
	MAR7	MoD (263e)	Amend criteria a) to read: a) Any use of the wharfage facilities should <i>maximise the use of</i> utilise the existing rail freight infrastructure. Associated storage uses will not be permitted to extend beyond the defined site boundary (as shown on the Proposals Map);	Clarification
	3.90	ABP (350d)	Amend first sentence of 3.90 to read: As part of the Strategic Defence Review in 2010, Marchwood was confirmed as the <i>an</i> appropriate location for the delivery of the Defence Sea Mounting Centre services required by the Ministry of Defence.	Clarification
	3.101	Turley	Amend second sentence to	Clarification

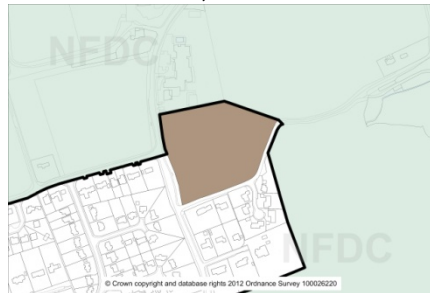
Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
		Assoc. (251k)	read: This scheme will improve access between Marchwood and the adjacent strategic road network and provide a safer crossing point for pedestrians in this area. (it would be required) <i>Implementation of this proposal in association with development of land at Park's Farm would be desirable (see MAR2).</i>	
	Section 4			
	HOR3.4	Update	Amend policy to read: HOR3.4 (HO/T/9): Sight line Improvements at Everton Road crossroad junction with Hordle Lane and Woodcock Lane.	Clarification
	4.105	Solent Industrial Estates Ltd (393h)	Amend para. to read: <i>An outline planning application for residential development was granted planning permission on this site in 2010. This provided for 54 new homes, a new area of public open space in the northern part of the site and the retention and enhancement of the woodland and balancing ponds.</i>	Factual reference.
	4.110	Solent Industrial Estates Ltd (393k)	Delete last sentence as follows: Land allocated in Policy NMT4 will be developed after the implementation of Policies NMT2 and NMT3.	Acceptance that the statement is not needed.
	4.137	Solent Industrial Estates Ltd (393l)	Add to end of Paragraph, new sentence to read as follows: <i>The detailed route through the NMT2 and NMT3 allocations will be agreed in a Development Brief/Masterplan for the site, and/or through planning applications.</i>	Clarification.
	Section 5			
	RING1	HCC (382a)	Amend wording of the first bullet point to read: <ul style="list-style-type: none"> <i>'within the site, the provision of an access road to adoptable standards, connecting Christchurch Road to land allocated south of Crow Arch Lane Industrial Estate in Policy RING3'.</i> 	Clarification.

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
	RING3	HCC (382b)	Amend third bullet point to read: <ul style="list-style-type: none"> a minimum of 3.4 3.2 hectares of public open space, to include formal playing fields. 	Correction
	RING3	Linden Homes (233c)	Amend the final bullet point of RING3 to read: <ul style="list-style-type: none"> <i>phasing of the development being agreed. to tie in with the prior development of the majority of site RING1.</i> 	Not needed. (See also amendment to para.5.32)
	Para.5.31	Linden Homes	Amend Paragraph 5.31 to read: <i>'Prior to any development taking place on site, agreement needs to be in place defining how the proposed land uses can be accommodated on the site. This agreement can be achieved through the preparation of a Supplementary Planning Document, a Development Brief or the approval of a developer led master plan. This will ensure</i> ' (rest of paragraph unchanged).	Clarification.
	Para. 5.32	Linden Homes (233c) HCC (382b)	Amend para. to read: <i>'Development in this area will need to be co-ordinated with the implementation of the employment land allocation east of Christchurch Road (see Policy RING1) and the provision of the access road linking Crow Arch Lane to Christchurch Road to serve employment uses south of the old railway line.</i>	Clarification
	Map RING-TC1		Amend map: Move dot 1 to The Furlong Car Park	Clarification
	RING4		Amend Site 1 to read: <i>"The Long Stay Furlong Car Park"</i>	Clarification to ensure most appropriate location can be identified through subsequent detailed work.
	FORD2.7	Various local residents	Delete Policy FORD2.7 and paragraph 5.98 and accompanying map. FORD2.7: Footpath from Green Lane to Shaftsbury Street.	Proposal is not deliverable
	Appendix 1			

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
	Part D			
	PMT-HOR-D2	Hordle Parish Council (376e)	Revise boundary to Hordle War Memorial public open space – delete garden of 4 Sycamore Drive.	Correction of error.
	PM-NMT-D36	New Milton Town Council (35c)	Should be subject to 'Existing public open space' notation, not 'Private /Education Recreational Land' notation	Correction of error. Land is in Town Council ownership.
	PM-HOL-F2	Fawley Parish Council (12g)	Include nos.119 -123 Long Lane in Local Shopping Frontage	Correction.

ADDENDUM TO APPENDIX 2

Additional proposed amendments arising from the Special Meeting of the Planning Development Control Committee and the Environment Overview and Scrutiny Panel

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
	After para. 2.4	NPPF	Insert additional paragraph to read: 2.4a The Council has concerns about inappropriate development of residential gardens where it would cause harm to the local area. Accordingly particular regard will be had to Core Strategy Policy CS2, and relevant supplementary planning documents to safeguard the character of existing residential areas.	To address para. 53 in the NPPF.
	MoS1	Milford on Sea Parish Council	Amend first row criteria of the policy to read: <ul style="list-style-type: none"> provision of a maximum of 30 up to 20 dwellings; provision of public open space on site in accordance with Core Strategy Policy CS7, including provision of informal open space and natural play space on-site; land for a minimum of 2 hectares of formal public open space in the northern part of the site (east of the Milford Primary School) to include public playing fields, and play space for children within the residential development in the southern part of the site; 	To reduce impact of proposal on the Green Belt.
	Map MoS1	Milford on Sea Parish Council	Revised Map MoS: Land north of School Lane, as follows: 	To reduce impact of proposal on the Green Belt.
	4.50	Milford on Sea	Revise para. 4.50 as follows: 4.50 As a consequence of this	Consequential change

Change No.	Page / Para. / Policy No.	In response to:	Amendment	Reason
		Parish Council	allocation, the Green Belt Boundary is amended in this area to exclude <i>the MoS1 site. area to be developed for housing.</i> The land allocated for playing fields will remain within the Green Belt.	
	4.51	Milford on Sea Parish Council	Revise para.4.51 to read as follows: 4.51 <i>A development brief to resolve the future of the whole of the area identified in Policy MoS1, to be agreed by the local planning authority, will be required. If practical, the delivery of the affordable housing development should be phased over the Plan Period and enhanced levels of public open space provided.</i>	

Appendix 3: Local Plans and the National Planning Policy Framework - Compatibility Checklist

To have a plan-led system the Government wish to have sound plans in place. In introducing the National Planning Policy Framework (NPPF), transition arrangements have been set up to give local authorities with an adopted plan a year to get their policies 'up to date' (in conformity with the NPPF). After that, their policies will be judged by their degree of conformity with the NPPF and the presumption in favour of sustainable development will apply. The further along the process a local authority is, and the closer the conformity of its policies, the more weight their local policies will have.

The Planning Advisory Service (PAS) have produced an initial checklist to help local planning authorities assess the content of their local plan (and emerging local plan) against requirements in the National Planning Policy Framework (NPPF) that are new or significantly different from national policy previously set out in PPGs and PPSs. (Although not part of the NPPF the checklist also includes a section on the 'Planning policy for traveller sites', published on 23 March 2012.)

The compatibility checklist is designed to help local authorities to get up-to-date plans in place. It helps a local planning authority to:

- assess their local plan against national policy
- identify gaps
- understand risks
- start to plan how to manage those risks.

It is also designed to help local planning authorities to:

- respond proactively and speedily to the NPPF
- prepare for an examination
- make robust planning decisions
- implement policies.

At a later date PAS intend to add to this initial checklist by producing:

- a comprehensive checklist of all requirements, new and retained,
- guidance to help understanding what the 'gaps' or discrepancies might mean for a local planning authority (the risks)
- advice on some actions that could address these risks.

The checklist was written with adopted plans in mind, but is also a useful check for emerging local plans, like the Sites and Development Management document.

Officers have used the checklist to undertake a preliminary assessment of the conformity of this Council's emerging Local Plan (the adopted Core Strategy and the Sites and Development Management document) with the NPPF. This assessment is set out in the following schedule. As a result of the assessment it is concluded that there are no major conflicts necessitating action prior to Submission of the Sites and Development Management document (Local Plan Part 2).

1A: Achieving sustainable development

The presumption in favour of sustainable development and core planning principles (para 6-17)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p><i>Policies in local plans should follow the approach of the presumption in favour of sustainable development and guide how it should be applied locally (15).</i></p>	<p><i>Does the plan positively seek opportunities to meet the development needs of the area?</i></p> <p><i>Does the plan meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, (subject to the caveats set out in para14)?</i></p> <p><i>Do you have a policy or policies which reflect the principles of the presumption in favour of sustainable development? A model policy is provided on the Planning Portal in the Local Plans section, as a suggestion (but this isn't prescriptive).</i></p>	<p>Within the local context, this issue is addressed through the Core Strategy and Local Plan Part 2: Sites and Development Management. Because of the high amounts of national and international designations within and close to the Plan Area (including SPAs, SACs, Ramsar Sites, Green Belt, National Park, AONB) it is not possible or appropriate to provide within the Plan Area for all needs. The Habitats Regulations Assessment in particular demonstrated that to do so would be in conflict with the EU legislation. Wider growth needs are being provided for in South Hampshire and South East Dorset. Nevertheless, the Council's Local Plan positively seeks to provide for local development needs, while not promoting overall levels of development that would conflict with national and EU legislation</p>	<p>The NPPF taken as a whole does not significantly affect the Council's overall strategy as set out in the Core Strategy (Local Plan Part 1). There are not any major conflicts between the Core Strategy and the NPPF taken as a whole. The Core Strategy was found sound in 2009 and is not in need of early review although it is being monitored and will be reviewed as required. Some elements (e.g. Gypsy and Traveller provision; retail provision) are likely to be in need of earlier review as the proposals do not currently cover the whole plan period up to 2026, but the policies in force are adequate for the time being. The best approach is to continue to progress the Local Plan Part 2: Sites and Development Management so that there is a complete up-to-date Local Plan in place.</p>

		<p>and policy. The NPPF and the Council's Local Plan can stand together without major conflict.</p>	
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<p>The NPPF sets out a set of 12 core land-use principles which should underpin plan-making (and decision-making) (17)</p>		<p>The recommended PINS model policy is included in the Local Plan Part 2 - relating to the NPPF and the promotion of sustainable development</p>	
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1B: Delivering sustainable development

1. Building a strong, competitive economy (paras 18-22)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out a clear economic vision for the area which positively and proactively encourages sustainable economic growth (21).	<i>Is there an up to date assessment of the deliverability of allocated employment sites, to meet local needs, to justify their long-term protection (taking into account that LPAs should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of an allocated site being used for that purpose) para (22)?</i>	The overall provision is dealt with in the Core Strategy and the detailed proposals are set out in the Local Plan Part 2. An employment land review was carried out in preparing the Core Strategy. All sites retained or allocated in the Local Plan have a reasonable prospect of development	No major conflict with NPPF taken as a whole. The situation will continue to be monitored but no need for immediate review.

2. Ensuring the vitality of town centres (paras 23-27)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Set out policies for the management and growth of centres over the plan period (23).	<p><i>Have you undertaken an assessment of the need to expand your town centre, considering the needs of town centre uses?</i></p> <p><i>Have you identified primary and secondary shopping frontages?</i></p>	<p>An assessment of retail needs and town centre opportunities was carried out in preparing the Core Strategy. The Core Strategy includes retail provision proposals for the period up to 2018. An update review was carried out in 2011 in preparing the Local Plan Part 2. The update did not indicate the need for major change in the proposals.</p> <p>The Core Strategy includes policies relating to town and local centres, primary and secondary frontages. Town centre boundaries and primary and secondary frontages are defined in the Local Plan Part 2. The Local Plan strategy is a "town centres" first approach consistent with the NPPF.</p>	<p>The Local Plan policies and proposals are consistent with the NPPF. There is no need for immediate review but a relatively early review will need to be carried out to deal with the provision after 2018. Given the economic recession and slow recovery, it may well be that the existing proposals will take longer to implement anyway.</p>

3. Supporting a prosperous rural economy (para 28)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development (28).	<i>Do your policies align with the objectives of para 28?</i>	In general the policies and proposals in the Council's Local Plan align with the objectives of para 28 of the NPPF. The Local Plan policies also take on board the designations affecting much of the Plan Area (Green Belt, AONB, national and international nature conservation designations in and close to the Plan area, and the adjoining National Park.). Proposed policy DM23 sets out the circumstances where new employment/business development in the countryside will be permitted. Given the nature of the Plan Area and the extent of designations, this approach is appropriate but the effects of this policy on the local economy will be monitored and it will be reviewed if necessary.	The extent of any differences between the Local Plan proposals and the NPPF on this matter are marginal and are, in the Council's view an appropriate local application of the overall aims of the NPPF.

4. Promoting sustainable transport (paras 29-41)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>Policies that facilitate sustainable development but also contribute to wider sustainability and health objectives (29).</p> <p>Different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas (29).</p>	<p><i>If local (car parking) standards have been prepared, are they justified and necessary? (39) (The cancellation of PPG13 removes the maximum standards for major non-residential development set out in Annex D. PPS4 allowed for non-residential standards to be set locally with Annex D being the default position. There is no longer a requirement to set non-residential parking standards as a maximum but that does not preclude lpas from doing so if justified by local circumstances).</i></p> <p>Has it taken into account how this relates to other policies set out elsewhere in the Framework, particularly in rural areas? (34).</p> <p><i>Have you worked with adjoining authorities and transport providers on the provision of viable infrastructure?</i></p>	<p>Core Strategy Polices CS23 and CS24 cover transport issues; CS24 in particular seeks to promote sustainable transport infrastructure and ensure all development has safe and convenient links to existing and proposed pedestrian and cycle routes.</p> <p>Revised car parking standards are currently being prepared (for all development types) with suggested parking standards rather than maximum standards to take into account the local context - where generally there is relatively limited public transport infrastructure across much of the district, particularly in the more rural areas.</p> <p>It is recognized that rural areas have different transport needs and community transport initiatives are supported to serve the rural areas.</p> <p>The Local Plan includes 'significant' transport schemes which principally aim to reduce</p>	<p>Taking account of the nature of the Plan area the Local Plan policies and proposals are in conformity with the NPPF on this matter. Development is encouraged in or adjacent to the more urban areas to reduce the need to travel and where there is better provision/opportunity for sustainable travel modes including walking and cycling that can encourage healthier lifestyles.</p> <p>Working closely with the highways authority a number of transport improvement schemes to promote walking/cycling, assist use of public transport and mitigate against the adverse impact of traffic have been agreed to facilitate this.</p>

		<p>the adverse impact of traffic and promote use of public transport, walking and cycling. Additionally a Transport Contributions Policy list of schemes has been prepared jointly with Hampshire County Council (as Highways Authority) and involved consultation with neighbouring authorities and transport providers.</p>	
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5.Supporting high quality communications infrastructure (paras 42-46)

<p>There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.</p>			
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6. Delivering a wide choice of high quality homes (paras 47-55)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
Identify and maintain a rolling supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements; this should include an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land (47).	<p><i>What is your record of housing delivery?</i></p> <p><i>Have you identified:</i></p> <p>a) five years or more supply of specific deliverable sites;</p> <p><i>b) an additional buffer of 5% (moved forward from later in the plan period), or</i></p> <p><i>c) If there has been a record of persistent under delivery have you identified a buffer of 20% (moved forward from later in the plan period)? [Para 47].</i></p> <p><i>Does this element of housing supply include windfall sites; if so, to what extent is there 'compelling evidence' to justify their inclusion (48)?</i></p>	<p>Within the Council's plan area, there is currently 6.9 years supply of housing land. The Council has consistently provided more than a 5 years supply in recent years. The land supply provides an additional 5% buffer.</p> <p>No windfall provision is included in the 5 years supply, although windfall opportunities continue to occur and will add to the land supply.</p>	No conflicts with the NPPF on this matter.
Illustrate the expected rate of housing delivery through a trajectory and set out a housing implementation strategy describing how a five year supply will be maintained (47).	<i>To what extent does the removal of national and regional brownfield targets have an impact on housing land supply?</i>	The Council prepares an Annual Monitoring Report which includes a housing trajectory showing the expected rate of housing delivery and illustrating how the overall required provision will be achieved.	No conflicts with the NPPF on this matter.

		<p>The removal of brownfield targets will have no impact on the Council's land supply. In recent years nearly all (well over 90%) of housing development has taken place on brownfield sites. This percentage may fall as new planned greenfield sites come into play, but this is in line with the planning strategy and is not an issue.</p>	
<p>Plan for a mix of housing based on current and future demographic and market trends, and needs of different groups (50), and caters for housing demand and the scale of housing supply to meet this demand (para 159)</p>	<p><i>Does the plan include policies requiring affordable housing? Do these need to be reviewed in the light of removal of the national minimum threshold? Is your evidence for housing provision based on up to date, objectively assessed needs</i></p>	<p>The Local Plan does include policies to provide affordable housing. This is a key element of the Local Plan. These policies do not need to be reviewed in the light of the removal of the national minimum threshold as they already went below this threshold (see Core Strategy Policy CS15). The policies were based on an assessment of need carried out in preparing the Core Strategy, but given the extent of designations in and around the Plan Area it would not be appropriate to aim to meet all of the assessed need within the Plan area. The Habitats Regulations Assessment demonstrated that such an approach would produce a significant conflict with the EU legislative requirements. The Council worked with the Partnership for South Hampshire</p>	<p>The Council's Local Plan is consistent with the NPPF taken as a whole, given the extent of national and international designation in and close to the plan area. There is no need for an early review in relation to this issue although the situation will continue to be monitored.</p>

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		(PUSH) in putting together a strategy which provided for housing needs in the wider area. The Local Plan includes policies seeking to achieve exceptionally high levels of affordable housing provision on Greenfield allocations.	
In rural areas be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate (54).	<i>Have you considered whether your plan needs a policy which allows some market housing to facilitate the provision of significant additional affordable housing to meet local needs?</i>	<p>The Local Plan allows for some market housing on the new greenfield allocations in order to facilitate the provision of affordable housing to meet local needs. This approach is applied to most of the towns and larger villages in the plan area.</p> <p>The Local Plan includes a rural exceptions policy, which requires all housing permitted on rural exceptions sites to be subject to occupancy restrictions to ensure that it continues to provide affordable homes which address local housing needs in perpetuity. This would not allow unrestricted market housing on rural exception sites.</p>	In general the Local Plan policies are in line with the NPPF on this matter. Given the local circumstances and the nature of the plan area, the occupancy restrictions on rural exception sites are appropriate. The provision of rural affordable housing is monitored and the policies will be reviewed in due course if appropriate but the policies are not in need of immediate review.
	<i>Have you considered the case for setting out policies to resist inappropriate development of residential gardens? (This is discretionary)(para 53)</i>	This is covered by the criteria set out in Core Strategy Policy CS2: Design Quality.	No inconsistencies with the NPPF on this matter.

<p>In rural areas housing should be located where it will enhance or maintain the vitality of rural communities.</p>	<p><i>Examples of special circumstances to allow new isolated homes listed at para 55 (note, previous requirement about requiring economic use first has gone).</i></p>	<p>These considerations were taken into account in deciding where to locate new housing, together with the extent of local needs for affordable housing. Policy DM21 of the Local Plan deals with housing in the countryside. And PolicyDM22 deals with agricultural and forestry workers dwellings. These policies do not provide for development as set out in all 4 bullet points of NPPF para 55 but the local policies are appropriate to the local area (e.g. the extent of Green Belt). Some of the possible developments listed in para 55 of the NPPF (especially the last bullet point) could be considered as exceptions to policy should they ever arise.</p>	<p>No major inconsistencies with the NPPF and no need for immediate review on this matter.</p>
<p>7. Requiring good design (paras 56-68)</p>			
<p>There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.</p>			

8. Promoting healthy communities (paras 69-78)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p><i>Policies should plan positively for the provision and use of shared space, community facilities and other local services (70).</i></p>	<p><i>Does the plan include a policy or policies addressing community facilities and local services? To what extent do policies plan positively for the provision and integration of community facilities and other local services to enhance the sustainability of communities and residential environments; safeguard against the unnecessary loss of valued facilities and services; ensure that established shops, facilities and services are able to develop and modernize; and ensure that housing is developed in suitable locations which offer a range of community facilities and good access to key services and infrastructure?</i></p>	<p>These matters are dealt with in Core Strategy Policies CS5: Safe and Healthy Communities and CS8: Community Services and Infrastructure. Various other Local Plan policies are also relevant to protecting and enhancing healthy communities. The issues listed in the preceding column are dealt with.</p>	<p>No significant issues that are not already addressed in the Local Plan. No conflicts with the NPPF.</p>

<p><i>Enable local communities, through local and neighbourhood plans, to identify special protection green areas of particular importance to them – 'Local Green Space' (76-78).</i></p>	<p><i>Do you have a policy which would enable the protection of Local Green Spaces and manage any development within it in a manner consistent with policy for Green Belts? (Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period. The designation should only be used when it accords with the criteria in para 77).</i></p>	<p>The Local Plan does include policies protecting green spaces (Core Strategy Policy CS7 and Part 2 Development Management policies DM7 and DM8). A review of green spaces has been carried out in preparing the Local Plan and those identified as needing protection are protected under these policies. These policies also provide a basis for the protection of any additional Local Green Spaces should these be identified consistently with paras 76 and 77 of the NPPF.</p>	<p>The Local Plan is consistent with the NPPF on this issue. Any Local Green Spaces identified consistently with paras 76 and 77 of the NPPF can be taken into account in a future review of the Local Plan.</p>
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9. Protecting Green Belt land (paras 79-92)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>The general extent of Green Belts across the country is already established. New Green Belts should only be established in exceptional circumstances (82)</p> <p>Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy (83).</p> <p>Boundaries should be set using 'physical features likely to be permanent' amongst other things (85)</p>	<p>If you are including Green Belt policies in your plan, do they accurately reflect the NPPF policy?</p> <p>For example:</p> <p>Lpas should plan positively to enhance the beneficial use of the Green Belt. <i>Beneficial uses are listed in para 81.</i> PPG2 set out that 'Green Belts have a positive role to play in fulfilling objectives. Para 1.6 of PPG2 set out the objectives – some of these have been rephrased/ amended and 'to retain land in agricultural, forestry and related uses' has been omitted.</p> <p>Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development (85).</p>	<p>A substantial part of the Council's plan area is already Green Belt. This is carried forward into the new Local Plan with Green Belt policies consistent with the NPPF applied. Some small areas are identified in the Local Plan for removal from the Green Belt to help meet local needs for affordable housing and employment land. This is the only way in which such needs are able to be met. This approach was found to be sound in the Core Strategy Examination. The Local Plan states that national Green Belt policy will be applied to the Green Belt. Hence the changes in the NPPF will be applied.</p>	<p>Taking into account the nature of the Council's plan area and local circumstances, the Local Plan is consistent with the NPPF on this matter.</p>

	<p>Does it allow for the extension or alteration of a <i>building</i>, provided that it does not result in disproportionate additions over and above the size of the original building? (89). <i>PPG2 previously referred to dwelling. Original building is defined in the Glossary.</i></p> <p>Does it allow for the replacement of a <i>building</i>, <i>provided the new building is in the same use and not materially larger than the one it replaces?</i> (89) <i>PPG2 did not have a separate bullet point – replacement related to dwellings rather than buildings.</i></p> <p><i>Does it allow for limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development? (89)</i> (PPG2 referred to 'major existing developed sites')</p>		
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	<p>Change from 'Park and Ride' in PPG2 to <i>local transport infrastructure</i> and the inclusion of <i>'development brought forward under a Community Right to Build Order'</i> in relation to other forms of development that are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. (90).</p>		
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10. Meeting the challenge of climate change flooding and coastal change (paras 93-108)			
What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<i>Adopt proactive strategies to mitigate and adapt to climate change taking full account of flood risk, coastal change and water supply and demand considerations (94).</i>	<p><i>Have you planned new development in locations and ways which reduce greenhouse gas emissions?</i></p> <p><i>Does your plan actively support energy efficiency improvements to existing buildings?</i></p> <p><i>When setting any local requirement for a building's sustainability, have you done so in a way that is consistent with the Government's zero carbon buildings policy and adopt nationally described standards? (95)</i></p>	<p>These matters were explicitly taken into account in the Sustainability Appraisal work that accompanied the preparation of both parts of the Council's Local Plan.</p> <p>Core Strategy Policy CS4 deals with Energy and Resource Use and Local Plan Part 2 Policy DM3 deals with renewable and low carbon energy generation. Policy CS4 refers to support for energy efficiency improvements in existing buildings. The policy requirements on new developments are consistent with the Government's approach and national standards.</p>	The Local Plan is consistent with the NPPF on this matter.
Help increase the use and supply of renewable and low carbon energy (97).	<p><i>Do you have a positive strategy to promote energy from renewable and low carbon sources?</i></p> <p><i>Have you considered identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources</i></p>	Core Strategy Policy CS4 states that local opportunities to contribute towards energy supply from renewable and low-carbon technologies will be facilitated where there is no over-riding adverse local impact. Development Management Policy DM3 states that significant weight will be given to the	Taking into account the nature of the Council's plan area and local circumstances, the Local Plan is consistent with the NPPF on this matter.

	<i>(see also NPPF footnote 17)</i>	benefits associated with development proposals related to renewable energy schemes subject to some specified impact considerations. The identification of suitable areas for renewable and low carbon energy sources was considered and consultants were commissioned to carry out a study. Given the extent of designations affecting the plan area and other local circumstances, the local opportunities are limited but some possibilities are listed in paragraph 2.15 of the Local Plan Part 2.	
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11. Conserving and enhancing the natural environment (paras 109-125)

<p>What NPPF expects local plans to include to deliver its objectives</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Does your local plan address this issue and meet the NPPF's expectations?</p>	<p>How significant are any differences? Do they affect your overall strategy?</p>
<p>Planning policies should minimise impacts on biodiversity and geodiversity (para 117).</p> <p>Planning policies should plan for biodiversity at a landscape-scale across local authority boundaries (117).</p>	<p><i>If you have identified Nature Improvement Areas, have you considered specifying the types of development that may be appropriate in these areas (para 117)?</i></p>	<p>These matters were fully taken into account in the Local Plan, both in terms of the impacts of development proposals and also in terms of the need for appropriate policies to promote biodiversity and geo-diversity (including across local authority boundaries).</p>	<p>The Local Plan is consistent with the NPPF on these matters.</p>

12. Conserving and enhancing the historic environment (paras 126 – 141)

There are no new or significantly different requirements for the policy content of local plans in this section of the NPPF.

13. Facilitating the sustainable use of minerals (paras 142-149)

What NPPF expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what NPPF expects	Does your local plan address this issue and meet the NPPF's expectations?	How significant are any differences? Do they affect your overall strategy?
<p>It is important that there is a sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs. However, since minerals are a finite natural resource, and can only be worked where they are found, it is important to make best use of them to secure their long-term conservation (142).</p>	<p><i>Does the plan have policies for the selection of sites for future peat extraction? (143) (NPPF removes the requirement to have a criteria based policy as peat extraction is not supported nationally over the longer term).</i></p>	<p>Minerals matters are dealt with in the plans of the minerals authorities. The Council has no policies encouraging peat extraction.</p>	<p>Not applicable.</p>

Planning policy for traveller sites

Policy A: Using evidence to plan positively and manage development (para 6)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Early and effective community engagement with both settled and traveller communities.	Has your evidence been developed having undertaken early and effective engagement including discussing travellers accommodation needs with travellers themselves, their representative bodies and local support groups?	The Council's Local Plan includes provision for gypsies and travellers related to the most recent Gypsy and Travellers Accommodation Assessment (2007) which was carried out in collaboration with neighbouring local planning authorities and Hampshire County Council. The Council is currently taking part (again with other Hampshire authorities) in a new joint assessment of gypsy and traveller needs. This re-assessment is including engagement with travellers and their representatives. The provision made in the Local Plan will be reviewed in the light of the findings of this new assessment.	The Council considers that the right approach is to progress the Local Plan to adoption including provision for gypsy and traveller sites related to the latest assessment, and to review this in due course in the light of the current new assessment. The alternative, of delaying the submission of the Local Plan would have significant overall disadvantages.

<p>Co-operate with travellers, their representative bodies and local support groups, other local authorities and relevant interest groups to prepare and maintain an up-to-date understanding of likely permanent and transit accommodation needs of their areas.</p>	<p>Can you demonstrate that you have a clear understanding of the needs of the traveller community over the lifespan of your development plan?</p> <p>Have you worked collaboratively with neighbouring local planning authorities?</p> <p>Have you used a robust evidence base to establish accommodation needs to inform the preparation of your local plan and make planning decisions?</p>	<p>See above</p>	<p>See above</p>
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Policy B: Planning for traveller sites (paras 7-11)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Set pitch targets for gypsies and travellers and plot targets for travelling showpeople which address the likely permanent and transit site accommodation needs of travellers in your area, working collaboratively with neighbouring Ips (8)	Have you identified, and do you update annually, a supply of specific, deliverable sites sufficient to provide 5 years worth of sites against locally set targets? Have you identified a supply of specific, developable sites or broad locations for growth for years 6-10, and, where possible, for years 11-15. (9)	The Local Plan identifies a deliverable 5 years supply based on the latest gypsy and traveler assessment. Further provision will be considered in the light of the findings of the current joint assessment of needs.	The Council considers that the right approach is to progress the Local Plan to adoption including provision for gypsy and traveller sites related to the latest assessment, and to review this in due course in the light of the current new assessment. The alternative, of delaying the submission of the Local Plan would have significant overall disadvantages.
Consider the production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites.	Have you identified constraints within your local area which prevent you from allocating sufficient sites to meet likely future need? If so have you prepared a joint development plan or do you intend to do so? Is the reason for this clearly explained?	While the Council currently has no intention to prepare a joint development plan on this issue, this course of action is open to consideration in the light of the findings of the current assessment of gypsy and traveller needs.	See above

Relate the number of pitches and plots to the circumstances of the specific size and location of the site and the surrounding population size and density.		The proposed extension in the Local Plan Part 2 of the existing site north of Totton takes these factors into consideration	No conflict with the NPPF on this issue.
Protect local amenity and environment.		The proposed extension in the Local Plan Part 2 of the existing site north of Totton takes these factors into consideration	No conflict with the NPPF on this issue.
Set criteria to guide land supply allocations where there is identified need.	Has an up-to-date assessment of the need for traveller sites been carried out? If an unmet need has been demonstrated has a supply of specific, deliverable sites been identified based on the criteria you have set? Where there is no identified need, have criteria been included in case applications nevertheless come forward?	See above regarding the assessment of needs. Core Strategy Policy CS16 sets out criteria relating to the determination of acceptable sites.	See above.
Ensure that traveller sites are sustainable economically, socially and environmentally.	Have your policies been developed taking into account criteria a-h of para 11 of the policy	The criteria set out in criteria a-h of para. 11 will be used in consideration of future provision in the light of the current re-assessment of needs.	No conflict with the NPPF on this issue.

Policy C: Sites in rural areas and the countryside (para 12)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
When assessing the suitability of sites in rural or semi-rural settings lpas should ensure that the scale of such sites do not dominate the nearest settled community?		Core Strategy Policy CS16 includes relevant criteria and these have been taken into account in preparing the Local Plan.	No conflict with the NPPF on this matter.

Policy D: Rural exception sites (para 13)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
If there is a lack of affordable land to meet local traveller needs, lpas in rural areas, where viable and practical, should consider allocating and releasing sites solely for affordable travellers sites.	If you have a lack of affordable land to meet local traveller needs in your rural area have you used a rural exception site policy, and if so, does it make it clear that such sites shall be used for affordable traveller sites in perpetuity?	Local Plan Policy TOT10 makes provision related to the most recent assessment. See above regarding the current re-assessment.	See above.

Policy E: Traveller sites in Green Belt (paras 14-15)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
Traveller sites (both permanent and temporary) in the Green Belt are inappropriate development.	Have you made an exceptional limited alteration to the defined Green Belt boundary to meet a specific, identified need for a traveller site? Has this alteration been done through the plan-making process and is it specifically allocated in the development plan as a traveller site only	The Council's Local Plan does not propose any traveller sites in the Green Belt.	No conflict with the NPPF on this matter.

Policy F: Mixed planning use traveller sites (paras 16-18)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
	<p>Have you considered including travellers sites suitable for mixed residential and business use (having regard to safety and amenity of the occupants and neighbouring residents)?</p> <p>If mixed sites are not practicable have you considered the scope for identifying separate sites for residential and for business purposes in close proximity to one another?</p> <p>Have you had regard to the need that travelling showpeople have for mixed-use yards to allow residential accommodation and space for storage of equipment?</p> <p>NB Mixed use should not be permitted on rural exception sites</p>	<p>The Council's Local Plan proposes additional provision for travellers but does not specifically refer to mixed residential/business use. This is a matter that can be taken on board in the current joint re-assessment of gypsy and traveller site needs.</p>	<p>This is not an issue that affects the overall strategy, but rather is a detailed matter that can be taken on board in a future review.</p>

Policy G: Major development projects (para 19)			
What the policy for traveller sites expects local plans to include to deliver its objectives	Questions to help understand whether your local plan includes what the policy expects	Does your local plan meet the policy's expectations?	How significant are any differences? Do they affect your overall strategy?
	Do you have a major development proposal which requires the permanent or temporary relocation of a traveller site? If so has a site or sites suitable for the relocation of the community been identified (if the original site is authorised)?	The Council has no such proposal.	No conflict with the NPPF on this matter.

Plan-making

Local Plans (paras 150-157)			
What NPPF identifies in relation to the development of local plans	Questions to help understand whether your local plan includes what NPPF expects	Which parts of your local plan address this issue (reference and brief summary of content, plus any other relevant evidence)	Does your local plan meet the NPPF's expectations? How significant are any differences?
Each local planning authority should produce a Local Plan for its area. Any additional DPDs should only be used where clearly justified. SPDs should be used where they help applicants make successful applications/aid infrastructure delivery/not be used to add unnecessarily to financial burdens on development (153)	<i>Are you able to clearly justify the use of additional DPDs if this is the approach that you are pursuing?</i>	The Council is preparing a 2-part Local Plan. Part 1: The Core Strategy was adopted in 2009. Part 2: Sites and Development Management is at an advanced stage. Both documents follow the same structure. The Council has no current plans to produce any other DPDs. Obviously there will be future (partial) reviews. The Council has very limited SPD preparation intentions.	No conflict with the NPPF on this matter.
Local Plans should: <ul style="list-style-type: none"> Plan positively (para 157) 	<i>Have you objectively assessed development needs and planned for them? If you can't meet them in your area, have you co-operated with others on meeting them elsewhere? (para 182)</i>	This matter was dealt with in the Core Strategy. There was co-operation in producing a spatial strategy for South Hampshire with other authorities that constituted the Partnership for South Hampshire (PUSH). Given the extent of national/international designations in and close to the Council's plan area, it would be unrealistic to expect to meet all	The Council's Local Plan is consistent with the NPPF taken as a whole on this matter.

		needs within the plan area. This would conflict with the Habitats Regulations Assessment and EU legislation (as referred to in the NPPF).	
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Using a proportionate evidence base (paras 158-177)			
What NPPF identifies in relation to the development of local plans	Questions to help understand whether your local plan includes what NPPF expects	Which parts of your local plan address this issue (reference and brief summary of content, plus any other relevant evidence)	Does your local plan meet the NPPF's expectations? How significant are any differences?
Defence, national security, counter-terrorism and resilience	See para 164	The Council has worked with the MoD, including regarding the future of MoD operations in Marchwood (Military Port/Sea Mounting Centre).	No conflict with the NPPF on this matter.
Ensuring viability and deliverability The sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened (173)	<i>To what extent has your plan been assessed to ensure viability, taking into account the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements?</i> <i>In so doing to what extent has it taken into account the normal cost of development and on-site mitigation and provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable (173)?</i> <i>To what extent have the likely cumulative impacts on</i>	The affordable housing policies in the Core Strategy were subject to a financial viability appraisal. More recently, a financial viability assessment has been carried out as a major part of the Council's evidence base in preparing the Community Infrastructure Schedule Charging Schedule. The deliverability of the proposals for specific sites in the Council's Local Plan has also been considered in drawing up the proposals, with the aim of ensuring a reasonable prospect of delivery. The cumulative impacts of development were assessed in	No major conflict with the NPPF on this matter.

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	<p><i>development in your area of all existing and proposed local standards, supplementary planning documents and policies that support the development plan, when added to nationally required standards been assessed to ensure that the cumulative impact of these standards and policies do not put implementation of the development plan at serious risk, and facilitate development throughout the economic cycle (174)?</i></p>	<p>the various appraisals and assessments in preparing the Council's Local Plan, including the Sustainability, Strategic Environment Assessment and Sustainability Appraisal.</p>	
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Examining Local Plans (para 182)			
<p>What NPPF identifies in relation to the development of local plans</p>	<p>Questions to help understand whether your local plan includes what NPPF expects</p>	<p>Which parts of your local plan address this issue (reference and brief summary of content, plus any other relevant evidence)</p>	<p>Does your local plan meet the NPPF's expectations? How significant are any differences?</p>

<p>Authorities should submit a plan for examination which it considers is sound, including being</p>	<p><i>Positively prepared</i></p>	<p>The Core Strategy and emerging Local Plan Part 2: Sites and Development Management have been re-assessed in the light of the National Planning Policy Framework and are considered to be sound and worthy of submission for Examination.</p>	<p>No major conflict with the NPPF on this matter.</p>
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