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Date: *4 August 2014*

NOTIFICATION OF PORTFOLIO HOLDER DECISIONS

On 4 August 2014, Cllr Vickers, the Planning and Transportation Portfolio Holder, made the following decisions. Any member of the Council, who is not a Portfolio Holder, who considers that this decision should be reviewed should give notice to the Monitoring Officer (Grainne O'Rourke) (in writing or by e-mail) to be received **ON OR BY WEDNESDAY 13 AUGUST 2014**

Details of the documents the Portfolio Holder considered are attached.

DECISION:

- (a) To approve the 5th review of the Local Development Scheme, as set out in Appendix 1 to the report considered by the Portfolio Holder; and
- (b) To agree a statement (as set out as Appendix 2 to the report considered by the Portfolio Holder) as the basis for public consultations on the scope of the Local Plan Review.

REASON(S):

As set out in the report considered by the Portfolio Holder

ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED:

As set out in the report considered by the Portfolio Holder

CONFLICTS OF INTEREST DECLARED:

None

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LOCAL DEVELOPMENT SCHEME 5TH REVIEW AND CONSULTATION ON SCOPE OF LOCAL PLAN REVIEW [REGULATION 18(1)]

1. PURPOSE OF THIS REPORT

- 1.1 This report seeks the approval of the Portfolio Holder for the 5th Review of the Local Development Scheme (see Appendix 1) and agreement of the Portfolio Holder for consultation on the scope of the proposed Local Plan Review (see Appendix 2).

2. THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Local Development Scheme (LDS) sets out New Forest District Council's programme, looking broadly over the next 3 years, for the production of documents that will form the Local Development Framework for New Forest District (outside the National Park).
- 2.2 The LDS was last updated in December 2012 and included the priority of preparation of the Local Plan Part 2: Sites and Development Management. This document was adopted in April 2014. The 2014 revision also included (to follow adoption of the Local Plan Part 2) a 2-stage review of the Local Plan: a first review to deal with landscape features, provision for gypsies and travellers, and town centres retail floorspace requirements; to be followed by a full review dealing with all other matters including a review of strategy.
- 2.3 The adoption of the Local Plan Part 2 took longer than expected, mainly as a consequence of the protracted public examination. Furthermore, since the last LDS was prepared, significant new Government advice has been issued relating to Local Plan preparation that needs to be taken into account. Officers now recommend that a full review of the Local Plan is carried out as a single process, rather than a 2-stage review.
- 2.4 The LDS 5th review reports on progress made with the Local Development Framework and sets out a programme for the review of the Local Plan. This is the only statutory development plan document proposed to be prepared in the period up to December 2017.
- 2.5 Appendix 1 to the revised LDS gives an updated list of the Supplementary Planning Documents/Guidance that remain in force.

3. CONSULTATION OF THE SCOPE OF THE LOCAL PLAN REVIEW.

- 3.1 Regulation 18(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012 states that:

“18. (1) A local planning authority must—
(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.”

- 3.2 The statement included as Appendix 2 to this report sets out the key matters that the Local Plan Review is intended to cover and invites comments from other parties on the scope of the Local Plan Review. The intention is to carry out a 6 week consultation on the scope of the Local Plan Review starting early in September 2014.
- 3.3 Consultation on the proposals of the Local Plan Review will be later on in the process. The intention is to consult on draft proposals in the later part of 2015.

4. FINANCIAL IMPLICATIONS

- 4.1 Initial work on the Local Plan Review will be covered by existing budgets, including the funds remaining in the LDF budget after the preparation of the Local Plan Part 2. Additional funding will be needed later on in the process, in particular to cover the costs of the public examination into the Local Plan review.

5. ENVIRONMENTAL IMPLICATIONS

- 5.1 A Local Plan Review, as set out in the revised LDS, is essential if the Council is to stay in control of the planning of its area and ensure a high quality environment.

6. RECOMMENDATION

- 6.1 That the Portfolio Holder:
 - (a) approves the Local Development Scheme 5th Review (Appendix 1 to this report); and
 - (b) agrees the statement included as Appendix 2 to this report as a basis for public consultation on the scope of the Local Plan Review [Regulation 18(1)].

PORTFOLIO HOLDER DECISION

I endorse the recommendation set out in paragraph 6.1 of this report:

Signed	Dated
CLLR F P VICKERS	6.08.14
.....

Portfolio Holder (Planning and Transportation)

Date notice of decision given: 6 August 2014

Last date for call in: 13 August 2014

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Background papers

None

Appendix 1:

New Forest District Local Development Scheme Fifth Review

SEPTEMBER 2014



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New Forest District Local Development Scheme – Fifth Review

1. Introduction

- 1.1 The Local Development Scheme provides information about the production of documents that will form part of the “Local Development Framework” (LDF) for New Forest District, and includes information about:
- The plans which the District Council will be preparing over the next three years
 - The subject matter of those plans and the geographical areas they cover
 - The timetable for the production and adoption of the plans
- 1.2 This is the fifth review of the New Forest District Local Development Scheme and replaces the Fourth LDS Review (Dec 2012). The Fifth LDS Review covers the period from September 2014 to the end of 2017.
- 1.3 This Local Development Scheme relates to the area covered by New Forest District Council as local planning authority. Since 1st April 2006 this is the area of New Forest District outside the National Park (see Map on page 2). New Forest District Council works closely with the National Park Authority with regard to both the Council’s LDF and the National Park LDF in order to ensure consistency.
- 1.4 The Local Development Framework will comprise of a number of planning documents (“Local Development Documents”), which may be either statutory “Development Plan Documents” (DPDs) / Local Plans or non-statutory “Supplementary Planning Documents” (SPDs). The latter will provide further detail relating to some policies and proposals in the DPDs/ Local Plan. A Proposals/Policies Map shows the areas covered by particular local plan policies.
- 1.5 In New Forest District (outside the National Park) the adopted development plan documents in force are:
- The Core Strategy – adopted in October 2009 – to be referred to as Local Plan Part 1: Core Strategy, and
 - The Local Plan Part 2: Sites and Development Management – adopted in April 2014
 - Policy DW-E12: Protection of Landscape Features – saved from the Local Plan First Review (2005).
(+ see para. 1.7 below)
- 1.6 In addition, any statutory Neighbourhood Plan produced and adopted in accordance with the Localism Act 2011 will form part of the Local Development Framework. To date no Neighbourhood Plans have been adopted in the Council’s planning area.
- 1.7 New Forest District Council is not a minerals and waste planning authority so this Local Development Scheme does not deal with these matters. The Hampshire Minerals and Waste Local Plan was adopted by the Hampshire Minerals and Waste authorities in October 2013.

2. Context for this Local Development Scheme revision

2.1 This Local Development Scheme takes account of two key matters:

A) Adoption of Local Plan Part 2: Sites and Development Management

2.2 Following the adoption of the New Forest District (outside the National Park) Core Strategy in October 2009, the Council has now (in April 2014) adopted the Local Plan Part 2: Sites and Development Management. Part 2 sets out, within the Core Strategy framework, detailed proposals for specific sites together with additional development management policies.

2.3 Only one policy is now saved from the previous Local Plan. The saved policy is Policy DW-E12: Protection of Landscape Features. This policy will be reviewed in the next review.

B) Need for review of the Local Plan

2.4 The Inspector's Report of the Examination into the Local Plan Part 2 (paragraph 12) comments that: "Adoption of this Plan will not mean that the Council's overall planning framework is necessarily compliant with the NPPF, because the strategic framework in the CS has not been re-examined against the requirements of the NPPF. It would have been inappropriate to use this Examination to review strategic matters which are clearly outside the scope of the submitted document. The Council's LDS (O54b) indicates that a comprehensive review of the whole local plan is intended to start in 2014 and be submitted for Examination in late 2016. That remains the Council's intention." This revision of the Council's Local Development Scheme continues to reflect this intention and programme.

3. Progress with Local Development Framework up to September 2014

3.1 Since the District Council brought into effect its first Local Development Scheme in March 2005 the following has been achieved:

- publication of Annual Monitoring Reports every year
- adoption of Supplementary Planning Document: Housing Design, Density and Character (April 2006)
- adoption of the Statement of Community Involvement (June 2006) – shortly to be reviewed
- adoption of a SPD on The design of waste management facilities in new development SPD (February 2007)
- adoption of an SPD on The Provision of Car Parking Space in Residential Developments SPD (February 2008) – superseded by October 2012 Parking Standards SPD
- endorsement as supplementary guidance commensurate with SPD of Fordingbridge Town Design Statement (Nov. 2008)
- adoption of Core Strategy (October 2009)
- adoption of the New Milton Local Distinctiveness SPD (incorporating a draft New Milton Town Design Statement) (January 2010)
- adoption of the Lymington Local Distinctiveness SPD (February 2012)
- adoption of Hyde Village Design Statement as SPD (July 2012)
- adoption of the Parking Standards SPD (October 2012)

- adoption of the Ringwood Local Distinctiveness SPD (July 2013)
- adoption of the Local Plan Part 2: Sites and Development Management (April 2014)
- adoption of the Community Infrastructure Levy Charging Schedule (April 2014) – to come into effect on 6th April 2015 unless the Council decides otherwise in response to further changes in Government policy
- adoption of the Mitigation Strategy for European Sites (Recreational Pressure from Residential Development) Supplementary Planning Document (June 2014).

Programme for Local Development Documents from September 2014 up to December 2017

- 4.1 The Council intends to focus on the preparation of only one development plan document during this period: i.e. the review of the Local Plan, extending the period covered to 2036.
- 4.2 The programme set out below takes account of the need for evidence-gathering, community consultation and various appraisals (including Sustainability Appraisal, Strategic Environmental Assessment; Habitats Regulations Assessment; and Transport assessment).
- 4.3 All policies and proposals will be re-examined to see if they need to be revised. The Council will consult on the scope and content of the review to meet the requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

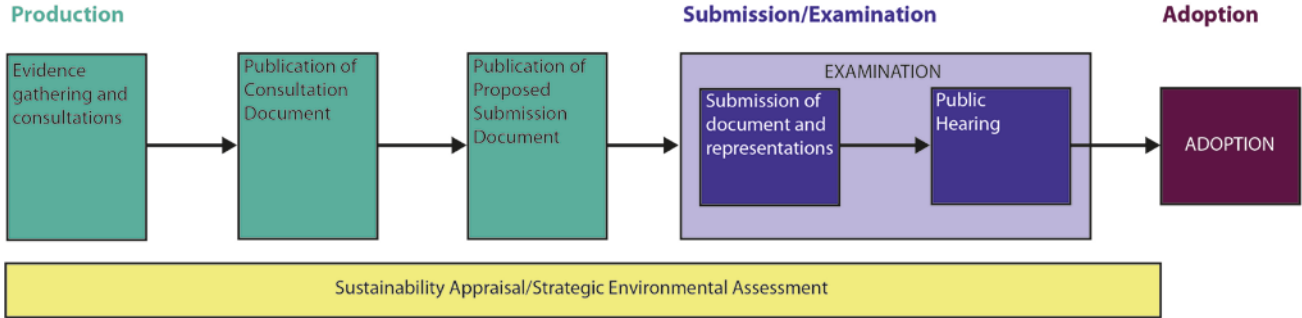
Supplementary Planning Documents

- 4.4 In addition to the above documents Supplementary Planning Documents (SPD) may also be prepared.

Neighbourhood Planning

- 4.5 The Localism Act (2011) introduced a new right for communities to draw up a neighbourhood plan. In areas with a parish or town council, the parish or town council will take the lead on neighbourhood planning. A neighbourhood plan must be in line with national planning policy and with the strategic vision for the wider area set by the local authority (in New Forest District outside the National Park, the Local Plan Part 1: Core Strategy). The local planning authority provides support to the neighbourhood planning process and organises the independent examination of a Neighbourhood Plan. It is also responsible for running the neighbourhood referendum at the end of the process. In New Forest District, Milford on Sea Parish Council has commenced the process of preparing a Neighbourhood Plan.

The Process of Development Plan Document Production



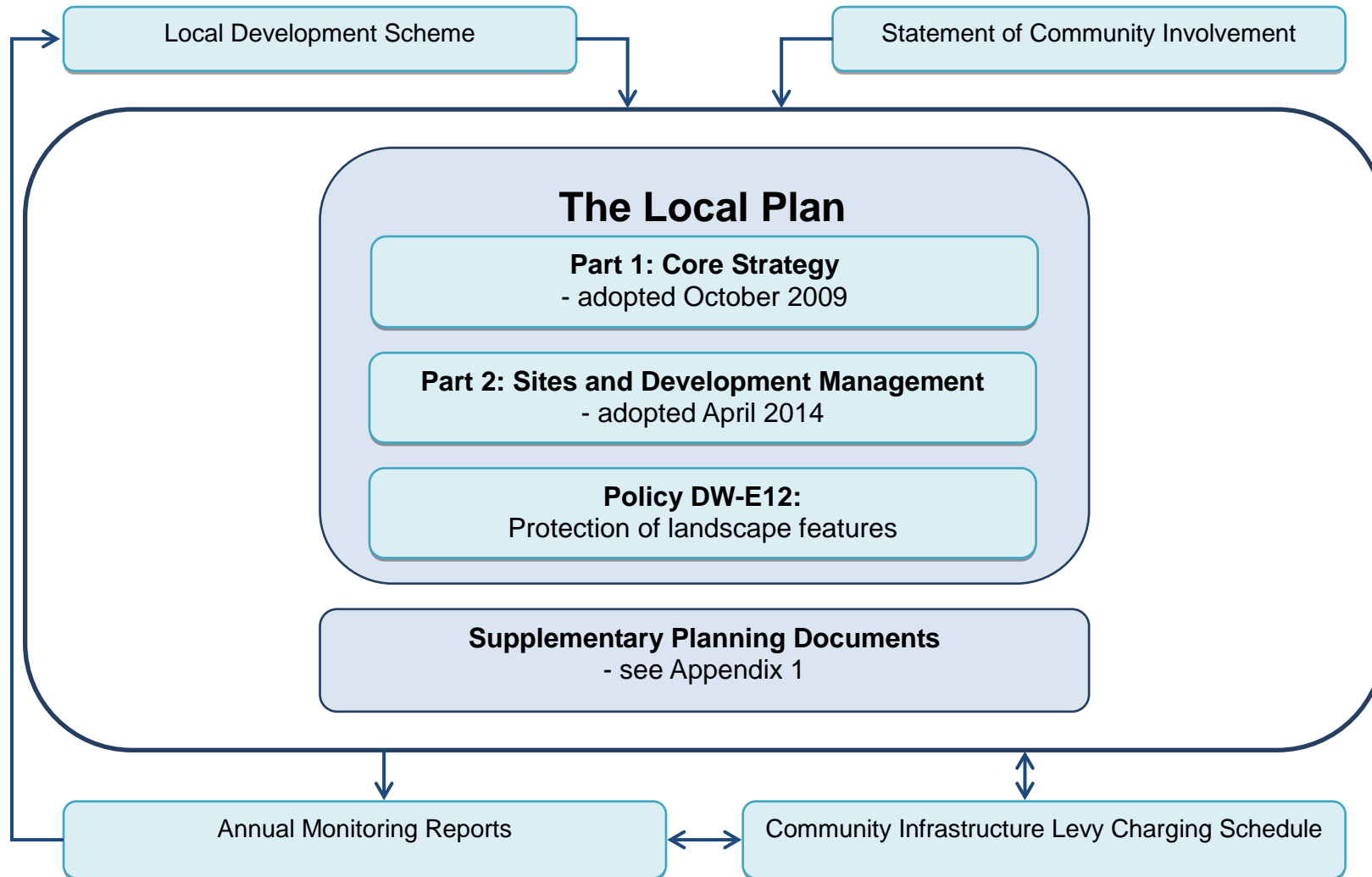
Schedule of Proposed Development Plan Documents

Document Title	Status	Role and Content	Geographical coverage	Chain of Conformity	Evidence gathering	Dates for public consultation/ participation	Date for submission to Secretary of State	Proposed date for adoption
Local Plan Review	DPD	Review of the Local Plan including the vision, objectives, spatial strategy, requirement for development allocations; and detailed policies and proposals	New Forest District outside of the New Forest National Park.	Consistent with National Planning Policy Framework & relevant strategies.	Start May 2014	Autumn 2015	November 2016	December 2017

LOCAL DEVELOPMENT DOCUMENT PROFILES

Document details	Title	Local Plan Review
	Role and content	Review of the Local Plan including the vision, objectives, spatial strategy, requirement for development allocations; and detailed policies and proposals.
	Status	Development Plan Document (DPD)
	Chain of Conformity	Consistent with national planning policy and relevant cross-boundary planning strategies.
	Geographical coverage	New Forest District outside the National Park (see Map on page 3).
Timetable and milestones in months.	Scoping of document and sustainability appraisal and early preparation	May 2014 – August 2015
	Issues and options/ Draft Plan Public Consultation	September - October 2015
	Consideration of comments and preparation of plan for submission	November 2015 – September 2016
	Pre-submission period for representations	May – June 2016
	Submission of Plan to Secretary of State	November 2016
	Examination of the Plan;	November 2016 – November 2017 (length of Examination will be subject to representations received and to Inspector's decisions)
	Hearing sessions of the Examination;	March 2017 (could also be later Hearing sessions if Inspector so decides)
	Receipt of Inspector's report;	By November 2017 (subject to length of Examination – could be earlier or later)
Adoption and publication of document and revised proposals map.	December 2017 (subject to timing of receiving Inspector's Report)	
Arrangements for production	Which organisation/ department of the authority will lead the process.	Policy and Plans Team, New Forest District Council
	Management arrangements	Planning and Transportation Portfolio Holder, Cabinet, all NFDC Members
	Resources required to produce the local development document, including specifying resources committed from external stakeholders.	Policy and Plans Team. External consultants (as appropriate)
	Approach to involving stakeholders and the community.	See Statement of Community Involvement
Post production	Monitoring and review mechanisms	Annual Monitoring Report

The Local Development Framework



5. Evidence base, Sustainability Assessment/Strategic Environmental Assessment and Monitoring Review

- 5.1 The Council has well-developed systems of information gathering and monitoring, including well-developed monitoring systems relating to the Local Plan.
- 5.2 The preparation of the Local Plan Part 1: Core Strategy and Part 2: Sites and Development Management was supported by an extensive evidence base as set out on the planning policy pages of the Council's web-site. This included:
- the annual review of the New Forest District information for National Land Use Database (April to December 2005; updated in 2006).
 - a review of Employment Sites as required by PPG3 and PPG4 – completed 2005
 - a Town Centre Strategy Study (including needs assessment) as required by PPS6 – completed May 2006; refreshed in 2010
 - a review of Open Space and Recreational Opportunities, as required by PPG17 – completed January 2007.
 - Strategic Housing Land Availability Assessment as required by PPS3 – published November 2008
 - Strategic Housing Market Assessment (Central Hampshire and New Forest) – published November 2007
 - Affordable Housing Economic Viability Assessment – August 2007 and September 2008
 - Strategic Flood Risk Assessment – October 2007
 - Transport Assessment – June/September 2007
 - Habitats Regulations Assessment and Appropriate Assessment – November 2008/January 2011/January 2012
- 5.3 All of the above components of the evidence base will be reviewed, updated and supplemented as appropriate in preparing the Local Plan Review.
- 5.4 The Council will continue to carry out existing monitoring activities, and to develop monitoring systems to meet the requirements of the LDF system. Annual Monitoring Reports will continue to be produced. They will include information on housing policy and performance and a housing trajectory. The implications of the Annual Monitoring Reports will be taken into account in future reviews of this Scheme.

6. Duty to Co-operate

- 6.1 The Localism Act 2011(s.110) introduced the “duty to co-operate in relation to planning of sustainable development” in activities including the preparation of development plan documents (so far as relating to a strategic matter).
- 6.2 The Council will continue to maintain a close working relationship with the New Forest National Park Authority. Given the geography of the Plan Area and its relationship with the New Forest National Park, the Council considers that collaboration with the New Forest National Park Authority and the consideration of impacts on the New Forest National Park to be vitally important.

- 6.3 The Council will continue to work with a wide range of statutory and non-statutory bodies in fulfilling its planning duties and ensuring that issues of more than local significance are properly dealt with. The Council will work with neighbouring authorities and other authorities in the sub-region on matters of strategic significance, where cross-boundary working is essential to ensure an appropriate planning strategy for the wider area is established. This will include the joint commissioning of appropriate studies to assess housing and business needs locally and within the wider area. New Forest District is subject to extensive coverage by conservation and landscape designations, and a planning strategy of development restraint is well established for the area. Close working with other authorities within the sub-region to ensure that agreed development strategies are compatible with conservation of the protected areas within New Forest District will continue.
- 6.4 The Council is a member of the Partnership for Urban South Hampshire and is co-operating with the other South Hampshire local authorities on a review of the Spatial Strategy for South Hampshire, which includes the eastern part of New Forest District.

7. Decision making

- 7.1 The arrangements for involving other organisations and the public in the preparation of Local Development Documents are set out in the Council's Statement of Community Involvement. This takes account of the need for "front loading" and early involvement of other parties in formulating and considering options.

Appendix 1: Supplementary Planning Documents and Other Non-Development Plan Documents (as at May 2014)

A The following Supplementary Planning Documents/Supplementary Guidance have been adopted and continue to form part of the Local Development Framework:

Document	Adopted	Supplementary to Development Plan Policy (other policies may also be relevant):
Housing Design, Density and Character	April 2006	CS1, CS2
Design of waste management facilities in new development	Feb. 2007	CS1, CS2
Fordingbridge Town Design Statement	Nov. 2008	CS1, CS2, CS3 (endorsed as Supplementary Guidance commensurate with the status of a SPD)
New Milton Local Distinctiveness SPD (incorporating a draft New Milton Town Design Statement)	Jan. 2010	CS1, CS2, CS3
Lymington Local Distinctiveness	Feb.2012	CS1, CS2, CS3
Ringwood Local Distinctiveness	July 2013	CS1, CS2, CS3
Hyde Village Design Statement	July 2012	CS1, CS2, CS3
Parking Standards	Oct 2012	CS24, CS25
Ringwood Town Access Plan	March 2011	CS23, CS24
Mitigation Strategy for European Sites	June 2014	DM3

B The following existing Supplementary Planning Guidance documents will be retained and will continue to be used as a material consideration in the determination of planning applications:

Document	Adopted	Supplementary to Development Plan Policy (other policies may also be relevant):
Residential Design Guide for Rural Areas of the New Forest District	1999	CS1, CS2
Access for Disabled People	2000	CS1, CS2
New Forest District Landscape Character Assessment	2000	CS1, CS3
Breamore Village Design Statement	2000	CS1, CS2, CS3
Milford-on-Sea Village Design Statement	2000	CS1, CS2, CS3
Shopfront Design Guide	2001	CS2
Totton Town Centre Urban Design Framework	2003	CS1, CS2, CS3
Conservatory Design Guide	2004	CS2

C Conservation Area Appraisals

- Milford-on-Sea Conservation Area Appraisal (2000)
- Fordingbridge Conservation Area Appraisal (2001)
- Lymington Conservation Area Appraisal (2002)
- Ringwood Conservation Area Appraisal (2003)
- Hythe Conservation Area Appraisal (2004)

D Advisory Notes

- Code for Sustainable Homes and BREEAM standards for commercial developments of over1,000 sq metres
- The Implementation of Core Strategy Policy CS15 – The Delivery of Affordable Housing.

Appendix 2: Terminology

Area action plan: Development Plan Documents that provide a planning framework for areas of change and areas of conservation.

Core strategy: A Development Plan Document that sets out the long-term spatial vision for the local planning authority area, spatial objectives and strategic policies to deliver that vision.

Development plan: as set out in Section 38(6) of the Planning and Compulsory Purchase Act (2004), an authority's development plan consists of the relevant Regional Spatial Strategy (or the Spatial Development Strategy in London) and the Development Plan Documents contained within its Local Development Framework.

Annual monitoring report: part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.

Development plan documents (DPDs): spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, will form the development plan for a local authority area (e.g. "Core Strategy").

Generic development management policies: a suite of criteria-based policies which are required to ensure that all development within the areas meets the spatial vision and spatial objectives set out in the Core Strategy.

Local development document: the collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

Local development framework (LDF): the name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports.

Local development scheme: sets out the programme for preparing Local Development Documents. All authorities must submit a Scheme to the Secretary of State for approval within six months of commencement of the Act.

Local Plan: the collective name for Development Plan Documents. The plan for the future development of the local area drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

NPPF: National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

Policies/Proposals map: the adopted policies/ proposals map illustrates on a base map (reproduced from, or based upon a map base to a registered scale) all the policies contained in *Development Plan Documents*, together with any saved policies. It must be revised as each new *Development Plan Document* is adopted, and it should always reflect the up-to-date planning strategy for the area. Proposals for changes to the adopted proposals map accompany submitted *development plan documents* in the form of a submission proposals map.

Saved policies or plans: policies from previous Local Plans that remain in operation.

Statement of community involvement (SCI): sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development control decisions. It is subject to independent examination.

Strategic environmental assessment: a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

Supplementary planning documents (SPDs): provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination (e.g. "Housing Design, Density and Character").

Sustainability appraisal: tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

Appendix 2:

Scope of Local Plan Review for New Forest District (outside the National Park)

[Regulation 18 (1) notification and consultation on scope of Local Plan review]

The need to review the Local Plan

New Forest District Council is to review the Local Plan for New Forest District outside the National Park. Its adopted Local Plan (the Core Strategy adopted in 2009 and the Local Plan Part 2: Sites and Development Management adopted in 2014) covers the period up to 2026. The review will extend the period covered up to 2036 and will take account of matters since the current adopted Local Plan was prepared.

It is essential that the Council continues to have an up-to-date statutory development plan in order to provide for the proper planning of the area.

With the abolition of Regional Strategies, and the publication of the National Planning Policy Framework, there is now a new context under which Local Plans are required to be prepared. This may have implications for the future planning strategy for the area which will need to be tested through a review of the Local Plan..

This was recognised by the Council at the Examination of the Local Plan Part 2: Sites and Development Management document. The Inspector noted that:

“The CS (Core Strategy) was adopted before the NPPF (National Planning Policy Framework) was published and much of the preparation of the present Plan was also undertaken before that publication. Given that the CS had relatively recently been adopted and that work on this detailed allocations plan was well advanced at the time the NPPF was published, it was reasonable for the Council to seek to progress the Plan to adoption as quickly as possible.....

Adoption of this Plan will not mean that the Council’s overall planning framework is necessarily compliant with the NPPF, because the strategic framework in the CS has not been re-examined against the requirements of the NPPF. It would have been inappropriate to use this Examination to review strategic matters which are clearly outside the scope of the submitted document. The Council’s LDS (O54b) indicates that a comprehensive review of the whole local plan is intended to start in 2014 and be submitted for Examination in late 2016. That remains the Council’s intention (NFDC53, paragraph 44.1). Whilst I have applied the tests of soundness set out in the NPPF and its advice on relevant policy matters, some of the advice in the NPPF is applicable only to a single comprehensive local plan which is addressing strategic issues and therefore not applicable here.” (From paras.5-12, Inspector’s Report of the Examination, March 2014)

While the current Local Plan has been found ‘sound’, the need for early review is recognised.

Scope of the Local Plan Review

The review of the Local Plan will consider the planning strategy for New Forest District outside the National Park for the period 2016 to 2036.

The Council will review the overall planning strategy for the area, and reconsider the appropriateness of continuing the existing established strategy of development restraint. The review will include the following matters:

Topic area	Key matters to be included in review
Housing	Objectively assess needs for market and affordable housing.
	Consider spatial strategy options for providing new housing.
	Consider the implications for meeting housing needs of the national and international designations within and near to the plan area.
	Assess the accommodation needs of gypsies, travellers and travelling showpeople.
Employment and economic development	Objectively assess needs for employment and economic development and consider ways of providing for these needs.
	Consider spatial strategy options for new employment development.
Green Belt	Consider the current role and functions of the Green Belt and the implications of this for the future development strategy.
Dibden Bay	Review the benefits and dis-benefits of a port development at Dibden Bay.
Impact of development on European nature conservation sites	Assess the impacts of development in the plan area on European nature conservation sites, and strategies for avoiding and mitigating these impacts.
Protection of the natural and historic environment	Review current policies and designations.
Town centres and retail development	Review the current strategy and policies, taking account of structural changes in the retail sector. Take account of changes in permitted development rights.
Rural development	Review the current policies, taking account of changes in permitted development rights.
Open space and natural green space	Review the current strategy, policies and standards. Reassess need for formal open space and ways of providing for this.
Landscape features	Review carried forward policy DW-E12.
Transport	Review the current strategy, policies and standards.
Climate change and adaptation	Review current policies taking into account the Implications of Government Housing Standards Review.

Initial work will be focused on four key strategic matters which will have a significant impact on the future planning strategy for the area. These are:

- The level of housing development that can be accommodated within the District, taking into account objectively assessed needs and environmental impacts;
- Provision for economic development and a growing local economy;
- The benefits and dis-benefits which would arise if the Port of Southampton spread to the western shores of Southampton Water, and the implications for the wider planning strategy for the Plan Area;
- The protection of European nature conservation sites from significant effects on their integrity, and the ability to deliver effective mitigation measures.

The Council will work with neighbouring authorities, public, voluntary and private sector organisations in consideration of the future planning strategy for its area.

The Local Plan will establish future levels of housing and economic development and the spatial strategy for accommodating the planned development. It will also include new allocations of land for development.

Specific site allocations may be identified in Neighbourhood Plans in areas where they are being prepared by the town or parish council.

The proposed timetable for Plan preparation

Stage/ Milestones	Provisional Timetable
Evidence-gathering and early targeted consultations	Summer 2014 – August 2015
Public consultation on draft proposals	September - October 2015
Publication of proposed submission document for representations to be made	May – June 2016
Submission for Public Examination	November 2016
Public Examination Period	November 2016 –November 2017
Public Hearing Session	March 2017
Adoption	December 2017

Invitation to comment on matters to be included in the Local Plan Review

You are invited to comment on what matters the Local Plan Review ought to contain. At this stage we would like to hear from you if there any matters which have not been identified above which you consider should be included in the Local Plan Review Please tell us what they are and why they need to be included in the Plan Review.

Comments should be sent to:

by no later than XXXXX.

There will be further opportunities to comment on the content of the plan as indicated in the diagram below.

The Process of Development Plan Document Production

