

NOTICE OF MEETING

Meeting: PLANNING DEVELOPMENT CONTROL COMMITTEE
WITH THE ENVIRONMENT OVERVIEW AND SCRUTINY
PANEL

Date and Time: WEDNESDAY, 6 SEPTEMBER 2017, AT 11.00 AM OR ON
COMPLETION OF THE MEETING OF THE CABINET,
WHICHEVER IS LATER.

Place: COUNCIL CHAMBER, APPLETREE COURT,
LYNDHURST

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PUBLIC PARTICIPATION:

***Please note:** There will be no public participation at this meeting.

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This Agenda is also available on audio tape, in Braille, large print and digital format

AGENDA

1. ELECTION OF CHAIRMAN

To elect a Chairman for the meeting.

2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

3. LOCAL PLAN REVIEW 2016-36. THE LOCAL PLAN PART : PLANNING STRATEGY (Pages 1 - 56)

To review the content and policy direction of the emerging Local Plan Part One and to make any recommendations to the Cabinet and Council.

4. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT

To:

Councillors:

Councillors:

Mrs D E Andrews
P J Armstrong
Ms R Bellows
Mrs S M Bennison
G R Blunden
Mrs F Carpenter
Ms K V Crisell
A H G Davis
Ms L C Ford
A T Glass
L E Harris
D Harrison
Mrs A J Hoare

Mrs M D Holding
J M Olliff-Cooper
A K Penson
D M S Poole
W S Rippon-Swaine
Mrs A M Rostand
Miss A Sevier
M H Thierry
Mrs B J Thorne
R A Wappet
M L White
Mrs P A Wyeth

ENVIRONMENT OVERVIEW AND SCRUTINY PANEL AND PLANNING DEVELOPMENT CONTROL COMMITTEE – 6 SEPTEMBER 2017

LOCAL PLAN REVIEW 2016-2036 THE LOCAL PLAN PART ONE: PLANNING STRATEGY

1. INTRODUCTION - SCOPE, PURPOSE AND STRUCTURE OF THE REPORT

- 1.1 The purpose of this report is to set out the direction of travel for the Local Plan review focusing on key policies and areas of policy change. The report summarises key evidence base findings that inform the policy directions proposed.
- 1.2 This report provides an opportunity for Members to scrutinise and comment on the strategic direction of the emerging Local Plan including its strategic policies and site proposals in summary form before they are finalised.
- 1.3 The structure and content of the report is as follows.

Section 2	Local Plan Review Approach
Section 3	The emerging Local Plan – key matters
Section 4	Documents that will accompany the Local Plan
Section 5	Timetable and next steps

Annexes

- A Local Plan document summary
- B Proposed site allocation masterplans
- C Review status of adopted 2009 Core Strategy and 2014 Local Plan Part Two policies (whether to be updated in the Local Plan Part One, deleted or saved for review in the updated Local Plan Part Two or in a Neighbourhood Plan).

2. BACKGROUND - LOCAL PLAN REVIEW APPROACH

- 2.1 The current development plan for New Forest District (outside of the National Park) primarily comprises:
 - the Local Plan Part 1: Core Strategy adopted in October 2009
 - the Local Plan Part 2: Sites and Development Management adopted in April 2014
- 2.2 At an early stage in the process we decided to continue with a two-part Local Plan, and to start the review by updating the 2009 Core Strategy. The main reasons were:
 - To respond more quickly to the primary challenge, a three-fold increase in identified housing need relative to the adopted Core Strategy housing target
 - To reduce the risk of abortive work on more detailed matters (as the level of housing need raises significant challenges and process risks in an area with significant environmental constraints). Announcements about further changes to plan-making guidance increase the uncertainty, and these are ongoing.
 - To leave room for Neighbourhood Plans to develop local policies including additional site allocations

- 2.2 We decided that the Local Plan Part One would include the allocation of strategic development sites of 100 or more homes, to demonstrate how most of the planned homes would be delivered whilst keeping the site assessment process proportionate (the Local Plan Part 2 will allocate smaller sites, where Neighbourhood Plans are not already doing so). Our initial evidence suggested, and our subsequent testing has confirmed, that sites of 100+ homes will provide most of the new homes we can deliver. A guideline land area of 5-6 hectares was applied, sufficient to provide 100 homes at prevailing densities and on-site open space including that required to mitigate recreational impacts on European Nature Conservation sites.
- 2.3 The Adopted 2014 Local Plan Part Two includes some new 'strategic' policies, notably relating to habitat mitigation measures but also policies addressing requirements of the 2012 National Planning Policy Framework not covered by the 2009 Core Strategy. In updating Local Plan Part One we are taking the opportunity to bring all of the strategic policies together in a single document. In some cases previous policies remain fit for purpose and can be renewed, or need no more than minor updating (as summarised in Annex C).

3. THE LOCAL PLAN – KEY MATTERS AND EMERGING POLICIES

- 3.1. The focus of this section of the report is the plan areas where more significant policy change is needed.
- 3.2. Annex A provides the full draft Local Plan in the form of bullet point policy summaries that explain what the policy will seek to achieve and any policy considerations to be taken into account. This section provides an overview of the most significant policy matters so that the summary document can be understood in context.

Housing need

- 3.3. Our 2014 Strategic Housing Market Assessment identified 'objectively assessed housing need' in the range of 11,740-13,740 homes in the period 2016-2036, at an average of 12,740 or 637 homes per annum. We continue to use the SHMA figure as it remains relevant, but it is not fully up-to-date and an update to our objectively assessed need is underway. The results will be incorporated into the final draft Local Plan for the next stage of publication. The Government has indicated that it will consult on a new standardised methodology to calculate housing need towards the end of the year.

Green Belt

- 3.4. A central theme of the 2016 Local Plan Initial Proposals public consultation was whether land in Green Belt should be removed and allocated for housing. We consulted on housing supply scenarios in the range of 6,000-10,000 homes depending on whether and to what extent land in potentially sustainable locations for housing were taken out of the Green Belt to build on. The higher figure required release of strongly performing Green Belt and would still be over 20% short of meeting housing need (based on the information available at that time).
- 3.5. There has been no change in the Government Green Belt policy since the 2016 consultation. Boundary changes and land release remain matters for Councils to take forward in Local Plan reviews if there are exceptional circumstances that justify doing so and all reasonable alternatives have been considered.

- 3.6. However, there has been a change in tone and a clear re-affirmation of the importance that the Government attaches to the Green Belt in its own right. For example the Housing White Paper proposes that Councils planning to release Green Belt land for development should additionally first consult their neighbours to see if they have alternative development land not in the Green Belt (none has been identified by this route so far).
- 3.7. On this basis we are considering the middle path of the three consulted on: to protect and retain stronger performing Green Belt but to release weak and moderately performing Green Belt for housing, where it is in an otherwise sustainable location for strategic housing development.
- 3.8. The Housing White Paper suggested that planning guidance may change to enable Neighbourhood Plans to also make local Green Belt boundary changes. We are considering how the Local Plan might enable such changes where there is clear local support for them.

Approach to the former Fawley power station

- 3.9. The 2016 Local Plan consultation identified the former Fawley power station as a brownfield site with mixed-use potential that might deliver additional housing in the Plan period.
- 3.10. Subsequent work with the site promoters and the New Forest National Park Authority indicates that the site is potentially suitable to allocate for development, subject to some work in progress on deliverability. There is scope for aligned policies in the District and National Park Local Plans to deliver around 1,500 homes by 2036, bringing the whole site forward in a coordinated manner that also benefits the Calshot area.
- 3.11. The Fawley site capacity is included in the updated housing target within this report (see below) on the assumption that the remaining issues can be adequately resolved. The scheme would be mixed-use including a significant element of employment uses, and community facilities.

Strategic Flood Risk Assessment (SFRA)

- 3.12. In identifying potential sites for the 2016 Initial Proposals consultation our site sustainability assessment ruled out sites in the higher risk flood zones (zones 2 and 3) in accordance with national policy. We used published Environment Agency flood map data whilst waiting for the results of our own updated flood risk modelling using more accurate ground level mapping.
- 3.13. The draft SFRA results show increased areas of flood risk in some places. In terms of the sites we consulted on in 2016 this affects all or most of the land East of Ringwood (2016 site Q) and at Bransgore (site O). It also affects part of the developable area South of Ringwood (site P) and at Cork's Farm, north of Marchwood (site C).
- 3.14. A second stage of flood risk assessment is seeking to establish whether these at-risk areas can be made safe and developed without increasing flood risk nearby or downstream. The scope and timetable for this work is being finalised and has the potential to delay preparation of the Local Plan. The affected areas will only be allocated for housing if they can be developed safely. Any necessary flood control works might also improve upon existing flooding or surface water run off problems.

Local Plan Housing target

- 3.15. The 2016 Local Plan Initial Proposals public consultation published housing figures that were based on the interim findings of sustainability appraisal assessment of all green field land in the district. The assessment was complemented by open and public requests to land owners, developers and other interested parties for potential development sites including brownfield sites to be submitted to the Council for consideration. The latest position incorporates new or updated evidence, and review of information submitted through and after the 2016 public consultation including consideration of all additional proposed development sites.
- 3.16. Officers have met strategic site promoters on a 'without prejudice' basis to undertake initial master-planning work and explore realistic site housing capacity taking a design-led approach appropriate to their context. Requirements such as open space, habitat mitigation and on-site facilities have been taken into account.
- 3.17. This housing target includes the former Fawley power station, release of weak-to-moderate Green Belt sites, estimated supply from smaller sites including through Neighbourhood Plans, current commitments and estimated windfalls reflecting past trends.
- 3.18. On this basis our proposed housing target is **approximately 9,900 homes**. This figure represents 78% of assessed need or a shortfall of 2,750 homes when compared to the 2014 Strategic Housing Market Assessment (using the midpoint of the recommended range of 11,740 to 13,740 homes, for the period 2016 - 2036).
- 3.19. There are risks in proposing a housing target below objectively assessed housing need (OAN). OAN is a starting point for plan-making, and Local Plans should seek to fully meet their assessed needs wherever possible. The National Planning Policy Framework recognises that it will not always be possible for authorities to fully meet their needs, for example where there are significant environmental constraints (NPPF para. 47 and footnote 9).
- 3.20. The Local Plan review has not been able to identify enough deliverable and sustainable land to meet objectively assessed housing needs in full. The limited supply of potentially suitable development land reflects the range and spatial extent of primary environmental and national policy constraints in our area. Our evidence base is comprehensive and this will be a central matter to be tested at the Local Plan examination.
- 3.21. The housing target would reduce to around 9,200 homes if the sites/ areas undergoing further flood assessment cannot be safely included. With the same caveat the strategic sites contribution is **5,660 homes** as set out in Table A on the following page.

Duty to Cooperate

- 3.22. Under the legal Duty to Cooperate (and working closely with the New Forest National Park Authority), we have been engaging with other Councils in the three housing market areas our district forms part of, to explore whether they are able to assist in making up our likely housing shortfall. This work is ongoing but no out-of-district opportunities have been offered to date.

Housing sites

Table A: Proposed strategic housing site allocations

Strategic Site (2016 site label)	Homes (current estimate)	Comments
Totton and the Waterside (3,210)		
SS1 (A) north of Totton	920	Previously 990, capacity refined by master planning assessment
SS2 (B) west of Marchwood	760	Previously 880, capacity refined by master planning assessment
SS3 (C) north of Marchwood (Cork's Farm)	150	Partly subject to SFRA level 2 Previously 180, capacity refined by master planning assessment
SS4 (U) the former Fawley Power Station (mixed-use)	1,380 in NFDC	New site allocation for around 1,500 homes, business and community uses
South Coast towns (930)		
(D) North Lymington		Deleted stronger Green Belt
SS5 (E) south-west of Lymington	180	Previously 200, south western part not available.
SS6 south of Lymington	100	New site allocation, previously noted as small site potential
SS7 (F) north-east of Milford- on-Sea	110	Previously 270, stronger Green Belt section west of Barnes Lane removed
(G) NE Everton		Deleted stronger Green Belt
SS8 (H) central Hordle	180	No change
SS9 (I) north Hordle	100	Previously 150, eastern part not available
(J) North East Hordle		Deleted stronger Green Belt
(K, X) North West New Milton		Deleted stronger Green Belt
SS10 (L) North East New Milton	130	No change
(M) South East New Milton		Deleted stronger Green Belt
SS11 (N) south-west New Milton	130	Previously 300. Reduced area, Chewton Glen land not available
Avon Valley and Downlands (1,520)		
SS12 (O) west of Bransgore	100	Subject to SFRA level 2
SS13 (P) south of Ringwood	400	Partly subject to SFRA level 2. Was 750. Southern half deleted, stronger Green Belt
SS14 (Q) east of Ringwood	250	Subject to SFRA level 2 Was 400, capacity refined by master planning assessment
Site R North of Ringwood		Capacity refined by master planning assessment to 80 homes. Remains suitable and available, but no longer strategic. Counted in small site potential.
SS16 (S) north-west of Fordingbridge	290	No change but the number excludes the 2014 Ford 1 site allocation (double counting of an existing commitment)
SS15 (T) east of Ashford	130	Was 100. Enlarged site area
SS17 north of Fordingbridge (Burgate)	350	New site allocation
TOTAL	5,660	

- 3.23. Proposed strategic housing site allocations are set out in Table A above. Sites in red text are additions or deletions compared to the 2016 Local Plan Initial Proposals public consultation. The comments field notes any site specific caveats or significant changes since the 2016 consultation. Currently proposed site boundaries are provided at Annex B.
- 3.24. Our design team continues to explore scope to increase densities in appropriate locations whilst delivering development forms that respect local character and the landscape, so site capacities may change. Most sites are on the rural edge of small towns and large villages, where development forms need very careful treatment and it is anticipated that significantly higher forms of density are not appropriate.

Site allocation policies

- 3.25. A site specific policy will guide development on allocated sites. Site boundary maps are provided at Annex B. The final site policies will include a concept masterplan showing how development can be integrated into the landscape with open space and habitat mitigation areas, these will be included in the officer presentation for this report.
- 3.26. The site policy will also set out
- homes to be provided including affordable homes and any other forms of housing
 - other required or appropriate uses
 - any constraints to be addressed or policy issues to be taken into account
 - infrastructure and facilities to be provided or enabled by developer contributions to meet the needs of new residents or offset their impact on existing facilities
 - design guidelines. The key principles are summarised in Annex B. The aim is to provide attractive living environments that are in character with the settlements they will become part of, with open areas that will benefit existing and new residents.
- 3.27. Our site policies will enable development proposals that come forward in accordance with the site masterplans to be fast-tracked, using our discretion to grant 'permission in principle' (which is broadly equivalent to outline planning permission). If land owners wish to pursue a different approach, they can apply for planning permission in the normal way.

Diversifying housing supply

- 3.28. The Housing White Paper set out Government aims including to widen the choice of homes available by type and tenure. New regulations have been introduced to support self-build and the Government has recently reaffirmed its commitment to support the provision of more private rental accommodation. In our context widening housing choices is an important part of ensuring that market as well as affordable housing is built to meet the needs of our population, and not just to serve strongest demand.
- 3.29. Our housing policies will seek that a proportion (provisionally 20%) of market housing on all strategic housing sites be provided in 'non-standard' housing forms and tenures such as those listed below. The forms of diversified provision should be split equally between tenures likely to be attractive younger/working age housing needs, and those meeting the needs of older households.
- Serviced plots for self and custom build homes
 - Lower cost market homes including starter homes
 - Homes for rent
 - Downsizer homes
 - Sheltered and extra-care accommodation

Affordable housing

- 3.30. Affordable housing encompasses provision of homes for those unable to meet their accommodation needs in the open market. Affordable housing is provided in the form of subsidised rental housing tenures and Government policy also supports provision to assist home purchase for those at the margins of being able to afford to buy (generally referred to as intermediate housing).
- 3.31. Further viability assessment is in progress to set the affordable housing target, which is likely to be in the range of 35-50% depending on the balance between affordable rental and ownership tenures necessary to achieve general viability of development.
- 3.32. The affordable housing policy will cover all forms of self-contained housing on schemes of 11 or more homes, including extra care and sheltered housing.
- 3.33. Our proposed policy approach is informed by emerging evidence on the affordability of local housing on local incomes. This will be published when it is completed. The draft findings support affordable housing provision with the following tenure mix. Where lack of viability is independently demonstrated the policy would allow flexibility between tenures and on overall housing mix to achieve a deliverable scheme.
- Affordable rented and social rented housing should be provided as a priority in equal measure, making up 75% of the affordable homes to be provided
 - That 25% of affordable homes (and 10% of the total number of homes) should be intermediate forms of housing, primarily in the form of shared equity (part ownership) but potentially including tenures such as rent to buy (where homes are initially rented and the rent paid builds a purchase deposit).
- 3.34. The draft affordability evidence also shows that starter homes for purchase are insufficiently affordable to qualify as affordable housing. A 20% discount to the market price and £250,000 price cap is insufficient to put a home in purchase price reach for a mortgage that could be raised by those on a lower quartile income in this district (a 44% discount would be needed for a 2-bed home). Starter homes can form a part of the diversified market housing tenure choice supporting lower cost home ownership.
- 3.35. Figure one below illustrates the general balance of housing provision proposed to be sought, subject to viability.

Figure 1: Housing provision balance

Market housing		Affordable housing	
Open market housing	Diversified tenures - younger households	Intermediate housing eg shared equity	Affordable rent
	Diversified tenures - older households		Social rent

3.36. Private rented accommodation also plays an important role in meeting needs for lower cost market housing. If provided at a discount to market rent it could also qualify as affordable housing.

Ageing population

3.37. Population growth of almost 15,000 (+10%) is projected in the Local Plan area 2016-2036 based on our Local Plan housing proposals. Of the net change over the Plan period to 2036, 89% is accounted for by growth in cohorts aged 65+. The number of residents aged 85+ will approximately double.

3.38. It is important to understand that the driver of this change is existing residents ageing and not retirement migration (migrating household are typically younger).

3.39. Using national benchmarks:

- We can expect the plan area population with mobility issues to grow by 4,500 (+70%), and the population with dementia to increase by almost 2,000 (+58%)
- We may need a further 2,100 units of sheltered housing and around 1,000 residential care bed spaces (but we have a significant level of existing supply and further work is ongoing to clarify the net requirement).

3.40. We propose the following policy response:

- Under the policy to diversify housing choice, a proportion of both market and affordable homes should be provided in forms that are suitable for older residents to occupy or downsize to.
- Under housing standards policy, all new homes should be built to accessible and adaptable dwellings standards under the Building Regulations¹ (except homes targeting younger households). We are considering whether homes specifically provided for occupation by older households should be provided to Wheelchair User Dwellings standard.
- Under affordable housing policy, sheltered and extra-care housing schemes will be expected to provide affordable housing for older households on-site.
- Strategic site allocation policies will include specific requirements for providing accommodation for older households; this may include residential care homes on larger sites.

Schools

3.41. At the other end of the age spectrum the school-age population (age 4-16) is projected to grow by 8% by 2036. Most of the projected net change is in secondary school age groups, amounting to quantitative need equivalent to one secondary school across the full plan area, but not enough to justify new secondary school provision in any one area. This need can probably be met with existing capacity which is under-utilised in some areas.

3.42. The primary age population remains almost unchanged across the plan area 2016-2036, but with a declining roll in some areas offsetting roll growth in others. We are working closely with Hampshire County Council to plan appropriately for future needs

¹ Access to and use of buildings: Approved Document M.

as in a number of cases school rolls are full or approaching capacity in the short to medium term.

Business and the economy

- 3.43. The Local Plan will put in place policies that support and enable the vision in our emerging Strategy for Business, to create a sustainable local economy, a vibrant business and visitor destination with an unparalleled quality of life, where highly productive businesses create quality jobs for local people.
- 3.44. Our employment land supply is broadly in balance with likely needs based on medium term development trends, but there is a need to renew our commercial stock and to be able to respond positively to specific business needs. The recommended policy approach is:
- To identify, protect and encourage the modernisation of existing employment sites that remain suitable for employment use. These provide important opportunities for existing businesses to grow and to accommodate new enterprise, and our evidence indicates that these areas are necessary to meet projected needs.
 - To take an enabling approach to supporting and retaining existing businesses to help them grow and adapt to changing needs in an environmentally appropriate manner.
 - To give particular encouragement and policy support to the growth of micro business as they are a strong feature of our local economy. This sector is not always well served by the speculative commercial development market and would benefit from a more flexible approach.
 - To enable the provision of facilities that provide training, skills development and business support
- 3.45. Our infrastructure policies will require new development be connected to high speed broadband services.

Ports and Dibden Bay

- 3.46. We propose to include a new policy setting out a constructive approach to working with Associated British Ports should they progress their published intention to seek consent for port development at Dibden Bay. The [Nationally Significant Infrastructure Projects](#) (NSIP) regime would apply with proposals considered by an independent inspector reporting to the Secretary of State who takes the final decision.
- 3.47. The proposed policy focuses on our role in the statutory NSIP process, to produce a Local Impact Report, with the policy aim to achieve the best outcome for the district and affected communities in particular. The policy for Solent Gateway (Marchwood Military Port) will be updated to take a consistent approach whilst also recognising that this is an established port site thus additionally providing guidelines for future development.
- 3.48. The Local Plan will acknowledge that a Local Plan review may be needed should significant port development be consented at Dibden Bay.

Habitat Mitigation

- 3.49. We have a legal duty to ensure that development and policies proposed in the Local Plan would not have an adverse effect on sites designated for their international importance as nature conservation habitats. International habitat designations cover most of the New Forest, Southampton Water and the Solent, and much of the Avon Valley floodplain. Development increases visitor pressure on sensitive areas, especially in the protected New Forest bird nesting habitats but also on coastal and estuarine over-wintering bird habitats.
- 3.50. Following discussions with Natural England the existing mitigation approach will be continued and augmented. All proposed strategic housing sites include defined areas of accessible natural green space to mitigate the potential recreational impacts of that development on protected habitats, to at least the agreed 8 hectares per 1,000 population standard. Our updated policy will collect additional financial contributions towards a separate, Solent-wide mitigation strategy, and for enhanced recreational management measures within the New Forest. Mitigation provision will now also include in-perpetuity funding arrangements.
- 3.51. The Habitat Regulations also require that we consider the effects of our plan policies and proposals in the round, and also together with proposals in the surrounding area ('in-combination effects'). At present we are not able to rule out the possibility of significant impacts on international habitats due to increased vehicular emissions from cumulative traffic growth (of which traffic passing through is a significant element).
- 3.52. Further work is underway to conclude whether significant effects are or are not likely, and if they are, how they can be managed and mitigated. This work has resulted in a delay to Local Plan progress. This became necessary following a High Court judgement earlier this year which introduced a change in the recommended methodology on assessing in-combination effects of local plan policies and development proposals.

4. DOCUMENTS THAT WILL ACCOMPANY THE LOCAL PLAN

- 4.1 When the Local Plan is published for pre-submission consultation we will also publish the following.
- 4.2 Local Plan companion documents:
- Policies Map
 - Sustainability Appraisal and summary (which includes sustainability appraisal of the suitability for housing development of all land in the district that is outside built up areas)
 - Habitats Regulations Assessment
 - Consultation Statement
 - Infrastructure Delivery Plan (setting out what physical, social and green infrastructure is required and broadly what it will cost to provide, who will provide it and when).
- 4.3 Supporting evidence base studies and statements (underlined if already published in final form)
- Viability Assessment
 - Strategic Flood Risk Assessment
 - Business Needs Study

- Strategic Transport Network Assessment - updated
- Air Quality assessment
- Housing Affordability Study
- New Forest Demographic projections
- Strategic Housing Land Availability Assessment
- Update on Objectively Assessed Housing need
- New Forest Strategic Housing Market Assessment
- Travellers Needs Assessment
- Landscape Sensitivity and Capacity Study - updated
- Green Belt Study
- Open Space study (including sports pitches)
- Duty to Cooperate Statement
- Statement on fulfilling the Duty of Regard to the purposes of the New Forest National Park
- Other relevant studies commissioned by or with the Partnership for Urban South Hampshire and Local Economic Partnerships

4.4 Related guidance

- The Habitat Mitigation SPD will be updated to reflect the policy evolution summarised earlier.
- We will also update our Community Infrastructure Levy (Regulation 123) list of infrastructure that revenue raised by CIL can be used to help fund.
- Most of our other existing Supplementary Planning Documents (SPDs) will be retained.

5. NEXT STEPS AND TIMETABLE

- 5.1 We aim to report the final draft Local Plan to cabinet and Council in December 2017, to publish for consultation in January 2018 and submit the document for independent examination by May 2018, and earlier if possible. The examination is likely to take place in the Autumn of 2018. Subject to a favourable Inspector's report the Local Plan Part One could be adopted by mid-2019.
- 5.2 Ongoing work on flood risk and air quality impacts on protected European habitats pose some risk to this timetable although if delays arise they are unlikely to be significant (at most 3 months). An updated Local Development Scheme (Local Plan timetable) will be published when the results of this work are available and any timetable implications can be assessed, which is likely to be by the end of October.

6. FINANCIAL IMPLICATIONS

- 6.1 Programme Costs: The Local Plan review programme costs are within existing budgets.
- 6.2 Service costs: The increased scale of growth being planned for has particular implications for Council services such as Development Control; these are being addressed by service review. Population and employment growth from planned development will incrementally increase demand for a range of other services.
- 6.3 Capital and Revenue: Increased development activity brings with it fee income for planning and other building and related services. Housing provision enabled by the Local Plan should be sufficient to achieve housing growth above the national baseline

for housing growth of 0.4% increase in dwelling stock per annum. This would secure New Homes Bonus, if this form of funding continues. Additional commercial development enabled by the Local Plan would increase business rates income.

- 6.4 Where is it justified to offset the impacts of development, developer contributions may add to revenue e.g. in perpetuity funding for open space management, and to capital funding eg land or financial contributions to deliver affordable housing or infrastructure.

7. CRIME & DISORDER IMPLICATIONS

- 7.1 No direct implications.

8. ENVIRONMENTAL, EQUALITY & DIVERSITY IMPLICATIONS

- 8.1 Guidance and regulations for Local Plan preparation require that local plans, taken as a whole, achieve sustainable development embracing its social (including equalities), economic and environmental dimensions. Local Plan preparation is informed by ongoing sustainability appraisal, and an updated sustainability appraisal report will be published alongside the Local Plan for the pre-submission public consultation.
- 8.2 Policies proposed in the local plan seek to widen opportunities to access housing including affordable housing, employment, leisure opportunities and services. The
- 8.3 Local Plan review is also informed by a wide range of technical evidence base studies. These include Habitats Regulations Assessment and Strategic Flood Risk Assessment.

9. RECOMMENDATIONS

- 9.1 Environment Overview and Scrutiny Panel and Planning Development Control Committee are requested to review the content and policy direction of the emerging Local Plan Part One and make any recommendations to the Cabinet and Council.

For further information contact:

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Background Papers:

Published documents

Draft and completed evidence base studies (see report paragraph 4.1)

Annex A: Local Plan summary

Annex B: Strategic Sites

Annex C: Schedule of adopted policies

ANNEX A: LOCAL PLAN DOCUMENT SUMMARY

Local Plan Part One index

1. Introduction and Vision

2. Area profile and context

3. Key issues and strategic objectives

These three introductory sections are not included in the summary below.

4. Achieving sustainable development

1	Sustainable Development in the New Forest
2	Settlement hierarchy
3	The spatial strategy

5. Our high quality environment

4	Protecting and enhancing our unique landscape and countryside
5	The South West Hampshire Green Belt
6	Nature conservation, biodiversity and geodiversity
7	Mitigation of impacts on European nature conservation sites
8	Design quality and local distinctiveness
9	Green infrastructure
10	Heritage and Conservation

6. Housing our people

11	Housing target
12	Diversifying housing choice
13	Housing types, sizes and tenure
14	Affordable housing policy
15	Housing exception sites
16	Residential accommodation for older people
17	Gypsies, travellers and travelling showpeople
18	Housing standards

7. Business and the economy

19	Supporting a strong local economy
20	Facilitating business and employment development
21	Retaining business and employment sites
22	Rural economy
23	Town, district, village and local centres
24	Tourism
25	Port development, Dibden Bay
26	Marchwood Military Port

8. Community safety and climate change.

A. Community wellbeing and facilities

27	Safe and healthy communities
28	Community services and infrastructure
29	Transport proposals
30	Promoting safe and sustainable travel
31	Developments generating significant freight movements

32	Developers' contributions
33	Open spaces, sport and recreation
34	Contaminated Land (reproduce)
B. Climate change	
35	Flood risk
36	Renewable and Low Carbon energy generation
37	Coastal Change Management area (reproduce)
38	Restrictions on new soak aways

9. Implementation and monitoring	
39	Implementation and monitoring

10. Strategic site allocation policies	
Totton and the Waterside	
SS.1	North of Totton (around 920 homes)
SS.2	West of Marchwood (around 760 homes)
SS.3	North of Marchwood (Cork's Farm) (around 150 homes) [Subject to SFRA level 2]
SS.4	SS 4 the former Fawley Power Station (brownfield site, mixed use) (around 1,380 homes in NFDC area)
South Coastal Towns	
SS.5	South-west of Lymington (around 160 homes)
SS.6	South of Lymington (around 100 homes)
SS.7	North-east of Milford-on-Sea (around 110 homes)
SS.58	Central Hordle (around 180 homes)
SS.9	North Hordle (around 100 homes)
SS.10	North-east New Milton (around 130 homes)
SS.11	South-west New Milton (around 120 homes)
Avon Valley and Downlands	
SS.12	West of Bransgore (around 100 homes) [Subject to SFRA Level 2]
SS.13	South of Ringwood (around 400 homes) [Subject to SFRA Level 2]
SS.14	East of Ringwood (around 250 homes) [Subject to SFRA Level 2]
SS.15	East of Ashford (around 130 homes)
SS.16	North-west of Fordingbridge (around 290 homes excl. Ford 1)
SS.17	North of Fordingbridge (Burgate) (around 350 homes)

1. Introduction

2. Area profile and context

3. Key issues and strategic objectives

Introductory sections not included in this report.

4. Achieving sustainable development

4. Achieving sustainable development	
1	Sustainable Development in the New Forest
2	Settlement hierarchy
3	The spatial strategy

Sustainable Development in the New Forest

An overarching and signposting policy identifying the key matters that proposals should address to achieve sustainable development in NFDC, identifying the most relevant site or issue specific policies including but not limited to:

- Mix and choice of homes and affordable homes
- Habitat mitigation
- Our statutory Duty of regard for the purposes of the New Forest National
- Local distinctiveness
- Green Belt protection
- Landscape character and quality
- Air quality where most relevant

Settlement hierarchy

Descriptive policy categorising the district settlements into 4 levels based on an assessment of their facilities and proximity to opportunities and services, and describes the broad types or scale of development appropriate at each level to help minimise the need to travel.

- Level 1: larger towns and service centres
- Level 2: small towns and employment centres
- Level 3: Defined villages
- Level 4: Smaller villages/hamlets (built up area not currently defined on the Policies Map)

The Spatial Strategy

A broad-brush policy that summarises the local plan strategy, setting out the various forms of development planned-for, including identified development needs, and explaining where and/or how they will be met or provided for to deliver sustainable development for the Local Plan taken as a whole (mainly by signposting the relevant strategic policies).

5. Our high quality environment

5. Our high quality environment	
4	Protecting and enhancing our unique landscape and countryside
5	The South West Hampshire Green Belt
6	Nature conservation, biodiversity and geodiversity
7	Mitigation of impacts on European nature conservation sites
8	Design quality and local distinctiveness
9	Green infrastructure
10	Heritage and Conservation

Protecting and enhancing our unique landscape and countryside

A criteria-based policy to protect and enhance our unique landscape and countryside. The policy could include the following:

- Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character
- Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) or other relevant studies.
- Proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced
 - The locally distinctive pattern of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
 - The character of settlements and their landscape settings.
 - Visually sensitive skylines, soils, geological and topographical features.
 - Landscape features of cultural, historic and heritage value.
 - Important views and visual amenity.
 - Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
 - Landscape functions including places to live, work, relax and for recreation.
 - Special qualities of the Cranbourne Chase Area of Outstanding Natural Beauty (AONB) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.
- That the relevant management plans are taken into consideration including for development outside of the AONB and the National Park that is sufficiently prominent to have an impact on these areas' special qualities.

The South West Hampshire Green Belt

A policy that

- Protects the openness and permanence of the Green Belt with reference to the national purposes of Green Belt
- Supports development that is or may be appropriate in the Green Belt under national policy

- Additionally supports habitat mitigation and public open space as locally appropriate development where it supports proposed housing development and accords with the relevant Local Plan policies
- Acknowledges that some other forms of development may be appropriate in exceptional circumstances (this may include some flexibility for Neighbourhood Plans to make local Green Belt boundary changes where there is public support for them at referendum stage)
- Identifies implementation matters that must be addressed by any development in the Green Belt to minimise or mitigate harm to the openness of the Green Belt and to landscape character or visual amenity

Strategic Site Policies and Green Belt boundaries (Policies Map)

- Remove weak to moderately performing Green Belt land parcels from the Green Belt land in a sustainable location for housing development
- Allocate the removed/former Green Belt land for housing development (Green Belt policies will no longer apply to the released sites).

Nature conservation, biodiversity and geodiversity

A policy to

- protect , retain and, where possible, enhance international, national and local sites, species or features of recognised importance for nature conservation and Regionally Important Geological/Geomorphological Sites
- achieve a net gain for biodiversity, water courses and wildlife where development takes place, maintaining and enhancing existing green infrastructure networks
- minimise and if necessary mitigate or compensate for any harmful effects from development, cross reference to -

Mitigation of impacts on European nature conservation sites

A policy setting out that

- Development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other developments, there will not be adverse effects on the integrity of international nature conservation sites (SPA, SAC, Ramsar)
- All residential developments that result in additional dwellings will be required to provide for appropriate mitigation and/or financial contributions towards off-site mitigation
 - On sites of 50 or more dwellings the full mitigation requirements should be met by provision of SANGS on-site or close to the site at 8 ha. per 1,000 population
 - SANGS land provided as part of a development to be transferred to the Council at nil-cost including maintenance in perpetuity, however in certain circumstances other means of management of the land may be considered
 - Development contributions required for in-perpetuity funding of a ranger service and for monitoring the impacts of new development on the European sites
- Set (or signpost to SPD) standards for the provision and design of alternative natural green spaces (SANGS) and how they can deliver alternative recreational routes as well as new or improved open space

- Make reference to access and visitor management measures/strategies to manage the number of recreational visits to the New Forest European sites and the Solent Coast European sites

Design quality and local distinctiveness

A policy promoting design and master planning that starts from an analysis and understanding of the site in its landscape/townscape context to protect and maintain local character and distinctiveness and create high quality development that fits the place:

- buildings that complement the context, setting and built form of their surroundings
- provide public and private spaces that are well-designed, safe and attractive
- legible structure and street hierarchy providing appropriate streetscapes and spaces integrating car parking, pedestrian routes, cycle routes and facilities into the layout
- integrate habitat mitigation, open space provision, planting and the retention and enhancement of existing green features and walkways to provide a strong green infrastructure framework with a net gain for biodiversity
- be accessible to those with disabilities
- minimise opportunities for anti-social behaviour
- buildings and spaces should be designed to be flexible to respond to future changes
- use Sustainable Drainage systems (SUDS) where practical
- encourage innovation in design, construction methods and environmental standards
- cross reference to Policy 'Protecting and enhancing our unique landscape and countryside' and the various design and local distinctiveness SPDs

Green infrastructure

Retain adopted Local Plan Part Two Policy DM9 Green Infrastructure Linkages with minor updating to reference habitat mitigation and remove reference to a Green Infrastructure SPD.

Heritage and Conservation

Proposed policy approach

- ensure that new development conserves or enhances designated heritage assets and non-designated heritage assets and their setting, and the character and appearance of Conservation Areas;
- resist proposals that would cause harm to a designated heritage asset except in exceptional circumstances;
- seek to ensure that historic buildings are appropriately re-used
- encourage appropriate development proposals that would reduce the number of buildings on the "Buildings at Risk" Register;

6. Housing our people

6. Housing our people	
11	Housing target
12	Diversifying housing choice
13	Housing types, sizes and tenure
14	Affordable housing
15	Housing exception sites
16	Residential accommodation for older people
17	Gypsies, travellers and travelling showpeople
18	Housing standards

Housing Target

A policy that sets our housing target of around **9,900 homes** and identifies the main components of supply

- 4,280 homes on Strategic Sites of 100 or more homes as set out in the table below
- cross reference to site allocation policies when finalised
- 1,380 at Fawley in NFDC out of 1,500 total, reference to an aligned policy in the New Forest National Park local plan
- Around but not limited to 200 homes in New Milton and around 200 homes in Lymington and Pennington to be bought forward through Neighbourhood Development Plans (additional to strategic sites)
- Around 400 homes to be bought forward on smaller sites of under 100 homes to be allocated in other Neighbourhood Development Plans and/or the Local Plan Part Two
- Current planning allocations and permissions for 2,700 homes
- Future windfall sites will contribute around 750 homes

Strategic Site	Homes
Totton and the Waterside	3,210
SS 1 north of Totton	920
SS 2 west of Marchwood	760
SS 3 north of Marchwood (Cork's Farm) [Partly subject to SFRA level 2]	150
SS 4 the former Fawley Power Station (mixed-use)	1380
South Coastal towns	930
SS 5 south-west of Lymington	180
SS 6 south of Lymington	100
SS 7 north-east of Milford-on-Sea	110
SS 8 central Hordle	180
SS 9 north Hordle	100
SS 10 north-east New Milton	130
SS 11 south-west New Milton	130
Avon Valley and Downlands	1,520
SS 12 west of Bransgore [Subject to SFRA level 2]	100
SS 13 south of Ringwood [Partly subject to SFRA level 2]	400
SS 14 east of Ringwood [Subject to SFRA level 2]	250
SS 15 east of Ashford	130
SS 16 north-west of Fordingbridge	290
SS 17 north of Fordingbridge (Burgate)	350
All strategic sites	5,660

Diversifying housing choice

A policy requiring that (provisionally) 20% of market housing on all strategic housing sites is provided in 'non-standard' housing forms and tenures. The forms of diversified provision should be split equally between tenures likely to be attractive younger/working age housing needs, and those meeting the needs of older households – as broadly illustrated in the table below.

Older households	Younger households
Specialist downsizer homes including bungalows	Homes for private rent
Extra Care and Sheltered housing	Starter homes and other lower cost market homes
Park homes (static 'mobile' homes)	
Self and custom build homes	

There should be a mix of provision for each broad age group including some lower cost housing. Off-site provision of suitable development land may be acceptable in lieu.

The policy may include conditions for local occupancy in a form that is not unduly restrictive on the market or development viability. For example: giving the first opportunity to take up the housing for a defined period to occupiers who can demonstrate a local connection to New Forest district.

Housing type and sizes

A policy setting out

- The overall target mix for both market and affordable housing, by number of bedrooms, broadly correspond to our demographic profiling of future household formation.
- Guidelines on application of flexibility eg by broad type of location

	1 bed	2 bed	3 bed	4+ bed
Affordable Homes	30%	35%	30%	5%
Market Homes	5%	40%	45%	10%

Affordable housing policy

A policy or policies covering the following:

- The percentage requirement for affordable housing either across the whole plan area or varying by sub-area. This is likely to be in the range of 35% to 50%. The final figures will depend on the affordable tenures and mix preferred and how that affects development viability.
- The affordable housing tenure mix between rental and lower cost home ownership products (provisionally 75:25 subject to further viability testing)
- Alternative levels or forms of affordable housing provision the Council would accept if the policy target level or mix cannot be provided for viability or other reasons indicating priorities and preferences. Flexibility to negotiate variations in tenure mix, reduced levels of affordable provision, off site provision, then land or financial contributions in lieu.

- Any particular circumstances where off-site provision might be preferred.
- That older person's self-contained accommodation falls within the scope of the policy
- Our preferred form of provision within each tenure type
 - within rental tenures, 50:50 social: affordable rented
 - intermediate housing at (subject to viability) the Housing White Paper minimum level of 10% of site homes, with shared equity as the preferred affordable housing tenure to support home purchase (starter homes are insufficiently affordable to quality but form part of the lower cost market housing provision under the policy for diversifying housing choice).

Housing exception sites

A criteria-based policy to enable departures from constraining local plan policies to provide affordable homes for local people:

- To meet specific local affordable and lower cost housing needs that cannot otherwise be provided for
- Primarily for rural areas including Green Belt and AONB but could cover other types of policy departure eg housing on employment sites, identifying any preconditions
- Guidance on potentially appropriate locations eg related to a settlement, access to services
- Minimising visual impact and impact on landscape, ecological and heritage assets
- Occupancy conditions and ensuring affordability in-perpetuity

Residential accommodation for older people

A policy to set out how the council will address the needs arising from a significant increase in older households over the plan period. Matters to consider include:

- That the growth in older households is our residents ageing, not an influx of retirees from elsewhere
- That the Waterside area will 'catch up' in age profile to the rest of the district
- A proportion of homes provided on each site address the needs of older people
- Guidance for the location of homes for older people and guidance for institutional care homes
- Cross reference to policies for Affordable Housing (proposed to be sought on self-contained housing schemes for older people), Diversifying Housing Choice (which will promote housing forms suitable for older households and downsizers as part of the market housing offer) and Housing Standards (promoting accessible and possibly some wheelchair standard homes).

Gypsies, travellers and travelling showpeople

A criteria-based policy to enable appropriate sites to come forward, covering the following:

- Location and access to services and facilities

- Visual impact and impact on landscape, ecological and heritage assets
- Impact on local environment
- Access issues
- Suitable onsite facilities including electricity, water and sewerage
- Recognising a need for culturally appropriate accommodation
- Save Testwood Farm site allocation (Policy TOT 10) to maintain a five year pitch supply for Travellers who meet the 'travelling' definition.

Housing standards

A policy requiring higher than minimum Building Regulations standards for home accessibility and water efficiency responding to our particular environmental and ageing population pressures

- All or most new homes constructed should comply with Accessible and Adaptable dwellings standards (optional technical standards of Part M4(2) of the Building Regulations 2010)
- All or a proportion of new homes built for occupation by older households to comply with Wheelchair User dwelling standards (Part M4(3) of the Building Regulations 2010).
- All homes to meet the optional higher water efficiency standard

7. Business and the economy

7. Business and the economy	
19	Supporting a strong local economy
20	Facilitating business and employment development
21	Retaining business and employment sites
22	Rural economy
23	Town, district, village and local centres
24 (S)	Tourism
25	Port development, Dibden Bay
26 (S)	Marchwood Military Port

Supporting a strong local economy

A policy that outlines a positive, strategic approach to promoting sustainable economic growth and supporting local businesses. Signpost other policies that deal with particular matters.

- retain existing businesses and assist them to adapt or grow as their needs change;
- encourage a greater presence of appropriate high value and knowledge-based businesses in the Plan Area;
- encourage the marine sector by retaining suitable employment sites with direct access to the coast for marine-related businesses;
- encourage small-scale and start-up businesses, and the provision of flexible workspace;

- encourage the development, redevelopment or intensification of employment uses on existing employment sites through refurbishment, modernisation and/or more effective use of existing sites and premises
- support proposals for new employment development in accordance with Policy XX Facilitating business and employment development
- retain existing employment allocations and employment sites except in the circumstances identified in Policy XX Retaining business and employment sites
- support visitor-based service sector jobs and the local tourism industry as set out in Policy XX Tourism
- support proposals that address workforce skills to help meet the needs of local businesses;

Facilitating business and employment development

Policy to address new business development proposal;

- Support proposals for the development, redevelopment or intensification of employment uses on existing low density, underused or poorer quality employment sites particularly where this will create appropriate higher value employment uses
- Set out the main criteria for determining proposals for employment development including additional criteria for proposals on sites not in or allocated for employment use (such as suitable HGV access and the lack of suitable sites allocated or designated for employment) with cross reference to policy support for rural enterprise
- Particular encouragement will be given to proposals for employment development that provide flexible workspace and/or accommodation suitable for small/micro businesses, secure local skills and training provision relevant to the needs of local business sectors, and improve workforce skills and employability

Retaining business and employment sites

Proposed policy approach

- Protect the district's main business sites for continued business use
- List the locations protected by the policy and define them on the policies map (first deleting any existing protected employment sites that are no longer fit for purpose)
- Define appropriate uses on these employment sites (using the existing broad definition in the adopted Local Plan Part 2, para. 2.85)
- Enable transition to alternative beneficial and appropriate use where the site is demonstrated to be no longer suitable or viable for any appropriate employment use and there is evidence of a lack of commercial demand for the site despite reasonable efforts to sell or let it for business use on fair terms and at a realistic price.

Rural economy

Set out a strategy for the rural economy to:

- encourage agricultural, horticultural and forestry enterprises and farm diversification, and support commoning and back-up grazing
- retain existing rural businesses and employment sites that are in environmentally appropriate locations, and encourage improvements and redevelopments that will help sustain them
- support the conversion/adaptation of existing buildings and small-scale development of commercial premises in appropriate rural and village locations, with particular encouragement of enterprises that have little adverse environmental impacts
- support the local delivery of services and developments essential to support a rural workforce including the retention of local shops and pubs. Cross reference to saved policy DM21 seasonal agricultural worker accommodation.

Town, district, village and local centres

A strategy to maintain and enhance the vitality and viability of the above centres (which are set out in the Settlement Hierarchy policy) by creating safe, attractive and accessible town and district centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment and leisure facilities, and high quality public spaces

- Maintain active ground floor frontages, within town centres, district centres and local centres with appropriate town centre uses
- Maintain the primary retailing role of the defined primary shopping areas in town and district centres whilst recognising the benefits of and supporting a broader mix of uses
- Within village and local centres, ensure active ground floor frontages are maintained and permit new retail and other commercial, service and leisure uses that help meet the day to day needs of the local community
- The four town centres and two district centres will be the preferred location for new large scale development for retail and other main town centre uses. Other locations may be suitable subject to the sequential and impact tests where applicable

Tourism

Renew and retain existing Policy CS19 Tourism which sets out a strategy to support the local tourism industry.

Port development: Dibden Bay and Marchwood Military Port

A policy for Dibden Bay that

- recognises that development would be a Nationally Significant Infrastructure Project for determination by the Secretary of State, and approaches that prospect constructively to seek

the best local for the district and directly affected communities outcome if port development were consented

- that the role of the council would be to prepare a Local Impact Report to inform the decision-making process and outlining the social/community, economic and environmental matters a LIR would address
- setting out the key consideration for determining any subsequent planning applications following issue of a development consent order

A policy for Marchwood Military Port that

- acknowledges the positive opportunity presented by its opening for commercial as well as military use
- safeguards the site for port-related development
- sets out the key consideration for determining any subsequent planning applications, acknowledging these may also be large enough to qualify as NSIP whereupon a similar approach would be taken to that set out for Dibden Bay.

8. Community safety and climate change.

8. Community safety and climate change.	
A Community wellbeing and safety	
27	Safe and healthy communities
28	Community services and infrastructure
29	Transport proposals
30	Promoting safe and sustainable travel
31	Developments generating significant freight movements (reproduce)
32	Developers' contributions
33	Open spaces, sport and recreation
34	Contaminated Land (reproduce)
B Meeting the challenge of climate change	
35	Flood risk
36	Renewable and Low Carbon energy generation
37	Coastal Change Management area (reproduce)
38	Restrictions on new soak aways
39	Energy and resource use (reproduce)

Community wellbeing and safety

Safe and healthy communities

Updating existing policy CS5 of the same name to focus on

- Controlling development that may cause safety or pollution hazards

- Managing development on sites affected by safety or pollution hazards (including coastal change) especially for vulnerable uses, taking where possible opportunities to reduce, remove or remediate existing issues

The 'Design quality and local distinctiveness' policy covers design elements of public safety.

Provision of infrastructure and community facilities

A policy setting out the Council strategy to ensure the provision of adequate infrastructure and services by working positively with all infrastructure providers and securing developer contributions.

- Support given the provision of all forms of infrastructure including open space, public transport and education in appropriate locations (identifying key criteria for determining infrastructure development proposals).
- Cross reference to Strategic Site allocation policies and the Infrastructure Delivery Plan
- Cross reference to Transport Proposals, Ports, Green Infrastructure and Public open Space policies, and to site allocation policies and the Infrastructure Delivery Plan
- Presumption against any loss of any community infrastructure services unless redundant or implemented as part of a wider plan following service review
- Provision for alternative uses on sites of built infrastructure that can no longer reasonably operate.
- All new developments to include a minimum broadband speed connection of 30Mbps unless demonstrably unviable.
- Requirements for specific electric car charging points to be made available for all new development, including communal parking areas.

Transport proposals

A policy to define the key transport projects that will help to deliver a safer and more sustainable transport network

- List committed transport projects and where needed safeguard the land required on the Policies Map. Existing priorities include:
 - A31 Ringwood – Highways England scheme currently under consultation
 - Capacity and traffic management improvements on A35 east of A326
 - Capacity improvements including bus priorities on junctions along A326
- Identify emerging strategic projects that have some evidence base justification but are not fully funded commitments and define 'areas of interest' for these projects on the Policies Map
 - Seeking the reinstatement of passenger services on the Waterside branch railway
 - Land for provision of new passengers railway stations
 - Associated pedestrian and cycle links – Jacobs Gutter Lane, Hounslow, Plantation Drive, Marchwood and New Road car park (southern end), Hythe.
 - Proposals that may emerge from the HCC Waterside transport study in progress

- Support other/future infrastructure and other improvements which increase scope for public transport services unless there are overriding environmental objections
- Supporting improvements to public transport interchanges and facilities in town and district centres

Promoting safe and sustainable travel

A policy outlining a strategy for promoting safe and more sustainable travel to minimise the impact of new development on the existing transport infrastructure

- factually updating current policy CS24 Transport considerations by removing the reference to maximum parking standards and 'site' travel plans
- adding cross references to Strategic Site Allocation policies, Transport Proposals policy, Policy DM26 Development generating significant freight movements' and the Parking Standards SPD
- Specific site policies will include a requirement to consider site specific measures such as cycle and pedestrian routes and access arrangements

Developer contributions

A policy for securing contributions to mitigate the impacts of development including the burdens growth places on existing facilities and services.

- Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms, including the mitigation of the effect of cumulative developments
- ensure that the appropriate mitigation will be provided where it is necessary to ensure that the development is acceptable in planning terms.
- recognise economic viability considerations and the policy tests of being necessary, reasonable and proportionate
- make clear that failure to make the necessary contributions to mitigate harmful impacts is grounds for refusal of planning permission

Open spaces, sport and recreation

Strategic open space policy setting out that

- there is a presumption against the loss of existing open space except where it can be provided in an equally accessible location of equal or better quality
- the minimum standard of open space to be provided and the mix between formal, informal and play identified (provisionally the same as the current standard of 3.5 ha per 1000 population of which 1.25 ha is for sports pitch provision)
- the strategy for formal open space (sports pitch) provision. Strategic site allocation policies include on-site formal playing pitch provision or other contributions required.

- identifying improvements to existing facilities where new development takes place
- provision of allotments to meet local need
- work collaboratively with other local authorities and partners to develop green infrastructure strategies

Contaminated Land

Renew unchanged policy DM5 of the same name to ensure that new development safeguards the health, well-being and safety of people and the environment throughout the Plan area.

Meeting the challenge of climate change

Flood risk

Update adopted Policy CS6: Flood Risk to

- Avoid inappropriate development in areas at current or future risk from flooding
- Direct development away from areas of highest flood risk
- Require the implementation of appropriate Sustainable Urban Drainage Systems (SUDS)
- Provide general criteria for minimising or mitigating any flood risk in developments
- Allow for the possibility of development for some sites at risk of flooding where are on previously developed land and provide regeneration benefits (e.g. Fawley Power Station), subject to criteria based on the Exception test
- Ensure coastal protection and flood defences (subject to Shoreline Management Plans)
- Encourage use of permeable surface materials which reduce surface water run-off
- Map of areas at risk of flooding

Site allocation policies

- Provide site specific guidelines for managing, minimising or mitigating flood risk.

Coastal Change Management area, Restrictions on new soak-aways

Renew existing policy DM6 Coastal Change Management area unchanged, and save policy DM7 Restrictions on new soak aways (both adopted 2014).

Renewable and Low Carbon energy generation

Renew adopted Policy DM4: Renewable and low carbon energy generation which gives significant weight to the benefits of renewable energy generation subject to effects on the environment, landscape and residential amenity.

9. Implementation and monitoring

Implementation and monitoring

To follow

- Monitoring framework and indicators for policies
- Housing delivery trajectory and five year land supply

10. Strategic site allocation policies

See Annex B.

ANNEX B: STRATEGIC SITES

Introduction

B.1 This annex provides boundary maps for the following proposed allocation sites.

Strategic Site	Homes
Totton and the Waterside	3,210
SS 1 north of Totton	920
SS 2 west of Marchwood	760
SS 3 north of Marchwood (Cork's Farm) [Partly subject to SFRA level 2]	150
SS 4 the former Fawley Power Station (mixed-use)	1380
South Coastal towns	930
SS 5 south-west of Lymington	180
SS 6 south of Lymington	100
SS 7 north-east of Milford-on-Sea	110
SS 8 central Hordle	180
SS 9 north Hordle	100
SS 10 north-east New Milton	130
SS 11 south-west New Milton	130
Avon Valley and Downlands	1,520
SS 12 west of Bransgore [Subject to SFRA level 2]	100
SS 13 south of Ringwood [Partly subject to SFRA level 2]	400
SS 14 east of Ringwood [Subject to SFRA level 2]	250
SS 15 east of Ashford	130
SS 16 north-west of Fordingbridge	290
SS 17 north of Fordingbridge (Burgate)	350
All strategic sites	5,660

Concept master plans

B.2 The officer presentation to this report will include draft site concept master plans.

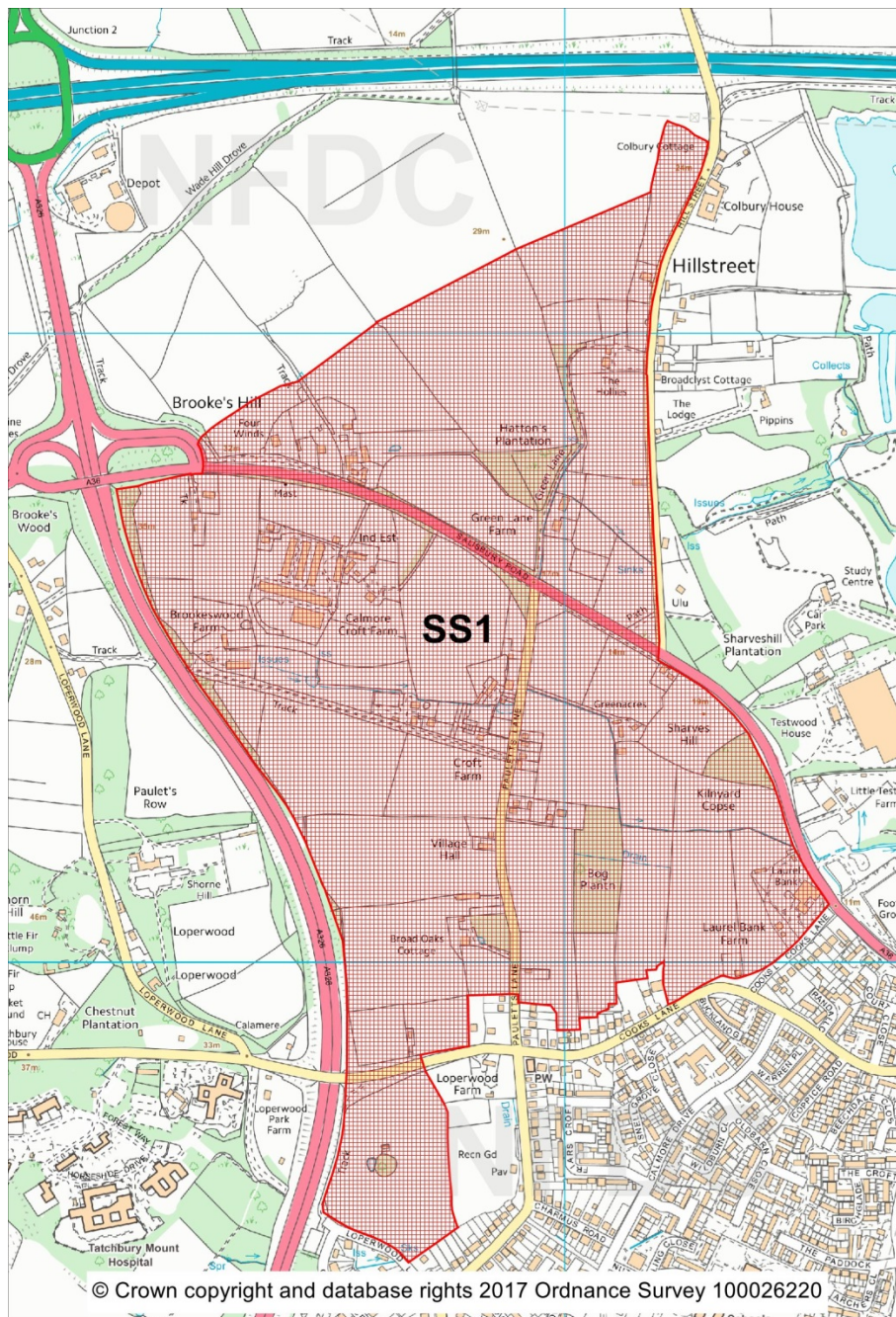
Design principles for new and developing neighbourhoods

- B.3 The purpose of design policy (including supplementary design guidance) is to ensure that development creates pleasant and sustainable places to live. New development should not compromise the qualities of the existing environment and the sustainability of existing communities.
- B.4 The guiding principle to our approach is to use the existing landscape to create harmonious, distinctive and walkable neighbourhoods. These should be made up of well-crafted buildings, tranquil streets and spaces and offering desirable homes, fresh air, trees and gardens supported by a connected network of green spaces.
- B.5 Within neighbourhoods there will be focal areas of greater activity with community and public facilities or amenities (e.g. a nursery, school or shop). Through good design the places people will want to congregate should be easy to find, convenient to access and pleasant to be in.
- B.6 Development will be expected to follow these principles as well as those given below, bearing in mind the rural edge nature of the existing environment for most of the new allocation areas:

- i Create clearly definable character, identifying and building upon what makes an area locally distinctive and creates a strong sense of place within new neighbourhoods.
- ii Ensure a strong sense of connection to existing neighbourhoods through footpath links, accessible greenspace and visual links where appropriate and offer a choice of routes through and within the development. To enable new communities and new development to 'knit into' the fabric of the existing settlement as opposed to creating segregation imposed through artificial screening of new developments. The new networks of accessible green spaces should contribute significantly to the quality of life in existing neighbouring communities.
- iii Create a network of green spaces and streets which offer public access to amenity, a connected green infrastructure and pleasant setting for built development. The layout and orientation of dwellings should offer all homes close proximity to greenspace. If the home does not directly look out onto greenspace, the street should have some enhanced form of greenery in the form of trees or enhanced garden spaces. To offer a sense of character applicable to the district and the relevant local neighbourhood and offer the health benefits of contact with greenspace and the natural environment.
- iv New development should predominantly be in groups of homes. These should be laid out as perimeter blocks with building frontages (including front doors) facing outward towards public spaces and streets to offer 'natural surveillance'. Private gardens or green space should be provided in tranquil and secure areas within the perimeter of buildings with gardens backing onto each other
- v Create a balance of space and built form that is appropriate to the location and the character of the existing place.
- vi Higher densities should be achieved through innovative use of building design and imaginative block arrangements. Where standardised house forms are used but gardens and public space are overly condensed, development takes on a more urban form that can feel oppressive and out of place in a rural context.
- vii Provide some form of small front garden or private space between each dwelling and the public street or space. To offer each dwelling an opportunity where occupiers can personalise some part of the space around their place, to contributes to the character of the street or public space and residents adopt a sense of ownership and responsibility for the quality of their neighbourhood.
- viii Create a strong sense of place across small neighbourhoods or whole sites through by using a consistent set of building details and materials, varying their use imaginatively to create interest. Add variety by selective use of different building forms, skylines, and spaces. The aim is to create a place with an identity that residents are proud to call home.
- ix Augment existing watercourses, ditches and ponds to create a network of drainage solutions to local flooding and capacity for storm water. To prevent flooding elsewhere in the network and manage local flood events within the allocation site wherever possible.

Strategic Site 1: Land North of Totton (formerly site A)

- Around 920 homes and 6 hectares of employment land.
- Land reserve for a primary school if required.

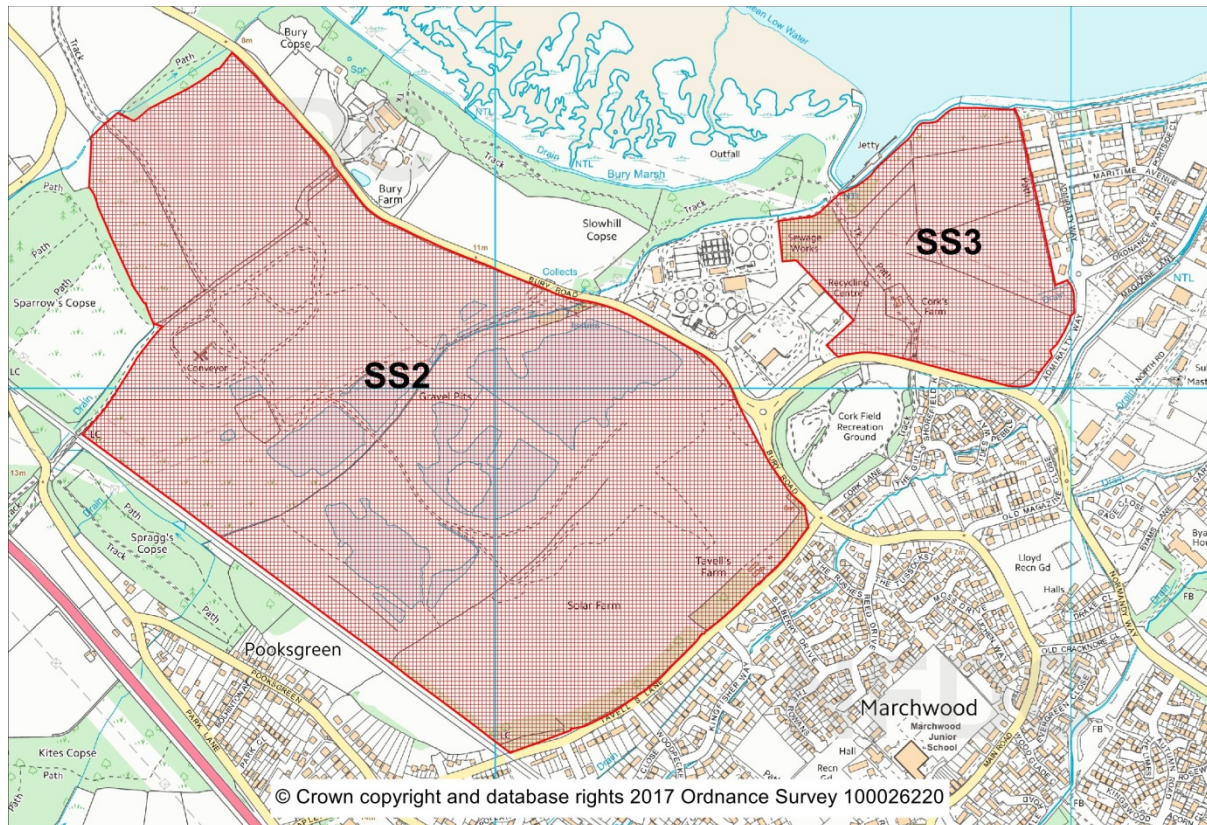


Strategic Site 2: West of Marchwood (formerly site B)

- Around 760 homes (reflecting gas pipeline constraints)
- Land reserve for a primary school if required.

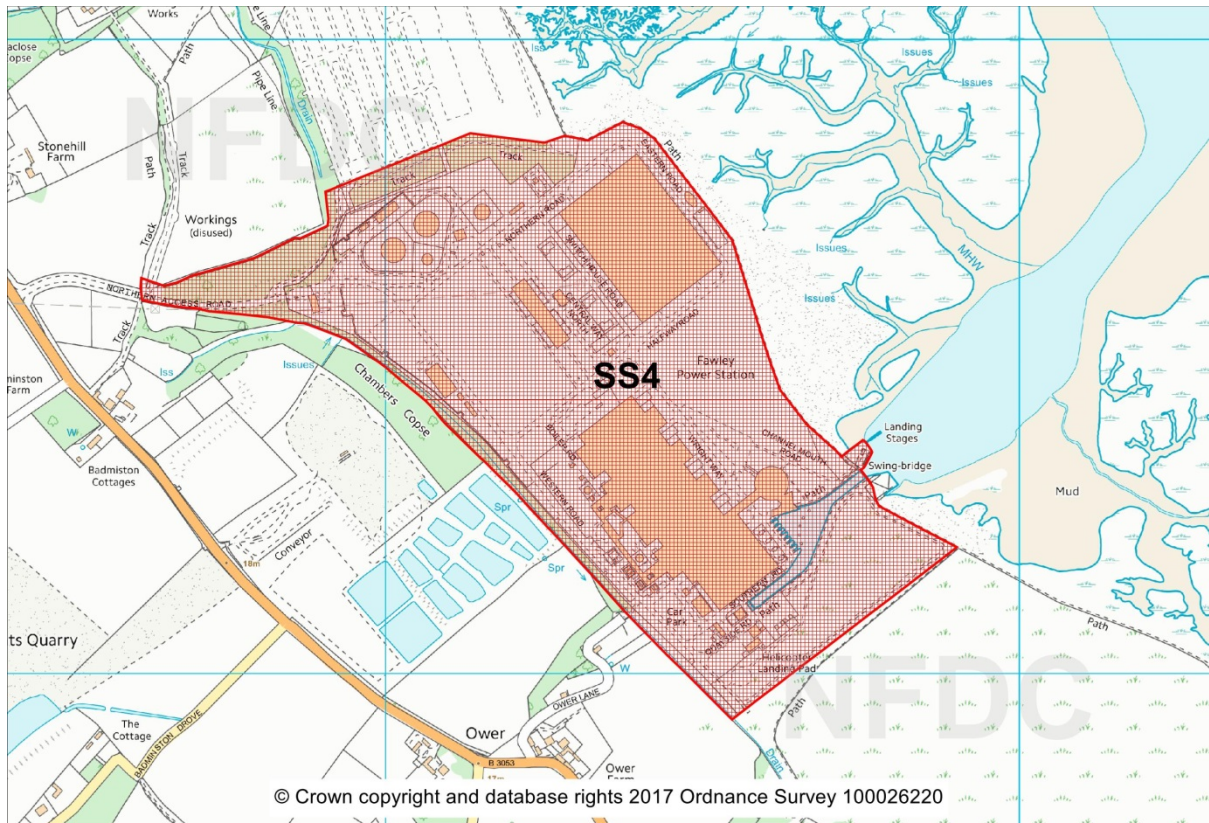
Strategic Site 3: North of Marchwood (formerly site C)

- Around 150 homes
- Coastal area is within a revised flood risk area so allocation is subject to ongoing assessment to confirm safe development can be achieved.



Strategic Site 4: The former Fawley Power Station (new allocation)

- Around 1,380 homes
- Around 30,000 sqm of industrial land prioritising marine industries
- A marina and related maritime development
- Around 20,000 sqm of supporting retail, civic and commercial facilities
- Part of a proposed joint policy approach with the New Forest National Park Authority to include (subject to their Local Plan decisions): around 120 homes, a school if required and extensive habitat mitigation, recreation and open space areas on land adjoining in the New Forest National Park area.

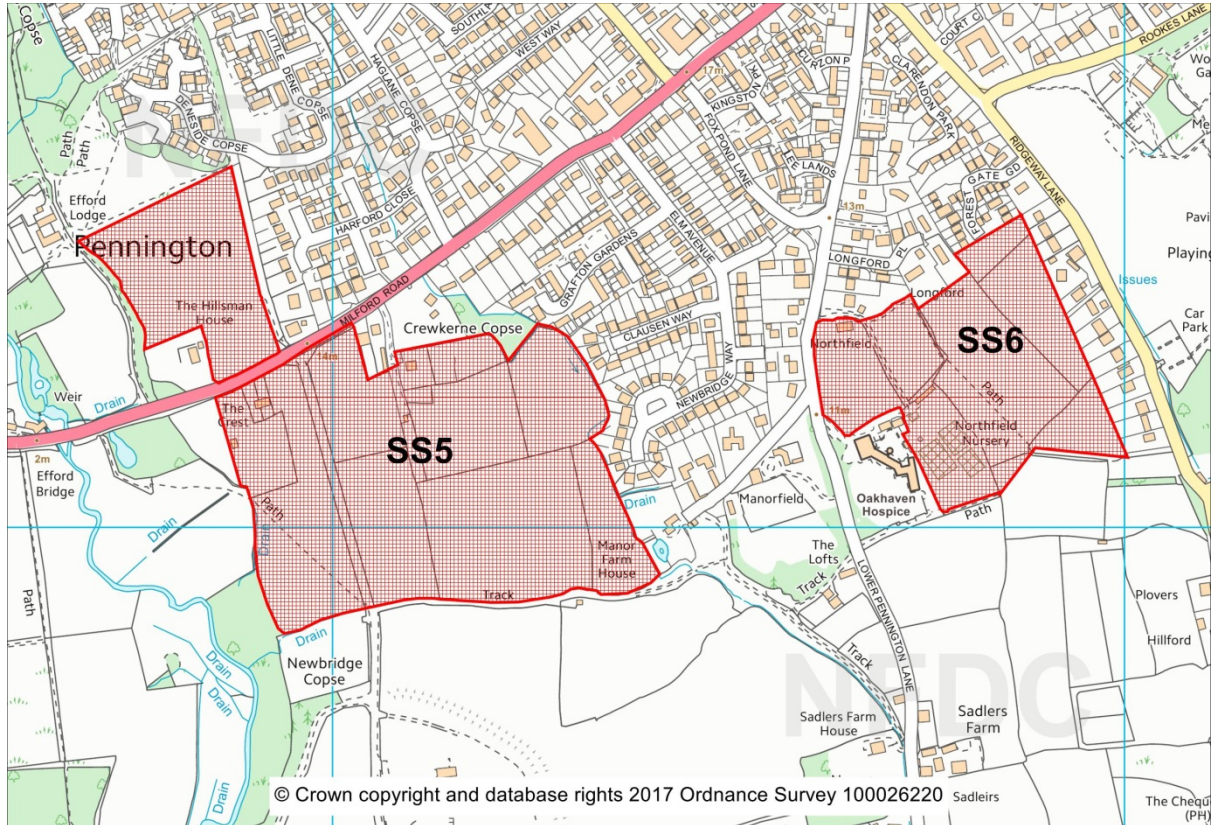


Strategic Site 5: South West Lymington (formerly site E)

- Around 200 homes

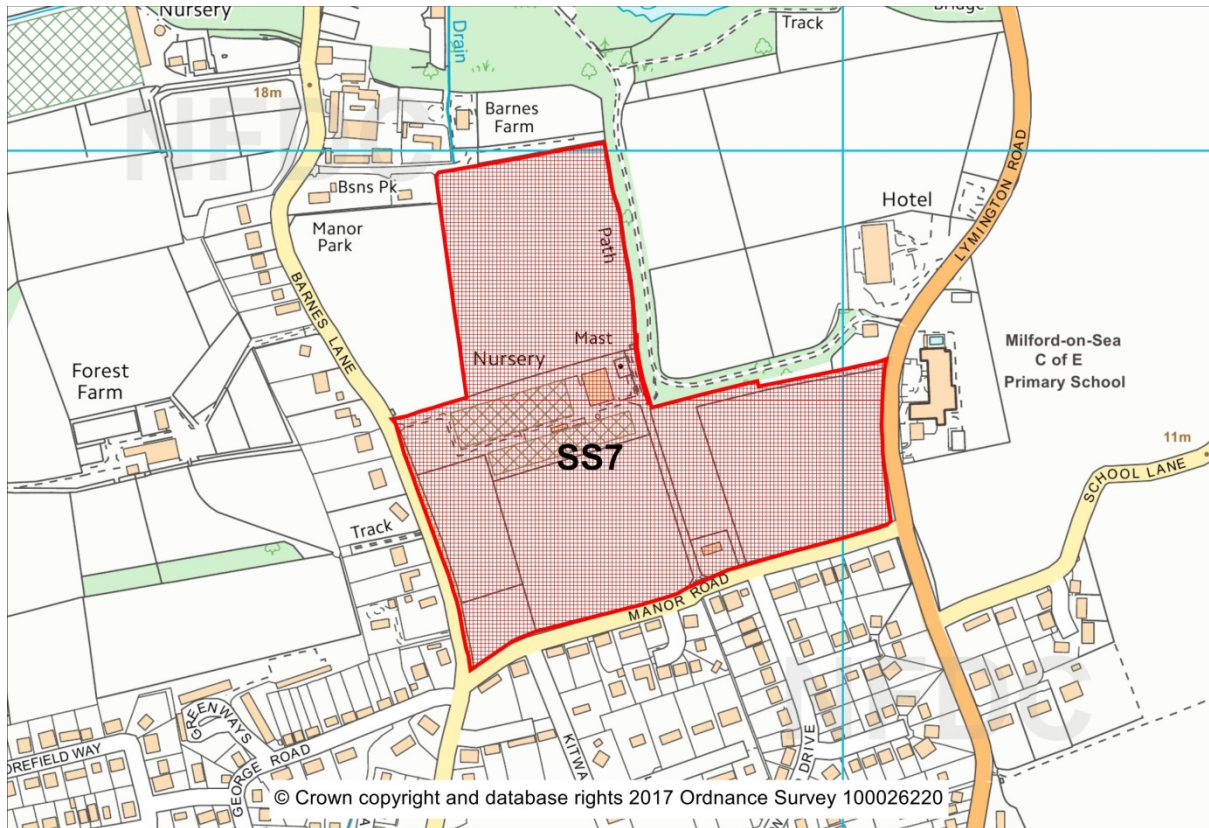
Strategic Site 6: South of Lymington (new site)

- Around 100 homes



Strategic Site 7: North-east of Milford-on-Sea (formerly site F)

- Around 110 homes
- Associated open space on the northern area, which will remain Green Belt

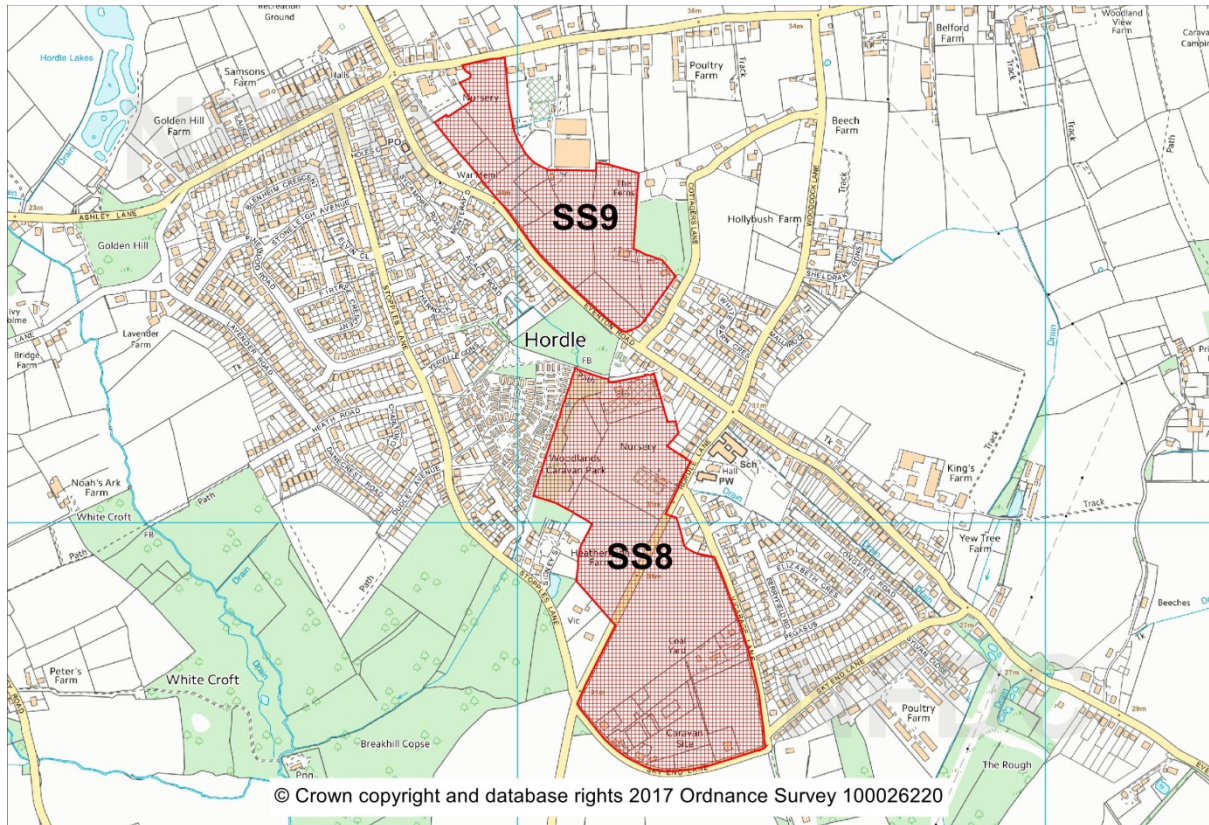


Strategic Site 8: Central Hordle (formerly site H)

- Around 180 homes
- Potential primary school site if required

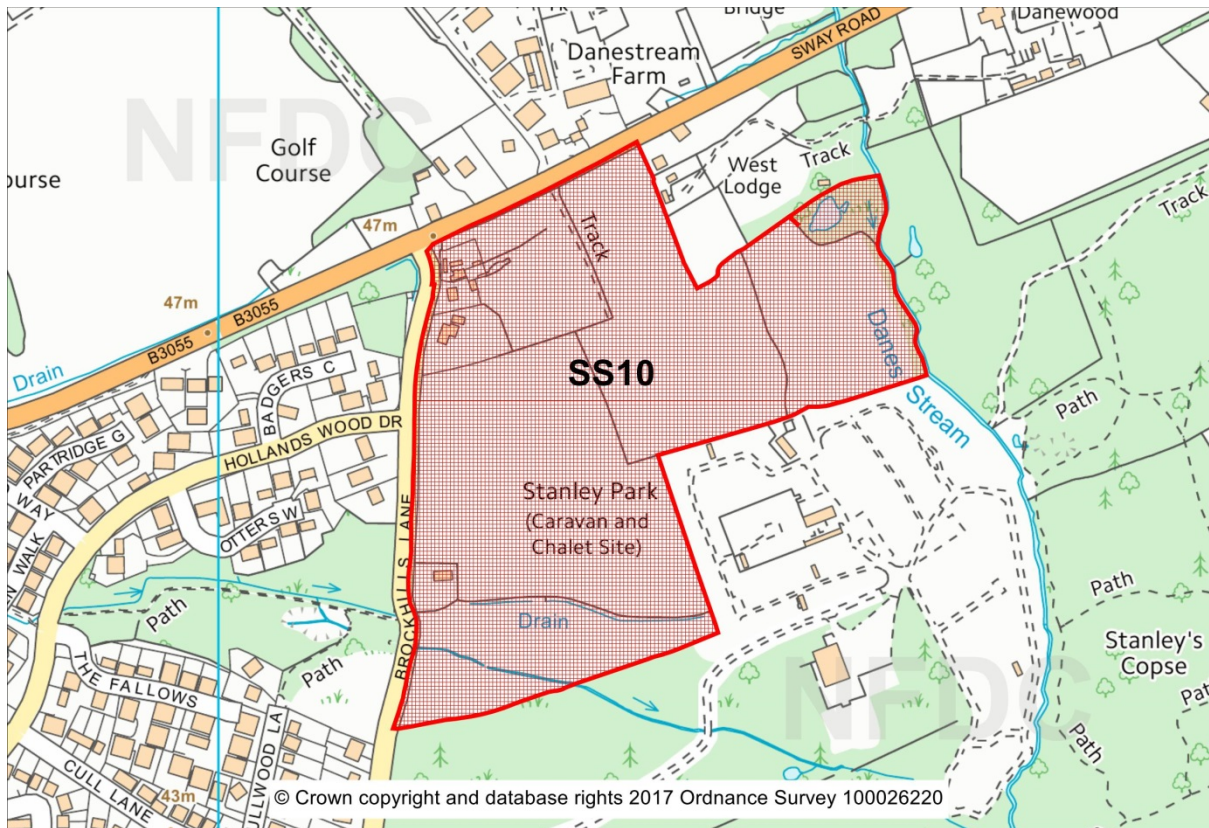
Strategic Site 9: North Hordle (formerly site I)

- Around 100 homes



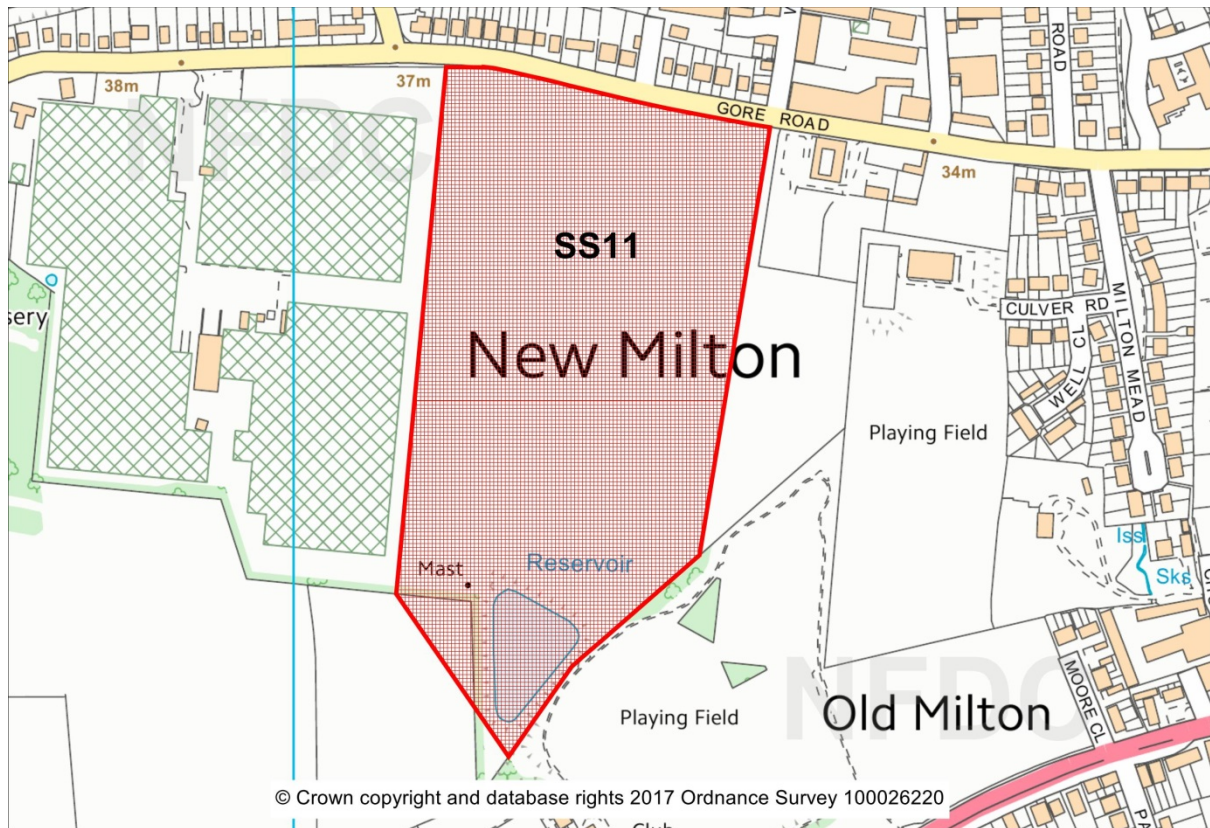
Strategic Site 10: North East New Milton (formerly site L)

- Around 130 homes



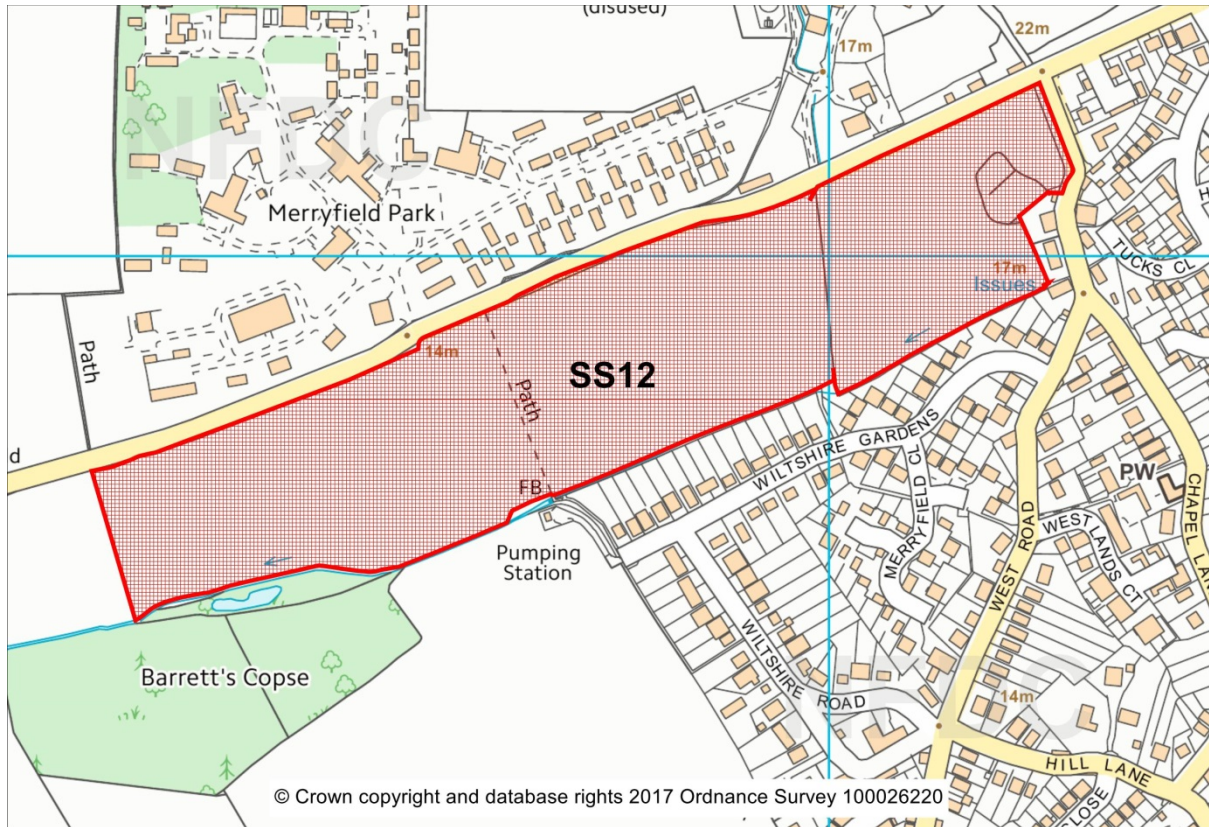
Strategic Site 11: South-West New Milton (formerly site N)

- Around 130 homes



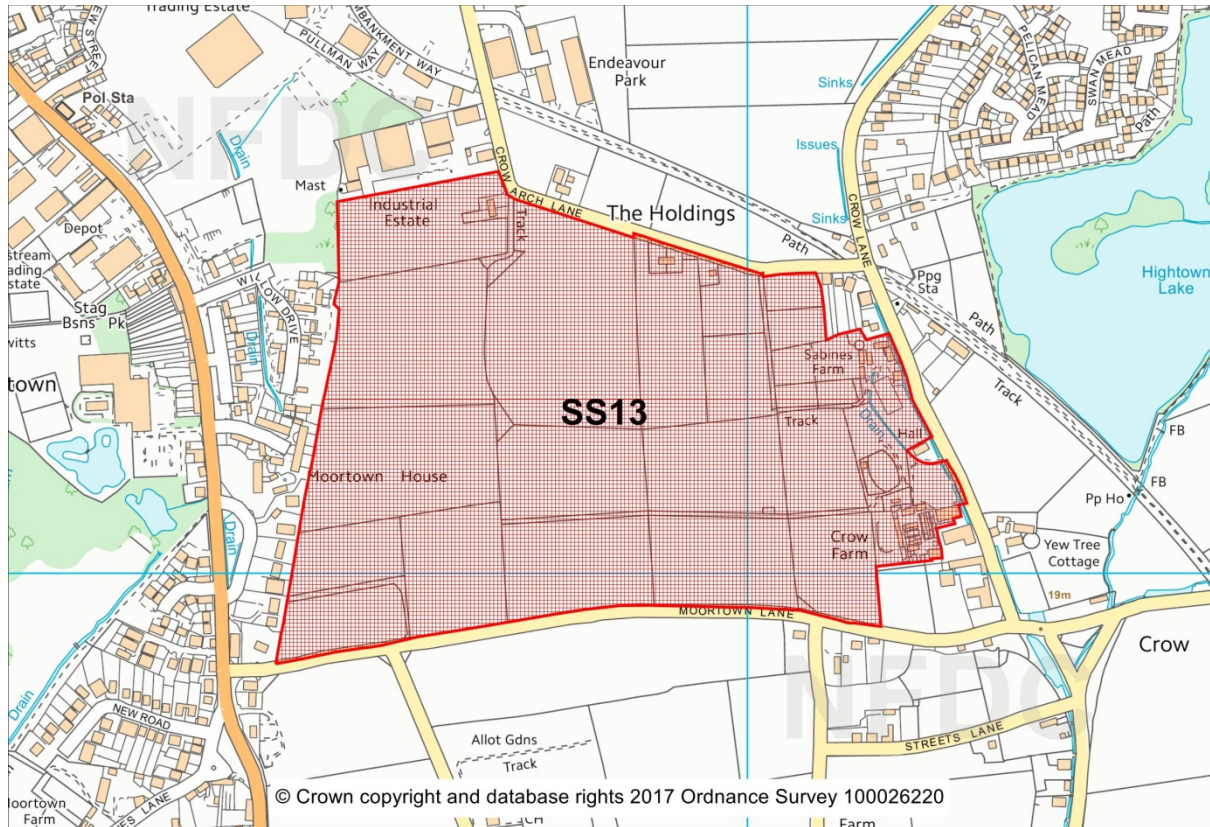
Strategic Site 12: West of Bransgore (formerly site O)

- Around 100 homes
- Site now falls within a revised flood risk area so allocation is subject to ongoing assessment to confirm safe development can be achieved.



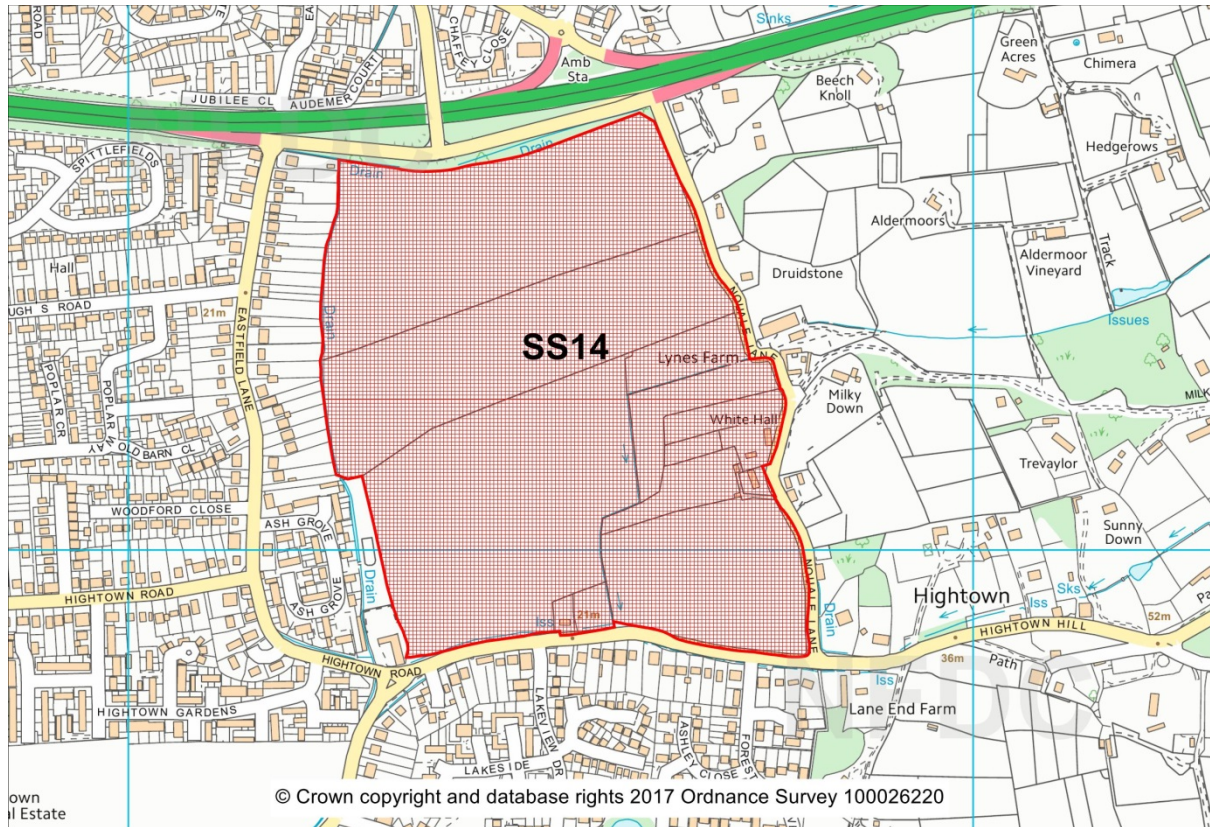
Strategic Site 13: South of Ringwood (formerly site P)

- Around 400 homes
- Land reserve south of the site in Green Belt for a primary school and formal open space if required.
- The eastern third of the site now falls within a revised flood risk area so allocation of this part is subject to ongoing assessment to confirm safe development can be achieved.



Strategic Site 14: East of Ringwood (formerly site Q)

- Around 250 homes
- Site now falls within a revised flood risk area so allocation is subject to ongoing assessment to confirm safe development can be achieved.



Strategic Site 15: East of Ashford (formerly site T)

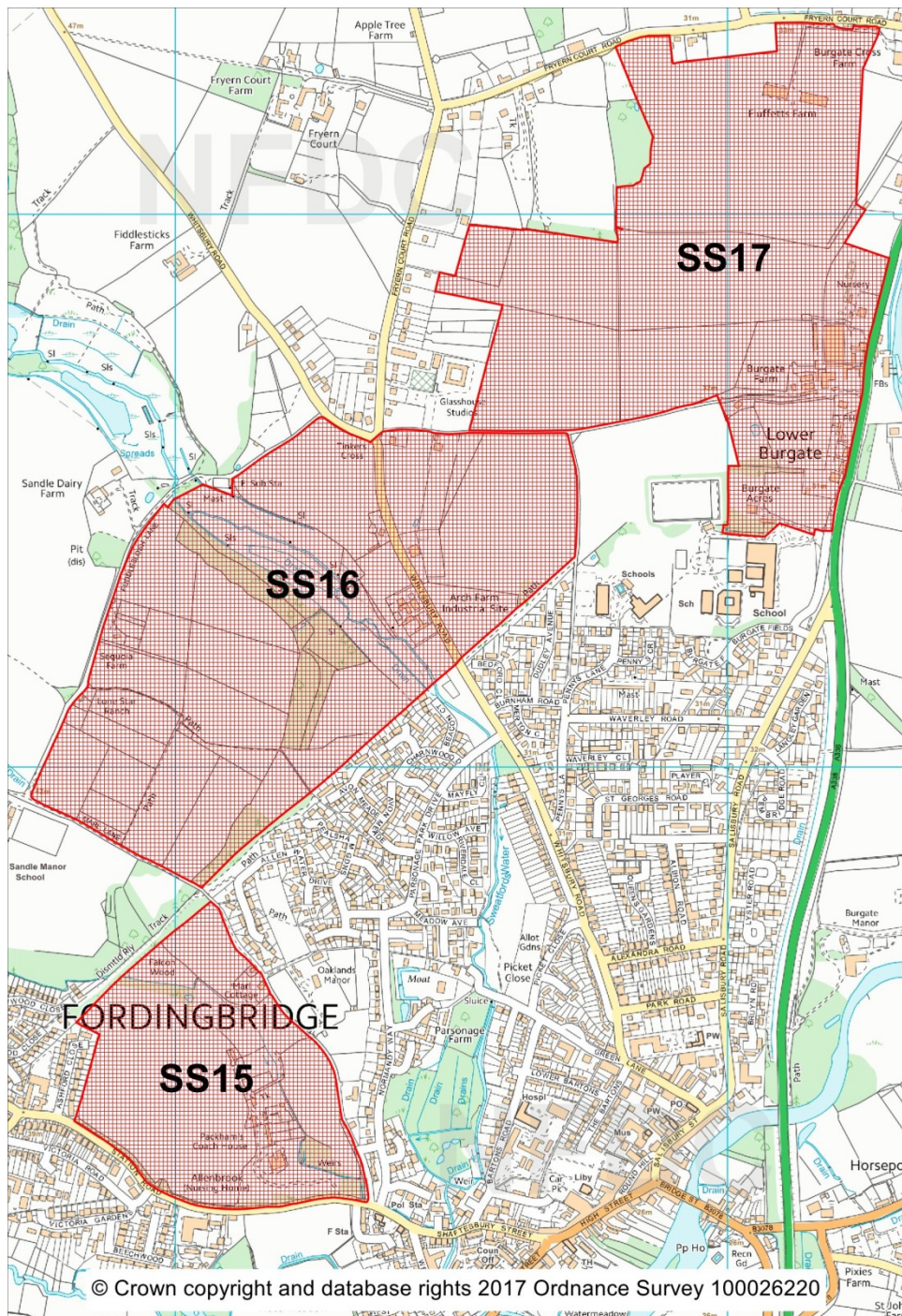
- Around 130 homes

Strategic Site 16: North of Fordingbridge (formerly site S)

- Around 290 homes (in addition to housing on allocated site Ford 1)

Strategic Site 17: Burgate north of Fordingbridge (new site)

- Around 350 homes



ANNEX C: REVIEW STATUS OF ADOPTED POLICIES

- C.1 This Annex lists the policies of the adopted Core Strategy 2009 (policies labelled CS*) and of the adopted Local Plan Part Two (2014) and sets out how they are proposed to be addressed in the Local Plan Review ('Review Proposal column) and whether they will be addressed in the emerging Local Plan Part One or at a later stage as part of the Local Plan Part Two.
- C.2 Matters that are significant or strategic are being addressed in the Local Plan Part One, including strategic site allocations (for 100 or more homes). Local schemes, smaller site allocations and matters of policy or planning application detail rather than strategy will be addressed through the Local Plan Part Two, unless they are already being addressed in a Neighbourhood Development Plan.
- C.3 Key to the policy tables:

'Update' means the policy is being updated with revisions in the Local Plan Part One or will be updated in the Local Plan Part Two.

'Retain with minor updating' means the policy will be retained in a very similar form to the adopted policy, requiring only minor updating to be compliant with national policy or to reflect current circumstances. We first considered other reasonable alternative approaches before coming to this view.

'Save' means the policy will continue to be used in its current form as it remains broadly relevant and fit for purpose. Refinements will be considered further in the Local Plan Part Two.

'Policy Deleted' status means the policy has either been implemented e.g. a site allocation now fully developed, or the policy is no longer necessary due to a change in national policy or local circumstances.

Policies of the 2009 Core Strategy

Policy	Core Strategy Policy title	Review Proposal	Local Plan
CS1	Sustainable Development	Update	Part 1
CS 2	Design quality	Update	Part 1
CS 3	Protecting and enhancing our special environment (Heritage and Nature Conservation)	Delete	Part 1
CS 4	Energy and resource use	Update	Part 1
CS 5	Safe and healthy communities	Retain with minor updating	Part 1
CS 6	Flood risk	Update	Part 1
CS 7	Open spaces, sport and recreation	Update	Part 1
CS 8	Community services and infrastructure	Update	Part 1
CS 9	Settlement hierarchy	Update	Part 1
CS 10	The spatial strategy	Update	Part 1
CS 11	New housing land allocations	Update	Part 1
CS 12	Possible additional housing development to meet a local housing need	Update	Part 1
CS 13	Housing types, sizes and tenure	Update	Part 1
CS 14	Affordable housing provision	Update	Part 1
CS 15	Affordable housing contribution requirements from developments	Update	Part 1
CS 16	Gypsies, travellers and travelling showpeople	Update	Part 1
CS 17	Employment and economic development	Update	Part 1
CS 18	New provision for industrial and office development and related uses	Update	Part 1
CS 19	Tourism	Retain with minor updating	Part 1
CS 20	Town, district, village and local centres	Update	Part 1
CS 21	Rural economy	Update	Part 1
CS 22	Affordable housing for rural communities	Update	Part 1
CS 23	Transport proposals	Update	Part 1
CS 24	Transport considerations	Update	Part 1
CS 25	Developers' contributions	Update	Part 1

Policies of the 2014 Local Plan Part Two

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
NPPF 1	Presumption in favour of sustainable development	Delete	
DM 1	Heritage and Conservation	Update	Part 1
DM 2	Nature conservation, biodiversity and geodiversity	Retain with minor updating	Part 1
DM 3	Mitigation of impacts on European nature conservation sites	Update	Part 1
DM 4	Renewable and Low Carbon energy generation	Retain with minor updating	Part 1
DM 5	Contaminated Land	Save	Part 1
DM 6	Coastal Change Management area	Retain with minor updating	Part 1
DM 7	Restrictions on new soak ways	Save	Part 2
DM 8	Protection of public open space	Update	Part 2
DM 9	Green Infrastructure linkages	Retain with minor updating	Part 1
DM 10	Residential accommodation for older people	Update	Part 1
DM 11	Marine related businesses	Save	Part 2
DM 12	Access to the water	Save	Part 2
DM 13	Tourism and visitor facilities	Save	Part 2
DM 14	Primary Shopping frontages	Save	Part 2
DM 15	Secondary shopping frontages	Save	Part 2
DM 16	Outside primary and secondary frontages	Save	Part 2
DM 17	Local Shopping frontages, Totton, etc.	Save	Part 2
DM 18	Local Shopping frontages, Marchwood, etc.	Save	Part 2
DM 19	Small shops and pubs	Save	Part 2
DM 20	Residential development in the countryside	Save	Part 2
DM 21	Agricultural or forestry workers dwellings	Save	Part 2
DM 22	Employment in the countryside	Save	Part 2
DM 23	Shops, services and community facilities in the countryside	Save	Part 2
DM 24	Loss of rural employment sites etc.	Save	Part 2

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
DM 25	Recreational uses in the countryside	Save	Part 2
DM26	Development generating significant freight movement	Update	Part 2
DW-E12	Protection of landscape features (saved from the 2005 Local Plan)	Save	Part 2
TOT 1	Land at Durley Farm	Save as not started	Part 2
TOT 2	Land at Loperwood Farm	Delete as site complete	Policy Deleted
TOT 3	Land at Hanger Farm	Save	Part 2
TOT 4	Land off Oleander Drive	Delete as site complete	Policy Deleted
TOT 5	Land north of Michigan Way	Delete as site complete	Policy Deleted
TOT 6	Land east of Brokenford Lane	Save as not started	Part 2 or NDP
TOT 7	Stocklands, Calmore Drive	Save as not started	Part 2 or NDP
TOT 8	Land off Blackwater Drive	Save as not started	Part 2 or NDP
TOT 9	Bus Depot Salisbury Road	Save as not started	Part 2 or NDP
TOT 10	Land at Little Testwood Farm caravan site	Save as not started	Part 2 or NDP
TOT 11	Eling Wharf	Save as not started	Part 2 or NDP
TOT 12	Land at Little Testwood Farm	Save as not started	Part 2 or NDP
TOT 13	Land at Sunnyfields Farm	Save as not started	Part 2 or NDP
TOT 14	Industrial Estate west of Brokenford Lane	Save as continues to guide development	Part 2 or NDP
TOT 15	Totton town centre opportunity sites	Save	Part 2 or NDP
TOT 16	Civic building complex	Save as continues to guide development	Part 2 or NDP
TOT 17	Environmental and transport improvements	Save as continues to guide development	Part 2 or NDP
TOT 18	Rumbridge Street secondary shopping frontage	Save as continues to guide development	Part 2 or NDP
TOT 19	New Public open space north east of Bartley Park	Save as continues to guide development	Part 2 or NDP
TOT 20	Extension to POS south of Bartley Park	Save as continues to guide development	Part 2 or NDP
TOT 21	Land for allotments, Jacobs Gutter Lane	Save as continues to guide development	Part 2 or NDP

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
TOT 22	Transport Schemes		
TOT 22.1	Totton Western by-pass (A326) : A35 Michigan Way junction to Cocklydow Lane junction, junction improvement	Save as not started	Part 2 or NDP
TOT 22.2	Rumbridge Street to A336 /Ringwood Road (via Brokenford Lane) cycle route	Save as not started	Part 2 or NDP
TOT 22.3	Dales Way to Stonechat Drive cycle route	Save as not started	Part 2 or NDP
TOT 22.4	Testwood Lane to Salisbury Road (via Library road) cycle/pedestrian route	Save as not started	Part 2 or NDP
TOT 22.5	Bartley Park to Brokenford Lane (via Bartley Water) cycle route	Save as not started	Part 2 or NDP
TOT 22.6	Hamton Gardens to Testwood Lane (via Greenfields Avenue) cycle route	Save as not started	Part 2 or NDP
TOT 22.7	Jacobs Gutter Lane (west) to Hounslow Business Park: on road and off road cycle route linking through Durley Farm site, connecting to A35 and A326	Save as not started	Part 2 or NDP
TOT 22.8	Jacobs Gutter Lane to Downs Park Crescent (Hounslow to Eling) cycle route	Save as not started	Part 2 or NDP
TOT 22.9	Jacobs Gutter Lane (east of A326 spur) cycle route	Save as not started	Part 2 or NDP
TOT 22.10	Water Lane/Westfield Car Park : Pedestrian link between car park/rear service area and eastern end of Water Lane	Save as not started	Part 2 or NDP
TOT 22.11	Footpath improvements/cycle route linking to existing cycle routes and paths in West Totton, Green route (extended) to Tatchbury Lane	Save as not started	Part 2 or NDP
TOT 22.12	Footpath /cycleway route linking green route at Hanger Farm Arts Centre to Spruce Drive	Save as not started	Part 2 or NDP
MAR 1	Land Between Cracknore Hard Lane and Normandy Way	Save as not started	Part 2 or NDP
MAR 2	Land at Parks Farm	Save as not started	Part 2 or NDP
MAR 3	Land south of Hythe Road	Save as not started	Part 2 or NDP
MAR 4	Land off Mulberry Road	Save as not started	Part 2 or NDP
MAR 5	Marchwood Industrial Park	Save as continues to guide development	Part 2 or NDP
MAR 6	Cracknore Industrial Park	Save as continues to guide development	Part 2 or NDP
MAR 7	Marchwood Military Port	Update	Part 1

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
MAR 8	Transport schemes		
MAR 8.1	Bury Road to Main Road (via Reed Drive and Cranberry Close) on and off road cycle route through the village centre	Save as partly implemented scheme - upgraded footpath	Part 2 or NDP
MAR 8.2	Marchwood Road / Bury Road (from Tavells Lane junction) – adjacent to road cycle route link to Totton cycle network	Delete as scheme has been implemented by HCC	Policy Deleted
HYD 1	Land at Forest Lodge Farm	Delete as under construction	Policy Deleted
HYD 2	Land off Cabot Drive	Save as not started	Part 2 or NDP
HYD 3	Land between Jones Lane and Southampton Road	Save as not started	Part 2 or NDP
HYD 4	Hythe Town Centre opportunity sites	Save	Part 2 or NDP
HYD 5	Car park extensions	Save as continues to guide development	Part 2 or NDP
HYD 6	New POS south of Hardley Lane, west of Fawley Road	Save as continues to guide development	Part 2 or NDP
HYD 7	New POS west of Lower Mullins Lane	Save as continues to guide development	Part 2 or NDP
HYD 8	Transport Schemes		
HYD 8.1	Pier Head bus/ferry interchange improvements and pedestrian link between the Pier Head and the Promenade	Delete as scheme complete	Policy Deleted
HYD 8.2	Cycle route linking Applemore to National Cycle Network	Delete as scheme complete	Policy Deleted
HYD 8.3	North road to Dibden local centre cycle route	Delete as scheme complete	Policy Deleted
HYD8.4	Cycle route connecting New Road to South Street	Save as not started	Part 2 or NDP
HYD 8.5	Cycle route connecting South Street to Wild Ground Schools	Save	Part 2 or NDP
HYD 8.6	Public right of way Footpath No.10 - Reconstruct footway connecting Hythe to Marchwood	Save as not started	Part 2 or NDP
BLA 1	Land adjacent to Blackfield Primary School	Save as not started	Part 2 or NDP
FAW 1	Fawley oil refinery	Save as continues to guide development	Part 2 or NDP
HAR 1	Land adjoining Hardley Industrial Estate	Save as not started	Part 2 or NDP

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
LYM 1	Pinetops Nurseries	Delete as under construction	Policy Deleted
LYM 2	Land north of Alexandra Road	Save as not started	Part 2 or NDP
LYM 3	Land at Queen Katherine Road	Delete as under construction	Policy Deleted
LYM 4	Land south of Ampress Lane	Delete as under construction	Policy Deleted
LYM 5	Fox Pond Dairy Depot and Garage	Save as not started	Part 2 or NDP
LYM 6	Riverside Site, Bridge Road	Delete as under construction	Policy Deleted
LYM 7	Ampress Park	Save as continues to guide development	Part 2 or NDP
LYM 8	Town Centre Opportunity sites	Save	Part 2 or NDP
LYM 9	Burgage Plots	Save as continues to guide development	Part 2 or NDP
LYM 10	Transport schemes		
LYM 10.1	Pennington to Highfield via Priestlands Road and the Bunny run cycle route	Delete as work undertaken	Policy Deleted
LYM 10.2	Marsh Lane to Ampress Park cycle route	Delete as work undertaken	Policy Deleted
LYM 10.3	Pennington Square/South Street to Pound Road cycle route	Delete as work undertaken (although not signed)	Policy Deleted
LYM 10.4	Provision of footpath (0.15km) linking Highfields Avenue to Priestlands Lane	Delete as work undertaken	Policy Deleted
LYM 10.5	Footway improvements along High Street and St Thomas Street to enhance walking route through the town centre	Save as partly implemented (although signage - fingerposts have been done)	Part 2 or NDP
LYM 10.6	Improve connections along Bath Road, between The Quay and the Sea Wall path	Delete as work undertaken	Policy Deleted

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
LYM 10.7	Provision of footpath around the Riverside site (LYM16) including railway crossing	Save as pending completion of development	Part 2 or NDP
MoS 1	Land north of School Lane	Save as not started	Part 2 or NDP
MoS 2	Transport Schemes		
MoS 2.1	Milford on Sea to Downton via Blackbush Road Cycle route	Save as not started	Part 2 or NDP
MoS 2.2	Milford Primary School/Lymington Road to Keyhaven Road via Lyndale Close and Carrington Lane cycle route	Save as not started	Part 2 or NDP
MoS 2.3	Provision on measures to address vehicle/pedestrian conflicts in Carrington Lane. Where opportunities arise, this will include provision of a footway on the east side of Carrington Lane	Save as not started	Part 2 or NDP
HOR 1	Land to the rear of 155-169 Everton Road	Save as not started	Part 2 or NDP
HOR 2	Land at Hordle Lane Nursery	Save as not started	Part 2 or NDP
HOR 3	Transport Schemes		
HOR 3.1	New Milton to Hordle on and off road cycle route between Lower Ashley Road and Stopples Lane via Hare Lane, Lavender Road and Heath Road	Save as not started	Part 2 or NDP
HOR 3.2	Bus stop improvement near WI Hall, Ashley Lane, Hordle	Delete as under construction	Policy Deleted
HOR 3.3	Footpath link from Footpath no. 738 to Stopples Lane	Save as not started	Part 2 or NDP
HOR 3.4	Improvements at Everton Road crossroad junction with Hordle Lane and Woodcock Lane	Delete as work undertaken	Policy Deleted
HOR 3.5	Sight line improvements at Everton Road junction with Frys Lane	Save as not started	Part 2 or NDP
HOR 3.6	Footway improvements along Woodcock Lane up to Sheldrake Gardens from the junction with Everton Road	Delete as under construction	Policy Deleted
HOR 3.7	Milford Road (A337)/Lymington Road (B3058) traffic lights	Save as not started	Part 2 or NDP
NMT 1	Land south of Gore Road	Save as not started	Part 2 or NDP
NMT 2	Land west of Moore Close	Save as not started	Part 2 or NDP
NMT 3	Land off Park Road	Save as not started	Part 2 or NDP
NMT 4	Land east of Card Avenue – housing site	Save as not started	Part 2 or NDP
NMT 5	Land east of Card Avenue – business and employment	Save	Part 2 or NDP
NMT 6	Land east of Card Avenue – south of Carrick Way	Save	Part 2 or NDP
NMT 7	Land east of Fernhill Lane	Save as not started	Part 2 or NDP

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
NMT 8	Ashley Cross Garage	Save as not started	Part 2 or NDP
NMT 9	Land west of Card Avenue	Save as not started	Part 2 or NDP
NMT 10	Town centre opportunity sites	Save	Part 2 or NDP
NMT 11	NMT 11 New POS west of Fernhill Lane	Save as continues to guide development	Part 2 or NDP
NMT 12	New POS south of Lymington Road	Save as continues to guide development	Part 2 or NDP
NMT 13	Land for Allotments	Save as continues to guide development	Part 2 or NDP
NMT 14	Transport schemes		
NMT 14.1	Station Road/Manor Road/avenue Road junction improvements including junction realignment	Save as not started	Part 2 or NDP
NMT 14.2	A337 to Ashley Road via Card Avenue superstore cycle route	Save as not started	Part 2 or NDP
NMT 14.3	Chatsworth Way- Gore Road: Cycleway linking the industrial estate to residential area to the north of the railway line	Save as not started	Part 2 or NDP
NMT 14.4	Old Milton to Gore Road via Church Lane and Milton Mead cycle route	Delete as work undertaken	Policy Deleted
NMT 14.5	New Lane (NPA boundary) to Gore Road, on road and off road cycle route along stem lane	Save as not started	Part 2 or NDP
NMT 14.6	Town Centre to Walkford along Gore Road Industrial Estate (including Elm Avenue) shared cycle/pedestrian use	Save as not started	Part 2 or NDP
NMT 14.7	Gore Road to Marley Avenue cycle route across bridge to Davis Field	Save as not started	Part 2 or NDP
NMT 14.8	Footpath from Card Avenue to Lower Ashley Road linking to Carrick Way, Wentwood Gardens and Glen Spey	Save as not started	Part 2 or NDP
NMT 14.9	Station Road/Albert Road footpath improvements along railway embankment	Save as not started	Part 2 or NDP
NMT 14.10	Provision of a footpath (0.8km) linking Dark Lane to Fernhill Lane residential area to west of sports facilities	Save as not started	Part 2 or NDP
RING 1	Land East of Christchurch Road	Save	Part 2 or NDP
RING 2	Land south of Castleman Way	Save as not started	Part 2 or NDP
RING 3	Land south of Ringwood	Save as not started	Part 2 or NDP
RING 4	Town Centre Opportunity sites	Save	Part 2 or NDP

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
RING 5	New POS, land west of Green Lane	Save as continues to guide development	Part 2 or NDP
RING 6	Transport schemes		
RING 6.1	Cycle route along Kingsfield to Southampton Road via Manor Road, Green Lane, Parsonage Barn Lane (dismount section on pedestrian bridge over A31) and Winston Way	Save as not started	Part 2 or NDP
RING 6.2	School Lane to Cloughs Road - on road cycle route via Manor Road with short off road section adjacent to the schools	Save as not started	Part 2 or NDP
RING 6.3	Crow Arch Lane to Moortown Lane - cycleway across fields to Moortown Lane	Save as not started	Part 2 or NDP
RING 6.4	Cycle route - Castleman Way to Crow Lane via Embankment Way	Save as not started	Part 2 or NDP
RING 6.5	Castleman Way to town centre via Quomp and The Close on road cycle route with off road section through Victoria Gardens open space	Delete as under construction	Policy Deleted
RING 6.6	Cycle route from Mansfield Road to Southampton Road via Carvers Sports Ground	Delete as under construction	Policy Deleted
RING 6.7	Moortown to Castleman Way via New Street - cycle route on and adjacent road	Delete as under construction	Policy Deleted
RING 6.8	Southampton Road enhanced pedestrian environment to make the area safe and attractive for walking and cycling, southern section to Fridays Cross	Save as not started	Part 2 or NDP
RING 6.9	Moortown to town centre via Quomp, improvements to existing paths and footways including footway link through the employment land allocation east of Christchurch Road	Delete as under construction	Policy Deleted
RING 6.10	Southampton Road , west of Frampton Place, footpath widening to provide shared pedestrian/cycle routes	Save as not started	Part 2 or NDP
RING 6.11	Extension of footpath alongside Bickerley Road to create a continuation to Danny Cracknell Pocket Park	Save as not started	Part 2 or NDP
RING 6.12	Improve facilities for pedestrians to encourage greater footfall in this part of the shopping area whilst maintaining vehicle access for shopping and servicing	Delete as work undertaken to improve signage	Policy Deleted
FORD 1	Land east of Whitsbury Road	Save as not started	Part 2 or NDP

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan
FORD 2	Transport schemes		
FORD 2.1	Marl Lane to Station Road, Ashford on and off road cycle route via Falconwood Close	Save as not started	Part 2 or NDP
FORD 2.2	Penny's Lane to Marl Lane crossing Whitsbury Road via Charnwood Drive and Avon Meade and along former railway line	Save as not started	Part 2 or NDP
FORD 2.3	Cycle route - Ashford to Normandy Way along Station Road	Save as not started	Part 2 or NDP
FORD 2.4	Recreation Ground to Bickton Mill via U119 cycle route (0.6km) across rural open land with an on road section linking to the town centre	Save as not started	Part 2 or NDP
FORD 2.5	Avon Meade to Green Lane: on road and off road cycle route	Save as not started	Part 2 or NDP
FORD 2.6	Improved footpath route from Flaxfields End (off Station Road)	Save as not started	Part 2 or NDP
FORD 2.7	Provision of footpath adjacent to former railway line east of Whitsbury Road	Save as not started	Part 2 or NDP
ASH 1	Land adjoining Jubilee Crescent	Save as not started	Part 2 or NDP
ASH 1	Land west of the Scout Centre	Save as not started	Part 2 or NDP
SAND 2	Sandleheath Industrial Estate	Save	Part 2 or NDP

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