

6 JUNE 2018

NEW FOREST DISTRICT COUNCIL

CABINET

Minutes of a meeting of the Cabinet held in the Council Chamber, Appletree Court, Lyndhurst on Wednesday, 6 June 2018

* Cllr B Rickman (Chairman)

* Cllr E J Heron (Vice-Chairman)

Councillors:

* Mrs D E Andrews
* J E Binns
* Mrs J L Cleary

Councillors:

* M R Harris
* J D Heron
* Mrs A J Hoare

*Present

In attendance:

Councillors:

A R Alvey
W G Andrews
P J Armstrong
G C Beck
Mrs S M Bennison
G R Blunden
Mrs F Carpenter
S J Clarke
S P Davies
Ms L C Ford
R L Frampton
A T Glass
L E Harris
Mrs M D Holding
Mrs C Hopkins
M J Kendal

Councillors:

Mrs E L Lane
Mrs P J Lovelace
N S Penman
A K Penson
D M S Poole
W S Rippon-Swaine
Mrs A M Rostand
Miss A Sevier
M A Steele
Mrs B J Thorne
D N Tungate
Mrs C V Ward
J G Ward
M L White
C A Wise
Mrs P A Wyeth

Officers Attending:

R Jackson, Miss G O'Rourke, C Read, Mrs M Sandhu, R Payne, A Bethune, D Brunton, Miss J Debnam, Mrs S Hamilton, A Herring, Mrs S Hughes, P McGowan, Mrs R Rutins, Mrs K Wardle, Mrs L Evans and M Williams

Apologies:

No apologies were received.

1 MINUTES

RESOLVED:

That the minutes of the meeting held on 2 May 2018 be signed by the Chairman as a correct record.

2 DECLARATIONS OF INTEREST

Cllrs Kendal and White – Minute 4

3 PUBLIC PARTICIPATION

No issues were raised in the public participation period.

4 THE LOCAL PLAN 2016-36 PART ONE: PLANNING STRATEGY

Cllr Kendal disclosed a non-pecuniary interest on the grounds that he was a Director of the Oakhaven Hospice which was mentioned in a policy. Cllr White declared a common law interest in respect of the SS6 allocation in the South of Lymington on the grounds that he knew the family that owned the site. He took no part in discussion on this site.

Members considered the Local Plan Part One document which covers the key matters and proposals in the review of the Council's local plan. The document was attached as Annex 1 to Report Item 4 to the Cabinet. Changes to the policies map, including land to be removed from the Green Belt and settlement boundary changes were set out in the document attached as Annex 2 to the report. The Council was retaining a two stage approach to the review of the Local Plan to reduce the risk of abortive work on detailed matters and to allow the opportunity for neighbourhood plans to develop policies, including additional site allocations. It was also possible that the requirements of the National Planning Policy Framework may change.

Preparation of the local plan documents had entailed extensive consultations and the commissioning of research to establish a technical evidence base. Key documents, including the Sustainability Appraisal, Habitats Regulation Assessment and Infrastructure Delivery Plan were published on the Local Plan Review website. Additional documents would be published at the start of the formal consultation process, in accordance with the National Planning Policy Framework.

The review process to date has established that a number of policies are still relevant and can be retained for continued use. A full list of current policies, indicating whether they will be saved or deleted, is attached as Appendix A to the Local Plan document.

The timetable for the review process was set out in Section 3 of the report to the Cabinet.

The key matters and proposals are summarised out in Section 4 of the report. A considerable body of work had gone into identifying the way in which this Council could most effectively meet the objectively assessed housing need for the District, including the need for a high proportion of affordable housing to meet the needs of the local population. A stepped approach was projected to deliver the housing target of 10,500 homes by 2036, and even in the early stages would represent a 47% increase on the average rate of completions in the plan area in the last decade. The proposed strategic housing site allocations were set out in the tabulation in paragraph 4.25 of the text, with further detail given in the surrounding paragraphs.

With respect to Strategic Site 8: Land at Hordle Lane, Hordle, members were advised of the following changes to the local plan document:

“-suburb” to be deleted from policy SS8 ii c

On concept masterplan illustration:

- land at junction Hordle Lane with Sky End Lane to be shown as green space
- notation amended to show coal-yard access from Vicarage Lane as a ‘preferred’ access point onto Vicarage Lane.
- ‘green edge’ to be shown to the settlement boundary along Sky End Lane

Supporting text to SS8: footnote 77 deleted.

Members were also advised that paragraphs 4.12 to 4.14 of the covering report should be amended to read as follows:

“Housing target

4.12 The proposed Local Plan housing target is 10,500 homes 2016-2036. This fully meets the latest identified OAN requirement for the Plan Area. The target is proposed to be phased as follows:

- 1,150 homes (averaging 230 homes per annum) 2016-17 to 2020-2021¹
- 2,250 homes (averaging 450 homes per annum) 2021-22 to 2025-26
- 7,100 homes (averaging 710 homes per annum) 2026-27 to 2035-36

4.13 A stepped target is necessary because it will take time for new site allocations to secure planning permission and to mobilise before housing delivery can significantly increase from the current 196 homes per annum target. Based on the Council’s housing trajectory, informed by discussion with site promoters and infrastructure providers, completion rates are unlikely to exceed 400 homes until the period 2021-2026.

4.14 The combined target for the first ten years represents a 42% increase on the average rate of completions in the Plan Area in the last decade (240 homes per annum).”

There had been an objective assessment of the strength of existing Green Belt designations to establish the degree to which these continued to meet Green Belt purposes. As a result it has been possible to identify weaker areas, to contribute to allocations, while safeguarding the stronger, high quality areas of Green Belt. Members welcomed the essential balance that had been achieved within the Plan.

The special characteristics of this area, with internationally significant nature conservation designations, imposed additional requirements for development proposals not to have an adverse impact on the internationally designated sites. Policy 10 therefore sets out how the impacts of development on these internationally designated sites would be mitigated. These measures related to the potential effects due to traffic emissions on roads through the New Forest; water quality in the River Avon and Solent from increased discharge of phosphates and

¹ Based on actual and projected completions before Local Plan Strategic Site Allocations start to deliver.

nitrites; and recreational disturbance in the Solent and New Forest arising from an increased population. For larger development sites the required inclusion of land to act as alternative natural green space meant that, typically, 50% more land was required than would otherwise be the case.

Policies had been included to require the provision of at least 3 of 4 potential types of “non-standard” housing forms and tenures on all strategic housing allocations, in addition to the social housing requirements. This should diversify housing choice to meet the needs of the local population. New homes would also have to meet accessible and adaptable homes standards in order to address the needs of an aging population and disabled persons. This policy (No 16) also covered starter and entry level homes.

Policy 17 set out the affordable housing requirements, which ranged from 35% of new homes in Totton and the Waterside to 50% in the rest of the plan area. The tenure mix should be 70% affordable homes for rent, split equally between social and affordable homes for rent; and 30% intermediate or affordable home ownership tenures, including shared ownership.

In addition to carrying forward existing employment land allocations that remained appropriate, the Plan included 18 hectares of additional allocations at North Totton, Fawley and East Ringwood. A special policy (No 24) had been included to set out a constructive approach should Associated British Ports bring forward any proposals for development at Dibden Bay.

The Plan included policies to address the infrastructure requirements generated by allocations within the Plan, but could not be used to require measures to address existing problems and shortfalls.

Policies had also been included to ensure that all new development was connected to high speed broadband and also had easy access to charging points for electric vehicles.

The Plan proposals had already been subject to consultation and a summary of those processes, the responses received and the consequent content of the Council’s Consultation Statement were set out in Section 5 of the report.

The Plan, when published for consultation, would be accompanied by Supplementary Planning Documents on Recreational Habitat Mitigation; Masterplanning Strategic Site Allocations; and Developer Contributions, which provided further information about how certain local plan policies and requirements could be met. The other existing supplementary planning documents were being retained.

In answer to questions, members were advised that the prospective developers for the strategic site allocations would need to demonstrate that they could do so in compliance with planning policy, which included supplementary planning guidance. Details of concern would therefore be resolved at the application stage. In addition they were reassured that it was recognised that town and parish councils played a vital role in supplying the local knowledge that would ensure that the developments would be undertaken at the necessary high standards. Town and parish councils would have further opportunities to influence supplementary planning documents to achieve this.

The Cabinet was satisfied that the preparation of the Local Plan had properly addressed the tests of local plan soundness, as set out in Section 7 of the report to the Cabinet.

Members thanked the officers for their hard work in preparing the Local Plan documents and in particular for the extensive consultations and research that had been undertaken, at all stages, of the process. This had allowed the necessary balance to be achieved between protecting the special character of the area while providing essential housing to meet the needs of people living and working in the Forest. The Leader also particularly thanked Cllr E Heron, the Portfolio Holder for Planning and Infrastructure and also Cllr D Andrews, who had been Chairman of the Planning Development Control Committee for their work in overseeing the lengthy preparatory process.

RECOMMENDED:

- (a) ***That the Local Plan 2016-2036 Part 1: Planning Strategy as set out as Annex 1 to this report, and as amended above, be approved;***
- (b) ***That the Local Plan 2016-2036 Part 1: Planning Strategy be published for Pre-Submission public consultation for a period of six weeks under Regulations 19 and 20 of the Town and Country Planning (Local Planning) Regulations 2012;***
- (c) ***That the Service Manager (Policy and Strategy) in consultation with the Planning and Infrastructure Portfolio Holder be authorised to submit the Local Plan 2016-2036 Part 1: Planning Strategy and associated documents, together with the summarised Pre-Submission public consultation responses, to the Secretary of State for independent examination under Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012; and***
- (d) ***That the Service Manager (Policy and Strategy) in consultation with the Planning and Infrastructure Portfolio Holder, be authorised to make minor changes and corrections to the Local Plan prior to public consultation and submission for examination.***

5 OUTSIDE BODY APPOINTMENT

RESOLVED:

That Cllrs J D Heron and M R Harris be appointed as this Council's substitute representatives to attend meetings of the Hampshire and Isle of Wight Local Government Association should the Leader and Deputy Leader of the Council be unable to attend.

CHAIRMAN