

## NOTICE OF MEETING

**Meeting:** CABINET

**Date and Time:** WEDNESDAY, 5 FEBRUARY 2020, AT 10.00 AM\*

**Place:** COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

**Telephone enquiries to:** Lyndhurst (023) 8028 5000  
023 8028 5588 - ask for Matt Wisdom  
Email: democratic@nfdc.gov.uk

### **PUBLIC PARTICIPATION:**

\*Members of the public may speak in accordance with the Council's public participation scheme:

- (a) immediately before the meeting starts, on items within the Cabinet's terms of reference which are not on the public agenda; and/or
  - (b) on individual items on the public agenda, when the Chairman calls that item.
- Speeches may not exceed three minutes. Anyone wishing to speak should contact the name and number shown above.

**Bob Jackson**  
Chief Executive

Appletree Court, Lyndhurst, Hampshire. SO43 7PA  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

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

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## AGENDA

### **Apologies**

#### **1. MINUTES**

To confirm the minutes of the meeting held on 4 December 2019 as a correct record.

#### **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. PUBLIC PARTICIPATION**

To note any issues raised during the public participation period.

4. **MEMBERS' ALLOWANCES - SCHEME TO APPLY FROM 1 APRIL 2020** (Pages 3 - 4)
5. **COMMUNITY GRANTS** (Pages 5 - 20)
6. **ASSET MAINTENANCE & REPLACEMENT PROGRAMME AND GENERAL FUND CAPITAL PROGRAMME 2020/21** (Pages 21 - 30)
7. **CAPITAL STRATEGY 2020/21** (Pages 31 - 40)
8. **ICT INFRASTRUCTURE RENEWAL PROJECT UPDATE** (Pages 41 - 44)
9. **NEW MILTON NEIGHBOURHOOD DEVELOPMENT PLAN - EXAMINER'S REPORT** (Pages 45 - 178)
10. **INTERIM HOUSING DELIVERY TEST ACTION PLAN** (Pages 179 - 204)
11. **HAMPSHIRE POLICE AND CRIME PANEL RECOMMENDED:**

That New Forest District Council's representation on the Hampshire Police and Crime Panel be as follows:-

Representative – Cllr Andrews

Reserve – Cllr Clarke

To:

**Councillors**

Diane Andrews  
Jill Cleary  
Michael Harris  
Edward Heron (Vice-Chairman)

**Councillors**

Jeremy Heron  
Alison Hoare  
Barry Rickman (Chairman)  
Mark Steele

**CABINET – 5 FEBRUARY 2020**

## **MEMBERS' ALLOWANCES – SCHEME TO APPLY FROM 1 APRIL 2020**

### **1. RECOMMENDATIONS**

- 1.1 That the Cabinet recommend to Full Council that the current scheme of members' allowances be made as the scheme to apply from 1 April 2020.

### **2. INTRODUCTION**

- 2.1 Allowances paid to members of the Council are set out in the Members' Allowances Scheme. The Council is required annually to make a scheme of members' allowances, which must be published.
- 2.2 The current scheme is available to view at [Members' Allowances Scheme 2019/20](#).

### **3. CURRENT SCHEME**

- 3.1 The current scheme provides for the annual adjustment of allowances (basic, special responsibility and dependant carers' allowances) by the Local Government staff employees' national pay award annual percentage increase.
- 3.2 The employee's national pay award for 2020/21 is still being negotiated. If an award is made it will automatically, under the terms of the Scheme, be backdated to 1 April 2020. No other changes to the scheme are proposed. Indeed, no changes are possible without a recommendation from the Independent Remuneration Panel.

### **4. FINANCIAL IMPLICATIONS**

- 4.1 Provision has been made in the draft 2020/21 budget.

### **5. ENVIRONMENTAL, EQUALITY & DIVERSITY AND CRIME & DISORDER IMPLICATIONS**

- 5.1 There are none.

#### **Further information:**

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#### **Background Papers:**

Published documents

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CABINET – 5 FEBRUARY 2020

## COMMUNITY GRANTS

### 1. RECOMMENDATIONS

- 1.1 That the Community Grant awards as set out in Appendix 1, and in more detail in Appendix 2, be approved and recommended to Full Council for inclusion in the Medium Term Financial Plan.

### 2. BACKGROUND

- 2.1 On 20 and 22 November the Community Grants Task and Finish Group met to examine the Community Grant applications received for the 2020/2021 financial year. Twenty applicants attended and each gave a presentation to the Task & Finish Group, followed by a question and answer session.
- 2.2 The Task and Finish Group comprised Cllrs Alvey, Davis, J Davies, S Davies O’Sullivan, Penman and Sevier, with input from key Council Officers. Meetings were also attended by Cllr Mrs D Andrews, the Portfolio Holder for Community Affairs.

### 3. PROCESS

- 3.1 As part of their interview, all grant applicants were asked to evidence their accounts, and how their application would meet the needs of, and benefit or support, residents in the District. Applicants were also asked to explain how their funding request linked to the priorities set out in the Council’s Corporate Plan.
- 3.2 Following the presentations, the Task and Finish Group fully discussed and reviewed the information submitted with the applications and presented at interview. In formulating a recommendation for each grant request, members referred to the agreed criteria, the Council’s Corporate Plan priorities, and the value for money being offered.
- 3.3 The recommendations, with reasons, for the determination of each of the grant requests, are summarised in **Appendix 1** and in further detail in **Appendix 2**.

### 4. FINANCIAL IMPLICATIONS

- 4.1 The total amount to be awarded, should the Cabinet approve the recommendations set out in **Appendix 1**, is £116,000 of Revenue grants and £97,650 for Capital grants. The total amount of awards granted last year was £131,500 for Revenue and £86,000 for Capital.

### 5. PORTFOLIO HOLDER’S COMMENTS

- 5.1 I fully support the recommended grants as set out above, but would like to propose that the award to \*Youth and Families Matter be increased from £5,000 to £7,500, in view of the vital role that the organisation plays in the community, and in particular in helping to fulfil the objectives of Safer New Forest.

**6. COMMENTS OF THE COMMUNITY AND LEISURE OVERVIEW AND SCRUTINY PANEL**

6.1 The Panel support all of the Task and Finish Group's recommendations as well as the Portfolio Holder's proposal to increase the grant to Youth and Families Matter.

**7. DOCUMENTATION / PROCESS**

7.1 As part of a process of continuous improvement, it is intended that officers will review the website content and applications documentation, to streamline the reporting system whilst ensuring members continue to make meaningful and informed decisions.

7.2 It is suggested that, in future, grant awardees be invited to a second interview in July to update the Council on progress with their projects and also to be advised of alternative sources of funding should they be considering further grant applications to the Council.

**Further information:**

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**Background Papers:**

Grant application forms

## COMMUNITY GRANT APPLICATIONS: SUMMARY

## Summary of Applications Received with Recommendations

ITEM	APPLICANT	AMOUNT REQUESTED	RECOMMENDATION 2020/21	GRANT GIVEN LAST YEAR (2019/20)
1	Youth and Families Matter*	£10,000	£7,500	£5,000
2	The Handy Trust	£7,000	£5,000	£4,000
3	Yellow Door	£5,000	£5,000	£5,000
4	Families Matter	£5,000	£5,000	£5,000
5	CODA	£5,000	£2,500	£3,000
6	Forest Arts Centre	£20,000	£15,000	£17,000
7	Forest Forge	£20,000	£20,000	£20,000
8	New Forest Heritage Centre	£35,000	0	£10,000
9	New Forest Disability Information Service	£10,000	£16,000 (including £6,000 for funding for Lymington Hospital Project)	£10,000
10A	Community First New Forest (Merging with Community First Wessex) running costs	£48,726	£15,000 (+ a further £15k subject to outcome of progress report to Community O&S Panel in September 2020)	A £30,000
10B	Community First New Forest – Healthy Walks	£2,500	£2,500	B £2,500
11	Compass Counselling	£2,000	£5,000	£4,000
12	Burley Charities	£750	0	N/A
13	Lymington Arts Group	£400	0	N/A
14	New Forest Bike Project	£10,000	£2,500	N/A
	<b>Total for Revenue Grants</b>	<b>£181,376</b>	<b>£116,000**</b>	<b>106,500</b>
15	Basics Foodbank	£60,000	£30,000	N/A
16	Brockenhurst Pre-School	£45,000	0	N/A
17	Ibsley Village Hall	£10,150	£10,150	N/A
18	Lymington Community Centre	£37,500	£37,500	N/A
19	Sway Bowmen	£43,000	£20,000	N/A
20	Testwood School	£11,000	0	N/A
	<b>Total for Capital Grants</b>	<b>£206,650</b>	<b>£97,650</b>	<b>£131,500</b>

\*See paragraph 5 for Portfolio holder's proposed change to recommendation

\*\*Figure assumes conditions under grant numbers 9 and 10 are met.

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## REVENUE GRANTS

1	APPLICANT	SUMMARY
	<b>Youth &amp; Families Matter</b>	Youth and Families Matter (YFM) is a small registered charity that works from the heart of the community in Totton to improve the health and wellbeing of children, young people and families whose lives are complex and impacted by many forms of disadvantage, mental illness, serious illness, addiction or abuse. The charity works with other organisations, signposts and provides a foodbank service and support to the homeless.

Last Year's Request	Last Year's Award	Request
£10,000	£5,000	<b>£10,000</b>

**RECOMMENDATION:**

That a grant of £5,000 be paid.

**REASON FOR DECISION:**

YFM met the Council's objectives by assisting in the wellbeing of local people and supporting circa 300 families, through working with young people and families at risk by a combination of one-to-one support, courses and early intervention. YFM also actively supports the Safer New Forest community safety objectives. YFM will target 350 children who are self-harming with support. Self-harming is increasing and additional training to Youth Workers will be provided, as well as increasing their availability. YFM responded to referrals from CAMHS, those on the waiting list and from referrals so as to intervene and provide support at a much earlier stage. It worked with the family support service, social workers, schools, doctors and the Police, and is part of the Early Help Hub. The group will continue to run the foodbank, supporting over 1,000 people with emergency food supplies, and facilitate new courses for vulnerable families in 2020.

2	APPLICANT	SUMMARY
	<b>Handy Trust</b>	The Handy Trust provides support to children and young people aged up to 25, 365 days of the year. They work in the Waterside area offering a 24/7 service at home, in school and in the community. They work with children and young people from families who are experiencing poverty and hardship, which can include mental health, domestic violence and substance misuse. They have Service Level Agreements with Marchwood and Hythe & Dibden Parish Council.

Last Year's Request	Last Year's Award	Current request
£3,740	£4,000	<b>£7,000</b>

**RECOMMENDATION:**

That a grant of £5,000 be paid.

**REASON FOR DECISION:**

The Handy Trust contributes to the Council's objectives by assisting the wellbeing of young people on the Waterside and support those in crisis. They will continue to support

young people into work, provide free holiday clubs during school holidays and youth clubs, which will also aim to provide new opportunities to build self-esteem and confidence. It works closely with a number of partnership agencies, including Families Matter, to provide holistic support, and with Children's service, police and schools. The increased grant from the previous year would be spent on employing staff to provide additional support, organising activities for disadvantaged young people, and to work with vulnerable people, in partnership with others, in the Netley View area.

3	APPLICANT	SUMMARY
	<b>Yellow Door</b>	Yellow Door provides a range of integrated specialist services, advocacy and therapeutic support to those who are at risk of or who have been affected by unwanted Sexual Experience or Domestic Abuse. This may include anything from rape, childhood sexual abuse, sexual assault to harassment, coercion or domestic abuse. The group covers the New Forest, Southampton and Eastleigh areas and works with the police, schools and other organisations within the district, such as New Milton Youth Club and the Handy Trust. Yellow Door runs the STAR project which will be delivering bespoke workshops in collaboration with others on the impact of drugs and alcohol. .

Last Year's Request	Last Year's Award	Request
£5,000	£5,000	<b>£5,000</b>

**RECOMMENDATION:**

That a grant of £5,000 be paid.

**REASON FOR DECISION:**

Yellow door supports the Council's priorities by delivering outcomes for the community and working with others to achieve more. It works with families offering support to those affected by abuse, receiving 40 referrals from within the district in the last year, and running preventative education programmes to raise awareness of these issues, such as STOP Domestic Abuse. Demand for its services is increasing and will work with other organisations in 2020, including Youth and Families Matter, to deliver a wide range of services. Following Member recommendation it has extended its reach to include working with Arnewood, Priestlands, Testwood and Brockenhurst College. The group was pleased to note the organisation's involvement with the Safer New Forest and their involvement with the Safer New Forest Workshops. The grant would also be used to deliver 50 sessions to 1,000 young people from the New Forest, and to train volunteers to provide and develop a more dynamic team.

4	APPLICANT:	SUMMARY
	<b>Families Matter</b>	Families Matter is a small local charity based in Hythe which helps families in need in the Waterside area. They support parents through parenting classes and groups for parents and children with special needs, autism and mental health. They visit families in their home and give support through a crisis, i.e. separation, domestic violence, parenting, behavioural problems and foodbank vouchers. They work closely with local schools, supporting children in the transition to secondary school, and having a puppet project that goes in to schools to deliver a presentation on bullying and staying safe online. They also run groups for people with dementia and their carers and for families with drug and/or alcohol addictions.

<b>Last Year's Request</b>	<b>Last Year's Award</b>	<b>Request</b>
£6,000	£5,000	<b>£5,000</b>

**RECOMMENDATION:**

That a grant of £5,000 be paid.

**REASON FOR DECISION:**

The organisation contributes to the Council's priorities through assisting wellbeing of those in the District, working with vulnerable children and young people and parents. Families Matter will mentor children in 5 schools, provide weekly drop in sessions at schools in the Waterside area and maintain their "On the Right Track" project. Working in partnership with other organisations, Families Matter will run parenting courses to those families struggling with their child's extreme angry behaviour. They will also continue to support elderly people with dementia, and their carers, with monthly groups and the weekly Blackfield Bubble memory group. With an increasing demand, the grant would be used to continue this work in the context of general grant reduction from other organisations.

<b>5</b>	<b>APPLICANT</b>	<b>SUMMARY</b>
	<b>CODA</b>	CODA is an independent music trust offering support and therapy through music and health programmes, with links with local schools and community groups. They have run successful projects in the New Milton area and the application seeks to ensure that further project work can be undertaken, with aim to facilitate creative music making for all ages and sectors of the community through high quality participatory music programmes, workshops and projects.

<b>Last Year's Request</b>	<b>Last Year's Award</b>	<b>Request</b>
£2,500	£3,000	<b>£5,000</b>

**RECOMMENDATION:**

That a grant of £2,500 be paid.

**REASON FOR DECISION:**

CODA supports NFDC priorities through engaging the public, supporting local business and working with disadvantaged groups. Programmes include 'Music for Health' and other learning and engagement initiatives. CODA is developing links with primary schools, GP's and building partnerships with other organisations, including local care providers. CODA will expand their provision of music and health services to improve the wellbeing of participants, including tailoring services aimed at areas of specific health, for example people with dementia. CODA will continue to promote and increase awareness of the healing role music can have on vulnerable individuals.

<b>6</b>	<b>APPLICANT</b>	<b>SUMMARY</b>
	<b>Forest Arts Centre</b>	Forest Arts Centre is part of FOLIO, a collaboration of arts and heritage organisations, and provides a leading venue for quality live arts, activities and events based in New Milton and has an extensive outreach programme. The Centre is operated by Hampshire Cultural Trust and works with other centres as part of an overall strategy to introduce new projects and opportunities, focusing on arts, health and families. The centres programming has led to an increase of throughput and continues to be well supported. The Centre targets work and project work, for example with young people with mental

	health issues, adults with learning disabilities, working with older people with long term conditions such as dementia or Parkinson's disease which has produced excellent outcomes. They have also worked hard to ensure that residents from more deprived backgrounds are not excluded from the programmes on offer.
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<b>Last Year's Request</b>	<b>Last Year's Award</b>	<b>Request</b>
£17,000	£17,000	<b>£20,000</b>

**RECOMMENDATION:**

That a grant of £15,000 be paid.

**REASON FOR DECISION:**

Forest Arts contributes to the Council's priorities by helping local business grow by supporting artists, and service outcomes for the community with events, activities and projects. Forest Arts seeks to improve mental and physical wellbeing, for example Dance for Parkinson's and teenage mental health. Forest Arts works in partnership with Folio, local schools and other agencies, such as YMCA, and seeks to develop outreach work. Funding from other organisations has reduced significantly over the years and income generation is being reviewed. The grant would be used for events, programming, working with schools on various projects and enabling the continuation of the Horizon 20:20 project with Greenwood Education Centre.

7	APPLICANT	SUMMARY
	<b>Forest Forge Theatre Company</b>	Forest Forge is based in Ringwood and provides creative learning and outreach activities, whilst ensuring opportunities to participate in high quality theatre productions. Forest Forge works with others, such as CAMHS. There is a professional theatre which tours to communities and schools across the New Forest with an emphasis on creative learning and using theatre to tackle wider social issues such as bullying and mental health. The organisation targets local residents to encourage participation in a variety of activities such as workshops; work experience and targeted outreach projects (e.g. the Gypsy/Roma/Traveller community). The Company has a reputation for the quality of its work with those with additional needs and provides opportunities for older people to tackle social isolation and improve cross-generational understanding.

<b>Last Year's Request</b>	<b>Last Year's Award</b>	<b>Request</b>
£ 32,000	£20,000	<b>£20,000</b>

**RECOMMENDATION:**

That a grant of £20,000 be paid.

**REASON FOR DECISION:**

Forest Forge contributes to the Council's objectives by providing creative learning activities and contributing to community cohesion and wellbeing. It supports local business by helping creative industries and providing experience for young people's employability. It works in schools, and seeks to tour a production about mental health and set-up new youth theatres. Forest Forge works across the district, including rural areas, and will develop holiday programmes for young people, continue to produce a family Christmas

show, and continue to develop Act Your Age sessions which tackles isolation. It has collaborated with NFDC's Safer New Forest initiative and faces reduced funding.

8	APPLICANT	SUMMARY
	<b>New Forest Heritage Centre</b>	The free entry New Forest Heritage Centre is the only museum dedicated to the social and natural history of the New Forest. Their aim is to inspire visitors to explore and value the New Forest by collecting, conserving and interpreting collections and by providing educational activities and information to children, young people and adults visiting the Forest and living in the community. The Centre includes an accredited Museum, Reference Library, which preserves historical artefacts, and Exhibition Gallery. The Education Team run year-round exhibitions and events programme, for example a Year in the New Forest aimed at school children.

Last Year's Request	Last Year's Award	Request
£35,875	£10,000	<b>£35,000</b>

**RECOMMENDATION:**

That no grant be given.

**REASON FOR DECISION:**

The Group had considered previous grant awards which were to assist New Forest Heritage Centre as a transitional arrangement whilst new measures were implemented to broaden and grow financial support. The Group felt that the current business model and overall direction of the Centre was not clear and that the transitional support should end. It did not charge for its services and from the presentation there appeared to be a lack of clarity over its future role, business model and strategy. The grant had been requested to reduce a budget deficit, rather than on any specific project. Whilst the Council had recently supported the Centre with significant grants, it did not feel that further support was appropriate at this time.

9	APPLICANT	SUMMARY
	<b>New Forest Disability Information Service</b>	New Forest Disability is a registered charity that provides free, impartial, confidential disability related information advice and guidance. They help anyone of any age with any disability who lives or works within the New Forest area. NFDIS hold the Advice Quality Standard at General Help with Casework in Welfare Benefits, and are the only organisation within the New Forest that support and represent the most vulnerable disabled clients at welfare benefit tribunals. NFDIS specialise in mobility aids, daily living equipment and home adaptations collaborating with community and other organisations to help people maximise their wellbeing and safely live as independently as possible in their own home.

Last Year's Request	Last Year's Award	Request
£15,000	£10,000	<b>£10,000</b>

**RECOMMENDATION:**

That a grant of £16,000 be paid.

During the presentation NFDIS highlighted the Lymington Hospital Project, a valuable project which provides support, advice and information to patients. This ended on 30

November 2019 due to funding, which was not known at the time of submitting their application. NFDIS were actively seeking funding to continue this project and the Group was keen to support this. In addition to the £10,000 grant, a grant of £6,000 is to be paid, dependent on Officers confirming match funding for the Project.

**REASON FOR DECISION:**

NFDIS is the only organisation of its kind in the area and provided an essential service to the vulnerable in the face of ever-increasing demand and supports the council in many ways. The grant will enable the team to expand and train more volunteers, and undertake further outreach work, including home visits. NFDIS works with others to support those in the community and is seeking to expand the range of equipment and daily living aids.

10	APPLICANT	SUMMARY
	<b>Community First New Forest</b>	<p>A. Community First New Forest (CFNF) provides support across the whole of the voluntary sector in the New Forest. This involves activities such as DBS checks, training, funding advice, volunteer recruitment and assistance with setting up and operating groups. With its work in training and operating the volunteer centre and volunteer placement, it also contributes to routes to work. It also acts as a representative voice for the sector and is involved in many working groups across the district. CFNF works in partnership with statutory organisations to deliver a range of projects that support residents.</p> <p>B. The Healthy Walks programme is a partnership between the National Park, NFDC and CFNF and delivers walks at locations across the district. The walks are available to all levels and those with a disability.</p>

Last Year's Request	Last Year's Award	Requests
A £58,373	A 30,000	<b>A £48,726</b>
B £2,500	B £2,500	<b>B £2,500</b>

**A. RECOMMENDATION:**

That a grant of £15,000 be paid, plus a further grant of £15,000, subject to the outcome of a progress report to the Community Overview and Scrutiny Panel in September 2020.

**REASON FOR DECISION:**

CFNF contributes to the Council's priorities by supporting organisations through working with Job Centres to support long-term unemployed, training and skill development, advising groups on economic development and participation in Health and Wellbeing activities. It also undertook community and voluntary sector development activity for vulnerable adults, e.g. mental health. The Group were concerned that a high proportion of grant income was being spent on salaries. CFNF has merged with Community First Wessex yet proposed to retain its office in Ringwood to ensure a presence within the District. It is hoped the merger will reduce costs and bring efficiencies. It was not clear exactly how many organisations CFNF assisted, and it was felt that the organisation should be asked to attend a Community Overview and Scrutiny Panel meeting in September 2020 to clarify its position following the merger and demonstrate improvement before full funding was released.

**B. RECOMMENDATION:**

That a grant of £2,500 be paid.

**REASON FOR DECISION:**

The Healthy Walks Scheme supports the Council's priorities by assisting the wellbeing of people whilst protecting the character of the area. The scheme works with others, e.g. Dementia support, Forestry England and GP's.

11	APPLICANT	SUMMARY
	<b>Compass Counselling</b>	The charity's objectives and principle activities continue to be those of preserving and protecting mental health by the provision of a professional, high quality counselling service for all sections of the local community who are suffering from psychological distress or relationship problems and to advance education and training in counselling. For many, the treatment programme available under the NHS involves long waiting lists or is not appropriate to their needs which has a detrimental impact on those that need help. They are committed to supporting those unable to afford private counselling by offering reduced rates to ensure no-one is excluded from counselling for financial reasons.

Last Year's Request	Last Year's Award	Request
£2,000	£4,000	<b>£2,000</b>

**RECOMMENDATION:**

That a grant of £5,000 be paid.

**REASON FOR DECISION:**

The organisation met the Council's objectives by assisting the wellbeing of the people living and working in the New Forest area through increasing access to subsidised mental health counselling for all sections of the community. This includes Younger adults being targeted for support as this is a growth area and where there are long delays. As demand is increasing, a subsidised and tailored approach to counselling will continue to support those in need. Compass Counselling aim to work with care homes, support carers, and reach out to more 18-25 years olds struggling with mental health. Compass Counselling stated that they requested the same amount as last year as they assumed application requests could not be increased and knowing that funding is limited. When asked what could be achieved with additional funding, they stated they could support an increasing number of people through recruiting an additional 5/6 counsellors which would help towards meeting demand. Members were very keen to support this.

12	APPLICANT	SUMMARY
	<b>Burley Charities</b>	The Burley Charities is a registered charity. It originates back to 1716 when William Etheridge left an annuity of £3 to be given to "the poorest" people of Burley". In future years, four other bequests were made. In 1988 the individual charities formed a single charity, The Burley Charities. The purpose of the charity is to support those in need in the parish of Burley. This could be individual grants or gifts for the prevention or relief of poverty such as food, household items or clothing.

Last Year's Request	Last Year's Award	Request
£N/A	£N/A	<b>£750</b>

**RECOMMENDATION:**

That no grant be given.

**REASON FOR DECISION:**

It was considered that the services and support offered could be provided by other organisations. There was little evidence of seeking alternative and additional fund raising, and there are no administration costs.

13	APPLICANT:	SUMMARY
	<b>Lymington Arts Group</b>	Lymington Arts Group was founded 40 years ago to promote enjoyment and appreciation of visual Arts and Crafts by providing monthly meetings, workshops and exhibitions of members work. The group has guest speakers, at a cost, and support local businesses by exploring the district. The group has 65 members and is open to all residents within the district.

Last Year's Request	Last Year's Award	Request
£N/A	£N/A	<b>£400</b>

**RECOMMENDATION:**

That no grant be given.

**REASON FOR DECISION:**

Grant request of £400 was below community grants threshold so the applicant is encouraged to approach local councillors for assistance.

14	APPLICANT	SUMMARY
	<b>New Forest Bike Project</b>	New Forest Bike Project (NFBP) is a registered Not for profit Community Interest Company. By working with others, including the police, NFBP re-cycles bikes and sells them at reduced rates in the community, benefiting local residents by offering an affordable source of bikes and parts, especially to those on a low income, to keep people on the road, fit and healthy, reducing the need for car journeys and the impact on the environment. It also provides opportunities and a place to help those with issues in their lives improve their confidence, self-esteem, practical and social skills thus helping them become more active and involved citizens in the community.

Last Year's Request	Last Year's Award	Request
£N/A	£N/A	<b>£10,000</b>

**RECOMMENDATION:**

That a grant of £2,500 be paid.

**REASON FOR DECISION:**

Whilst the Group felt this was a good project which complied with the objectives of the Council, the request for £10,000 had not been intended for a specific project, but rather to be used to supplement reserves, rather than with ongoing costs. However grants have been received from other organisations, since their application, to support increasing the number of bicycles saved or serviced, providing volunteer opportunities, apprenticeship and partnership working, such as supporting young people with learning difficulties at the Minstead Trust and Fortune Centre.

**CAPITAL GRANTS**



15	APPLICANT	SUMMARY
	<b>Basics Foodbank</b>	Lymington Food Bank supports the vulnerable of Lymington, New Milton and surrounding area with food and household essentials, distributing to roughly 2,500 people, including 800 children. The current building is too small, and Basics Foodbank is storing items off-site in containers at a cost. It is seeking funding to build a new building of 169m <sup>2</sup> (2000 sq ft) to provide storage for food and other basic necessities for food parcels to be supplied to vulnerable people. Demand is increasing due to many factors, including Universal Credit and welfare reforms.

Total Cost	Other Funding	Request
£210,000	£125,000	<b>£45,000</b>

**RECOMMENDATION:**

That a grant of £30,000 be paid.

**REASON FOR DECISION:**

The Council felt this was a very worthy cause and noted that funding had been received from Lymington and Pennington Town Council and New Milton Town Council and the difficulty in finding alternative premises. The Basics Food Bank covered a wide area of Forest and the building will enable improved storage and planning of distributions, and facilitate perishable and fresh items to be donated and distributed. It will also safeguard the future of the Basics Foodbank.

16	APPLICANT	SUMMARY
	<b>Brockenhurst Pre School</b>	The redevelopment of the wooden building on the Brockenhurst Primary School site to enable the relocation of the preschool from the Village Hall site. This would provide a purpose built, secure, safe and stimulating environment for the children of the local families to attend. This positive move makes life easier for parents that have children in the primary school as well as preschool age. It supports social interaction and integration for parents as well as children. Having the preschool in the village enables greater community involvement in the village on economic, environmental and community aspects.

Total Cost	Other Funding	Request
£87,782	£20,000	<b>£45,000</b>

**RECOMMENDATION:**

That no grant be given.

**REASON FOR DECISION:**

Funding of educational establishments in this way was not in the grant scheme's remit.

17	APPLICANT	SUMMARY
	<b>Ibsley Village Hall</b>	The hall is currently used by many groups including yoga, dance, Hyde School, keep-fit. The aim is to renovate and improve the Ibsley Village Hall to make it a usable facility and ensure its sustainability. The project includes providing a modern sound system, improved kitchen facilities, an easy to maintain floor and attractive wall coverings complimented by

		new secure entrance doors and new stage curtains. This will help to encourage usage and diversity, such as wedding receptions and theatre productions, contributing to a greater and continued sense of community.
--	--	--

<b>Total Cost</b>	<b>Other Funding</b>	<b>Request</b>
£20,300	£10,150	<b>£10,150</b>

**RECOMMENDATION:**

That a grant of £10,150 be paid.

**REASON FOR DECISION:**

The village hall is a hub for the whole area around Ibsley, which is remote, and the Group were impressed at the considerable fund raising achieved. Once finished the hall will provide an asset to the local community and encourage increased usage.

18	APPLICANT	SUMMARY
	<b>Lymington Community Centre</b>	<p>The Lymington Community Association (LCA) provides an important social, educational and recreational hub for the community. It has a membership of 1200 and 70 affiliated clubs and societies use the building. The project is part of a comprehensive redevelopment and refurbishment programme and aims to upgrade and extend lift access to allow people with limited mobility and pushchairs to benefits from activities which are widely recognised for their therapeutic and social importance.</p> <p>The project involves the installation of a 6-8 person lift serving the basement, craft and pottery, main entrance and first floor arts, dance and general fitness related activities</p>

<b>Total Cost</b>	<b>Other Funding</b>	<b>Request</b>
£138,600	£101,100	<b>£37,500</b>

**RECOMMENDATION:**

That a grant of £37,500 be given.

**REASON FOR DECISION:**

Lymington Community Centre is widely used, hosting a variety of functions and activities and is a hub for the whole community. The grant would go towards a lift to support disabled and elderly residents with access to the building.

19	APPLICANT:	SUMMARY
	<b>Sway Bowmen</b>	<p>Sway Bowmen is an archery club for all ages and has 120 members with the principals of friendship and inclusion, especially families. The current clubhouse and storage facilities are basic containers which are decaying. The project is the construction of a new clubhouse and equipment store for sway bowmen archery club. Planning approval has been obtained for a new clubhouse and equipment storage area. The building will provide a space for meetings, social events, coaching workshops and indoor shooting during winter months (a facility the club does not currently have).</p>

<b>Total Cost</b>	<b>Other Funding</b>	<b>Request</b>
£172,524	£127,268	<b>£43,000</b>

**RECOMMENDATION:**

That a grant of £20,000 be given.

**REASON FOR DECISION:**

The Group were impressed with the fund raising achieved to date including £90,000 from Sport England and noted that the Club catered for people of all ages from 9-80 years old. The current buildings were in poor condition and the new facilities would fit in with the character of the area and would provide a facility which was not weather dependent. It was hoped the organisation would continue to increase its membership.

<b>20</b>	<b>APPLICANT</b>	<b>SUMMARY</b>
	<b>Testwood School</b>	Testwood School currently has one artificial cricket pitch installed in its fields which has now been condemned by the PE Department as it needs a replacement shock absorber and carpet. ECB Pitch advisor and Hampshire Cricket Board both recommended that a new artificial pitch is installed in another area of the school fields. This would meet requirements, enable both Junior and Adult cricket fixtures, the hosting of competitions, encourage more juniors in cricket and provide Totton and Eling Cricket Club, who play their home games outside of Totton, with a home venue.

<b>Total Cost</b>	<b>Other Funding</b>	<b>Request</b>
£14,000	£3,000	<b>£11,000</b>

**RECOMMENDATION:**

That no grant be given.

**REASON FOR DECISION:**

The Group noted that the request was for more than 50% of the total cost and that insufficient funding had been agreed from elsewhere. Based on information provided by the applicant at the time, the Group felt there would be limited community use. The Group felt that once further funding had been secured the applicant could reapply and the application can be reconsidered.

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## ASSET MAINTENANCE & REPLACEMENT PROGRAMME AND GENERAL FUND CAPITAL PROGRAMME 2020/21

### 1. RECOMMENDATIONS

- 1.1 That the Cabinet agree and recommend to Full Council the schedule of projects as included at appendix 2 and 3 for inclusion in the 2020/21 budget.

### 2. PURPOSE OF THE REPORT

- 2.1 This report provides the panel with the proposed revenue funded Asset Maintenance & Replacement programme (AMR) and General Fund Capital programme for 2020/21 and outline budgets to 2022/23.

### 3. BACKGROUND

- 3.1 The Council's General Fund revenue budget includes a large budgeted sum for the maintenance and cyclical replacement of Council owned assets. The AMR programme budget for 2019/20 totalled £1.7m (shown within appendix 1), with a further £1.011M of one-off requirements funded by the general fund and HRA;

	General Fund £'000	HRA £'000	TOTAL £'000
ICT Protect & Maintain	290	60	350
ICT Strategy 2018-2022	498	102	600
Community Grants	61		61
	849	162	1,011

- 3.2 The November 2019 Medium Term Financial Plan included a general fund revenue budget allowance to cover the AMR of £1.8m for 2020/21. There are currently no planned adjustments to the overall programme budget over the period covered by the current Medium Term Financial Plan.
- 3.3 Service Managers were asked to come up with their proposed projects for 2020/21 with a strong brief that the programme had to be within the financial parameters set and realistic in terms of timeframes and deliverability. The programme now being proposed matches the budgeted sum.

#### 4. PROPOSED ASSET MAINTENANCE AND REPLACEMENT PROGRAMME 2020/21

- 4.1 The bid categories for the submitted programme for 2020/21 were;
- 1 – Protect & Maintain Front Line Service Delivery
  - 2 – Efficiency / Savings / Income Generation
  - 3 – Improve / Enhance Value of Asset
- 4.2 The summary programme covering 2019/20 – 2022/23 is included as appendix 1. The budget is monitored at this overall summary level to allow for sufficient flexibility should more urgent projects come to light during the financial year.
- 4.3 The 2020/21 proposed programme at project level is included as appendix 2.
- 4.4 **Further Information Relating to Projects**

##### Works to ATC and Communal Areas

The smarter working programme has brought a significant proportion of the ATC work space to a modern and new corporate standard. The new dedicated resources area located on the first floor of the East wing brings together the flexible workspace café and several meeting rooms offering a variety of work space, with rooms of differing sizes with various ICT equipment. A programme of works will be agreed by EMT in line with the £75k budget proposed within 2020/21 maintenance programme to bring communal areas and meeting rooms up to an equivalent modern corporate standard, to include, for example, the continued roll out of more energy efficient lighting.

##### Health & Leisure Centres Annual Maintenance Programme

During 2019, a full condition survey of the Council's 5 Leisure Centres was procured by the Council and carried out by a third-party specialist. The resultant report identified a works schedule covering a 15 year period to maintain the centres at the current standard/condition. Annually, this report will be reviewed and will inform the necessary value of maintenance expenditure required at the Leisure Centres. The detailed programme of works will be agreed with the Executive Head with responsibility for Leisure.

##### Stillwater Park

The Council owns and operates Stillwater park. It is a park containing static homes (from which the Council generates an income) with communal buildings. There have been several reported water leaks on the site, and works are necessary to upgrade windows, doors and electrics to the fixed buildings and repair/replace boundary fencing.

##### Dibden Golf Centre Landlord Maintenance Responsibilities

Several projects have been identified as required at the Golf Centre in 2020/21 (via a condition survey completed in 2019/20). The 9 hole/overflow gravel car park is uneven and raises Health & Safety concerns. It is proposed that the Council complete the project to resurface to tarmac. Before these works

commence, the operator will be required to carry out the projects on the site that they are responsible for delivering and funding (which include a commitment to cover the cost of the replacement CCTV within the car park).

#### 4.5 **Other One-Off Funded Programmes**

The ICT Investment Report presented to the panel in November covered progress as against the 'Protect and Maintain Frontline Services Fund', and an update on the delivery of the ICT strategy covering 2018-2022.

The Community Grants Panel have been given a maximum budget of £100,000 for one-off construction grant applications for 2020/21. The Panel are well aware this is a financial ceiling, and not a target.

The above will require financial resources, funded by the revenue budget or reserves and will be included on the Medium Term Financial Planning Reports through Cabinet.

### 5. **CAPITAL PROGRAMME 2020/21**

5.1 The capital programme consists of projects funded by NFDC resources (capital reserve and receipts received), various grants / funds and Developer Contributions / CIL.

5.2 The proposed programme for 2020/21 totalling £9.894m for the General Fund including the outline financing is included as appendix 3. The project proposals for a 3 year period have been included for overall context, although only the projects commencing in 2020/21 are gaining approval to proceed at this stage.

#### 5.3 **Further Information Relating to Projects**

##### Public Convenience Modernisation Programme

The Public Convenience task & finish group determine which Public Convenience is deemed as suitable for renovation in 2020/21. The recommendation is that the Barton-on-Sea convenience is replaced. At the appropriate time, the project cost will be finalised and any necessary budget adjustment as required included within the Capital programme.

##### Public Convenience Additional Enhancements

The Public Convenience due for renovating in 2019/20 is Lymington Quay. A broader project to enhance the quay as a visitor attraction is subject to a public consultation process followed by a planning application and is jointly sponsored with the Harbour Commissioners (funding yacht user facilities) and Lymington & Pennington Town Council (funding £100k of quay enhancements). A fully costed project has not yet been developed. It is however likely that the District Council may wish to match fund the Town Council's contribution towards the wider visitor attraction at the quay. Up to £75k has been made available to

offer a financial contribution to the overall larger scale enhancement of the site. The Cabinet will agree the basis on which this contribution is made, and at what value.

#### Lymington Sea Wall

The Environment Agency have produced an outline design report to consider options for the works necessary on a stretch of the Sea Wall at Lymington. Modelling has been undertaken to determine likely flood risk to properties, which identifies 13 residential and 12 commercial properties will be at risk. Further discussions with the EA have identified that further modelling needs to be undertaken as it is considered that more properties may be at risk. Before any works commence there would need to be stakeholder engagement undertaken with both the Royal Lymington Yacht Club and Lymington Harbour Commissioners as they both have aspirations for the affected area, which may generate opportunities for delivering the works. The Environment Overview and Scrutiny Panel will be presented with a full report during 2020/21 before any funds are committed, including the funding options identified (as the EA will only partially fund this project, indicatively at less than 15% of the total).

#### New Depot Site

Following initial works to assess the suitability of Hardley Industrial Estate as a new (alternative to Claymeadow) depot site for the Council, work is on-going to bring together a fully costed specification and accompanying business plan. This will be presented to the Cabinet to make a decision before the development of site commences.

#### Vehicles & Plant

Members will note that the replacement of Vehicles & Plant (V&P) occurs on both the revenue AMR programme and the Capital Programme. The Council's policy is to capitalise individual items with a value greater than £10k and then depreciate these over their estimated useful life. The capital programme therefore includes the cash amount required to purchase the V&P, and the revenue programme includes the depreciation charge. The depreciation charge to revenue then makes a direct contribution towards the capital cost through a charge known as the Minimum Revenue Provision (MRP). The significant Capital Outlay required will result in older less efficient vehicles being replaced with the latest more efficient models.

#### Smarter Working

This project has been included on previously adopted Capital Programmes and relates to the roll-out of flexible ICT to enable remote working, and the updating to new corporate standard flexible workspace. To date, Cabinet have approved utilisation of £1.75m from the Smarter Working budget. The same adopted principle will apply to the use of the future delivery funding, in that Cabinet will ratify and approve any future phases and requirement for additional spend beyond the £1.75M already committed. The more efficient workspace (no longer 1 for 1 in terms of people to desks and lighting improvements) coupled



with the ability for officers to work remotely is a significant step towards the Council becoming more environmentally friendly.

## **6. CRIME & DISORDER / EQUALITY & DIVERSITY / ENVIRONMENTAL IMPLICATIONS**

- 6.1 As the Council invests in the maintenance and replacement of its assets, it will do so ensuring environmental implications are considered and where it can, the delivery of energy efficiencies, whether that be in lighting / heating or in more economic vehicles, will be at the forefront of the Council's spending decisions.

## **7. CONCLUSION**

- 7.1 The AMR programme represents a significant element of the Councils annual net expenditure. The programme for 2019/20 totals £1.8m in line with the sum as allowed for in the latest Medium Term Financial Plan.
- 7.2 The Council is committed to the continuation of its investment in ICT and the financial implications to deliver the strategy 2018-22 will be included on the appropriate Medium Term Financial Planning Reports through Cabinet.
- 7.3 The General fund Capital programme is funded in several ways, and the net NFDC funding requirement for 2020/21 after Vehicle & Plant internal borrowing is taken into account is £3.875m.

## **8. CORPORATE OVERVIEW AND SCRUTINY PANEL COMMENTS**

- 8.1 The Panel supported the scheme of projects set out in the report and were pleased the Council is well placed to invest in the maintenance and replacement of its assets. There was a suggestion that officers consider alternative options to the resurfacing of the gravel car park at Dibden Golf Centre given the rural location and the cost.

## **9. PORTFOLIO HOLDER COMMENTS**

- 9.1 Good financial management ensures that the Council can maintain its assets within an affordable and managed budget process.

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**Background Papers**

	2019/20	2020/21	2021/22	2022/23
	£'000's	£'000's	£'000's	£'000's
<b>ASSET MAINTENANCE &amp; REPLACEMENT PROGRAMME</b>				
Asset Maintenance				
Health & Leisure Centres (including Equip)	360	500		
Dibden Golf Centre	30	72		
Eling Experience	25			
Offices, Depots & Outlying Buildings	105	118		
Stillwater Park		75		
CCTV Camera Replacement		31		
	<b>520</b>	<b>796</b>	-	-
ICT Replacement Programme	200	150		
V&P; Deferred Expenditure (Depreciation / MRP)	1,192	1,082		
	<b>1,912</b>	<b>2,028</b>	-	-
Rephased Budget from previous year		- 28		
Less: Proportion allocated to HRA	- 215	- 200		
Third Party Contribution	-	-		
<b>Total Revenue Programme</b>	<b>1,697</b>	<b>1,800</b>	-	-
<b>General Fund Budget Available</b>	<b>1,700</b>	<b>1,800</b>	<b>1,800</b>	<b>1,800</b>

## APPENDIX 2

Portfolio(s)	Category Key (1 - 3)	Location	Project Name	AMR Prog. Value	
				20/21 £	21/22 £
F,CS&I	2	ATC	Works to ATC (communal & external areas & works emanating from condition survey)	75,000	
F,CS&I	2	ATC	*DDA Compliance Works	28,000	
F,CS&I	1 & 2	Ringwood Depot	Ringwood Depot Resurfacing	15,000	
			<b>TOTAL OFFICES AND DEPOTS</b>	<b>118,000</b>	<b>150,000</b>
L&W	1&2	HLC's	Annual Maintenance Programme	500,000	
			<b>TOTAL HEALTH &amp; LEISURE CENTRES</b>	<b>500,000</b>	<b>500,000</b>
F,CS&I	1,2,3	District Wide	ICT Replacement Programme	150,000	
			<b>TOTAL ICT REPLACEMENT</b>	<b>150,000</b>	<b>150,000</b>

Portfolio(s)	Category Key (1 - 3)	Location	Project Name	AMR Prog. Value	
				20/21 £	21/22 £
F,CS&I / ALL	1	District Wide	Fleet Replacements (GF)	922,000	
F,CS&I / HOUS	1	District Wide	Fleet Replacements (HRA)	160,000	
			<b>TOTAL VEHICLES AND PLANT</b>	<b>1,082,000</b>	<b>1,100,000</b>
COMM	1,2	Multiple	CCTV Upgrade	31,000	
HOUS	2	Stillwater Park	Maintenance	75,000	
L&W	1	Dibden	Landlord Maintenance Responsibilities	72,000	
			<b>TOTAL NON-CORE PROJECT FUND</b>	<b>178,000</b>	<b>100,000</b>
<b>Grand Total</b>				<b>2,028,000</b>	<b>2,000,000</b>

\* Funded by rephased budget from 2019/20

## CAPITAL PROJECTS REQUIREMENTS WITH FINANCING

Portfolio	PROJECT REQUIREMENTS £			2020/21 PROJECT FINANCING £					
	2020/21	2021/22	2022/23	NFDC Resources / Loan	TBC	Better Care Fund	Grant	DC / CIL	
Disabled Facilities Grants	ENV	1,200,000	1,200,000			1,200,000			
Strategic Regional Coastal Monitoring (15-21)	ENV	1,495,000					1,495,000		
Barton Drainage Test (19-21)	ENV	50,000					50,000		
Public Convenience Modernisation Programme	ENV	300,000	300,000	300,000					
Public Convenience Additional Enhancements	ENV/LEADERS	75,000		75,000					
Lymington Sea Wall	ENV	400,000			400,000				
New Depot Site	F,CS&I	3,000,000	2,000,000	3,000,000					
V&P; Replacement Programme	F,CS&I	1,682,000	2,000,000	1,682,000					
Smarter Working; Future Delivery	F,CS&I	500,000	500,000	500,000					
Open Space Schemes	P&I	292,000	200,000					292,000	
Transport Schemes	P&I	265,000	175,000					265,000	
Mitigation Schemes	P&I	635,000	500,000					635,000	
<b>TOTAL GENERAL FUND CAPITAL PROGRAMME</b>		<b>9,894,000</b>	<b>6,875,000</b>	<b>3,875,000</b>	<b>5,557,000</b>	<b>400,000</b>	<b>1,200,000</b>	<b>1,545,000</b>	<b>1,192,000</b>
									<b>9,894,000</b>
LOAN FINANCED				<b>-1,682,000</b>					
RESIDUAL NFDC RESOURCES				<b>3,875,000</b>					

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## **CAPITAL STRATEGY 2020/21**

### **1. RECOMMENDATIONS**

- 1.1. That the Cabinet agree and recommend to Full Council that the Capital Strategy 2020/21 be approved, including the adoption of the MRP statement.

### **2. INTRODUCTION**

- 2.1. The Capital Strategy is a high level document, giving an overview of how capital expenditure, capital financing and treasury management come together, with an overview of current activities and the implications for future financial sustainability.
- 2.2. By producing this strategy report, the Council is following statutory guidance issued by the Government in January 2018.

### **3. OVERVIEW OF WHAT IS INCLUDED IN THE CAPITAL STRATEGY**

- 3.1. The Capital Strategy confirms at high level what the Council is intending to spend its money on over the medium term and how it intends to finance this expenditure. Over the period covered by 2020/21 to 2022/23, total capital expenditure is forecast at around £119m.
- 3.2. As demonstrated throughout the report, the Council is intending to utilise the cash balances it has accrued to deliver the various adopted investment strategies, including Commercial Property, Residential Property and Housing to 2026, and will supplement these internal resources when necessary with external borrowing and in accordance with advice it receives from its contracted Treasury Management experts.
- 3.3. It is vitally important that the Council has regard to the relationship between the financing costs of the capital programme and the revenue General Fund, and Housing Revenue Account. This is covered within the report by the prudential indicators.
- 3.4. This Council has established a sound level of governance surrounding its capital investments and employs suitably qualified personnel in order to fulfil the objectives of the Strategy. External support and expertise is sought where necessary, and officers have the ability to communicate openly and freely with members of the Cabinet.

### **4. MINIMUM REVENUE PROVISION**

- 4.1. Where General Fund capital spend has been financed by loan (internal borrowing), and has increased the Capital Financing Requirement (CFR), the Council is required to make a provision to repay a proportion of the accumulated amount each year. This amount is charged to revenue and is called the Minimum Revenue Provision (MRP). This charge reduces the CFR each year, and is based on the expected economic use period related to the capital expenditure.

- 4.2. Full Council is required to approve an MRP statement in advance of each financial year. The Council is recommended to approve the following MRP statement:

***“ For capital expenditure that has been incurred, and which has given rise to a CFR, the MRP policy for expenditure other than that incurred on investment property and dwellings, shall be to charge revenue an amount equal to the depreciation of any asset financed by loan. The MRP policy specific to investment properties and dwellings financed by loan, shall be to charge revenue an amount equivalent to the sum of borrowing utilised, over a repayment period of 50 years.”***

**5. ENVIRONMENTAL / CRIME AND DISORDER IMPLICATIONS**

- 5.1. There are no implications arising from this report.

**6. CORPORATE OVERVIEW AND SCRUTINY PANEL COMMENTS**

- 6.1. The Panel supported the content of the Capital Strategy as set out in the report.

**7. PORTFOLIO HOLDER COMMENTS**

- 7.1. The Capital Strategy sets out the proposals, over the medium term, and details how this will be financed. The proposals within the report demonstrate that the Council is in a positive position to invest at levels which are both prudent and sustainable considering this Council's resources.

**For Further Information Please Contact:**

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**Background Papers:**



# Capital Strategy 2020/21

## 1.0 Introduction

This capital strategy gives a high-level overview of how capital expenditure, capital financing and treasury management activity contribute to the provision of local public services along with an overview of how associated risk is managed and the implications for future financial sustainability.

The report also includes the prudential indicators, as required by the 2017 Prudential Code.

## 2.0 Capital Expenditure and Financing

Capital expenditure is where the Council spends money on assets, such as property or vehicles, that will be used for more than one year. The Council has some limited discretion on what counts as capital expenditure, for example assets costing below £10,000 are not capitalised and are charged to revenue in year.

In 2020/21, the Council is planning capital expenditure of £37.194m as summarised below:

*Table 1: Prudential Indicator: Estimates of Capital Expenditure in £ millions*

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
General Fund services	3.289	8.547	9.894	6.875	3.875
Council housing (HRA)	17.733	21.403	15.800	23.000	27.200
Capital investments	0.248	5.360	11.500	14.000	6.700
<b>TOTAL</b>	<b>21.270</b>	<b>35.310</b>	<b>37.194</b>	<b>43.875</b>	<b>37.775</b>

The General Fund capital programme includes the cyclical replacement of Vehicles and Plant, Smarter Working at £1m and a New Depot Facility at £5m. The Council also plans to incur £32m of capital expenditure on investments, which are detailed later in this report in section 4.

The Housing Revenue Account (HRA) is a ring-fenced account which ensures that council housing does not subsidise, or is itself subsidised by, other local services. HRA capital expenditure is therefore recorded separately and includes the maintenance of existing stock and the building and acquisitions of new homes over the forecast period, in line with the Housing strategy.

**Governance:** Service managers bid annually in the early Autumn to include projects in the Council's capital programme. Bids are collated by the Head of Finance and evaluated by the Executive Management Team. The Corporate Overview and Scrutiny Panel appraise the proposed programme and makes recommendations to the Cabinet. The final capital programme is then presented to Cabinet and to Council in February each year.

- Full details of the Council's capital programme are available within the Feb 2020 Cabinet papers (Medium Term Financial Plan / Annual Budget 2020/21)

All capital expenditure must be financed, either from external sources (government grants and other contributions), the Council's own resources (revenue, reserves and capital receipts) or debt (borrowing). The planned financing of the above expenditure is as follows:

*Table 2: Capital financing in £ millions*

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
External sources (Grants / DC's)	2.868	5.129	5.037	3.675	4.075
Capital Receipts	4.829	3.649	3.500	3.000	2.000
Capital Reserves	3.401	12.393	5.627	9.727	8.767
Revenue Contributions	9.415	9.225	8.848	8.673	8.873
Debt / Loan	0.757	4.914	14.182	18.800	14.060
<b>TOTAL</b>	<b>21.270</b>	<b>35.310</b>	<b>37.194</b>	<b>43.875</b>	<b>37.775</b>

Generally any borrowing required to meet the Council's capital expenditure is met by using cash held in reserves rather than raising loans. This action is known as internal borrowing and is assumed for 2020/21. Internal borrowing is replaced over time by other financing, usually from revenue which is known as minimum revenue provision (MRP, explained further below). Alternatively, additional (beyond those already anticipated within the financing as shown within table 2) proceeds from selling capital assets (known as capital receipts) may be used to replace debt finance. Planned MRP and debt repayment are as follows:

*Table 3: Replacement of debt finance in £ millions*

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
Capital Expenditure Financed by Debt / Loan	0.757	4.914	14.182	18.800	14.060
Own resources - Debt Repayment	-4.100	-4.100	-4.100	-4.100	-4.100
Own resources - MRP Provision	-1.232	-1.315	-1.615	-1.951	-2.203
<b>Movement in CFR</b>	<b>-4.575</b>	<b>-0.501</b>	<b>8.467</b>	<b>12.749</b>	<b>7.757</b>

The Council's cumulative outstanding amount of debt finance is measured by the capital financing requirement (CFR). This increases with new debt-financed capital expenditure and reduces with MRP, debt repayments and capital receipts used to replace debt. The CFR is expected to increase by £8.467m during 2020/21. Based on the above figures for expenditure and financing, the Council's estimated CFR is as follows:

Table 4: Prudential Indicator: Estimates of Capital Financing Requirement in £ millions

	31.3.2019 actual	31.3.2020 forecast	31.3.2021 budget	31.3.2022 budget	31.3.2023 budget
General Fund services	3.278	2.806	3.240	3.992	4.244
Council housing (HRA)	136.401	132.301	131.729	133.829	137.369
Capital investments	1.646	5.717	14.322	24.218	28.184
<b>Total CFR at Year End</b>	<b>141.325</b>	<b>140.824</b>	<b>149.291</b>	<b>162.039</b>	<b>169.797</b>
<b>Movement in CFR from one year to the next</b>	<b>-4.575</b>	<b>-0.501</b>	<b>8.467</b>	<b>12.749</b>	<b>7.757</b>

**Minimum Revenue Provision:** Where General Fund capital spend has been financed by loan (internal borrowing), and has increased the CFR, the Council is required to make a provision to repay a proportion of the accumulated amount each year. This amount is charged to revenue and is called the Minimum Revenue Provision (MRP). This charge reduces the CFR each year, and is based on the expected economic use period related to the capital expenditure.

Full Council is required to approve an MRP statement in advance of each financial year. The Council is recommended to approve the following MRP statement:

***“ For capital expenditure that has been incurred, and which has given rise to a CFR, the MRP policy for expenditure other than that incurred on investment property and dwellings, shall be to charge revenue an amount equal to the depreciation of any asset financed by loan. The MRP policy specific to investment properties and dwellings financed by loan, shall be to charge revenue an amount equivalent to the sum of borrowing utilised, over a repayment period of 50 years.”***

For Council Housing and the refinancing settlement of 2012, the Council has an approved business plan that will charge amounts to revenue to ensure that any borrowings are reduced in accordance with the maturity of the debt outstanding.

**Asset management:** Service Managers from across the Council manage assets in their service delivery areas. The Council’s Service Manager for Estates and Valuation has overall responsibility for the management of the Council’s property estate records, including liaising with the Council’s Accountancy department on statutory annual financial reporting. To ensure that property assets continue to be of long-term use, the Council will be producing an overarching Accommodation Strategy.

**Asset disposals:** When a capital asset is no longer needed, it may be sold so that the proceeds (capital receipts), can be spent on new assets or to repay debt. The Council is currently also permitted to spend capital receipts on service transformation projects until

2021/22. Repayments of capital grants, loans and investments also generate capital receipts. Council dwelling sales through the Right to Buy scheme also generate capital receipts, and although some of these are currently returned the government, the majority are available to the Council to spend on new housing. The Council plans to receive £2.2m of capital receipts in the coming financial year as follows:

Table 5: Capital receipts in £ millions

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
Asset sales	5.015	3.000	2.000	2.000	2.000
Loans repaid	0.201	0.201	0.201	0.201	0.201
<b>TOTAL</b>	<b>5.216</b>	<b>3.201</b>	<b>2.201</b>	<b>2.201</b>	<b>2.201</b>

- In 2018/19, the Council received capital receipts from the sale of St Johns Street car park and a proportion of Hardly Industrial Estate.
- All other forecast asset disposals relate to Right to Buy receipts.
- In 2014, the Council arranged £2m of prudential borrowing on behalf Lymington Harbour Commissioner. This is being repaid annually.

### **3.0 Treasury Management**

Treasury management is concerned with keeping sufficient but not excessive cash available to meet the Council's spending needs, while managing the risks involved. Surplus cash is invested until required, while a shortage of cash will be met by borrowing, to avoid excessive credit balances or overdrafts in the bank current account. The Council is typically cash rich in the short-term as revenue income is received before it is spent, but will become cash poor in the long-term as capital expenditure is incurred before being financed. The revenue cash surpluses are offset against capital cash shortfalls to reduce overall borrowing.

At the last balance sheet date (31/03/19), the Council had £135.5m borrowing at an average interest rate of 3.21% (due to the HRA refinancing settlement in 2012), and held £64.1m treasury investments earning an average rate of 1.87%.

**Borrowing strategy:** The Council's main objectives when borrowing are to achieve a low but certain cost of finance while retaining flexibility should plans change in future. These objectives are often conflicting, and the Council therefore seeks to strike a balance between cheap short-term loans (currently available at around 0.75%) and long-term fixed rate loans where the future cost is known but higher (currently 2.5 to 3.5%).

Projected levels of the Council's total outstanding debt (which comprises borrowing in relation to the refinancing of the HRA in 2012/13 and new borrowing required to finance the capital programme) are shown below, compared with the capital financing requirement (see above).

Table 6: Prudential Indicator: Gross Debt and the Capital Financing Requirement in £millions

	31.3.2019 actual	31.3.2020 forecast	31.3.2021 budget	31.3.2022 budget	31.3.2023 budget
Debt	135.5	131.2	126.9	128.9	142.9
Capital Financing Requirement	141.3	140.8	149.3	162.0	169.8

Statutory guidance is that debt should remain below the capital financing requirement, except in the short-term. As can be seen from table 6, the Council expects to comply with this in the medium term.

**Affordable borrowing limit:** The Council is legally obliged to set an affordable borrowing limit (also termed the authorised limit for external debt) each year and to keep it under review. In line with statutory guidance, a lower “operational boundary” is also set as a warning level should debt approach the limit.

Table 7: Prudential Indicators: Authorised limit and operational boundary for external debt in £millions

	2019/20 limit	2020/21 limit	2021/22 limit	2022/23 limit
Authorised limit – total external debt	201.6	201.6	216.5	224.3
Operational boundary – total external debt	186.3	186.3	200.3	208.0

- Further details on borrowing are included within the treasury management strategy

**Investment strategy:** Treasury investments arise from receiving cash before it is paid out again. Investments made for service reasons or for pure financial gain are not generally considered to be part of treasury management.

The Council’s policy on treasury investments is to prioritise security and liquidity over yield, that is to focus on minimising risk rather than maximising returns. Cash that is likely to be spent in the near term is invested securely, for example with the government, other local authorities or selected high-quality banks, to minimise the risk of loss. Money that will be held for longer terms is invested more widely, including in bonds, shares and property, to balance the risk of loss against the risk of receiving returns below inflation. Both near-term and longer-term investments may be held in pooled funds, where an external fund manager makes decisions on which particular investments to buy and the Council may request its money back at short notice.

Table 8: Treasury management investments in £millions

	31.3.2019 actual	31.3.2020 forecast	31.3.2021 budget	31.3.2022 budget	31.3.2023 budget
Near-term investments	35.5	21.3	15.8	5.0	5.0
Longer-term investments	28.6	26.4	13.4	5.0	5.0
<b>TOTAL</b>	<b>64.1</b>	<b>47.7</b>	<b>29.2</b>	<b>10.0</b>	<b>10.0</b>

- Further details on treasury investments are included within the treasury management strategy

Table 8 suggests that the majority of the Councils cash will be utilised over the period through internal borrowing to fund the needs of the Councils capital programme, until minimum balances reach £10m. Use of cash for capital programme financing will be supplemented through external borrowing, when required (hence the increase in debt headroom as per table 7). The Council should expect to retain a minimum level of cash, known as the **Liability Benchmark**. The General Fund balance reserve at £3m and the HRA reserve at £1m are an absolute minimum, with further headroom added to set where the Council's basic benchmark should be (£10m in total).

**Governance:** Decisions on treasury management investment and borrowing are made daily and are therefore delegated to the Head of Finance and staff, who must act in line with the treasury management strategy approved by Council. A mid-year and an outturn report on treasury management activity are presented to the audit committee. The audit committee is responsible for scrutinising treasury management decisions.

#### **4.0 Commercial Activities**

With central government financial support for local public services declining, the Council intends to invest in commercial and residential property mainly for financial gain. The Council will invest in, and will lend to its Wholly Owned Trading Company for purposes of income generation through residential property. Total commercial investment properties were valued at £5.2m as at 31/03/19. In 2019/20, the Council purchased a bare land site in Ringwood with planning permission for industrial development and a car park in Lymington with a long-leaseholder.

With financial return being the main objective, the Council accepts higher risk on commercial and residential investment than with treasury investments. The principal risk exposures include vacancies and falls in capital values. These risks in relation to commercial property are managed by predominantly targeting acquisitions with existing medium-long term tenancies in place and being sensible about the purchase price in relation to the income yields achievable. In order that commercial investments remain proportionate to the size of the authority, these are subject to an overall maximum investment limit of £30m. Residential property investments are subject to an overall investment limit of £10m.

**Governance:** Decisions on commercial investments are made by an investment panel in line with the criteria and limits approved by Council in the Commercial Property Investment strategy. Decisions on residential investments are taken by the Board of Directors of the wholly owned company, in line with the criteria and limits approved by Council in the Residential Property Strategy. Property and most other commercial investments are also capital expenditure and purchases have therefore also been pre-approved as part of the capital programme.

- Further details, including the risk management on commercial and residential investments are outlined in these respective strategy documents;
  - [Commercial Property Investment Strategy](#)
  - [Residential Property Investment Strategy](#)

## **5.0 Liabilities**

In addition to debt of £135.5m detailed above, the Council is committed to making future payments to cover its pension fund liability (valued at £93m as at 31/03/19), It has also set aside £4.3m in provisions, with £4.0m of this to cover risks of business rate appeals.

**Governance:** Decisions on incurring new discretionary liabilities are taken by the Head of Finance. The risk of liabilities crystallising and requiring payment is monitored by Accountancy and reported when necessary.

- Details on liabilities are shown within the Council's balance sheet on page 17 of the 2018/19 Annual Financial Report, further supported by notes to the accounts ([http://www.newforest.gov.uk/media/39125/Annual-Financial-Report-201819/Pdf/Annual\\_Financial\\_Report\\_18-19.pdf](http://www.newforest.gov.uk/media/39125/Annual-Financial-Report-201819/Pdf/Annual_Financial_Report_18-19.pdf))

## **6.0 Revenue Budget Implications**

Although capital expenditure is not charged directly to the revenue budget, interest payable on loans and MRP are charged to revenue, offset by any investment income receivable\*. The net annual charge is known as financing costs; this is compared to the net revenue stream i.e. the amount funded from Council Tax, business rates and general government grants for the General fund, and the income receivable from rents within the HRA.

\*In relation to the finance costs incurred within the General Fund, the income to be generated will exceed the additional MRP and interest charges, but as this income is to be used to directly contribute towards the funding of services, the income is not netted off against the finance costs within the table 9.

*Table 9: Prudential Indicator: Proportion of financing costs to net revenue stream*

	2018/19 actual	2019/20 forecast	2020/21 budget	2021/22 budget	2022/23 budget
General Fund; Financing costs (£m)	0.22	0.46	1.06	1.69	2.08
General Fund; Proportion of net revenue stream	1.3%	2.6%	6.1%	9.7%	11.9%

HRA; Financing costs (£m)	4.1	3.9	3.9	4.1	4.4
HRA; Proportion of net revenue stream	14.7%	14.3%	14.1%	14.3%	15.0%

**Sustainability:** Due to the very long-term nature of capital expenditure and financing, the revenue budget implications of expenditure incurred in the next few years will extend for up to 50 years into the future. The Head of Finance is satisfied that the proposed capital programme is prudent, affordable and sustainable considering that the majority of the planned expenditure is revenue earning.

## **7.0 Knowledge and Skills**

The Council employs professionally qualified and experienced staff in senior positions with responsibility for making capital expenditure, borrowing and investment decisions. For example, the Head of Finance and the Council's two principal accountants are all qualified accountants with several years' experience between them, the Service Manager for Estates and Valuation is a qualified solicitor with many years' of experience in property law, commercial and corporate transactions and is supported by highly experienced and professionally qualified surveyors and valuers (members of the Royal Institution of Chartered Surveyors).

Where Council staff do not have the knowledge and skills required, use is made of external advisers and consultants that are specialists in their field. The Council currently employs Arlingclose Limited as treasury management advisers and has a Service Level Agreement with Hampshire County Council's Treasury Management department for day-to-day treasury management activities. The Council instructs external surveyors, valuers, architects and quantity surveyors to provide specialist advice on a project by project basis. This approach is more cost effective than employing such staff directly, and ensures that the Council has access to knowledge and skills commensurate with its risk appetite.



## ICT INFRASTRUCTURE RENEWAL PROJECT UPDATE

### 1. RECOMMENDATIONS

- 1.1 That the Cabinet note the significant deliverables achieved as a result of the large and complex infrastructure renewal project, and approve an additional £120,000 in order to complete the project.

### 2. PURPOSE

- 2.1 The purpose of this report is to provide members with an update on the major project of replacing virtually all components of NFDC's ICT infrastructure.
- 2.2 The report consists of a narrative timeline of the project, a summary of the major deliverables, and a financial commentary.

### 3. BACKGROUND

- 3.1 This project was started in 2017 to replace the old, unstable and 'out of support' ICT infrastructure that was posing a severe risk to the council of being unable to conduct its business.
- 3.2 The project has successfully designed, provisioned and installed all new central computing equipment (i.e. data centre, servers, storage) as well as increasing and replacing the network connections to our various sites and remote working locations.
- 3.3 This new ICT infrastructure enables all council staff to work on site or remotely using their personal computing devices (i.e. hybrids, smartphones) in a fast, secure and efficient way.
- 3.4 This has been a large and complex project taking the best part of 3 years and involving the ICT team, expert partners, and contract personnel.

### 4. TIMELINE

- 4.1 2017: We commenced the project in 2017 with a wide remit to replace the existing aged and unstable ICT infrastructure with a modern solution. The scope was broad with much detail to be filled in as we proceeded. For this reason, we deliberately selected a supplier (European Electronique or EE) and a contract that could be flexed as requirements were defined in detail.
- 4.2 2018: By early 2018 we had designed the initial solution at a high level. It was soon after this that NFDC's smarter working vision was defined and it became clear that more agile, mobile ICT would be required. For example, smarter working meant enabling remote connectivity for all (800) staff so the existing Checkpoint solution would not have adequate capacity. The office rebuilds also meant new network cabling, connections and cabinets were required. In order to future proof the secure data centre storage needs of the Council, Gosport was selected as a suitable site for

this off-premise requirement. By the end of the year we had a new design and the solution procured moving towards implementation based on the new requirements.

- 4.3 2019: Early in 2019 we installed the new servers and storage at Gosport. We then experienced two items that delayed the project. Firstly, we had a four-month delay from Virgin Media for the installation of the 10 GB connection from ATC to Gosport. Secondly, we had two major outages affecting access to systems and customer payments. By this stage the detailed planning of Office 365 / Skype rollout had taken place. This led to a reconsideration of the way the 800 hybrid devices had been built and deployed, and eventually to the recall, reconfiguration and rebuild of every hybrid device. At the same time, we had started the process of migration of the sixty-odd applications from our old servers in ATC and LTH to Gosport, while at the same time upgrading them all from Server 2008 to Server 2016 to meet Microsoft's deadline for this task. This has gone very smoothly and, with the exception of a small number of applications, all our systems were made live in Gosport. We also got the new Always On VPN live for all staff in November 2019 meaning staff can work from any location with Wifi connectivity.
- 4.4 2020: We have commenced the year with the successful 'repointing' of all network connections to fit in with the new infrastructure, improving connectivity for all staff. We have the final tasks now to bring live the monitoring of all NFDC servers using modern management dashboards and various other 'clean up' tasks such as decommissioning of old equipment. By end March 2020, this large and challenging project will have dealt with a multitude of legacy ICT issues. We are now in a very different place from the old ICT infrastructure. We have now put in place modern, robust, secure ICT infrastructure which is enabling NFDC to move forward with its corporate ambitions and should last for the next 5 years with self-sufficient in-house support.

## **5. MAJOR DELIVERABLES**

### **5.1 New Professional Data Centre**

NFDC has partnered with IOMart, a leading provider of secure data centre facilities, to set up a new NFDC primary data centre in their 'state of the art' site in Gosport. This holds our live production servers and storage and is a highly secure site with ISO27000 accreditation, dual power supplies, and back-up power through UPS and generators. As extra resilience, we have a secondary data centre at ATC, meaning that in the unlikely event that IOMart had problems, we still have access to all our data within the district.

### **5.2 All New Servers and Storage**

We have purchased all new HP servers to replace the 'out of support' old servers, and an up to date storage solution called Nimble which is solid state rather than the Hitachi SAN 'spinning disks'. This not only provides faster system access for users but is less prone to mechanical failure as there are no moving parts to fail.

### **5.3 Virtualisation for Resilience**

We have purchased new VMWare software that means that failure of individual servers will not take out any end users services because systems can be swapped to other virtual servers across our estate.

#### **5.4 State of the Art Back Up Solution**

We have moved from old fashioned tape backup on Commvault to modern virtualised back up using a product called Veeam.

#### **5.5 Dynamic System Monitoring and Service Management**

We have purchased and are configuring, as a final phase of the project, a product called Fortisiem which will enable us to monitor all ICT services and fix problems before they become critical and impact end users.

#### **5.6 Network Renewal**

We have increased the capacity of all network connections, both those to the outside world beyond NFDC and across our sites. This means that response times have markedly improved. We have also replaced all network equipment at ATC and MLD, again to improve speed and resilience. We have installed a 10 gigabyte connection to Gosport to ensure that we have excellent connectivity for users to our primary data centre.

#### **5.7 Remote Access to all NFDC systems for all staff**

We have implemented a new means of connection called 'Always On VPN' to replace Checkpoint/Cryptocards for all staff. This enables staff to connect from any Wifi service (e.g. home, partner sites, libraries, coffee shops) to all NFDC systems. This makes real NFDC's aim of an agile workforce able to work smartly at anytime from anywhere. It helps staff productivity, speed of turnaround of work, and also has the potential to reduce the council's carbon footprint by reducing staff travel.

#### **5.8 Expertise is now in-house**

Finally, we have worked with EE to ensure our in-house ICT team have picked up all the knowledge of our new systems they need to be able to support them independently. We have also used contract expertise to build up our capability as part of the project. This means that NFDC ICT is no longer dependent upon Status Ltd as it was for so long.

### **6. FINANCIAL IMPLICATIONS**

6.1 The Council set aside £1.5M in it's Medium Term Financial Plan in 2017 as an indicative sum required to complete the necessary upgrades to its aged ICT infrastructure and unsupported application software. A significant element of that budget was set aside for the Infrastructure Renewal project.

6.2 As illustrated above the specification and scope of this project has needed to change over the course of the last three years. Consequently, the original high level budget estimates were not entirely known and have developed over time. However, unusually

for such a large ICT project, this one has delivered with minimal disruption to daily business activity and within tolerable levels of budget variation.

- 6.3 Overall the project will exceed the budget at the end of this financial year by £120,000. This consists of £50,000 on additional expertise and £70,000 of additional equipment and software.

## **7. CONCLUSION**

- 7.1 The Council has taken some very big strides to transform its ICT since 2017, moving from an ICT environment more reminiscent of the late 1990s to an up to date one that is delivering improvements today. The Infrastructure Renewal project is at the heart of this. In doing so, the Council has also positioned itself for tomorrow and beyond and will not need to make substantial investments in its core ICT infrastructure for another 5 years.

## **8. CORPORATE OVERVIEW AND SCRUTINY PANEL COMMENTS**

- 8.1 The Panel supported the report and acknowledged the significant progress achieved in upgrading the Council's ICT infrastructure, a transformational project over the past few years, enabling smarter working, future development of digital services for customers, and enhanced resilience.

## **9. PORTFOLIO HOLDER COMMENTS**

- 9.1 The Council's ICT has undergone significant modernisation since 2017. These changes have delivered stability across the platforms and enabled greater flexibility in both the way that we work and how we deliver services.

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CABINET – 5<sup>th</sup> FEBRUARY 2020

PORTFOLIO:  
PLANNING AND INFRASTRUCTURE

## NEW MILTON NEIGHBOURHOOD DEVELOPMENT PLAN – EXAMINER’S REPORT

### 1. RECOMMENDATION

Cabinet is asked to recommend to Council that it:

- i. notes the recommendations made in the Examiner’s Report (Appendix 2) into the New Milton Neighbourhood Development Plan (Appendix 1 shows the submission plan);
- ii. agrees the examiner’s proposed modifications and Council responses to them as set out in the Decision Statement (Appendix 3);
- iii. agrees to make the necessary arrangements for the New Milton Neighbourhood Development Plan to proceed to referendum (the date of the referendum is anticipated to be as soon as practicable after the adoption of the Local Plan Review)

### 2. THE PURPOSE OF THE REPORT

- 2.1 The purpose of this report is to approve the modifications recommended by the Examiner (Appendix 2) and agree that the Neighbourhood Development Plan proceed to local referendum. As the referendum is a community decision to agree, or not, the Neighbourhood Plan as modified, in practical terms the decision to take the Neighbourhood Plan to referendum is also an endorsement of the document by the Council in its final form.
- 2.2 It should be noted that as the designated Neighbourhood Plan Area falls partly within the New Forest National Park, the New Forest National Park Authority (NPA) are going through a similar process for the part of the parish within its planning jurisdiction. Once both authorities have agreed their responses to the Examiner’s Report the revised Neighbourhood Plan can proceed to local referendum.

### 3. BACKGROUND

- 3.1 Neighbourhood Plans were introduced by the Localism Act 2011 to give communities direct power to shape the development of their local area. Neighbourhood Plans are planning documents that, once adopted, will then become part of the statutory ‘development plan’ for the area alongside the local plan. Local planning authorities and planning inspectors considering planning applications or appeals must make their decisions in accordance with the policies of the development plan, unless material considerations indicate otherwise.
- 3.2 The New Milton Neighbourhood Development Plan ‘Neighbourhood Area’ was designated in February 2015 and covers the whole of the Parish. Around 25% of the plan area is within the New Forest National Park, and the remainder is within the District Council’s planning area.
- 3.3 Work on the emerging New Milton Neighbourhood Development Plan has been overseen by a steering group of town councillors and community representatives. The Town Council undertook an initial public consultation in 2016 to inform the preparation of the Plan, and published its initial Pre-Submission Neighbourhood Plan in April 2018. Following the submission of the draft neighbourhood plan to the two local planning

authorities in the summer of 2019, the Plan was subject to a final 6 week public consultation between 9<sup>th</sup> September and 21<sup>st</sup> October 2019.

- 3.4 The representations made during this final consultation and various supporting documents (including a Consultation Statement and a Basic Conditions Statement) were submitted to the independent Examiner for consideration.
- 3.5 The Examiner is required to assess whether the neighbourhood plan meets the 'basic conditions', which are that a neighbourhood plan should:
  - have regard to national policy
  - contribute to the achievement of sustainable development
  - be in general conformity with strategic policies in the development plan
  - be compatible with EU obligations.
- 3.6 The Examiner's role is also, if required, to recommend Modifications where they are necessary to enable the basic conditions tests to be met.
- 3.7 The Council (with the National Park Authority) has had a role in providing advice and assistance to the Town Council in producing its Neighbourhood Plan, as required by paragraph 3 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

#### **4. EXAMINATION**

- 4.1 The New Milton Neighbourhood Development Plan has now been through its Examination and the independent Examiner's report (December 2019) has been received. Where necessary the Examiner has recommended modifications to the Plan in order that it meets the Basic Conditions and other legal requirements. These are listed in the Appendix to the Examiner's Report (pages 21 – 24).
- 4.2 The Examiner's Report concludes that subject to the modifications set out, the draft Neighbourhood Plan meets the Basic Conditions. The report also recommends that the Plan, once modified, should proceed to Referendum on the basis that it has met all the relevant legal requirements. Ultimately it is the responsibility of the two planning authorities to decide what action to take in response to the Examiner's recommendations. National guidance indicates that if the local planning authority can make modifications to the plan to meet the basic conditions and allow it to proceed to referendum, they should do so. Modifications will normally follow the Examiner's recommendations and clear justification would be required for departing from the Examiner's recommendations. The modifications and the District Councils proposed responses are set out in the Councils Decision Statement (Appendix 3).
- 4.3 NFDC, NPA and the New Milton Town Council met in January 2020 to discuss the Examiner's modifications and there is a shared agreement that the revisions now proposed to the plan are an appropriate response to the Examiners proposed modifications.
- 4.4 The Examiner concluded that the Referendum area does not need to be extended beyond the designated area to which the Plan relates.
- 4.5 It should be noted that now the Examiner's Report has been received there is a 'duty to have regard' to the post-examination Neighbourhood Development Plan. It is a material consideration in the determination of planning applications in New Milton Parish.

## **5. NEXT STEPS AND REFERENDUM**

- 5.1 Following approval of the Neighbourhood Development Plan and modifications, the Council as 'relevant authority' will publicise the plan and publish the required notices regarding the date of the referendum and how people can vote in accordance with the Neighbourhood Planning (Referendums) Regulations 2012. The Returning Officer is designated as the Counting Officer and is responsible for all arrangements regarding the referendum within the referendum area.
- 5.2 Government guidance confirms that a person is entitled to vote if, at the time of the referendum, they meet the eligibility criteria to vote in a local government election for the referendum area, they have an address at which they are registered to vote within the referendum area and are over the age of 18 years on the date of poll.
- 5.3 If the majority of those who vote (i.e. over 50%) are in favour of the draft Neighbourhood Plan, then the Plan must be 'made' (adopted) by both the District Council and the NPA no later than 8 weeks after the referendum date. It then becomes a part of the statutory Development Plan, alongside the adopted Local Plan.

## **6. FINANCIAL IMPLICATIONS**

- 6.1 Communities that draw up a Neighbourhood Plan and secure the consent of local people in a referendum, will benefit from 25% of the Community Infrastructure Levy revenues arising from the development that takes place in their area.

## **7. CRIME & DISORDER, ENVIRONMENTAL, DATA PROTECTION IMPLICATIONS**

- 7.2 None directly arising

## **8. EQUALITY & DIVERSITY IMPLICATIONS**

- 8.1 None directly arising.

## **9. PORTFOLIO HOLDER COMMENTS**

- 9.1 The Portfolio Holder congratulates the New Milton Development Plan Steering Group on their work in preparing the Plan and is delighted that a second Neighbourhood Plan within the District can now proceed to a local referendum.

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### **Background Papers:**

Appendix 1 – [New Milton Neighbourhood Plan](#)  
(Submission Version, May 2019)  
Appendix 2 – Examiners Report  
Appendix 3 – NFDC Decision Statement





# THE PARISH OF NEW MILTON NEIGHBOURHOOD PLAN

## 2016 – 2036



NEW MILTON  
TOWN COUNCIL

Published by New Milton Town Council for Submission  
Consultation under the Neighbourhood Planning  
(General) Regulations 2012 and in accordance with  
EU Directive 2001/42

## SUBMISSION PLAN

May 2019



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# Contents

Guide to reading this Plan	4
Foreword	6
List of Land Use Policies	8
1. Introduction and Background	10
2. The Neighbourhood Area	15
3. Planning Policy Context	21
4. Community Views on Planning Issues	25
5. Vision & Objectives	28
6. Land Use Policies	32
7. Implementation	71
Policies Maps	75
Appendix A: Schedule of Evidence	
Appendix B: Biodiversity Designations and Habitats	
Appendix C: Listed Heritage Assets—All Grade II listed	
Appendix D: Old Milton Green Conservation Area	
Appendix E: Flood Risk	
Glossary of Terms	

# GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

## 1. Introduction & Background

This section explains the background to this Neighbourhood Plan.

## 2. The Neighbourhood Area

This section details many of the features of the parish of New Milton and its facilities together with many of the issues which have been raised during the various Surveys and Consultations. It is supported by a series of maps.

## 3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of New Forest District Council and the New Forest National Park Authority.

## 4. Community Views on Planning Issues

This section explains the extensive Community involvement there has been over the last few years.

## 5. Vision & Objectives

This section provides a statement on the Neighbourhood Plan Vision and Objectives.

## 6. Land Use Policies

This is the key section. It details Policies covering site allocations to the protection of green spaces which are proposed to address the issues in Section 4. These Policies are listed opposite. There are policy maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

## 7. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Town Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

# Ballard Water Meadow

## WELCOME TO BALLARD WATER MEADOW AND WOODLAND

Ballard water meadow and woodland is home to a wealth of wildlife all year round.

### Helping the meadow thrive

In spring the livestock arrive to graze and help to maintain the meadow by eating the fast-growing grasses, and browse on the bramble and trees that would otherwise shade the delicate wildflowers. Sometimes the meadow needs to be cut and the hay is removed to give the wildflowers a helping hand.



Common Hawthorn

Pipistrelle Bat

Common Frog

Common Spotted Orchid

### Wildflower delights

In summer the meadow is alive with flowers, insects and birds. Butterflies and day-flying moths are on the lookout for sweet nectar on the flowers. Surveys take place to help find out what grows and lives here.



Marsh Marigold

Water Mint

Ragged Robin

Selfheal

Knapsweed

Common Spotted Orchid

### Old oaks and new glades

In winter the woodland is managed to create more open sheltered sunny glades that butterflies and other insects will benefit from, in turn benefiting the birds and bats that nest and roost in the woodland. Holly is thinned and hazel coppiced to encourage woodland wildflowers such as bluebells.



Uncoppiced

Coppiced

1st year after cutting

4th year after cutting

The successional nature of coppicing produces a mixture of different stages of re-growth, each providing a different habitat.

### Winter

### Autumn

A mosaic of places for wildlife  
In the autumn volunteers start to cut back some of the bushes and brambles to maintain the meadow. A display of colourful berries attracts birds such as redwings in the late autumn and winter.



Redwing

Hazel

Bramble

Holly



Ballard Water Meadow is owned and managed by New Milton Town Council with help from the Friends of Ballard Water Meadow, and support and funding from the New Forest Land Advice Service, the New Forest National Park Authority and Natural England.

Please help us to look after the meadow and woodland by picking up after your dog, and taking all litter home with you. Local volunteers carry out regular conservation tasks. To get involved contact the Clerk to Milton Town Council on 01425 819120.



FRIENDS OF BALLARD WATER MEADOW MAINTENANCE 'CAN YOU HELP US?'

THURSDAY AFTERNOONS 10.30 - 12.30

REPAIRS, LIME, STONE, ALGAE (ON WEEDS, BRICKS) AND MUCH MORE

Members list of names and contact information.

Friends of Ballard Water Meadow

Newsletter 2017

and a list of names of people who have helped in the meadow in the past year.

53

# Foreword

Cllr Steve Clarke  
Chair of New Milton Neighbourhood Plan Working Group

This Neighbourhood Plan enables people who live in the parish of New Milton to shape the future of our Town – with policies for local development: where we want new homes, shops, offices; influencing the infrastructure to support new homes and more people; and a Vision for the regeneration of our Town Centre.

By taking control, we can influence the way New Milton develops and ensure a strong and sustainable future for our Parish.

Our community Vision is for a sustainable town with a more balanced age profile. To deliver this Vision, New Milton Town Council works in partnership with local community organisations and the New Milton Neighbourhood Plan Working Group – a cross-section of local people including Town Councillors, local business people, residents and community leaders. A key part of the Plan is for a vibrant and sustainable Town Centre, that is the social and economic hub of the town for local shopping, living, working and leisure – with something for everyone of all ages and abilities.

This Plan has been finalised after wide-ranging community and stakeholder consultations, and is now being submitted for Examination. After this stage, the Final Plan will go to Referendum for local people to vote on the adoption of the policies. If the majority supports the Plan, then these policies will be used in deciding planning applications that will influence how the town develops in the future.



# Foreword

Even before submission, we are seeing the benefits of our Neighbourhood Plan. Because we have a clear, strategic plan for our town centre, after developing this Plan, we are able to take advantage of opportunities and initiatives. As an example, New Forest District Council has nominated New Milton's Town Centre for funding from the Government's Future High Streets Fund. We are bidding for a multi-million pound investment to create a more attractive and safer townscape, with better connectivity between town centre destinations to enhance our town centre plans.

More information on the Plan including supporting documents can be found at [www.newmiltonplan.org.uk](http://www.newmiltonplan.org.uk)

Thank you for your time, over the last two and a half years, in helping us shape the future of our Town. We look forward to a vibrant and sustainable future for our Parish.



# List of Policies

- NM1 A Spatial Plan for New Milton
- NM2 Diversifying Housing
- NM3 Land east of Caird Avenue
- NM4 Design Quality
- NM5 New Milton Town Centre Regeneration Area
- NM6 Heritage and Information Centre
- NM7 Cultural & Community Hub
- NM8 Health & Wellbeing Centre
- NM9 Innovation and Business Centre
- NM10 Buildings of Local Heritage and Townscape Value
- NM11 Mitigating Effects on European Sites



## List of Policies (continued)

NM12 Promoting Walking and Cycling

NM13 Barton-on-Sea

NM14 The Rural Areas in the National Park

NM15 Employment

NM16 Tourism

NM17 Early Years Facilities

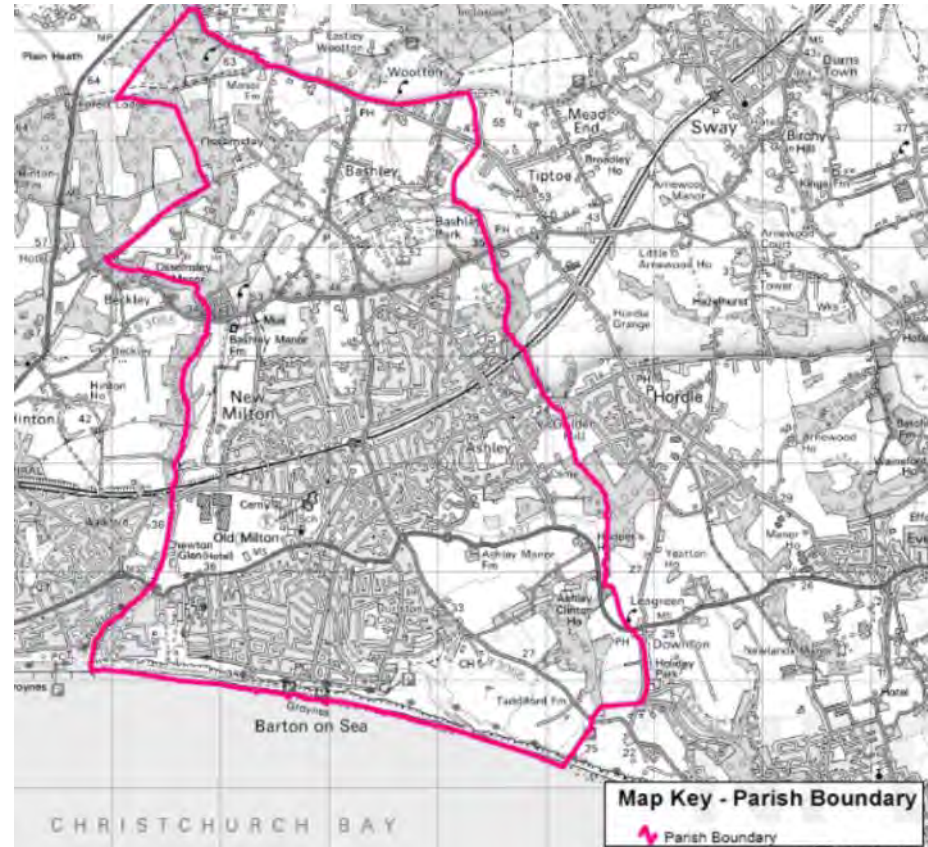
NM18 Education

NM19 Connecting the Town

# 1. Introduction and Background

1.1 New Milton Town Council has prepared a Neighbourhood Plan for the whole of its parished area, which lies in the New Forest District, with the northern part falling within the New Forest National Park. The parished area was designated by the respective local planning authorities, New Forest District Council and the New Forest National Park Authority, in February 2015, under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012. The designated area is shown in Plan A to the right.

1.2 The Neighbourhood Plan covers the same period as the forthcoming New Forest District Local Plan and New Forest National Park Authority Local Plan from April 2016 to March 2036. Its purpose is to make planning policies that will be used to determine planning applications in the area alongside other policies of the development plans of the two local planning authorities. Neighbourhood Plans provide local communities, like New Milton, with the chance to plan positively to shape the future of their areas. Once approved at referendum, the Neighbourhood Plan becomes a statutory part of the development plans for both planning authorities.



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*Plan A: Designated New Milton Neighbourhood Area*

# 1. Introduction and Background

1.3 Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are other important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.4 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plan must meet some 'Basic Conditions':

- Is the Plan consistent with the national planning policy?
- Is the Plan generally consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the plan met the requirements of European Directives?

1.5 In addition, the Town Council must be able to show that it has properly consulted local people and other relevant

organisations during the process of making the Plan and it has followed the 2012 Neighbourhood Planning Regulations as amended.

1.6 These requirements will now be tested by an independent examiner. If satisfied, the examiner will recommend that the Plan goes to referendum of the local electorate. If a simple majority of the turnout votes for the Plan, then it becomes adopted as formal planning policy for the area.

Planning Issues in the town

1.7 The Town Council has prepared the Plan primarily to enable a more balanced demographic profile of the town over the next couple of decades. In practice, this means encouraging younger people – individuals, couples and families – to live in the town, with more employment and leisure opportunities, thereby creating a more sustainable town. **This goal is not new; it reflects the District Council's Spatial Strategy as described in the Core Strategy<sup>1</sup> and the community planning work of the Town Council in 2005.** The consultations undertaken so far on the Plan have confirmed the importance of taking action to achieve a more balanced profile.

<sup>1</sup> NFDC Core Strategy Paragraphs 9.35 and 9.36

# 1. Introduction and Background

1.8 This goal has shaped how other planning issues in the town may be addressed, including the role of the town centre, new employment and retail opportunities and securing new recreation areas to provide alternatives to visiting the National Park.

## The Pre-Submission Plan

1.9 The Town Council consulted on a Pre-Submission version of the Plan in April/May 2018. Comments were received from local people and statutory bodies and landowners. It is clear there is overwhelming support from the local community for the Plan, but a few changes have been necessary to improve the clarity and application of policy wording that will ensure the Plan meets the Basic Conditions.

1.10 Of necessity, the Neighbourhood Plan is a technical document, to be used by the local planning authorities to determine planning applications. Section 5 contains the vision and objectives and Section 6 contains the 19 land use policies. It follows a description of the town and its features (in Section 2), an overview of the planning policy context (Section 3) and a summary of the community engagement work done (Section 4). The final Section 7 describes how the

Plan will be implemented and references non-planning initiatives that cannot form part of Section 5 but are closely related to realising its vision.

## Sustainability Appraisal & Habitats Regulations Assessment

1.11 The joint planning authorities determined that the Neighbourhood Plan is required to have a Sustainability Appraisal (incorporating a Strategic Environment Assessment) (SA/SEA) of its policies to ensure that it will not cause significant environmental harm and represents a package of sustainable development proposals.

1.12 It has therefore followed the statutory process, and a draft SA/SEA Report was consulted on alongside the Pre-Submission version of the Plan. The Submission Plan and the final SA/SEA Report, published alongside this Submission Plan, have both considered comments received on those documents.

1.13 The proximity of the town to a number of designated European sites also required that a screening assessment be undertaken under the Habitats Regulations. This is to ensure that the Plan will avoid significant adverse effects on the

# 1. Introduction and Background

integrity of those European nature conservation sites. As a result, a Habitats Regulations Assessment (HRA) of the Plan was necessary, in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended). The Town Council has therefore commissioned an HRA from consultants AECOM, and a final report (including an Appropriate Assessment) is published separately. Its recommendations have been incorporated in the policies of this Plan.



## 2. The Neighbourhood Area

2.1 The parish of New Milton lies within the administrative areas of New Forest District Council with the northern part falling within the New Forest National Park Authority in South West Hampshire. Situated on the edge of the New Forest, the town is about 6 miles west of Lymington town centre and, to the east, about 6 miles from Christchurch and 12 miles from Bournemouth town centre. New Milton has a population of 25,717 (2011 census) and has an older population than the national average with the mean age being 45 years old in the New Forest compared with England's average of 39.

2.2 New Milton is predominantly a modern settlement, having been created almost from scratch following the opening of the railway station in 1888. Many of the buildings within the town centre date from the twentieth century, with a significant amount of replacement having taken place during the 1960s and 1970s.

2.3 New Milton's main features are the 'Old Water Tower', which has been there for over 100 years, and St Mary Magdalene Church, which holds the graves of the first ever inhabitants of New Milton.

### A Short History

2.4 The earliest settlements still evident or referenced in place names today are those of Ashley (Esselei), Barton (Burmintune), Milton (Mildeltune) and Bashley (Baillocheslei) mentioned in Domesday.

2.5 Eighteenth and nineteenth century development of small estates such as that at Ashley Arnewood, as well as more isolated farmsteads such as Gore Farm, are also still evident in today's urban landscape although many have been surrounded by later development and require a forensic search to discover them.

2.6 The second half of the nineteenth century saw the arrival of the railway and the development of New Milton. In this period Station Road, with its distinctive straight north-south axis, was set out together with the establishment of a regular pattern of individual plots on land to the east of Station Road, occupied by large, detached buildings; some of these still remain, for example on Osborne Road. Immediately north of the railway line, smaller pairs of semi-detached and short terraces of dwellings began to appear (Manor Road), and to the north-west development took the form of generous, loose grid pattern of the residential roads that still exist today.

## 2. The Neighbourhood Area

2.7 During the early part of the twentieth century development of the 'centre' of New Milton advanced slowly. Construction of already planned areas to both north and south of the railway line followed the pattern that had already been established nearby. By the middle of the century the west side of Station Road south of the railway line had also been developed with the continuous string of commercial buildings that can be seen today. The east side of the road remained as large residential buildings in generous plots of land. However, these were to disappear after the Second World War to be replaced by the 1960s and 1970s commercial buildings that can be seen today. A framework for a town centre of broad, spacious avenues had been established and the heart of the town had been laid out with a recreation ground and war memorial.

2.8 By the middle of the twentieth century the town had grown to both west and east. To the west, streets of inter-war detached dwellings sit in narrow, strip plots with generous back gardens, to the east the continuing development of large detached or semi-detached dwellings set within their plots extended slowly eastwards.

2.9 In the early 2000s, national planning policies encouraged higher proportions of development to be within existing towns and villages, to reduce the need for new development on 'green field' sites. High demand for land for development and associated high land values resulted in significant pressure for the redevelopment of established residential areas. For New Milton, the result has been a gradual loss of nineteenth century detached houses immediately beyond the centre of New Milton and on the seafront at Barton and their replacement with blocks of flats and higher density developments. These often fill the entire plot from side to side and in some cases front to back, changing the character of an area and losing garden land and green spaces.

### Demographic Profile

2.10 The New Milton Vision has an overarching ambition to attract a younger demographic profile to live and work in the town. This approach is a response to the population imbalance with a significantly higher than usual proportion of older people aged over 65 (40% in 2009) and an under representation of people in the 20 to 40 year age group. Subsequent analysis indicates this proportion has increased and this trend will likely to continue under a 'business as usual' scenario.



## 2. The Neighbourhood Area

### Amenities

2.11 The town has a high street and holds a market every Wednesday. New Milton has a number of sports facilities including New Milton Town Football Club, which plays at Fawcetts Field, New Milton Rugby Club and New Milton Cricket Club. The town's leisure amenities include: a park with children's play area, a skate park a multi-use games area, Fawcetts playing fields, a community centre, tennis courts, outdoor/indoor bowling, a library - and a sports centre with swimming pool, sauna, gym, squash courts and multi-activity sports hall. Being near the New Forest, the town is also a good location to be based for walking, cycling and riding. There are many holiday and caravan parks in the surrounding area.

2.12 The schools that serve the town are:

Ashley Infant School

Ashley Junior School

Hordle Church of England Primary School

New Milton Infant School

New Milton Junior School

Tiptoe Primary School

The Arnewood School (Secondary)

Ballard School (Independent)

Durlston Court School (Independent)

Eaglewood School (Alternative Provision)

2.13 Around New Milton, colleges include Brockenhurst, Totton and Bournemouth College; and universities at Southampton, Totton and Bournemouth .

### Land Based Environmental Designations

2.14 Internationally, nationally and locally designated sites are present in the New Milton Neighbourhood Plan (NMNP) designated area and illustrated on the map in Appendix B. Full details can also be found in the SA Scoping Report (July 2017).

2.15 Internationally designated sites are located in a small area at the northern extent of the designated area within the New Forest Ramsar site and includes the New Forest Special Area for Conservation (SAC) and New Forest Special Protection Area (SPA). These are sites designated under the Habitats Directive, called Natura sites, and are internationally important.

## 2. The Neighbourhood Area

2.16 The coastline at New Milton has an exceptionally rich and interesting geological area and the Highcliffe –Milford stretch of coastline is recommended by Natural England as a Geological Place to Visit. The Highcliffe to Milford Cliffs SSSI (Site of Special Scientific Interest) is located at the south of the area and runs along the coast.

2.17 The most northerly part of the designated area lies within the New Forest SSSI which extends north beyond the parish boundary and covers almost 30 hectares. 54% of the area is assessed as in 'favourable' condition and 43% are designated as 'unfavourable but recovering'. The New Forest SSSI was notified under the Wildlife and Countryside Act 1981 in 1987 and was last revised in 1996. The area extends into units 528 – Wotton Lawns which is favourable, 229 – Marlborough Deeps which is unfavourable – recovering and 538 – Little Wootton which is also unfavourable and recovering but classified under high threat level.

2.18 The area also contains eleven Sites of Importance for Nature Conservation (SINCs). These are:

- Chewton Glen Farm Meadow (1.9ha) designated for grassland and wetlands;

- Walkford Moor Copse and Castleford Copse (11.1ha) designated for woodland;
- Great Woar Copse South (1.5ha) designated for woodland;
- Great Woar Copse (0.4ha) designated for woodland;
- Lake Grove Road Meadowland (2.9ha) designated for grassland and wetlands;
- Barton Common (12.16ha) designated for heathland;
- Barton Common North (3.2ha) designated for woodland and notable species;
- Becton Bunny (7.07ha) designated for heathland;
- Stanley's Copse (4.78ha) designated for woodland;
- Carrick Way Woodland (22.3ha) designated for woodland; and
- Ashley Meadows (3.48ha) designated for grassland and wetland.

### Heritage Assets

2.19 There are 31 Grade II listed buildings in New Milton. A full list is available in Appendix C with links to the British Listed Buildings website for full details of each designation and

## 2. The Neighbourhood Area

location map. The town centre also contains some locally important buildings of historic and/or architectural value that play an important part in defining the townscape character and legibility of the town centre.

2.20 Old Milton Green Conservation Area, Appendix D, covers the village centre of Milton (now Old Milton) around the Green and the Parish Church. When the railway station opened in 1888, the focus of activity moved away from Old Milton although the area continued to develop. The conservation area was designated in June 1993, to protect the remaining parts of the original village and to ensure that the area's character is respected.

### Flood Risk

2.21 There are several areas of fluvial flood risk in the neighbourhood plan area (see Flood Risk Map, Appendix E) associated principally with Walkford Brook, Becton Bunny and Danes Stream. The New Forest Catchment Flood Management Plan (2009) states that the main risk to the NMNP area is from river flooding, with low to medium risk from surface water flooding - although some areas of the town have drainage problems.

2.22 The 2017 Strategic Flood Risk Assessment also identified 7 areas that Southern Water record as historical sewer flooding events in Boldre Close, Brook Avenue, Fernhill Lane, Marine Drive West, Seaward Avenue, Spencer Road and Sunnyfield Road.

### Character Areas

2.23 New Forest published the New Milton Local Distinctiveness Special Planning Document (SPD) in 2010. This usefully documents in detail the townscape character and divides the town into 13 distinctive character areas.



## 3. Planning Policy Context

3.1 New Milton lies within New Forest District Council (NFDC) and New Forest National Park Authority (NFNPA) planning authority areas.

3.2 The National Planning Policy Framework (NPPF), first published in 2012 and subsequently revised in July 2018 and again in February 2019, is an important guide in the preparation of local plans and neighbourhood plans. The Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF, the following paragraphs of which are especially relevant:

- Achieving sustainable development (§8)
- Delivering a wide choice of high quality homes (§61)
- Planning for larger scale development (§72)
- Creating a shared vision with communities of the residential environment and facilities they wish to see (§91)
- Delivering the social, recreational and cultural facilities and services the community needs (§92)
- Access to high quality open spaces and opportunities for sport and recreation (§96)
- Protecting and exploiting opportunities for the use of sustainable transport modes (§110)
- Setting out the quality of development (§127)
- Green Belt boundaries (§136)

- Managing flood risk (§155)
- Minimising pollution and other adverse effects on the local and natural environment (§170)
- Planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (§171)
- Conserving and enhancing landscape and scenic beauty in National Parks (§172)
- Habitats and biodiversity (§177)
- Sustaining and enhancing the significance of heritage assets (§185)

3.3 The extent to which the Plan has reflected these policies in its own policies is set out in a separate Basic Conditions Statement that accompanies the Plan. It is the role of the Plan to strike the right balance between these policies as they apply to New Milton.

The New Forest Development Plan

3.4 The development plan for the town is currently formed by the New Forest District Council Core Strategy (adopted in 2009), the NFDC Local Plan Part 2 (2014) and the New Forest National Park Core Strategy and Development Management DPD (2010) as well as separate minerals and waste plans. The Core Strategies set the primary policy framework for the

## 3. Planning Policy Context

Neighbourhood Plan, which cannot contain policies relating to or affecting minerals or waste development.

3.5 The NFDC Core Strategy has many strategic policies relevant to New Milton Neighbourhood Plan area:

- Policy CS1: Sustainable Development Principles
- Policy CS2: Design Quality
- Policy CS3: Protecting and enhancing our special environment
- Policy CS7: Open spaces, sport and recreation
- Policy CS8: Community services and infrastructure
- Policy CS9: Settlement Hierarchy
- Policy CS11: New housing land allocations
- Policy CS12: Possible additional housing development to meet a local housing need
- Policy CS13: Housing types, sizes and tenure
- Policy CS14: Affordable housing provision
- Policy CS15: Affordable housing contribution requirements from developments
- Policy CS17: Employment and economic development
- Policy CS19: Tourism
- Policy CS20: Town, district, village and local centres

3.6 In April 2014 the District Council adopted a Sites & Development Management Plan as the Part 2 of the Local

Plan (with the Core Strategy forming Part 1). In line with Policy CS12, the Plan allocated five small housing sites (at Gore Road, Moore Close, Park Road, Fernhill Lane and Ashley Lane) and a fourth and larger mixed use scheme at Caird Avenue). It also identified four sites in the town centre as 'opportunity sites' for retail, office and/or cultural redevelopment (at The Post Office, Station Road, Manor Road and the Memorial Hall). And it made a series of green infrastructure proposals (at Fernhill Lane, Lymington Road and Pitts Place) and transport/cycling/footpath proposals (in the town centre, at Caird Avenue, Chatsworth Way/Gore Road/Stem Lane and Dark Lane). One of the roles of the Neighbourhood Plan has been to review these proposals to determine if they are still valid and worthwhile pursuing.

The New Forest Local Plan 2016 - 2036

3.7 However, it is the forthcoming Local Plan that will set the policy agenda for the town over the next seventeen years. It will have a new housing supply strategy requiring a significant uplift in housing growth compared to previous years. The Regulation 19 version of the Local Plan was submitted for examination on 1 November 2018.

3.8 The key policy matters affecting New Milton are:

## 3. Planning Policy Context

- The release of Green Belt land in two locations for at least 290 homes (SS10 Brockhills Lane and SS11 South of Gore Road)
- The need for either the saving of the Local Plan Part 2 sites policies or their replacement and/or addition by the Neighbourhood Plan (including 54 homes on Land east of Caird Avenue)
- The need for an additional 200 homes to be planned for by the New Milton Neighbourhood Plan
- All open market housing on developments of 100 homes or more to include provision of at least three non-standard types/tenures
- 50% affordable housing to be delivered in the coastal areas of the District
- Mitigation measures to manage the cumulative effects of residential development across the District on the designated European sites, including the use of Suitable Alternative Natural Greenspaces (SANG) and other on-site and off-site measures.

New Forest National Park Authority (NFNPA) Core Strategy & Development Management Policies DPD (2010)

3.9 This was the first set of dedicated planning policies for the whole of the New Forest National Park and was adopted in December 2010. The Core Strategy provides the overall

vision, strategic aims and objectives and spatial planning policies for the New Forest National Park.

3.10 Given the limited scope of the policies in the neighbourhood plan that operate within the National Park to the north of Bashley Cross Road and Sway Road, the Core Strategy policies of most relevance are considered to be:

- Policy DP1: General Development Principles
- Policy CP3: Green Infrastructure
- Policy CP7: The Built Environment
- Policy CP8: Local Distinctiveness
- Policy DP6: Design Principles
- Policy CP11: Affordable Housing

NFNPA Local Plan Review

3.11 The NFNPA commenced a review of the Local Plan in 2015 and held a final consultation on the proposed Submission draft Local Plan in January 2018.

3.12 On 14 May 2018, the NFNPA submitted a draft Local Plan to the Secretary of State and following hearing sessions a consultation is currently underway on the Proposed Main Modifications to the Local Plan. ,

3.13 The consultation period runs from 16 April to 31 May 2019, and where applicable (see 3.10 above), the Basic Conditions Statement will demonstrate general conformity with this latest version given its advanced stage.





## 4. Community Views on Planning Issues

4.1 The New Milton Neighbourhood Plan Working Group comprises a cross-section of local people including Town Councillors, local business people, residents and community leaders. At each stage, the Working Group has sought the views of the community.

### A Vision for New Milton

4.2 In October 2016, the people of New Milton were surveyed so that a 'vision' for the future of New Milton could be established. We asked the community what was good about New Milton, for their hopes for future development, for views on NFDC's proposed new housing as well as about healthcare, education and traffic. A survey form was available from the Town Hall, community, health and sports centres and online. Drop-in events were also held around the town. In total, 415 residents gave their views.

4.3 The community told us they loved the semi-rural, peaceful location of New Milton and living close to the sea and New Forest – with a range of small town facilities, including the mainline railway station. They also defined a vision for the future which is encapsulated by the following:

- a. A more vibrant town centre. Up to half could see the opportunities that new housing could have to make positive changes for everyone; a more vibrant town centre with character – that stays alive in the evening with restaurants and family pubs.
- b. Affordable homes for youngsters and 2-3 bed family homes.
- c. Jobs: Greater employment opportunities of a better quality and variety.
- d. Health & Wellbeing: Most people are happy with their health care now but can see that more clubs for friendship and activities and better cycle and walkways would improve health and wellbeing.
- e. Infrastructure requirements prioritised provision of increased healthcare, education and traffic management. Over half of respondents were not happy with traffic flow, particularly in the town centre, and over 200 suggestions for road improvements were made.
- f. Most parents and students were happy with education now but there were comments about a need for more nursery, pre-school and special needs education.

## 4. Community Views on Planning Issues

### Regenerating the Town Centre

4.4 In March 2017, a questionnaire, seeking advice to guide the direction of the Plan, went to every house in New Milton and was available online. Over 1400 people responded.

- 85% supported regeneration of the Town Centre with some residential development to deliver a more balanced mix of residential, shops and services.
- Views were also gained on site K — originally promoted by NFDC but subsequently removed from their Plan. As the site lies in the Green Belt, it would not be possible for this Plan to allocate this site, given its scale.

### Pre-Submission Consultation

4.5 The Regulation 14 consultation on the Pre-Submission Plan was held in the 6 weeks ending 15<sup>th</sup> May 2018, with key stakeholders and the local community. Stakeholder feedback is provided in the accompanying Regulation 14 Report. The Plan was available at the Town Hall, Town Library, and online. A 4-page flyer, with key points of the Plan, was provided to every house in New Milton. The drop-in events held around the Parish were widely promoted and very well attended. 401 responses were received.

4.6 Community issues raised focused on:

a. Diversifying Housing. More support for young and local people, especially key workers, to buy or rent their own homes – including facilitating downsizing.

b. Brockhills. 59 people expressed concerns on largely the same issues: Development on green belt, inadequate road infrastructure, poor visibility at Sway junction; inadequate footpaths and pavements.

c. South of Gore Road. Concern about excess traffic being generated at Gore Road and Stem Lane junction.

d. Caird Avenue. Most concerns related to the extra traffic and lorry movements.

e. Town Centre. 40 comments were made — most being about increased traffic/congestion and dangerous junctions. A significant number of comments related to:

- Station Road/Osborne Road/Whitefield Road junction
- Old Milton Road/Lymington Road junction
- Town Centre traffic lights crossings and junction

13 people recommended pedestrianisation of part of Station Road with a one-way system for traffic for a more attractive **Town Centre that's easier to navigate.**

f. Site G: Vintage Quarter. Concerns were raised about increased parking in nearby roads.

g. Green links. Better cycling and footpaths were welcomed – especially for connecting with the Town Centre, Railway Station, the forest and the coast.



## 5. Vision & Objectives

### Vision

#### 5.1 The vision of New Milton in 2036:

*“With younger people now finding exciting new job opportunities and more affordable homes in the Parish, New Milton can look forward to a strong and sustainable future. The Parish has become a real asset for the New Forest—socially, economically and environmentally.*

*The Masterplan for the town centre has been realised as it now provides a mix of retail, residential, leisure, health and business uses; and makes the most of the train connections between Bournemouth and London—and the ultra-fast digital infrastructure.*

*The attractive pedestrian-friendly landscaping provides easy connectivity between town centre destinations—and provides new space for outdoor events such as markets and festivals.*

*The town centre is easily accessed by local people with new footpaths, cycleways and a regular bus service. For drivers, there is easy parking suited to various purposes from click & collect and shopper visits to longer stays for workers and residents—with plenty of EV charging stations.*

*The iconic Cultural & Community Hub, on the site of the Memorial Centre, offers a much wider range of community services and activities and attracts users from many miles as*

*event organisers find the size and flexibility of the space perfect for their needs. An evening trip to the Hub is often combined with a visit to one of the many bars and eateries, now that there is a direct connection with the high street.*

*Old Milton Road has developed a lively and creative vibe, with its pop-up shops and new creative businesses, attracting younger people. The Film & Green Screen Studio attracts a steady stream of film crews and game developers.*

*New Milton's town centre is now a place for all ages and has become a strong asset to the New Forest visitor economy.*

*The landscaping and easy accessibility together with the improvements to the natural and historic environment afforded by the new developments, have created net gains in biodiversity and, as a consequence, improve the health and wellbeing of those who live in or visit the Parish.*

*Barton-on-Sea has retained its local character and remains a popular place to live especially for our older residents. Some small infill housing schemes have fitted in well. The seafront, although continually challenged by the effects of erosion, remains a popular attraction for local people and visitors.*

*Our part of the National Park, around Bashley, has maintained its special landscape character, with little change other than through the provision of appropriate small scale rural affordable housing”.*

## 5. Vision & Objectives

5.2 This vision is distinctive to this Neighbourhood Plan in describing how the town will appear and function, building **on the town's assets and opportunities provided by** development. The Town Council considers this development necessary to create a future for the Parish and the town centre that is sustainable and balanced and in the long-term interests of all who live and work in New Milton.

5.3 The vision has an overarching ambition to attract a younger age profile to live and work in the town. While the town has made clear an ambition for more affordable homes suited for younger people and families, these thresholds are set by strategic policy.

5.4 As the town is surrounded by the South Hampshire Green Belt, it can only grow by using land that makes the least contribution to the purposes of the Green Belt. With the need to maximise the residential opportunity in the Town Centre, a crucial role of the Neighbourhood Plan is to ensure that the residential opportunity in the Town Centre is managed: to ensure that the Town Centre retains and develops its role as a social, cultural and environmental hub, not just for the Parish but its wider catchment area.

5.5 To attract and retain younger households to live in the Parish—particularly in the town centre area (and reduce their dependence on other towns) - will need a corresponding shift in the provision of retail, leisure, recreation, education/early years, health and cultural facilities and services.

5.6 Essential to the positioning of New Milton as a place with an exciting future for investors, new businesses, employees, shoppers and visitors, are the non-planning related market signals (eg place-marketing promotions and campaigns).

5.7 The market signals have to be strong and enduring to encourage businesses and investors to anticipate and plan for this demographic shift. This will require changes of use (primarily in the town centre) of existing premises and provision of new capacity through redevelopment. **As that shift happens, so changes to their 'offer' to meet the needs** of a growing population of younger households should gain momentum, with provision of a new offer attracting younger households in the long-term. The bid to the Future High Streets fund to support the regeneration of the town centre would be a strong contributory factor in achieving this purpose.

## 5. Vision & Objectives

5.8 This vision represents a significant and deliberate departure from the way that the town has grown over the last 30-40 years. The nature of the town's facilities and retail offer has, until now, been focused towards its older population, which has continued to grow. This has also shaped the image of New Milton to the outside world, whether that is house buyers, business investors or retailers.

### Objectives

5.9 To achieve this vision, the following plan objectives have been agreed:

- To create a more balanced population by reducing the difference in population numbers between the 20-40 age group and 65+ age group
- To widen the role of the Town Centre with retail, cultural, health and business uses as well as a vital housing location
- To increase the capacity of the early years and education sector
- To protect and enhance the natural environment, supporting net gains in biodiversity
- To increase the recreational opportunities in the parish, reducing travel by local people to the New Forest for short recreational trips
- To increase the number of commuting trips by rail, bus, cycling and walking
- To increase the capacity of the arts/cultural and health sectors
- To increase the health and wellbeing of residents through provision of enhanced medical facilities, more recreational activities and making it easier to get around New Milton and the Town Centre on foot and by cycle.



## 6. Land Use Policies

6.1 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements. They can also set out the conditions against which development proposals will be judged, in terms of their design, access etc. The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for development that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Maps; where a policy refers to a specific site or area then it is shown on the Maps.

6.2 The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on the key development issues in the area as expressed by the community. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework (NPPF), and the policies from the New Forest development plan, will continue to be used.

6.3 Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a



## 6. Land Use Policies

### Policy NM1 A Spatial Plan for New Milton

*The Neighbourhood Plan directs all significant residential, employment, commercial and cultural development to the town of New Milton, as shown on the Policies Map.*

*Barton-on-Sea, as shown on the Policies Map, is mainly suited to small scale, infill residential and tourism development, as opportunities arise.*

*Development outside New Milton town and Barton-on-Sea will only be supported if it accords with the development plan policies relating to the Green Belt or the New Forest National Park, as relevant.*

6.4 This policy establishes the essential spatial principles for development across the designated Neighbourhood Area, which comprises three distinct parts:

- New Milton (including Ashley and Old Milton)
- Barton-on-Sea
- the countryside around Bashley, which lies in the New Forest National Park, and to the east of Barton-on-Sea, which lies in the Green Belt.

6.5 In doing so, it provides a policy bridge between the vision and objectives of the Neighbourhood Plan and all its other policies. The policy boundary excludes the minerals area as defined by Local Plan Part 2 Policy NMT6.

6.6 As the second largest settlement in the District, New Milton is an especially sustainable location to accommodate proposals for major development, either on brownfield land within the settlement (especially the Town Centre) or on land at its edges to be released from the Green Belt. A key feature of those proposals will be the contribution they make to achieving the shift in the demographic profile of the town.

6.7 Barton-on-Sea is a distinct community lying between New Milton and the coast. It is fully laid out in regular residential plots with few opportunities for anything other than infill schemes (see Policy NM13).

6.8 The rural area to the north of the Sway Road lies in the National Park around the small village of Bashley and is therefore only suited to the types of countryside development that are consistent with the adopted policies for the National Park (see Policy NM14). The remaining area of countryside to the east of Barton-on-Sea and south of Ashley lies in the Green Belt and contains no settlements and is therefore subject to national Green Belt constraints.

## 6. Land Use Policies

### Policy NM2 Diversifying Housing

*Proposals for all residential development should seek to include in their housing mix a type and tenure suitable for first time buyers or those looking to rent their first home.*

*In the case of Strategic Site allocations and other developments of 100 homes or more, proposals must include a diversity of housing types as follows:*

- *Homes suitable for first time buyers or those looking to rent their first home including approx. 5% of market provision in the form of affordable homes for sale;*
- *Undeveloped, serviced plots made available individually for purchase by self-builders; and*
- *Homes specifically developed for private rent .*

6.9 This policy refines the submission Local Plan objective of diversifying local housing supply and is intended to contribute to changing the demographic profile of New Milton over the plan period as a core element of the Neighbourhood Plan vision. The Plan encourages all residential development to include a greater contribution of

the types of homes that will support the needs of younger people and families.

6.10 The policy is intended to encourage the split of affordable and open market homes, as proposed in Local Plan Policy 16, to concentrate on the types of homes, within the affordable and market homes definition, that will enable the delivery of more homes for younger people with the express purpose of reducing the average age of the local population which has been increasing over many years and which in the long term will be unsustainable. These homes will be the equivalent to the new 'Entry-Level' housing product promoted in the National Planning Policy Framework, for which the Neighbourhood Plan cannot make specific provision given the town is inset within the Green Belt. Affordable homes for sale is defined in the Framework at Annex 2 (b—d) as starter homes, discounted market sales housing and other affordable routes to home ownership.

6.11 Submission Local Plan Policy 17 requires the affordable homes provision to provide a tenure mix of 70% as intermediate or affordable homes for rent, and 30% as intermediate or affordable home ownership tenures including shared ownership. Therefore, 30% of the overall

## 6. Land Use Policies

provision could be provided as Starter or as the equivalent of entry level homes.

6.12 In addition, on developments of 100 homes or more Policy 16 requires provision of three of the following four forms of tenure:

- Entry level housing including around 5% of market provision in the form of discounted starter homes;
- Undeveloped, serviced plots made available individually for purchase by self-builders;
- Homes specifically developed for private rent;
- Homes for downsizing older households in the form of bungalows, or sheltered or extra care housing.

6.13 The first three types are consistent with those forms of tenure in New Milton that will make the greatest contribution to the Neighbourhood Plan vision, but the fourth is not, hence it is not included in Policy NM2. As the Town Council is committed to pursue sustained promotional activities to attract younger people to remain and live in the town, then this policy will be an important complementary tool.

## 6. Land Use Policies

### Policy NM3

#### Land east of Caird Avenue

The Neighbourhood Plan allocates land east of Caird Avenue, as shown on the Policies Map, for a mixed-use development comprising business and food retail uses and green infrastructure.

Development proposals should be made in the form of a comprehensive masterplan and should have full regard to the following principles and the retail scheme subject to an appropriate sequential test:

- a. The employment scheme shall comprise land to deliver 1,800 sqm GEA of B1 floorspace to be accessed from the southern access road only;
- b. The food retail scheme shall comprise land to deliver approx. 1,800 sqm GEA of A1 floorspace to be accessed from the southern access road only;
- c. The green infrastructure scheme shall comprise:
  - i. an effective landscape buffer to screen the adjoining minerals operations, the employment land from residential development and to screen Carrick Way Woodland a Site of Importance for Nature Conservation;

- ii. the retention of existing trees on the southern boundary and retention of the existing shelter belt of mature trees / hedgerow and green verges on the western boundary to maintain the green setting of Caird Avenue; and,
  - iii. any measures that are required to satisfy the Habitat Regulations and the adopted New Forest Special Protection Area Mitigation Strategy or future requirements;
- d. the layout of the schemes allows for, and does not compromise, the continuing minerals operations adjoining the site boundary; and
- e. The infrastructure scheme shall comprise:
  - i. A comprehensive package of on and off-site transport and movement measures that link to the movement network defined in Policy NM12 to satisfactorily mitigate the effect of the comprehensive scheme on local roads and to encourage the use of sustainable modes of transport; and
  - ii. The delivery and maintenance of an effective sustainable drainage system including the protection of Danes Stream and the retention of at least an 8m buffer zone.

## 6. Land Use Policies

*f. The layout of the site is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.*

6.14 This policy updates and carries forward policies NMT4 and NMT5 of the adopted Local Plan by allocating land at Caird Avenue on the south-eastern edge of the town for a mixed use development scheme and associated pedestrian and cycle links. The residential element of the site, as set out in Policy NMT4 (54 homes), will be addressed on opportunity sites in the town centre regeneration area as set out in the supporting text to Policy NM5.

6.15 The site is in single ownership and has been put forward for development. The policy boundary excludes the minerals area as defined by Local Plan Part 2 Policy NMT6.

6.16 The development principles accord with those of the strategic sites allocated in the Local Plan in terms of ensuring the proper planning of the land and the successful delivery of supporting infrastructure. They are not intended to provide an exhaustive list of every policy requirement – other development plan policies (e.g. on car parking standards) will also apply but are not repeated here.

6.17 The policy establishes the key development principles to deliver a successful and viable scheme that offsets the remediation costs of the land and that will bring forward the site which has been an aspiration for many years. This is since discovering land stability issues which precludes residential development as was proposed by Local Plan Part 2 Policy NMT4. The site remains well suited to delivering new employment land in a competitive location for the town and the scheme will generate approximately 150 new jobs in addition to retaining almost 100 jobs currently available on site.

6.18 The policy recognises the importance of the scheme not undermining the ongoing minerals operations of the adjoining land but cannot seek to modify those operations, as this is **defined as 'excluded development' for a Neighbourhood Plan**. Hampshire County Council confirm that the mineral operations are of Strategic Importance in South West Hampshire.

6.19 The policy also responds to the opportunity to consolidate the arrangement of current and future land uses within the site to achieve a better planning outcome.

## 6. Land Use Policies

### Policy NM4 Design Quality

All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed to reflect the distinctive character of the town, as described in the New Milton Local Distinctiveness Supplementary Planning Document, and of the settlements within the New Forest National Park. All applicants will be required to demonstrate that development:

- i. is of high quality design and layout and includes appropriate landscaping and well-connected greenspace integrated with existing landscape features;
- ii. contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open space to provide natural surveillance;
- iii. creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
- iv. contributes to local distinctiveness and where possible should enhance local character and

heritage including the special character of the New Forest National Park;

- v. protects open spaces, trees and gardens that contribute to the character of the area;
- vi. does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight;
- vii. creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
- viii. incorporates well integrated parking that does not dominate the street environment. Consideration should be given to availability of electric vehicle charging points in communal parking areas;
- ix. positively addresses climate change through early consideration of layout and building design, and through passive design, energy and water efficiency, and renewable energy measures;
- x. takes the opportunity to encourage community interaction by creating layouts with a focus of community;

## 6. Land Use Policies

xi. *optimises the potential of the site to deliver housing typologies suited to younger people and families in accordance with other policies of the development plan; and*

xii. *optimises the potential of the site to accommodate development.*

*In addition to the above requirements, all development proposals must ensure the protection of local biodiversity assets and should seek to provide additional habitat resources for wildlife and green spaces for the community that result in a **biodiversity 'net' gain for the town.***

*Larger developments of over 50 homes should include areas which will provide a community focus and amenities such as communal gardens.*

*New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community subject to other policies in the development plan.*

the community of New Milton, the District Council and the National Park Authority.

6.21 The policy requires high quality in design of all new development that contributes positively to the private and public realm (including streets and open spaces), protects and enhances heritage assets, valued townscape and landscapes and creates accessible and healthy environments rich in biodiversity. It also take the opportunity to continue to encourage housing typologies suited to younger people and families.

6.20 The purpose of design policy is to ensure that development creates pleasant, healthy and sustainable places to live. This is a shared ambition of

## 6. Land Use Policies

### Policy NM5 New Milton Town Centre Regeneration Area

*The Neighbourhood Plan identifies the New Milton Town Centre area, as shown on the Policies Inset Map, for the purpose of supporting regeneration opportunities to deliver at least 250 homes and retail, cultural, health and business investment.*

*Proposals for redevelopment will be supported provided they demonstrate how they will contribute to the Town Centre Vision and accord with relevant policies of the Development Plan.*

*Development proposals, where adjoining a proposed route defined in Policy NM12, must ensure that the needs of pedestrians, cyclists and public transport users are fully taken into account and that commercial uses can continue to be serviced.*

*Proposals to create livelier and more active street frontages and an improved public realm along Station Road and Old Milton Road, will be supported. Such proposals might include widened footpaths, attractive pedestrian and cycle crossings, the introduction of areas of shared space, street planting and junction improvements.*

6.22 New Milton town centre provides a focal point for local residents containing the majority of the town's retail and leisure attractions, places of employment, health facilities and a railway station. It is the largest town centre in the south of the District in terms of quantity and variety of retail floorspace, but lies within the wider Christchurch, Bournemouth and Castlepoint catchment areas of higher order comparison goods and services.

6.23 The District Council's retail studies, while somewhat dated, projected a shortfall in comparison retail space in the town centre, taking into account its growing population and available expenditure, while its vacancy rates and proportion of A1 uses at that time had held up well during the recession. Not surprisingly, given the age profile of the town as a whole, a large proportion of retailers and service providers focus on an older age profile.

6.24 The Town Council's recent Retail Study updates those earlier conclusions and confirms there are considerable opportunities for enhancing the Town Centre and the comparison goods offer given the vision



## 6. Land Use Policies

for the town as a whole; not least in broadening its appeal to younger household segments. An increase in the number of younger people living and working in New Milton over the plan period will increase their demand for goods and services, which, if met by new town centre businesses, may in turn increase the attractiveness of the town for such households.

6.25 The study confirms vacancy rates remain low (5%) suggesting the town is performing well and is busier than similarly-sized benchmarked towns. The number of restaurants and cafés (4%) and drinking establishments (1%) are noticeably less than comparable towns however.

6.26 The opportunity is to develop New Milton town centre as a social, economic and cultural hub with an evening economy with more pubs, cafés and restaurants; to become a place that people want to visit for leisure and recreation, local independent shops and multiples, culture, entertainment, business, community uses and public space, as well as for traditional shopping.

6.27 Key recommendations from 2017 Town Centre Retail Study:

- Both sides of Station Road South provide the opportunity for mixed use development or redevelopment with the opportunity of a new public space and shared space proposals.
- A revamped Memorial Centre could provide a key public realm function and focal point and play an enhanced role in developing the social interaction in the town centre.
- Improved access via foot/cycle/bus will be needed to relieve the added pressure to the road network caused by proposed housing growth.
- Smart (app based) Parking in New Milton could improve convenience, costs and congestion.
- A higher than average proportion of businesses in the town centre are shops (60%), professional and financial services (12%). There is a greater than average representation of independent retailers which has the potential to differentiate New Milton from other centres.
- Enhancement of the food and drink offer with a focus on families and children provides an opportunity to attract new visitors to the town.

## 6. Land Use Policies

- Town Centre Investment Management and Zones are new concepts that could help deliver sustainable development in the Town Centre. This would pool a critical mass of property assets into an investment vehicle to allow stock to be adapted, mix of occupiers to be curated, and the investment asset managed – and the Town Centre to be better marketed.

6.28 These recommendations provide the context for a new long-term vision for the Town Centre that by 2036:

*“We have created an attractive, accessible and commercially successful centre with a diverse and well-balanced retail and leisure offer that is able to cater for the needs of all New Milton’s residents as well as those from the wider area.*

*The town centre has become a more attractive and vital place for a wider range and greater number of people, by offering a mixed retail and entertainment experience*

*and new homes and cultural and community facilities that support our larger population and enhance the evening economy.*

*New developments have demonstrated that existing facilities are able to support all additional demands generated by the changing demographic profile without detriment to existing users and where this was not the case they have provided or contributed towards new facilities, including medical and community facilities.*

*These schemes have enhanced their surroundings by fitting in well with the character of the Town Centre. The design of all new developments has been of a high quality that has complemented and enhanced the existing townscape.*

*The area around New Milton rail station especially has improved including its connections into and around the Town Centre. The public realm throughout the Town Centre, being designed to the highest standards, encourages walking and cycling into the Town Centre.*

## 6. Land Use Policies

*There have also been improved artistic and cultural activities through the creation of a new Cultural & Community Hub as a focal point for events and performance. Community events have grown and increased, with an emphasis on the increased use of the War Memorial Recreation Ground as a central green focus of the town centre."*

6.29 The need and capacity for additional retail, leisure and business uses, particularly in the short to medium term has been considered within the context of available opportunities. The ability of New Milton town centre to accommodate some or all of this potential has been addressed through the New Milton Town Centre Retail Study (June 2017). The study has been informed by discussions with land interests to review potential development sites and emerging proposals and supplemented by the Town Council's survey work to determine current retail uses and leasehold arrangements.

6.30 The Town Centre Regeneration opportunity area is drawn wider than the current retail centre of primary

and secondary frontages. In particular, it extends north beyond the railway line to fully embrace the station land and older industrial land off Station Road and Manor Road. It also extends south west along Old Milton Road, to encourage a transformation in its retail and service function.

6.31 Taken as a whole, the Town Centre represents an area of significant and sustained opportunity as a place to live, work, shop and enjoy. The Town Council will work with their partners, developers, landowners, community groups and other relevant organisations to deliver the Town Centre Vision.

6.32 Policies NM6 - NM9 allocate sites that will contribute to the Vision. For example, policy NM6 supports the implementation of the 'No1 New Milton Project' which allocates the old Station Master's house dating from 1886 for a new Heritage and Information Centre.

6.33 There are further opportunities for a mix of redevelopment schemes to increase the residential presence in the Town Centre and the range of

## 6. Land Use Policies

commercial, evening, community uses and events that contribute to vibrancy and footfall and to increase the number of homes suited to younger households. These opportunity areas are considered to have potential capacity to deliver at least 250 additional homes to contribute to the housing requirement of around 200 homes set out in Policy 5 of the District Council's Submission Local Plan, and will also offset the reduction in the residential number from Policy NMT4 of the Local Plan Part 2.

Town Centre Opportunity Areas: (see Town Centre Inset Map)

6.34 Proposals for the following redevelopment schemes in the opportunity areas will be encouraged and supported, provided they accord with the development principles set out in this policy and with other relevant development plan policies. The estimate of residential capacity of each opportunity area is based on the capacity estimate outlined in the NFDC Strategic Housing Land Availability Assessment: Appendix 9 New Milton dated June 2018.

6.35 New Milton Station (Area A / SHLAA NWM012 - estimated net capacity 75) - The linear station area on the south side of the railway line is relatively undeveloped with little to serve visitors. It comprises a storage area, parking, a car hire facility and taxi business. This opportunity area could contribute significantly to Town Centre residential numbers. Uses within this block should include parking at ground level with an additional above ground level; and residential **on upper floors. Sufficient parking for the station's** needs will need to be accommodated in any development proposals. This site is considered to be particularly suitable for a high density apartment scheme to meet the needs of young people which could:

- i. Improve the sense of arrival into the town in terms of scale, uses, activities and setting;
- ii. Include uses to serve visitors and regular rail users including secure cycle; storage, retail uses and transport links;
- iii. Encourage and serve tourism including bike hire and equipment sales;
- iv. Improve public realm quality and amenity; and

## 6. Land Use Policies

- v. Improve pedestrian connections and accessibility into the town centre and residential areas including, if possible, a direct connection to Whitefield Road.

6.36 The areas opposite the station south of Manor Road and north of Osborne Road on either side of the railway line have the potential to change the sense of arrival into New Milton by improving and intensifying the uses in and around the station area with new facilities appropriate to a busier station environment and to attract and serve the needs of visitors and tourists to the town, the coast and the New Forest. Residential uses and development of a scale, massing and layout that enhances the gateway function of this area along with enhancing the setting of existing heritage assets and landmark structures could be appropriate as outlined below.

6.37 Manor Road - Station Road (Area B - SHLAA NWM013 - estimated net capacity 35): This opportunity area lies south of the Manor Road frontage to Station Road and forms an important part of the arrival into the town from the station and from the north by road. It offers an opportunity for mixed use development or redevelopment which could include non-residential and

community uses at ground level with office and residential uses at upper levels. A scheme here would be expected to:

- i. improve the gateway from the north;
- ii. create a stronger visual connection across the railway line with the Osborne Road site and the water tower;
- iii. provide a setting for larger scale built form; and,
- iv. provide a setting for uses such as a hotel that would help support tourism and the town centre economy

6.38 Osborne Road - Station Road (Area C - SHLAA NWM014 - estimated net capacity 20): The Station Road frontage also forms an important part of the arrival into the town from the station and from the north by road. Proposals for mixed use development or redevelopment on this site could include retail, office and hotel uses on ground floor with office, residential or hotel uses on upper floors that would benefit from the location **without being in conflict with the 'high street'**. This block has the potential to:

- i. improve the frontage to the station in terms of

## 6. Land Use Policies

scale and use;

- ii. provide uses to support the station activities;
- iii. provide a new public open space as part of improvements to the wider station environment; and,
- iv. improve the setting of the water tower as a local landmark and heritage asset

6.39 Station Road - Spencer Road (Area D - SHLAA NWM015 - estimated net capacity 60) - This opportunity site includes a parade of shops with residential above the former Co-Op store which includes a large car park and servicing area to the rear. It includes one of the largest areas of retail floor space within the town centre. The redevelopment of this site could contribute to town centre residential numbers and provide for a size and quality of retail floorspace that would reinvigorate this end of the High Street, defining its southern extent. Parking to support an anchor retail use will be an important consideration.

6.40 Proposals for mixed use development or redevelopment on this site should include retail uses at

ground floor with office, residential uses at upper levels at an appropriate scale to be determined in any future planning application. The location also provides an opportunity to provide an enhanced frontage to Spencer Road and a new 'shared space' area on Station Road between Spencer Road/Elm Avenue and Ashley Road junctions. Proposals should seek to:

- i. improve the gateway into the town from the south
- ii. establish a southern 'anchor' to the High Street; and,
- iii. provide a use that will help improve footfall and enhance the attractiveness of Station Road.

6.41 Station Road - Elm Avenue (Area E - SHLAA NWM016 - estimated net capacity 35) - The triangular block defined by Station Road, Elm Avenue and Ashley Road has a frontage onto Station Road which includes a parade of individual shops (Row of 10), the Post Office building and a Department store. The commercial viability and heritage value of the Post Office building make its redevelopment unlikely.

## 6. Land Use Policies

6.42 However, the Department Store site, which has been a part of New Milton Town Centre since the 1940's, offers the opportunity to create new or updated retail floorspace at ground and first floor level with residential development above and combined with the redevelopment opportunity on land opposite has the potential to serve as a significant anchor for the further regeneration of the town centre. In addition, this location at the gateway to the southern end of the town centre may provide an opportunity for a building which makes a positive contribution to the town (as described in the New Milton Local Distinctiveness SPD) and at a scale and height to be determined in any future planning application.

6.43 In addition to the above locations, the Old Milton Road Vintage Quarter provides opportunities to redevelop some older industrial, office and retail uses and car parking areas to create a distinctive, affordable and diverse independent retail and café/restaurant area. Old Milton Road is within the town centre boundary but is poorly connected to the 'high street'. It includes a number of shops and businesses that are generally of a smaller scale and/or secondary to the high street. It also has a different character to the high

street with the potential for a different offer based on independent lower rent craft, food, interest shop/business model.

6.44 Old Milton Road - Crossmead Avenue (Area F - NMNP estimated net capacity 30) - This opportunity area includes a parade of shops with one and two storeys of residential above plus a large car parking and servicing areas to the rear. It offers opportunities for selective or wholesale development with the parking area having the potential as a secondary multi-functional 'square' space for parking, markets, events etc. with an opportunity for improvements to the street scene and for footway widening to enhance the pedestrian experience and to create 'spill out' space.

6.45 The Old Milton Road - Compton Road block offers similar retail/residential opportunities alongside the new vibrancy created by the Innovation and Business Centre.

## 6. Land Use Policies

6.46 The Neighbourhood Plan acknowledges that redevelopment of brownfield land may have higher development costs and it may therefore not be possible to deliver the full contribution of affordable homes. This will be supported to enable viable schemes to be delivered but will be subject to justification of a lower proportion of affordable homes due to abnormal site development costs,

6.47 The Neighbourhood Plan also encourages proposals for housing types (e.g. smaller apartments) and tenures (e.g. Starter Homes) that are more attractive to younger households than older households (including 'downsizers'). The Town Centre is already well suited to younger households with its proximity to essential infrastructure for young people and families. The opportunities provided for by this policy is expected to increase its attractiveness to that age range.

6.48 In addition, Policy NM12 seeks to improve pedestrian and cycling accessibility and journey reliability and to contribute to health and wellbeing. This approach is mirrored in the New Forest District Council Transport Statement (Dec. 2013). Hampshire

Manual for Streets (MfS) Guidance should be used to guide the design of the streetscape and public realm. All proposals that come forward in the Town Centre Regeneration Area should demonstrate how the principles outlined in the MfS have been applied.

6.49 There are also local traffic issues that redevelopment in the Town Centre might address, including the resolution to the long-standing issue of traffic delays at the crossroads at Whitefield/Osborne Roads and traffic lights at Spencer Road (New Milton Town Plan 2012).

6.50 The 'Pedestrian Pound' report by 'Living Streets' suggests that well-planned improvements to public spaces can boost footfall and retail performance by up to 40%.

6.51 The Grimsey Review 2 similarly recommends the prioritising of initiatives to improve the visual appearance of town centres to increase footfall.



## 6. Land Use Policies

### Policy NM6 Heritage and Information Centre

*The Neighbourhood Plan identifies the old Station Building, as shown on the Policies Inset Map, as a Town Centre redevelopment scheme.*

*Development proposals will be supported for the **conversion of the Station Master's house to a D1 heritage/information centre.***

from 1086 through to modern times. The centre will act as the starting point for visitors to the town to take the 'rail trail' to the beach at Barton on Sea or to use the pedestrian and cycle links to explore the New Forest National Park.

6.52 The Neighbourhood Plan has identified a number of specific opportunities that can contribute to the Town Centre Vision and this policy identifies the old Station Building at New Milton Station for this purpose.

6.53 New Milton Town Council and Milton Heritage Society are working together to provide a community-based project for residents and visitors of New Milton to learn and interact with local history. The 'No1 New Milton Project' focuses on converting the derelict Station Master's House into a new heritage centre, providing a unique opportunity to build awareness and interest in the town, telling the story of how Milton parish has evolved

### Policy NM7 Cultural & Community Hub

*The Neighbourhood Plan identifies the provision of a Cultural & Community Hub, as shown on the Policies Maps, as a Town Centre redevelopment scheme.*

*Development proposals will be supported for the redevelopment of the current community and ancillary buildings to create a new multi-purpose cultural facility for the town and the improvement of the War Memorial Recreation Ground as the main town park.*

*The proposals must include the provision of a footpath link within the site to improve connectivity between Old Milton Road and Gore Road to Station Road and Whitefield Road.*

6.54 To contribute to the Town Centre Vision this policy identifies the opportunity to secure a cultural /civic presence. The Town Centre is currently focused on Station Road which is a result of its historic pattern of development and the nature of more recent developments which have done little to redefine this structure or improve connectivity.

6.55 Although the Town Centre has a large green space at

its centre - the War Memorial Recreation Ground - it is hidden behind the 'high street' and does not have the public realm functions that might be expected of a space of this scale in this location. Two sites have the potential to change this and make a significant improvement to the Town Centre. The Memorial Hall building and a single storey garage building (with the bowling club relocated to a suitable site elsewhere in the town) offer an opportunity to redevelop the whole site to provide a Cultural & Community Hub that might include a theatre, library and council offices.

6.56 It will also be essential that an appropriate connection is made between Station Road, the hub and the recreation ground area if they are to play a full part in the life of the Town Centre. The connection should improve visibility between this area and Station Road, and will be a key element in delivering improvements in pedestrian connectivity across the town centre.

6.57 The War Memorial Recreation Ground space will play an important part in this plan if it is to form part of a new focus to the town. The redevelopment of the Memorial Centre site and its relationship to the Recreation Ground, along with the proposals for Old Milton Road will change the demands on this space, increasing the importance of its role in connecting the different parts of the regeneration area.

## 6. Land Use Policies

### Policy NM8 Health & Wellbeing Centre

*The Neighbourhood Plan identifies a Health & Wellbeing Centre, as shown on the Policies Maps, as a Town Centre redevelopment scheme.*

*Development proposals will be supported for the co-location of health and wellbeing services and for an expanded facility to serve a larger and more diverse local community.*

Hampshire Clinical Commissioning Group and local General Practices to deliver a hub that streamlines the three surgeries and provides additional health services. This policy therefore supports this project.

6.58 The Town Council has the opportunity to work with partners to create a Health & Wellbeing Centre within the town centre at Spencer Road to provide an enhanced health and wellbeing centre with co-designed services that include health assessments and activity plans to protect, maintain and prolong good health.

6.59 Proposals for mixed use development or redevelopment to include a health facility (D1) at ground level with health and wellbeing uses at upper floors will be supported to provide a new, purpose built health and wellbeing centre. The Town Council is currently leading a Steering Group with the West

## 6. Land Use Policies

### Policy NM9 Innovation/Business Centre

*The Neighbourhood Plan identifies the Innovation/Business Centre, as shown on the Policies Maps, as a Town Centre redevelopment scheme.*

*Development proposals for new B1 flexible, affordable office accommodation to serve start-up businesses will be supported to assist in the diversification of the local economy.*

*Proposals should include access to ultra-fast broadband and providing a support hub for local businesses including training and seminar facilities.*

6.60 NFDC has identified the high growth/low impact digital economy as strategically important. Conveniently located between the emerging digital powerhouse of Bournemouth and Southampton and the excellent connections by rail.

6.61 New Milton is well placed to help drive this strategy. The Innovation/Business Centre has the potential to act as a catalyst for attracting and developing new digital businesses into New Milton and the wider area.

6.62 The A&T print works site has recently launched the IncuHive Innovation and Business Centre, with flexible business accommodation, laboratory/workshop, meeting rooms and seminar facilities. The next phase is to develop a Film and Green Screen Studio that would complement the **New Forest District Council's Film:New Forest initiative** (to promote the New Forest as a filming location) and a burgeoning gaming industry in the District.

6.63 In addition to the provision of on-site services, the Innovation/Business Centre creates opportunities for graduation office space around the town, including the Caird Avenue site.

**6.64 New Milton's unique combination of assets: excellent rail access between Bournemouth and London; ultra-fast broadband; a superb coastal/forest location—and a large opportunity site at the A&T print works in the Town Centre provide the strong potential to attract young digital entrepreneurs to New Milton, supporting a more balanced and flexible local economy which reflects not only the proposed changes to the demographic profile of the town but also the economic needs of the District.**

### Policy NM10 Buildings of Local Heritage & Townscape Value

*The Neighbourhood Plan identifies the following buildings and structures as having local heritage and townscape value:*

- i. Lloyds Bank building, 47 Station Road*
- ii. New Milton Station buildings, platforms and canopies – both sides*
- iii. The former Milton Hall (presently a furniture showroom)*

*Development proposals that will result in the loss or substantial harm to a Building of Local Heritage & Townscape Value will not be supported, unless it can be demonstrated that the benefits of the development outweigh the significance of the asset.*

6.65 Aside from the Water Tower which was statutorily listed in 1974 and is a significant land mark building, the town centre has no other designated heritage assets. However, it does contain some locally important buildings of historic and/or architectural value that play an important part in defining the townscape character and legibility of the town centre. The policy therefore seeks to ensure that redevelopment schemes acknowledge and take into account that value in their design proposals.

6.66 The justification for inclusion of each building in this policy is provided by the New Milton Study (Assessment of Potential Designation as a New Conservation Area) October 2014. The buildings identified in the policy maintain significant townscape presence as described in Section 7.0 of that Study.

### Policy NM11 Mitigating Effects on European Sites

*Residential schemes will be required to include proposals for mitigating their effects on European sites. This could be through on-site provision or off-site financial contributions in accordance with the requirements of the development plan, including compliance with the Mitigation for European Sites SPD as it applies to New Forest SPA, SAC and Ramsar site, Solent Maritime SAC, Solent and Southampton Water SPA and Ramsar site, and where necessary financial contributions for ongoing monitoring of the New Forest SAC.*

*In addition to the above requirements, all development proposals should have regard to:*

- i. water quality and the mitigation of nutrient enrichment so as not to undermine Policy 13 of the South Hampshire Strategy October 2012; and*
- ii. treatment and infrastructure capacity to avoid water quality impacts on the integrity of European sites within the Solent.*

6.67 The Habitat Regulations Assessment (HRA) has concluded that the New Milton Neighbourhood Plan will not affect the integrity of European sites in relation to recreational pressure or air quality matters. The provision of alternative recreational opportunities away from the European nature conservation sites is identified as a key objective within the Countryside Access Plan produced by Hampshire County Council for the New Forest and South West Hampshire (<http://www.hants.gov.uk/rh/countryside/access/new-forest.pdf>). Its vision is "To provide a network of access to the countryside where local people and visitors continue to gain pleasure and inspiration from the countryside within South West Hampshire, while understanding and respecting its landscape, wildlife and cultural heritage."

6.68 Residential development proposals are required to mitigate recreational impacts as set out in the development plan as follows:

- Schemes of 50 homes or fewer must make a financial contribution towards NFDC's 'Greenway' mitigation projects;
- Schemes of more than 50 homes will be required to make provision of alternative natural recreational

## 6. Land Use Policies

green space in accordance with NFDC policy DM3 and the emerging policy 10 or other appropriate arrangements demonstrated by a site specific Appropriate Assessment to be sufficient and effective.

6.69 The HRA also concluded that water quality is not an issue that the New Milton Neighbourhood Plan can address on its own, however the Plan can provide support to the agencies that are developing strategic solutions to reduce nutrient input into the Solent.

6.70 The South Hampshire Strategy (October 2012) provides a framework for local plan preparations and the Submission Local Plan recognises that there is a need to reduce nutrient inputs to the Solent designated sites. The Strategy commits to support other agencies and includes additional mitigation measures for development that directly or indirectly discharges waste water into the Solent. The Neighbourhood Plan therefore requires development to have regard to Policy 13 (Infrastructure) of that Strategy and to take this matter into consideration in preparing development proposals.

## 6. Land Use Policies

### Policy NM12 Promoting Walking and Cycling

The Neighbourhood Plan identifies a walking/cycling network, as shown on the Policies Map, to promote sustainable travel.

Proposals which create new walking and cycling routes to connect the existing and new residential areas of the town with the Town Centre will be supported.

Development proposals on land that lies within **proximity of the 'Green Loop' will be supported where they:**

- i. demonstrate how they sustain or enhance the collective function of the network;
- ii. In proximity to Danes Stream and Becton Bunny opportunities are taken to open up culverts and create habitat enhancements while maintaining at least an 8m buffer from any works; and
- iii. have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the network, while avoiding

*having an urbanising effect on any existing Public Rights of Way.*

*Development proposals requiring the preparation and agreement of travel plans as planning conditions or obligations, are required to prioritise in their travel interventions the making of financial contributions to footpath and cycleway improvement projects connecting their schemes with the town centre, including the strategic allocations at Land at Brockhills Lane and Land South of Gore Road.*

*Development proposals that will result on the unnecessary loss or obstruction of a section of cycleway or footway, that cannot be satisfactorily mitigated, will be resisted.*

6.71 New Milton is a conventional form of town, with its centre located broadly in the centre of the settlement, with rail station close by and various suburbs surrounding it, connected by the main roads leading into the centre from all direction. The main patterns of movement generated from within the town are car-based, comprising mostly one of three types of trip; out-commuting from across the town to Southampton and



## 6. Land Use Policies

Dorset, shopping trips from suburbs to the town centre, and the school run.

6.72 In addition, there is traffic passing through the town on the east-west A337. There is already considerable congestion at peak hours on the road system, especially on roads heading north to the A35 and Gore Road/A337 heading west. The congestion on Station Road/Ashley Road through the town centre is common across the day. The station (which benefits from frequent and reasonably fast services to Southampton/Thames Valley/London and SE Dorset) is busy but, subject to a number of proposed improvements to the rail network, is likely to be capable of handling significantly higher levels of use for commuting.

6.73 Significant growth on the edges of the town is likely to increase congestion in the town centre (including increasing the demand for car parking space) and on roads heading north and west. There is no prospect of creating additional road capacity in or around the town centre, so the challenge is to provide realistic alternatives to car trips and to invest in junction improvements and town centre road re-configuration.

If the rail station is going to play a major role in attracting new commuting households, its connectivity to all parts of the town by walking, cycling and bus services must be excellent, as there is no prospect of delivering significantly higher levels of car parking on site. This may require dedicated bus and cycle lanes on limited road space and perhaps Park & Ride sites and/or dedicated station-bus services.

6.74 The 'Green Loop' consists of six individual projects that will create a valuable and connected footpath network around the town. One section of the loop (between Ballard Woodland and Ballard Lake) has recently been implemented by NFDC as part of their 'Greenway' initiative. The remaining routes suffer from a lack of signage and thus public awareness of the potential of the network is low. Its use could be enhanced by improving the condition and signage and by interlinking these existing rights of way with green spaces. This provides an opportunity to enhance the network by improving the infrastructure associated with it with information/interpretation boards, benches, dog bins and dog exercise areas, replacing stiles with gates, and improving connections between parts of the footpath (PROW) network.

## 6. Land Use Policies

6.75 These improvements will make the use of these routes more attractive and encourage more frequent use by new (and existing) residents, and may avoid visits to internationally designated sites. The Town Council has considered a range of routes that could be enhanced which may subsequently be considered suitable as candidate proposals to connect with existing proposals set out in the Mitigation Strategy for European Sites SPD. The network has been selected to ensure it is particularly accessible from the areas where residential development is planned, or to take advantage of a particular local recreation opportunity. This policy does not prevent development, rather it sets out to ensure that any development does not cause harm to these candidate projects. An additional component of the network is a proposed 'Rail Trail' intended to connect New Milton Station to the beach at Barton on Sea to support the town's tourism offer.

6.76 The policy also encourages the provision of new cycleways to connect the new residential and employment developments on the edges of the town with the town centre giving local effect to proposed Local Plan Policy 31 Safe and sustainable

Travel. Cycle route proposals will be expected to contribute to the delivery of a comprehensive network of routes by combining proposals of the District Council in 2009.

### Policy NM13 Barton-on-Sea

*In line with the role for new development at Barton-on-Sea as set out in Policy NM1, development proposals will be supported, provided they have regard to the following design characteristics:*

#### Seafront

- i. *Openness of frontage, spaciousness, views and skyline*
- ii. *Consistent building lines*
- iii. *Consistent boundary heights*
- iv. *Consistent eaves and ridge heights*
- v. *Consistent forms of building mass, height and the building line*
- vi. *Deep fronted garden margin*
- vii. *Wide green verge, uninterrupted by cars*
- viii. *Variety of architecture*
- ix. *Open grassed cliff-top plateau and grass verge*

- x. *Shoreline scrub and characteristic wind pruned trees*
- xi. *Deep garden margin*
- xii. *Occasional landmark trees*

#### Gardens

- xiii. *Consistent set back creating a margin of garden to almost every street;*
- xiv. *Well stocked and maintained front gardens*
- xv. *Low frontage enclosure*
- xvi. *Mown grass road verges*
- xvii. *Occasional pine trees*
- xviii. *Consistency of street rhythms, building lines, gaps between buildings, eaves heights and roof forms in bungalow area - predominantly uninterrupted hipped simple roofs and simple building forms*
- xix. *Peaceful green internal spaces to the blocks*
- xx. *Consistent urban grain of separate units of similar footprint laid out in a clear perimeter; block structure*

## 6. Land Use Policies

- xxi. *Underlying retained lanes*
- xxii. *Occasional special buildings*
- xxiii. *Lane edges of trees, occasional field hedge remnants, banks and informal verges*
- xxiv. *Avenues*
- xxv. **Garden 'islands' where strips of trees and larger shrubs and hedges are created especially in longer garden areas**
- xxvi. *Deep margins of front garden space*
- xxvii. *Mown grass road verges*
- xxviii. *Occasional pine trees*

### Becton Bunny

*All development proposals in proximity to Long Meadow should seek opportunities to enhance Becton Bunny and wherever possible provide additional flood capacity and habitat improvements.*

6.77 This policy defines the essential characteristics of the two character areas that together form Barton-on-Sea, which is distinctive from New Milton to its immediate north. Its purpose is to ensure that developers

acknowledge and understand these characteristics in determining their design proposals. It does not require a slavish adherence to every single characteristic in every design proposal, but it does require developers to explain why they have chosen not to follow a characteristic.

6.78 Views of the sea and to the Isle of Wight, and the wide open cliff-top green space in front of a varied line of residential buildings characterise this area. Wide road carriageway, verges and deep front gardens add to the sense of space which is dominated by the open green cliff-top plateau. The grassed plateau is public open space and mostly of benefit for walking, sitting and peaceful enjoyment although more active uses such as kite flying and hang-gliding link to typical use of the beach.

6.79 There is a central focus on the sea front with café/shop. Historically, development on the coast at Barton started in Victorian times with visitors being attracted to the coast to stay at Barton Court Hotel and by Edwardian times also enjoying the golf course. By 1909, Marine Drive was laid out and the land along it divided into a number of wide plots to accommodate

## 6. Land Use Policies

speculative development of further holiday accommodation. There is only one obvious architectural remnant of the Victorian hotel being the wall and gate pier. However, the layout of roads and division of plots (as is so often the case) still determines much of the character of this area. Further subdivision of plots brought not only flatted accommodation but some larger houses during the interwar period.

6.80 Barton Gardens does not have the strong underlying landscape that the Becton Bunny Valley area has to set its distinctiveness. Flat plain laid out as a loose grid network is sometimes difficult to orientate oneself. Much of the area is characterised by hip roofed bungalows, wide streets with verges and front gardens for every passer-by to admire across low walls or fences. However, bungalows are by no means the whole story - there are areas of large houses, purpose built flats, various chalet dwellings and even terraced streets and more rural cottages. For large areas, the consistency of bungalow forms is important.

## 6. Land Use Policies

### Policy NM14 The Rural Areas in the National Park

*Development proposals in that part of the designated Neighbourhood Area that lies in the New Forest National Park will only be supported if they are consistent with the adopted development plan policies for that area.*

*Proposals for rural exception housing schemes that meet the development plan definition will be supported within or adjoining the rural settlement of Bashley.*

Common Road and the cluster of housing around its junction with St. Johns Road. There is also a significant caravan park to its east. Policy CP11 of the adopted New Forest National Park Core Strategy allows for rural exception housing schemes in locations where there are appropriate facilities, and the Neighbourhood Plan would therefore support rural exception housing that is compliant with the tests set out in Policy CP11.

6.81 This policy restates for completeness the way in which development proposals will be considered in that part of the Parish that lies within the New Forest National Park, broadly land to the north of the Sway Road and Bashley Cross Road.

6.82 The only rural settlement in that area is Bashley, which contains a linear pattern of housing, sports and commercial uses along the B3058 Bashley Road/Bashley

## 6. Land Use Policies

### Policy NM15 Employment

*Development proposals that will result in the loss of existing employment land will only be supported if it can be demonstrated that the land is no longer in a competitive location to support a continuation of an employment use.*

including local colleges and universities, is key to ensure people that people leaving full time education are sufficiently skilled to be able to take advantage of locally created skilled jobs within New Milton.

111  
6.83 This policy seeks to prevent the unnecessary loss of existing employment land beyond the proposals contained in the Neighbourhood Plan (notably at Caird Avenue in Policy NM3). The long term future of New Milton as a modern, vibrant and sustainable town serving a larger economically active population depends on it sustaining and growing its economic base. Its proximity to larger centres of population and businesses in the Solent to the east and in the Bournemouth-Poole conurbation, and its high quality coastal environment, make it an attractive location for business.

6.84 In developing a vibrant local economy it is important that we seek to retain (young) skilled workers in the town as opposed to them out commuting. In this respect the linking with education establishments,

### Policy NM16 Tourism

*Proposals for the development of new visitor accommodation in New Milton and Barton-on-Sea, or for a change of use to such accommodation, will be supported provided it can be demonstrated there will be no adverse effect on European Sites.*

6.85 The town, and especially the seafront at Barton-on-Sea, will continue to provide a popular attraction to visitors to the New Forest and the coast. This policy seeks to encourage more hotel and bed and breakfast accommodation in New Milton and Barton-on-Sea to enable the local economy to capture more of the spending power of visitors than it does at present. Together, the two areas have sufficient local infrastructure to support additional accommodation.



## 6. Land Use Policies

### Policy NM17 Early Years Facilities

*Proposals to develop new day nursery or similar forms of early years education, or to change the use of other buildings for this purpose, will be supported in New Milton, provided they will not cause harm to the amenities of adjoining residential areas that cannot be satisfactorily mitigated.*

pollution in quiet neighbourhoods if operating a full day from 0700 – 1900 hours. The policy also requires satisfactory mitigation measures to be implemented in locations where these factors have the potential to lead to harm on the local amenities.

113

6.86 The town has fewer childcare places as a proportion of its adult population than is normal for this size of town. This is not surprising, given the long term trend of its aging population. But, if the vision of shifting its demographic profile is to be successful, a younger population will place a greater demand on the current facilities in the town.

6.87 The policy therefore seeks to encourage proposals for new facilities, either as new builds or through the change of use and conversion of buildings currently in other uses. Not all locations are suited to such a use, as they can cause traffic congestion at peak periods through drop-off/collections and staff parking, and noise

### Policy NM18 Education

*Proposals to extend, improve and introduce new school place capacity will be supported provided:*

- i. the scale of the buildings and structures minimise the effect of the scheme on local residential amenity by way of traffic, on-street car parking and outdoor noise and lighting pollution; and*
- ii. there is adequate provision to encourage walking and/or cycling to and from the school.*

114

6.88 Hampshire County Council (the Local Education Authority) have advised that having considered the housing proposals in the Neighbourhood Plan, no new school accommodation would be needed to serve the town and that growth in pupil numbers can be accommodated by expansion of the existing schools in the New Milton education planning area.

6.89 The purpose of this policy is to ensure, where school expansion takes place, that the impacts of this expansion on local traffic and on households in the vicinity are managed effectively.

## 6. Land Use Policies

### Policy NM19 Connecting the Town

*Development proposals to provide access to an ultra-fast broadband network and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area.*

*Proposals for housing and employment schemes must provide appropriate ducting suited to fibre communications technologies that is either connected to the public highway; through satellite broadband; a community led local access network; or to another location that can be justified.*

*Proposals should demonstrate how any development will contribute to and be compatible with local fibre or internet connectivity. This should be through a **'Connectivity Statement' provided with relevant planning applications.** Such statements should include details of:*

- i. The intended land use and the anticipated connectivity requirements of the development.*

- ii. Known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, 5G, fibre, satellite, microwave, etc.).*
- iii. Realistic viability and delivery assessments of connection potential or contribution to any such networks.*
- iv. Measures taken by the applicants to work with Telecom providers to ensure that Ultrafast Broadband is available at the point of occupation.*

6.90 New Milton has been signposted for early delivery of Ultrafast broadband. In addition, the UK Government has signalled its desire to bring superfast broadband to rural communities (i.e. over 24 mbps - current speeds are as low as 0.25mbps in the New Forest). Availability of high speed broadband is a critical factor in securing the sustainability of the town and rural areas and unlocking untapped economic potential. National Planning Policy supports the need for high quality communications infrastructure, acknowledging its role in supporting economic activity and enhancing the provision of local facilities and services, particularly in rural areas. The Rural Productivity Plan (DEFRA; 2015) places fast and reliable

## 6. Land Use Policies

broadband services at the top of a ten-point plan to boost rural productivity.

6.91 There has been a market failure to provide good connectivity in rural areas resulting in a number of government backed initiatives to remedy this situation. This failure extends to the rural parts of this area. The ability of these initiatives to deliver good connectivity to all existing and new developments is, as yet, unknown. The National Park Authority is working with New Forest District Council, Hampshire County Council and Wiltshire County Council to help this happen. Many rural communities are going to be connected over the next three years as part of the counties' Broadband Delivery UK roll out. The rural nature of the New Forest means that it is likely to be lower than this in the National Park.

## 6. Land Use Policies

### Monitoring & Review Policy

6.92 The Plan will be monitored by New Forest District Council and New Forest National Park Authority using data collected in the planning monitoring reports of the two local planning authorities. The objectives will form the core of monitoring activity but other data collected and reported at a local level relevant to the Plan may also be included. It is expected that the Plan will be formerly reviewed on a five-year cycle or to coincide with the development and review of the development plan if this cycle is different.



# 7. Implementation

7.1 The NMNP will be implemented through a combination of the local planning authorities consideration and determination of planning applications for development in the Neighbourhood Area, and through steering public and private investment into a series of infrastructure proposals contained in the Plan.

## Development Management

7.2 Most of the policies, contained in the NMNP will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.

7.3 Whilst the local planning authorities will be responsible for development management, the Town Council will use the Plan to frame its representations on submitted applications, it will also work with District Council and the New Forest National park Authority to monitor progress of the plan and sites coming forward for potential development.

## Old Milton Green Conservation Area

7.4 The Town Council proposes to encourage and work with the District Council in preparing a conservation area

appraisal and management plan for the Old Milton Green Conservation Area to add further detail to the character statement published in 2015.

## Infrastructure Projects

7.5 New Milton proposes some or all of the following projects for future community levy funding allocated by the local planning authorities to the Neighbourhood Plan:

## Town Centre Regeneration

- Connectivity - To create a choice of pedestrian routes and flexibility in navigating around the Town Centre. To include attractive, easy and prominent access between the Memorial Centre, and other key facilities, and the High Street.
- Attractiveness - To improve the attractiveness of the Town Centre with use of planting, street furniture, paving, shop signage, etc.
- Information display – To improve display of useful public information and advice with relevant signposting and through use of technology.

## 7. Implementation

- Public realm improvements - To provide greater community space for social interaction; and for holding events, festivals and speciality markets to create seasonal interest and bring more people into the town centre.
- Promotion – A website promoting the wealth of shops, services and attractions the town has to offer – to bring a wider demographic of shoppers and visitors into New Milton. To promote, in particular, the independent businesses - to show the individuality of New Milton.
- Electric Vehicle Charging Points. NMTC is working with Hampshire County Council and New Forest District Council on an integrated framework of charging points.
- Transport & Parking – A town centre Transport Study is to be undertaken to identify opportunities for traffic improvements in the town centre with the aim of identifying parking requirements and opportunities to protect the interests of pedestrians and cyclists.

### Land at Brockhills Lane

- The Council will seek to secure improvements to Sway Junction and pedestrian access from the Land to the East of Brockhills Lane into the New Forest National Park.

### Wellbeing

- **The 'Green Loop'** – This proposal will support and encourage walking along a circular route around New Milton including radial routes that connect strategic sites to the Town Centre, rail station and key facilities. This project will include the promotion and signage of the 'Green Loop' which may in the future be considered as candidate 'Greenway' projects by NFDC.
- Cultural & Community Hub – To support the redevelopment of the Memorial Centre to broaden the range of leisure facilities for the local and wider community.
- Youth Facility—To support the replacement of the lost Phoenix Youth Centre.
- Health & Wellbeing Centre—To support the development of an expanded facility at Spencer Road to serve a larger and more diverse community with health and wellbeing services.

### Heritage

- Old Milton Conservation Area – the conservation area covers the village centre of Milton (now Old Milton) around the Green and the Parish Church (see Plan in Appendix D). The Green is the focus of the area, but its



## 7. Implementation

historic character is marred by traffic, the clutter of sign posts and dominated by the presence of the Old Milton shopping parade and car park. The Town Council will work with the District Council and land interests to prepare a Conservation Area Appraisal and to identify opportunities to improve the shopping area and to enhance the setting of the Green, which forms the historic focus of the area.

7.6 The Town Council will seek to secure investment from financial contributions from development schemes towards these projects. Contributions will be made in the form of S106 planning obligations if the project has a direct, beneficial relationship with the development scheme in line with the NPPF §173. Otherwise, investment will be secured through the Community Infrastructure Levy (CIL). The list does not include the infrastructure projects that are proposed to be delivered through site specific policies in this Plan.

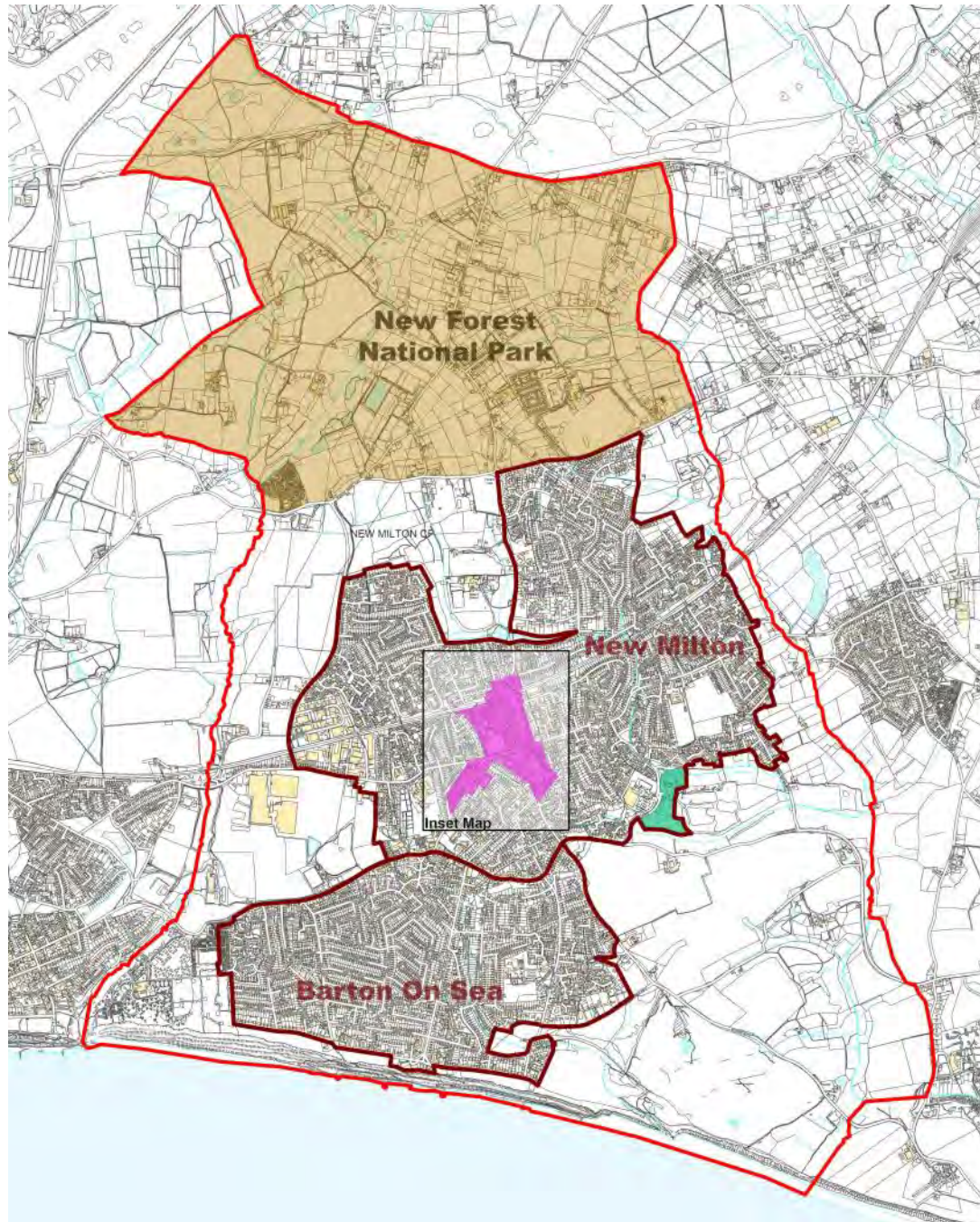


# Policies Maps

New Milton Neighbourhood Plan Policies Map

Town Centre Policies Inset Map

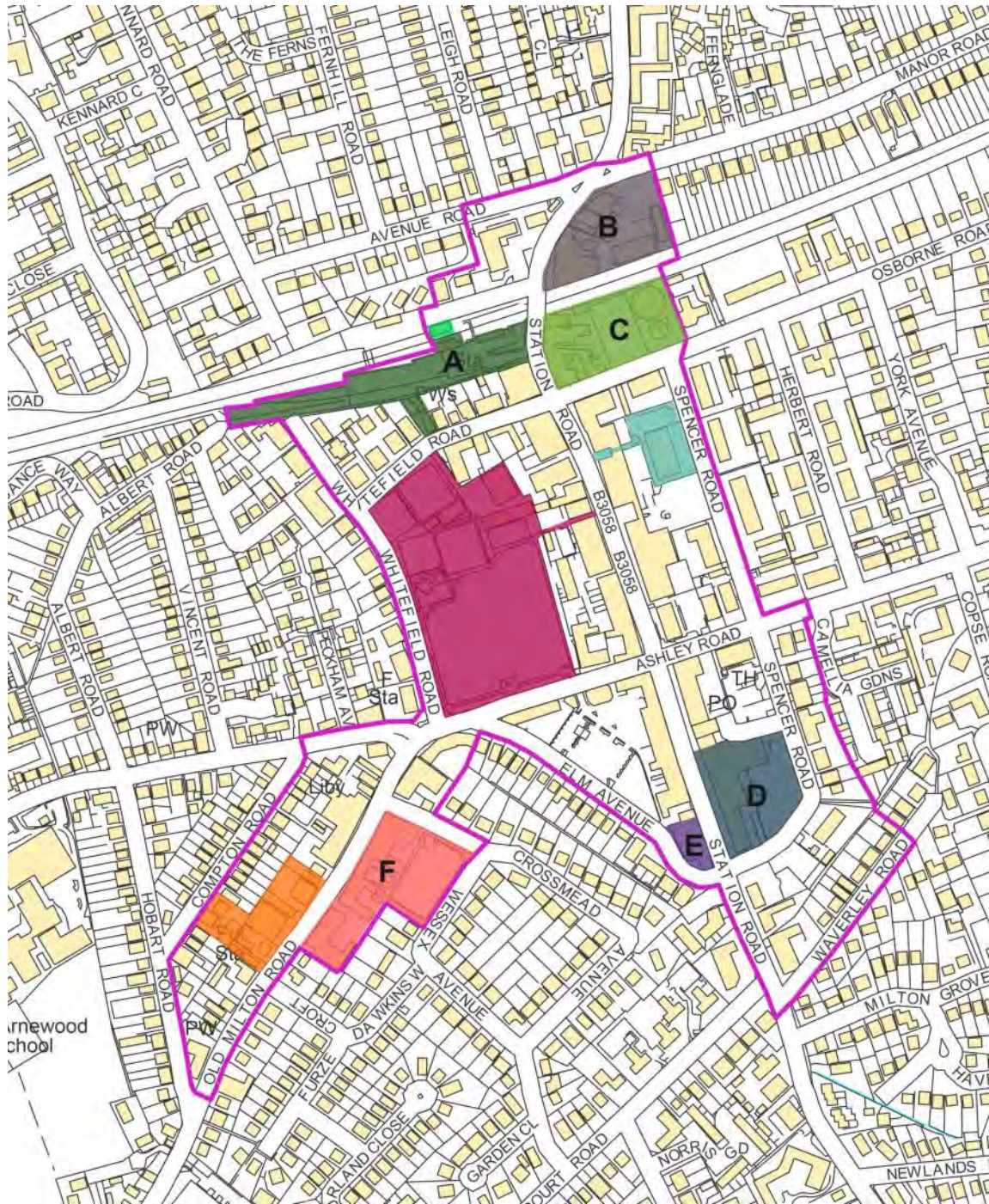
Walking/Cycling Network Map



# New Milton Neighbourhood Plan Policy Map Submission Plan May 2019

-  Parish Boundary
-  NM1 A Spatial Plan for New Milton
-  NM3 Land East of Caird Avenue
-  NM5 New Milton Town Centre Regeneration Area
-  NM14 The Rural Area in the National Park
-  Inset Map

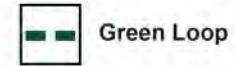
# New Milton Neighbourhood Plan Town Centre Policies Inset Map Submission Plan May 2019



-  NM5 New Milton Town Centre Regeneration Area
  -  NM6 Heritage Information Centre
  -  NM7 Cultural / Arts Hub
  -  NM8 Health & Wellbeing Centre
  -  NM9 Innovation & Business Centre
- Town Centre Opportunity Areas**
-  New Milton Station (Area A)
  -  Manor Road - Station Road (Area B)
  -  Osbourne Road - Station Road (Area C)
  -  Station Road - Spencer Road (Area D)
  -  Station Road - Elm Avenue (Area E)
  -  Old Milton Road - Crossmead Avenue (Area F)

# New Milton Neighbourhood Plan Walking/Cycling Network Submission Plan May 2019

NM12 Promoting Walking and Cycling



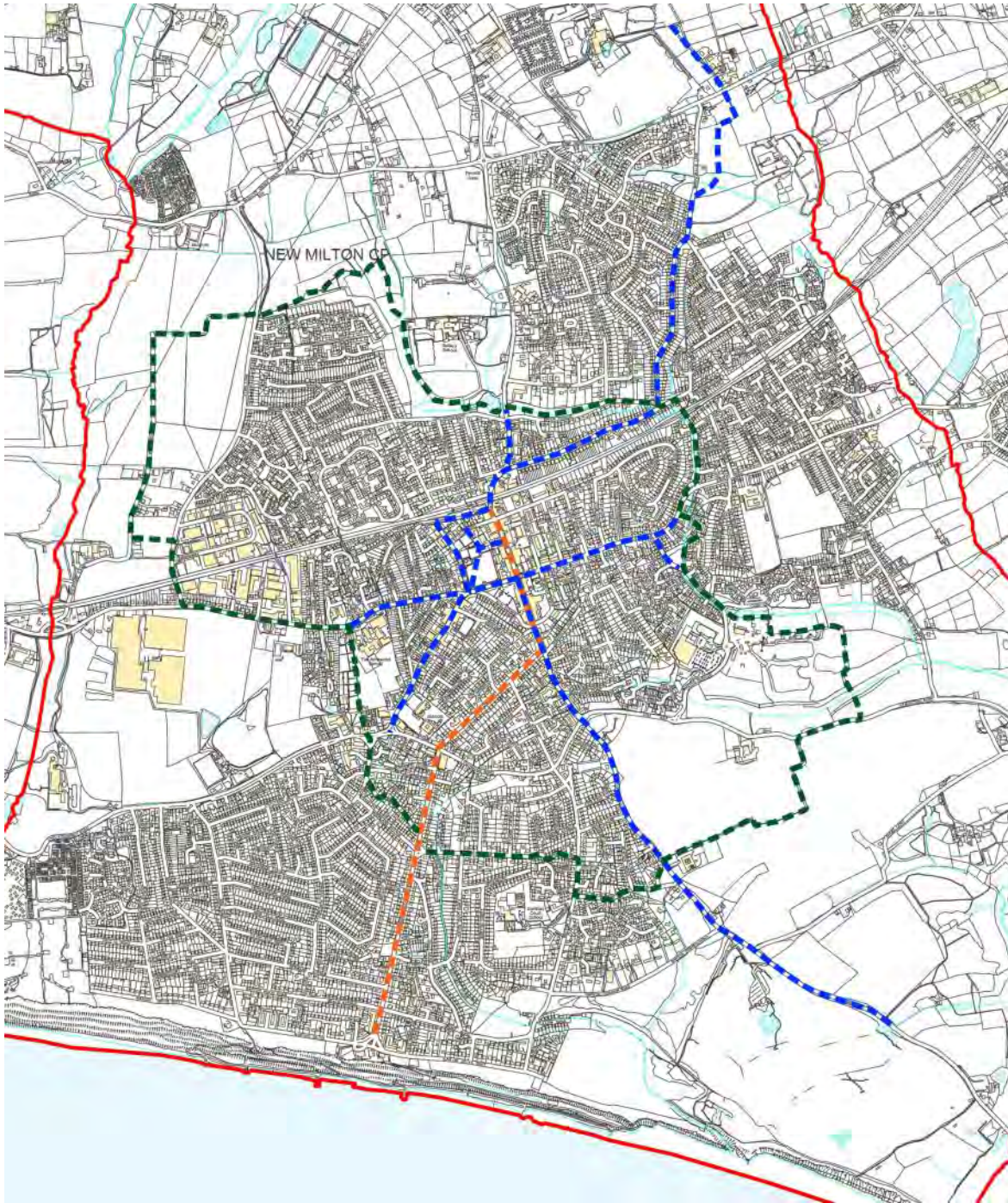
Green Loop



Walking and Cycling Route



Rail Trail

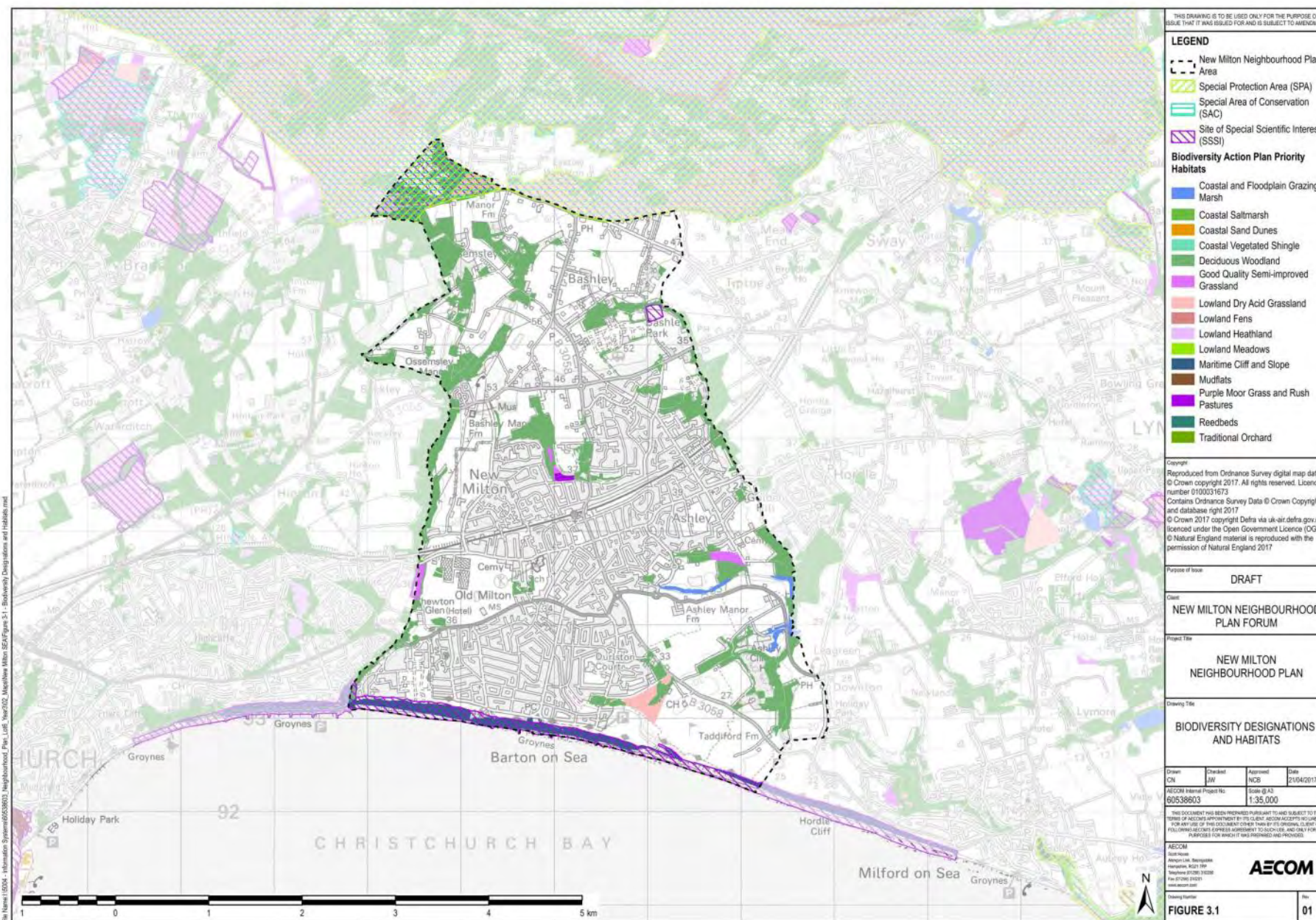


126

# Appendix A: Schedule of Evidence

NMNP Working Group Documents	NFDC Parking Standards – October 2012
New Milton Town Centre Study – December 2017	NFDC New Milton Local Distinctiveness SPD - 2012
New Milton Town Centre Study Summary – 5 <sup>th</sup> February 2018	NFDC NFNPA New Forest Strategic Housing Assessment – September 2014
New Milton Business Audit & KPIs – December 2017	NFDC Submission Local Plan 2016-2036 and Evidence Base
Exec Summary: October 2016 Community Engagement – March 2017	NFDC Land Assets Transparency – 20 May 2016
Social Infrastructure Task Group – Final Report – 27 March 2018	NFDC Core Strategy 2009
127 Economy Task Group – Draft Report – 23 February 2017	NFNPA Core Strategy and DM Policies 2010
New Milton Connectivity Task Group – Draft Report – July 2017	NFNPA Submission Local Plan January 2018 and Evidence Base
New Milton Study (Assessment of Town Centre potential as Conservation Area) – 28 <sup>th</sup> January 2015	NFDC New Milton Town Centre Strategy Study – July 2006
AECOM - Sustainability Appraisal for the New Milton Neighbourhood Plan – May 2019	Other
AECOM - Habitat Regulations Assessment for the New Milton Neighbourhood Plan – May 2019	Hampshire Health Profile – 4 <sup>th</sup> July 2017
NFDC and NFNPA Documents	Spatial Planning For Health – 14 <sup>th</sup> December 2017
NFDC Objectively Assessed Housing Need (OAN) – October 2017	Open Space, Sport & Recreation Study for New Forest Area – 2007
NFDC Mitigation Strategy SPD – June 2014	StepUps Report, Home Business – October 2017

# Appendix B: Biodiversity Designations and Habitats



128

Source: SA Scoping Report: AECOM, June 2017



## Appendix C: Listed Heritage Assets—All Grade II listed

1. [II 104, Lower Ashley Road](#)
2. [II Arreton Farmhouse](#)
3. [II Ashley Arnewood](#)
4. [II Ashley Manor Farmhouse](#)
5. [II Barn at Gore Farm](#)
6. [II Barn at Little Gore Farm](#)
7. [II Chapel](#)
8. [II Cottage on East Corner of Smithy Lane](#)
9. [II Courtyard Surface and Farm Buildings of Ossemsley Manor Farm](#)
10. [II Fernhill Manor](#)
11. [II Former Lodge to Ashley Clinton](#)
12. [II Gore Grange](#)
13. [II Holly Cottage](#)
14. [II Hooper's Hill](#)
15. [II House Next West of Chapel](#)
16. [II Kingscliffe](#)
17. [II Little Gore Farmhouse](#)
18. [II Memorial obelisk marking the Barton on Sea Indian Army Convalescent Depot](#)
19. [II Naish Farm Guest House](#)
20. [II Ossemsley Manor House](#)
21. [II Parish Church of St Magdalene](#)
22. [II Polar Cottage](#)
23. [II Sampson Cottage](#)
24. [II Smugglers Cottage](#)
25. [II Thorneycroft Cottage](#)
26. [II Walkford Farmhouse](#)
27. [II War Memorial in Recreation Ground](#)
28. [II Water Tower](#)
29. [II Wayside](#)
30. [II Willy's Well](#)
31. [II Wootton Hall](#)

Appendix D: Old Milton Green Conservation Area

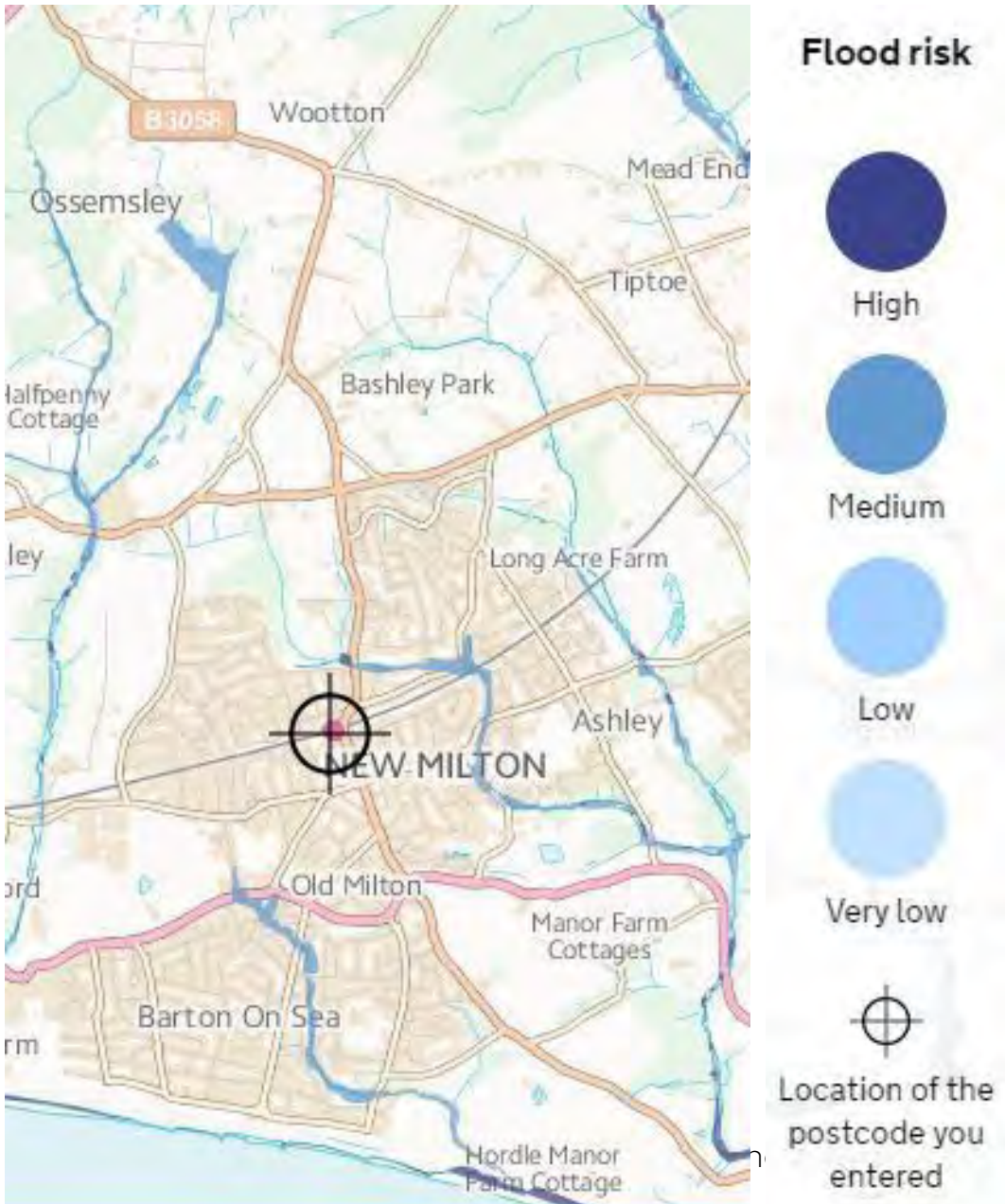
130



 Opportunity to improve the setting of Conservation Area

# Appendix E: Flood Risk

131



Source: SA Scoping Report: AECOM, June 2017

# Appendix F: Solent European Sites Buffer Zone



**NEW FOREST NATIONAL PARK**

New Forest National Park Authority  
 Lyminster Town Hall  
 Avenue Road  
 Lyminster  
 SO41 9ZG

Tel: 01590 646600  
 Fax: 01590 646666

Date: 15 October 2013

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 Ordnance Survey 1000114703

Map showing a 5.6km buffer around the following sites:  
 - Solent Maritime SAC  
 - Solent & Isle of Wight Lagoons SAC  
 - Solent & Southampton Water SPA and Ramsar

**Legend**

 5.6km buffer



# Appendix G: Proposed 'Green Loop'



# Glossary

## Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

## Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

## Amenity Green Space

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

## Biodiversity

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

## Brownfield Land and Sites

See: Previously Developed Land

## Communities and Local Government

See: Department for Communities and Local Government

## Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

## Conservation Areas

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

## Core Strategy

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. (See also: Development Plan Documents.)

## Density

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Department of Communities and Local Government (DCLG)

# Glossary

The Government Department that sets policy on supporting local government; communities and neighbourhoods; regeneration; housing; planning, building and the environment; and fire.

## Development

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."

## Development Plan Documents (DPDs)

Development Plan Documents (DPDs) are prepared by local planning authorities and form an essential part of the Development Plan, outlining the key development goals. Once adopted, development control decisions (see definition above) must be made in accordance with them unless material considerations indicate otherwise.

Development Plan Documents include the core strategy and, where needed, area action plans.

## Evidence Base

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area.

## Examination

The Core Strategy DPD is subject to independent examination. This considers two matters of legal compliance and soundness. To be considered 'sound' a Core Strategy should be justified, effective and consistent with National Policy.

## Flood plain

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

## Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to check the unrestricted sprawl of large built up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

## Green Infrastructure (GI)

A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and

# Glossary

quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

## Greenfield Sites

Land (or a defined site) outside defined settlement boundaries that has not previously been developed. See: Definition of Previously Developed Land (as outlined in the NPPF)

## Habitats Regulation Assessment

A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

## Heritage Assets

Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.

## Infrastructure Delivery Plan (IDP)

A document which identifies future infrastructure and service needs for the Borough over the Core Strategy Plan period.

## Landscape Appraisal

A method of assessing appearance and essential characteristics of a landscape.

## Landscape Character

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

## Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

## Local Nature Reserve (LNR)

A habitat of local significance for nature conservation.

## Local Plan

A development plan prepared by district and other local planning authorities.

## National Planning Policy Framework (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which



# Glossary

local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

## Neighbourhood Plan

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

## NFDC - New Forest District Council

The principal planning authority for this Neighbourhood Plan

## NMNP - New Milton Neighbourhood Plan

The Neighbourhood document and supporting evidence.

## Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

land that is or has been occupied by agricultural or forestry buildings

land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures

land in built-up areas such as private residential gardens, parks, recreation grounds and allotments

land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

## Public Realm

Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.

## Suitable Alternative Natural Greenspace (SANG)

Green space used as mitigation or avoidance to reduce recreational use of the Thames Basin Heaths Special Protection Area.

## Saved Policies

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

## SINC (Site of Interest for Nature Conservation)

Also known as Local Wildlife Sites, they represent a legacy of good management and rely upon continued stewardship by landowners. Designating a SINC raises awareness of its

# Glossary

importance for wildlife particularly with regard to planning and land management decision making.

Site of Special Scientific Interest (SSSI)

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

Smart Parking

Parking made easier by using technology such as sensors allowing drivers to find available parking spaces.

Special Protection Areas (SPA)

Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

Strategic Environmental Assessment (SEA)

A system of incorporating environmental considerations into policies, plans and programmes.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

A study that provides information on housing land supply.

Strategic Housing Market Assessment (SHMA)

Assessment of the local housing market, which studies the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.

Supplementary Planning Documents (SPD)

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Sustainability Appraisal (including Environmental Appraisal)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

## Sustainable Drainage Systems (SUDS)

Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to reuse the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

## New Milton Town Council (NMTC)

The producer of this Neighbourhood Plan.

## Water Framework Directive (WFD)

The aim of the Water Framework Directive, is to help ensure that water is more effectively and sustainably managed for the benefit of both society and the environment. It brings together management and protection of the whole of the water environment – surface and groundwater – and the activities and processes that impact it.





# **Report on the Parish of New Milton Neighbourhood Plan 2016 – 2036**

**An Examination undertaken for the New Forest District Council and the New Forest National Park Authority with the support of the New Milton Town Council on the May 2019 submission version of the Plan.**

Independent Examiner: David Hogger BA MSc MRTPI MCIHT

Date of Report: 19 December 2019

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## Contents

	Page
<b>Main Findings - Executive Summary</b>	4
<b>1. Introduction and Background</b>	4
• New Milton Neighbourhood Plan 2016–2036	4
• The Independent Examiner	5
• The Scope of the Examination	5
• The Basic Conditions	6
<b>2. Approach to the Examination</b>	7
• Planning Policy Context	7
• Submitted Documents	7
• Site Visit	8
• Written Representations with or without Public Hearing	8
• Modifications	8
<b>3. Procedural Compliance and Human Rights</b>	8
• Qualifying Body and Neighbourhood Plan Area	8
• Plan Period	9
• Neighbourhood Plan Preparation and Consultation	9
• Development and Use of Land	9
• Excluded Development	9
• Human Rights	9
<b>4. Compliance with the Basic Conditions</b>	10
• EU Obligations	10
• Main Issues	10
• General Issues of Compliance of the NMNP	10
- National Policy, Sustainable Development and the Development Plan	10
• Specific Issues of Compliance of the NMNP Policies	11
- A Spatial Plan for New Milton (Policy NM1)	11
- Diversifying Housing (Policy NM2)	12
- Land East of Caird Avenue (Policy NM3)	13
- Design Quality (Policy NM4)	14
- New Milton Town Centre Regeneration Area (Policy NM5)	14
- Heritage and Information Centre (Policy NM6)	15
- Cultural and Community Hub (Policy NM7)	15
- Health and Wellbeing Centre (Policy NM8)	15
- Innovation/Business Centre (Policy NM9)	16
- Buildings of Local Heritage and Townscape Value (Policy NM10)	16
- Mitigating Effects on European Sites (Policy NM11)	16
- Promoting Walking and Cycling (Policy NM12)	16
- Barton-on-Sea (Policy NM13)	16

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- The Rural Areas in the National Park (Policy NM14)	17
- Employment (Policy NM15)	17
- Tourism (Policy NM16)	17
- Early Years Facilities and Education (Policies NM17 and NM18)	17
- Connecting the Town (Policy NM19)	18
• Monitoring and Review	18
• Clarity and Accuracy of Presentation	18
<b>5. Conclusions</b>	19
• Summary	19
• The Referendum and its Area	20
• Overview	20
<b>Appendix: Modifications (24)</b>	21

## **Main Findings** - Executive Summary

From my examination of the New Milton Neighbourhood Plan (the Plan/NMNP) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body – New Milton Town Council;
- The Plan has been prepared for an area properly designated – the designated area as shown on Plan A in the NMNP (page 10);
- The Plan specifies the period to which it is to take effect – 2016 - 2036; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to Referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

## **1. Introduction and Background**

### *New Milton Neighbourhood Plan 2016-2036*

- 1.1 The Parish of New Milton (which lies within the administrative areas of New Forest District Council (NFDC) and, to the north, the New Forest National Park Authority (NFNPA)) displays a range of characteristics. These include the fringe of the National Park to the north; the vibrant retail and commercial town centre of New Milton; and the attractive open cliff tops at Barton-on-Sea. There is a range of housing types, but I saw a high proportion of bungalows, particularly in Barton-on-Sea, and the NMNP confirms that in terms of the demographic profile of the town there is a higher proportion of people aged over 65 than is the norm.
- 1.2 The Old Milton Green Conservation Area covers the original focus of activity in the locality but, with the coming of the railway in 1888, that focus started to change and today it is now primarily based on Station Road. When I visited the town centre it was busy, with the market in full flow. There appear to be a wide range of amenities in the Parish, including sports facilities, a community centre, schools and of course the proximity of the New Forest provides opportunities for many outdoor activities.



- 1.3 Initial work on the preparation of the NMNP began in November 2014. A Working Group was set up and a wide range of consultation events were undertaken. The submitted NMNP represents several years of detailed work and is based on a clear vision and set of objectives.

#### *The Independent Examiner*

- 1.4 As the Plan has now reached the examination stage, I have been appointed as the examiner of the NMNP by NFDC and NFNPA, with the agreement of New Milton Town Council (NMTC).
- 1.5 I am a chartered town planner and former government Planning Inspector, with extensive experience in the preparation and examination of Development Plans and other planning documents. I am an independent examiner, and do not have an interest in any of the land that may be affected by the draft Plan.

#### *The Scope of the Examination*

- 1.6 As the independent examiner I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
  - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
  - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.7 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
- Whether the Plan meets the Basic Conditions;
  - Whether the Plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
    - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
    - it sets out policies in relation to the development and use of land;
    - it specifies the period during which it has effect;

- it does not include provisions and policies for 'excluded development';
- it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area;
- whether the referendum boundary should be extended beyond the designated area, should the Plan proceed to referendum; and
- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').

1.8 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

### *The Basic Conditions*

1.9 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area;
- Be compatible with and not breach European Union (EU) obligations; and
- Meet prescribed conditions and comply with prescribed matters.

1.10 Regulation 32 and Schedule 2 to the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations').<sup>1</sup>

---

<sup>1</sup> This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

## 2. Approach to the Examination

### *Planning Policy Context*

- 2.1 The area covered by the NMNP falls partly within the New Forest District and partly within the New Forest National Park. Consequently, there are two relevant local plans for this area, not including documents relating to excluded minerals and waste development. The National Park Authority adopted the New Forest National Park Local Plan (NFNPLP) on 29 August 2019 and the District Council has adopted the New Forest District Council Core Strategy (2009) and the New Forest District Council Local Plan Part 2 (2014). However, the District Council has prepared the New Forest District Local Plan Review 2016-2036 Part 1: Planning Strategy (NFDLPR Part 1) and this has been subject to examination (the hearings took place in June and July 2019). Modifications are currently being prepared following the examination sessions and the District Council intend to consult on these between 13 December 2019 and 31 January 2020.
- 2.2 Planning policy for England is set out principally in the National Planning Policy Framework (NPPF)<sup>2</sup> and additional guidance is provided in the Planning Practice Guidance (PPG), which offers advice on how the policies in the NPPF should be implemented. PPG reference ID: 41-009-20160211 makes it clear that whilst a neighbourhood plan is not tested against the policies in an emerging local plan, the reasoning and evidence informing the local plan process is likely to be relevant to the consideration of the Basic Conditions, against which the neighbourhood plan is tested. It advises, for example, that up-to-date housing needs evidence is relevant to the question of whether or not the housing supply policy in a neighbourhood plan contributes to the achievement of sustainable development. PPG also confirms<sup>3</sup> that 'Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area'. On this basis, I make references to the emerging NFDLPR Part 1 in this report.

### *Submitted Documents*

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the draft Submission New Milton Neighbourhood Plan 2016-2036 (May 2019);
  - Plan A of the document (page 10) which identifies the area to which the proposed Neighbourhood Development Plan relates;
  - the Consultation Statement (May 2019);

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<sup>2</sup> NPPF February 2019.

<sup>3</sup> Paragraph 001 Reference ID: 41-001-20140306.

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- the Basic Conditions Statement (May 2019);
- all the representations that have been made in accordance with the Regulation 16 consultation;
- the Sustainability Appraisal (May 2019);
- the Habitats Regulations Assessment (May 2019); and
- the request for additional clarification sought in my letter of 30 October 2019 and the response dated 20 November provided by the New Milton Town Council, NFDC and the NFNPA which is available on the New Milton Neighbourhood Plan website.<sup>4</sup>

#### *Site Visit*

2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 6 November 2019 to familiarise myself with the locality, and visit relevant sites and areas referenced in the Plan and evidential documents.

#### *Written Representations with or without Public Hearing*

2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary because the consultation responses clearly articulate the objections to the NMNP and presented arguments for and against the Plan's suitability to proceed to a referendum.

#### *Modifications*

2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

### **3. Procedural Compliance and Human Rights**

#### *Qualifying Body and Neighbourhood Plan Area*

- 3.1 The NMNP has been prepared and submitted for examination by NMTC, which is a qualifying body.
- 3.2 It is the only Neighbourhood Plan for the Parish of New Milton and does not relate to land outside the designated Neighbourhood Plan Area. The area was designated by NFDC and NFNPA in February 2015.

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<sup>4</sup> View at: [www.newmiltonplan.org.uk](http://www.newmiltonplan.org.uk)

### *Plan Period*

- 3.3 The Plan specifies clearly the period to which it is to take effect, which is from 2016 to 2036.

### *Neighbourhood Plan Preparation and Consultation*

- 3.4 The Consultation Statement (31 May 2019) summarises the consultation that has taken place on the NMNP from the establishment of a Working Group in 2015 to the consideration of the Pre-Submission version of the NMNP in 2018. A list of key stakeholders was drawn up, but it is also clear that local residents and other interested parties were given appropriate opportunities to comment on the progress being made. On-line and paper surveys were conducted; a Vision Workshop was arranged; task groups were established; and drop-in sessions were arranged at a number of venues in the Parish. The process has been sufficiently thorough, and I consider that all interested parties have been given sufficient opportunities to contribute to the content of the NMNP, including formal consultation at the Regulation 14 stage (from 3 April 2018 to 15 May 2018) and the Regulation 16 stage (from 9 September 2019 to 21 October 2019).
- 3.5 Overall, I am satisfied that all the relevant statutory requirements in the 2012 Regulations have been met. I am also content that a transparent, fair and inclusive process has been followed in respect of the approach taken towards the preparation of the NMNP and the involvement of interested parties in consultation, having due regard to the relevant advice on plan preparation and engagement in the PPG.

### *Development and Use of Land*

- 3.6 The NMNP sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

### *Excluded Development*

- 3.7 The Plan does not include provisions and policies for 'excluded development'.

### *Human Rights*

- 3.8 Neither NFDC nor NFNPA have concluded that the NMNP breaches Human Rights (within the meaning of the Human Rights Act 1998), and from my independent assessment I see no reason to disagree.

## 4. Compliance with the Basic Conditions

### *EU Obligations*

- 4.1 A Sustainability Appraisal (incorporating a Strategic Environmental Assessment)<sup>5</sup> was prepared and consulted on. It concludes that the NMNP would have positive effects in terms of sustainability, including in terms of biodiversity, green infrastructure, landscape and quality of life.
- 4.2 The NMNP was further screened for Habitats Regulations Assessment (HRA)<sup>6</sup> and it was concluded that the document 'will not result in an adverse effect on the integrity of any European sites either alone or in combination'. I have no reason to disagree with the conclusions of either document and I note that there were no objections from the Environment Agency, Natural England or Historic England.

### *Main Issues*

- 4.3 I have approached the assessment of whether or not the NMNP complies with the Basic Conditions under two main headings:
- General issues of compliance of the Plan; and
  - Specific issues of compliance of the Plan policies.
- 4.4 In particular I have considered whether or not the NMNP complies with the Basic Conditions, particularly in terms of its relationship to national policy and guidance, the achievement of sustainable development and general conformity with the adopted strategic development plan policies.

### *General Issues of Compliance of the NMNP*

#### National Policy, Sustainable Development and the Development Plan

- 4.5 The policies in the NMNP are set out in section 6 of the document and the accompanying Basic Conditions Statement (May 2019) satisfactorily sets out how the policies align with both national and local policy, and EU legislation. I am satisfied that a disciplined approach has been taken by the NMTC to ensure that the document does not unnecessarily repeat national or local planning policies.
- 4.6 In Chapter 2 there is a short history of the locality and a more detailed description of the Neighbourhood Area. Chapter 3 clearly describes the planning policy context for the Parish and chapter 4 summarises the views of the local community on planning issues in the area. The vision and objectives for New Milton are clearly expressed and I am satisfied that

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<sup>5</sup> Sustainability Appraisal of NMNP May 2019.

<sup>6</sup> NMNP Habitats Regulation Assessment May 2019.

they appropriately reflect the aspirations for the Parish as expressed by many of the respondents to the consultation exercises. The Vision does embrace a change in direction in terms of the demographic profile of the settlement – placing less emphasis on meeting the needs of the elderly and placing more emphasis on creating a more balanced community, particularly by encouraging types of housing that will support the needs of younger people and families. The objectives are clear and appropriate in order to ensure that the appeal of New Milton is enhanced for residents of all ages and also for visitors to the town.

- 4.7 Implicit throughout the introductory chapters is the need to achieve sustainable development and I am satisfied that all three dimensions to such development (economic, social and environmental)<sup>7</sup> have been taken into account. Subject to the detailed comments on individual policies, that I set out below, I conclude that the NMNP has had proper regard to national policy and guidance, and would contribute to the achievement of sustainable development.
- 4.8 It is clear that NFDC and NFNPA have been appropriately involved in the formulation of the NMNP and subject to a small number of exceptions that I refer to in the paragraphs below, I conclude that the NMNP is in general conformity with the strategic policies of the adopted Development Plan and the submitted Local Plan 2016-2036 Part 1: Planning Strategy (see paragraph 2.1 above). I further note that NFDC and NFNPA have not raised any concerns regarding consistency between the NMNP and the evolving Development Plan for the area.
- 4.9 Overall the NMNP provides an appropriate framework that will facilitate the achievement of the objectives as set out on page 30 of the Plan.
- 4.10 Subject to the modifications that I recommend below, I conclude that the NMNP meets the Basic Conditions. I also consider that the policies (as amended) are supported by suitable evidence, are sufficiently clear and unambiguous and that they can be applied consistently and with confidence.<sup>8</sup>

### *Specific Issues of Compliance of the NMNP Policies*

#### A Spatial Plan for New Milton (Policy NM1)

- 4.11 New Milton will be the location for all significant development in the Plan area (for example in terms of housing and business provision) and having visited the locality it is clear that there are few opportunities elsewhere in the Neighbourhood Plan Area, primarily because of the constraints

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<sup>7</sup> NPPF paragraph 8.

<sup>8</sup> PPG Reference ID: 41-041-20140306.

imposed by the New Forest National Park and the Green Belt. Policy NM1 establishes the broad approach to development in the area and meets the Basic Conditions.

#### Diversifying Housing (Policy NM2)

- 4.12 Policy NM2 places the emphasis on securing homes for first time buyers and those looking to rent their first home, rather than the provision of homes for older people. Concerns about this approach were expressed by a number of interested parties and in particular it was suggested that Policy NM2 should make reference to housing for older and disabled people and housing specifically designed to meet a specialist housing need.
- 4.13 At the wider planning policy level (District/National Park), Policy 16 of the NFDLPR Part 1 makes it clear that in the Local Plan area there should be a mix and choice of homes for people 'at all stages of life' and Policy 18 specifically relates to the provision of residential accommodation for older people. This is an evolution of, for example, Policy CS13(e) of the adopted Core Strategy 2009 (Housing types, sizes and tenure) which seeks to address the needs of older people. Similarly, this approach is also reflected in the NFNPLP which, in Policy SP20, provides support for specialist housing for older people. There is therefore, at the wider level, a broadly supportive approach to the provision of such accommodation.
- 4.14 Having established the overall approach at District/National Park level, there is no need to repeat it at the Neighbourhood level, but there is the opportunity to refine the approach to meet the objectives of the NMTC. To that end, Policy NM2 and its supporting text is aimed at 'diversifying' the housing stock in order to redress the demographic imbalance in favour of younger people and families. This approach is based on an analysis of population data and the ONS 2016 population estimates.<sup>9</sup> I consider that it does not conflict with the existing adopted planning policy framework or the emerging policies in the NFDLPR Part 1 and, in particular, Policy 16 of that document which places the emphasis on the provision of smaller affordable homes.
- 4.15 Reference is made by a respondent to the role that retirement housing can play in freeing up the housing market. This may be the case, but I am not aware of any evidence that demonstrates that in New Milton the provision of retirement housing would contribute significantly to the rebalancing of the demographic characteristics of the community.

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<sup>9</sup> See answer from NMTC to Question 1 of the Examiner's Preliminary Questions.  
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4.16 My findings on this matter are strengthened, firstly, by the fact that the NFNPA has an adopted policy<sup>10</sup> which actively supports the provision of specialist housing for older people and, secondly, by the responses of the NFDLPR and the NFNPA, neither of which object to the approach being taken in Policy NM2 of the NMNP. I conclude that Policy NM2 is in general conformity with the strategic policies for the area (and sufficiently aligns with the emerging policies of the NFDLPR Part 1), will contribute to the achievement of sustainable development and will in all other respects meet the Basic Conditions.

#### Land East of Caird Avenue (Policy NM3)

4.17 Policy NM3 includes a number of requirements with regard to the development of land East of Caird Avenue, for example employment and retail uses accessed off the southern access road, a landscape buffer and the retention of boundary trees. However, no detail is given with regard to the provision of these requirements and consequently this lack of detail means that a decision maker is unlikely to have enough information on which to properly assess a proposal on the site<sup>11</sup>. To that end NMTC has prepared, at my request, a more detailed *Illustrative Masterplan for land at Caird Avenue* (the 'Concept Plan')<sup>12</sup> which, when considered in tandem with the wording of the policy, make it clear what is expected on the site. I recommend in **PM1** that the Concept Plan is included in the NMNP.

4.18 Criterion iii. of Policy NM3 should be corrected in the interests of accuracy and further clarified to specify that the 'future requirements' referred to, should be relevant and I recommend accordingly in **PM2**. Similarly, the text in paragraph 6.14 lacks clarity. Firstly, in this instance, it would be helpful to clarify which Local Plan is being referred to; Policies NMT4 and NMT5 are part of the New Forest (outside the National Park) Local Plan Part 2: Sites and Development Management (April 2014); and secondly, the last sentence should be deleted because it is misleading and unclear (**PM3**).

4.19 The owners of the land at Caird Avenue express concern regarding the garage services and aggregate bagging operations to the north of the site that are proposed for retention. However, any proposals for the site will be subject to a comprehensive masterplan and I would expect issues regarding the use of land and the relationship between different land uses (both in and adjacent to the site) to be satisfactorily addressed in detail in that document.

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<sup>10</sup> NFNPLP 2016-2036 Policy SP20.

<sup>11</sup> NPPF paragraph 16 (d).

<sup>12</sup> View at: [http://www.newforest.gov.uk/media/39652/Caird-Avenue---A4-Masterplan-November-2019/Pdf/Caird\\_Avenue\\_-\\_A4\\_Masterplan\\_November\\_2019.pdf](http://www.newforest.gov.uk/media/39652/Caird-Avenue---A4-Masterplan-November-2019/Pdf/Caird_Avenue_-_A4_Masterplan_November_2019.pdf)

4.20 Therefore, subject to **PM1-PM3**, I am satisfied that Policy NM3 meets the Basic Conditions.

#### Design Quality (Policy NM4)

4.21 Significant emphasis should be placed on achieving a high quality sustainable design and layout for all new development and I am satisfied that the approach advocated by the NMTC in Policy NM4 is justified and broadly accords with the advice set out in the National Design Guide (October 2019). In order to further strengthen the policy and more accurately reflect the aforementioned Guide (for example see pages 1 and 123 of the Guide), it is recommended that Policy NM4 vi. should refer to 'health and well-being' (**PM4**). It was suggested by a respondent that the reference to 'outlook' should be removed from the policy. However, I note that the Guide includes references to the consideration of 'views inwards and outwards' and 'views and vistas'<sup>13</sup> and therefore I consider the inclusion of the word 'outlook' to be justified.

4.22 Policy NM4 includes a range of requirements regarding design and is sufficiently thorough to ensure that every effort will be made to ensure that the public and private realms are of the highest sustainable quality. I conclude that the policy will satisfactorily contribute to the achievement of sustainable development and meets the other Basic Conditions.

4.23 In order to ensure that the most up-to-date advice on the matter is acknowledged, it is recommended in **PM5** that a new paragraph be inserted after 6.21 to make reference to the National Design Guide (2019).

#### New Milton Town Centre Regeneration Area (Policy NM5)

4.24 Although the town appeared to be relatively thriving on my visit, it is clear that there are significant opportunities to make improvements that would be of benefit to local residents, businesses and visitors. The long-term vision for the town centre as set out in paragraph 6.28 encapsulates a realistic and viable way forward. This conclusion is strengthened by the identification of the Town Centre Opportunity Areas; the Heritage and Information Centre; the Cultural and Community Hub; the Health and Wellbeing Centre; and the Innovation/Business Centre. The implementation of all these elements should ensure that the town continues to evolve and prosper.

4.25 It was suggested by a respondent that parking provision in the town centre should be addressed. However, I was not provided with any

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<sup>13</sup> Pages 40 and 52 of the Guide.

evidence that this is a significant issue in need of consideration and at the time of my visit (which I acknowledge was not at peak holiday time) none of the car parks that I saw were full.

- 4.26 Policy NM5 represents an imaginative and sustainable way forward for the town centre and the Basic Conditions are met.

#### Heritage and Information Centre (Policy NM6)

- 4.27 The railway station is an attractive building and the conversion of the old Station Masters House into a heritage/information centre would be a very appropriate change of use which would enable the building to be retained. Policy NM6 will contribute to the achievement of sustainable development.

#### Cultural and Community Hub (Policy NM7)

- 4.28 The provision of a cultural and community hub is an important component of the NMNP because it will provide an attractive and valuable focus in the town centre. The current plan on page 77 of the NMNP identifies the cultural/arts hub as including the War Memorial Recreation Ground. This could be interpreted as meaning there would be no objection to the loss of some of the open space, which I consider to be a very important element in the character of the town centre. I believe that this is not the intention of the Town Council and therefore in the interests of clarity I recommend in **PM6** that the Plan differentiates between the open Recreation Ground and the area for the cultural and community hub. In order that this clarity is reflected in the policy it is also recommended that the title of the policy be amended accordingly (**PM7**).
- 4.29 It was suggested by a respondent that there should be greater clarity regarding footpath links within the area of the Hub. However, at this stage before any detailed plans have been drawn up, I consider it sufficient just to place a marker down that this is a matter that will have to be addressed at the appropriate time.

#### Health and Wellbeing Centre (Policy NM8)

- 4.30 It appears that preliminary work is already underway to provide a Health and Wellbeing Centre at Spencer Road. My understanding is that this will enhance and increase the services that are available to the local community and, as such, it is an appropriate proposal which meets the Basic Conditions.

#### Innovation/Business Centre (Policy NM9)

- 4.31 The proposal for flexible and affordable office accommodation in the town centre (with access to ultrafast broadband) should provide a range of opportunities for local business initiatives and meets the Basic Conditions.

#### Buildings of Local Heritage and Townscape Value (Policy NM10)

- 4.32 Having seen the buildings and structures referred to in Policy NM10, I agree that they are worthy of retention and that therefore Policy NM10 is justified. I am satisfied that the owners of the structures have been advised about the policy and the possible implications. The Basic Conditions are met.

#### Mitigating Effects on European Sites (Policy NM11)

- 4.33 It is a requirement of the Development Plan, and primary legislation, that housing developments must seek to mitigate the recreational impact on European sites. Policy NM11 sets out how such mitigation should be achieved and on which types of site. I am not aware of any objections to this approach, which appears to be consistent with published advice on the matter and with the requirements set out in the Development Plan. I am satisfied that the Basic Conditions are met.

#### Promoting Walking and Cycling (Policy NM12)

- 4.34 In the interests of sustainable travel it is important that some emphasis is placed on walking and cycling. Work has already started on the implementation of the 'Green Loop' around the town but further improvements are required. Policy NM12 supports the creation of suitable new routes and the improvement of existing routes and will contribute to the achievement of sustainable development.
- 4.35 One respondent expressed concern that part of the route crosses an operational site. However, there is no evidence that there is any risk to the safety of users, and I am satisfied that the ambitions of the NMTC in respect of the Green Loop are justified and that the policy meets the Basic Conditions.

#### Barton-on-Sea (Policy NM13)

- 4.36 Policy NM13 includes references to three areas: Seafront, Gardens and Becton Bunny but it is unclear to the reader what the boundaries of these areas are. I am advised by the Town Council, however, that maps of the areas are included in the New Milton Local Distinctiveness Supplementary Planning Document (SPD). I therefore recommend, in the interests of clarity that the titles of the two areas: 'Seafront' and 'Gardens', are

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clarified by the inclusion of the word 'Barton' before them and that a cross-reference to the aforementioned SPD is included in a footnote to paragraph 6.77 (**PM8** and **PM9**).

- 4.37 It could be argued that the lists of characteristics as set out in policy NM13 are excessive and not applicable to all cases. However, the supporting text to the policy (in paragraph 6.77) confirms that a slavish adherence to every characteristic is not expected and the policy itself only expects the development to 'have regard to' the identified characteristics. On that basis, I consider the policy to be reasonable, especially as there are other design-related policies in the Development Plan which could be applicable. Subject to **PM8** and **PM9**, the Basic Conditions are met.

#### The Rural Areas in the National Park (Policy NM14)

- 4.38 Policy NM14 confirms the need for proposals to be consistent with the Development Plan policies for the area. Primarily, I interpret that as requiring the protection and enhancement of the character of the National Park. However, an exception to that over-riding objective is the need to support appropriate rural housing exception schemes. The policy confirms that appropriate rural exception housing schemes will be supported within or adjoining the settlement of Bashley and I am satisfied that this policy is in general conformity with the strategic policies of the Development Plan and also meets the other Basic Conditions.

#### Employment (Policy NM15)

- 4.39 The economic base is an important component in achieving a balanced and sustainable community. The loss of employment land should only be supported in exceptional cases and therefore the employment policy should be as clear as possible. To that end, it is recommended in **PM10** that the word 'satisfactorily' be inserted before 'demonstrated', thus removing any doubt. In this way, the Basic Conditions are met.

#### Tourism (Policy NM16)

- 4.40 Policy NM16 supports the provision of new visitor accommodation subject to there being no adverse impact on European sites. Bearing in mind the proximity of the New Forest and the attractions of the coast, this is an appropriate policy which meets the Basic Conditions.

#### Early Years Facilities (Policy NM17) and Education (Policy NM18)

- 4.41 Taking into consideration the Town Council's objective of addressing the imbalance in the age structure of the area, it is entirely appropriate to encourage the provision of a new day nursery or similar early years facilities, subject to certain environmental criteria.

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4.42 Similarly the support for new school place capacity, subject to the consideration of traffic impacts and the living conditions of nearby residents, as set out in Policy NM18, is justified. This will contribute towards achieving a demographically balanced community.

4.43 Both policies meet the Basic Conditions.

#### Connecting the Town (Policy NM19)

4.44 This policy provides support for the provision of ultra-fast broadband and the improved speed of existing services, subject to matters of design and functionality (including connectivity). Paragraph 6.90 of the Plan confirms that New Milton has been signposted for early delivery of ultrafast broadband and goes on to explain how important such infrastructure is in securing a sustainable approach to growth. I agree that this is an important component, if the aspirations of the Town Council are to be successfully achieved.

4.45 Concern was expressed that the policy may place an undue onus on developers, but I am mindful of chapter 10 of the NPPF which emphasises the fact that high quality communications infrastructure is essential for economic growth and social well-being. The policy does require the submission of realistic viability and delivery assessments so, should any problem be identified, the relevant decision-making body would be able to take such evidence into account. I am content that the policy meets the Basic Conditions.

#### *Monitoring and Review*

4.46 It is important that plans, of whatever scale, are appropriately monitored in order to ensure that they remain effective. There is an important role for NMTC in this process, but this is not reflected in the text on page 69. It is therefore recommended that a new paragraph is inserted before paragraph 6.92 to more accurately reflect the situation (**PM11**) and that accordingly the current paragraph 6.92 is renumbered and amended in the interests of clarity (**PM12**).

#### *Clarity and Accuracy of Presentation*

4.47 There are a small number of changes required to ensure that there is consistency between the NFDLPR Part 1 and the NMNP and thus to improve clarity. The Local Plan should be correctly titled above paragraph 3.7, and that paragraph itself should be updated to reflect the current status of the NFDLPR Part 1 (**PM13**); the reference in paragraph 3.8 should be to 'around' an additional 200 homes (**PM14**); bullet point 4 in paragraph 3.8 should be amended to reflect a proposed Main Modification

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to the Local Plan 2016-2036 Part 1 (**PM15**); the fifth bullet point in paragraph 3.8 should refer to 'a target' (**PM16**); and in the last bullet point in paragraph 3.8 the reference to Suitable Alternative Natural Greenspaces (SANG) should be replaced with Alternative Natural Recreational Greenspace (ANRG) (**PM17**). This in turn will require the Glossary to define ANRG rather than SANG (**PM18**).

- 4.48 Paragraphs 3.9 and 3.10 refer to the superseded National Park Core Strategy and Development Management Policies DPD (2010) and should therefore be deleted as recommended in **PM19**. Paragraphs 3.11 to 3.13 should be updated to reflect the fact that the NFNPLP has now been adopted (**PM20**).
- 4.49 Paragraph 6.82 refers to Policy CP11 of the Core Strategy. This has now been superseded by Policy SP28 of the recently adopted NFNPLP. Earlier **PM16** recommends that this paragraph be updated accordingly.
- 4.50 Policy 6.11 refers to submission Local Plan Policy 17. This may need to be updated depending on the final wording of the policy on adoption of the NFDLPR Part 1. Indeed, I would invite the NMTC to ensure that any references to that document in the supporting text of the NMNP do reflect the most up-to-date version of the Local Plan review at the time the NMNP is made.
- 4.51 It has been confirmed by the NMTC that there is no university at Totton and therefore that reference in paragraph 2.13 should be deleted (**PM21**).
- 4.52 In the interests of clarity, it is recommended in **PM22** that appropriate footnotes are provided with regard to the 'Pedestrian Pound' report and the 'Grimsey Review' as referred to on page 48.
- 4.53 Again, in the interests of clarity, Appendix E should be entitled Fluvial Flood Risk (**PM23**).
- 4.54 Finally there are a number of references in the Glossary that should be updated, and the role of the National Park Authority should be explained. I am content to leave the exact wording to the NMTC as the modifications proposed in **PM24** relate to matters of fact.

## 5. Conclusions

### *Summary*

- 5.1 The New Milton Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements

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for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan, and the evidence documents submitted with it.

- 5.2 I have made recommendations to modify a number of policies and accompanying text to ensure that the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

#### *The Referendum and its Area*

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. However, the NMNP as modified, has no policy or proposals which I consider significant enough to have a perceptible impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond that boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

#### *Overview*

- 5.4 The commitment of the Town Council to the preparation of the NMNP is clear and much effort has been made towards securing a strong raft of local policies that will result in the achievement of the Council's vision and objectives. The continuing partnership between all the interested parties should ensure that a strong and sustainable future for this locality can be assured.
- 5.5 The policies in the NMNP will ensure that the Parish of New Milton continues to be a vibrant and sustainable community, whilst at the same time ensuring that those features that are of value to local people are retained and nurtured. I am confident that, if made, the document will become an important element in the planning policy framework for the area.

*David Hogger*

Examiner



## Appendix: Modifications (24)

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Policy NM3 Page 36	Insert a Concept Plan of the Caird Avenue site which identifies those land use requirements that are referred to in Policy NM3.  [An appropriate Plan has been submitted by NMTC in response to the Examiner's Preliminary Questions – see the link at footnote 12.]
PM2	Policy NM3 c iii. Page 36	Correct the wording of NM3 c.iii to read:  ... Habitat Regulations and the <b>relevant</b> adopted <del>New Forest Special Protection Area</del> Mitigation Strategies or <b>any</b> future <b>relevant</b> requirements
PM3	Paragraph 6.14 Page 37	Specify the Local Plan referred to in the first sentence as <b>the New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014)</b> and delete <del>The residential element of the site, as set out in Policy NMT4 (54 homes), will be addressed on opportunity sites in the town centre regeneration area as set out in the supporting text to Policy NM5.</del>
PM4	Policy NM4 Page 38	Amend criterion vi. to read:  vi. does not cause significant harm to the amenities, <b>health and well-being</b> of existing nearby residents ....
PM5	Paragraph 6.21 Page 39	Insert a new paragraph after paragraph 6.21 to read: <b>Where appropriate the design of proposed development should be informed by the 10 characteristics of well-designed places as explained in Part 2 of the National Design Guide (October 2019).</b>

PM6	Town Centre Policies Inset Map Page 77	Clarify the plan on page 77 by differentiating between the open Recreation Ground and the area for the cultural and community hub.
PM7	Policy NM7 Page 50	Amend title of policy to read: Policy NM7 Cultural & Community Hub <b>and War Memorial Recreation Ground.</b>
PM8	Policy NM13 Page 59	Insert ' <b>Barton</b> ' before the two sub-headings of 'Seafront' and 'Gardens'.
PM9	Paragraph 6.77 Page 60	Add a footnote to the paragraph stating: <b>See the New Milton Local Distinctiveness Supplementary Planning Document for more advice.</b>
PM10	Policy NM15 Page 63	Insert the word <b>satisfactorily</b> before the word 'demonstrated'.
PM11	Paragraph 6.92 Page 69	Insert a new paragraph 6.92 to read:  <b>In an area where there is likely to be significant change, it is important that the adopted policies are appropriately monitored to ensure that any change in circumstances can be properly addressed. To that end New Milton Town Council, with the support of the District Council and the National Park Authority, will continue to act as guardian of the Neighbourhood Plan and keep the content and implementation of the policies under review.</b>
PM12	Paragraph 6.92 Page 69	Renumber the paragraph <b>6.93</b> and amend the wording to read:  <b>There will be a role for</b> <del>The Plan will be monitored by New Forest District Council.....</del>
PM13	Paragraph 3.7 Page 22	Amend the sub-title above paragraph 3.7 to read: The New Forest <b>District</b> Local Plan <b>Review Part 1</b> 2016-2036.  Update the wording of paragraph 3.7 to reflect the most up-to-date situation with regard to progress on adopting the aforementioned Local Plan.

		[What the exact situation will be at the juncture at which the NMNP may be made is not yet known. Therefore, as it is a case of factual accuracy, I will leave the exact wording of this modification to the NMTC to decide.]
PM14	Paragraph 3.8 Page 23	In the third bullet point, insert the word <b>around</b> between 'for' and 'an'.
PM15	Paragraph 3.8 Page 23	Amend the fourth bullet point to read:  <del>All open market</del> <b>Housing</b> on developments of 100 homes or more to include provision of at least three non-standard types/tenures <b>a broad mix of new homes.</b>
PM16	Paragraph 3.8 Page 23	Amend the fifth bullet point to read:  <b>A target of 50%</b> affordable housing ...
PM17	Paragraph 3.8 Page 23	In the last bullet point replace <del>Suitable Alternative Natural Greenspace (SANG)</del> with <b>Alternative Natural Recreational Greenspace (ANRG)</b> .
PM18	Glossary Page 89	Replace the sub-heading of <del>Suitable Alternative Natural Greenspace (SANG)</del> with <b>Alternative Natural Recreational Greenspace (ANRG)</b> and insert a revised definition to read: <b>Greenspace used as mitigation or avoidance to reduce recreational use of the New Forest Special Protection Area.</b>
PM19	Paragraphs 3.9 and 3.10 Page 23	Delete paragraphs 3.9 and 3.10, as the document has been superseded.
PM20	Paragraphs 3.11 to 3.13 Page 23	These paragraphs should be updated to reflect the situation regarding the NFDLPR Part 1 at the time that the NMNP is made. As it is a matter of factual accuracy, I will leave the exact wording to NMTC to decide.
PM21	Paragraph 2.13	Remove the reference to <del>Fotton</del> .

	Page 17	
PM22	Paragraphs 6.50 and 6.51 Page 48	Insert footnotes with regard to a link to 'Pedestrian Pound' and 'The Grimsey Review 2'.
PM23	Appendix E Page 83	Insert <b>Fluvial</b> before both references to flood risk.
PM24	The Glossary Page 86	<p>Delete references to <del>Department of Communities and Local Government</del> and replace with <b>Ministry for Housing, Communities and Local Government</b>.</p> <p>Update the entry under 'Examination' to reflect, if possible, the situation when the NMNP is made.</p> <p>Add a new paragraph under <b>NFPA</b> to explain the role of the National Park Authority as one of the two statutory planning authorities for the Neighbourhood Plan Area.</p>



## **New Milton Neighbourhood Development Plan – Decision Statement (January 2020)**

### **1. Introduction**

- 1.1 New Forest District Council has a statutory duty to assist local communities in the preparation of Neighbourhood Development Plans and Orders. As the planning authority for the area outside the National Park, the Council is also required to support draft Neighbourhood Plans through the Examination process towards local Referendum.
- 1.2 The draft New Milton Neighbourhood Plan was submitted for independent Examination in early 2019 and the Examiner's Report was issued on 19<sup>th</sup> December 2019. Under the requirements of the Neighbourhood Planning (General) Regulations 2012 (as amended), the District Council must: (i) decide what action to take in response to each recommendation made in the Examiner's Report; and (ii) publish their decision and the reasons for it in a 'Decision Statement'.
- 1.3 This statement confirms that the modifications proposed by the Examiner's report have been accepted, the draft New Milton Neighbourhood Development Plan has been altered as a result of it; and that this plan may now proceed to referendum.

### **2. Background**

- 2.1 The New Milton Neighbourhood Development Plan relates to the area that was designated by New Forest District Council and New Forest National Park Authority in February 2015. This 'Neighbourhood Area' corresponds with the New Milton Parish boundary and includes land within the remit of both New Forest District Council and New Forest National Park Authority.
- 2.2 Following the submission of the draft New Milton Neighbourhood Development Plan to New Forest District Council and the National Park Authority, the Plan was publicised and representations were invited for a 6-week period, closing at the end of October 2019.

- 2.3 David Hogger BA MSc MRTPI MCIHT was appointed by New Forest District Council and New Forest National Park Authority – with the agreement of New Milton Council - to undertake the examination of the draft Neighbourhood Plan and to prepare a report of the independent examination.
- 2.4 The Examiner’s Report (December 2019) concludes that subject to the modifications set out in Table 1 below, the draft Neighbourhood Plan meets the Basic Conditions. The Examiner recommends that the Plan, once modified, should proceed to Referendum on the basis that it has met all the relevant legal requirements. The Examiner also concluded that the Referendum area does not need to be extended beyond the designated area to which the Plan relates.
- 3. Decision**
- 3.1 As outlined above, the Neighbourhood Planning (General) Regulations 2012 (as amended) require the District Council to outline what action to take in response to the recommendations made in the Examiner’s Report.
- 3.2 New Forest District Council, New Forest National Park Authority and New Milton Town Council have considered each of the recommendations made in the Examiner’s Report. Ultimately it is the responsibility of the planning authorities (New Forest District Council and New Forest National Park Authority) to decide what modifications should be made to the Neighbourhood Plan. Having considered each of the recommendations made by the Examiner’s report (and the reasons for them), New Forest District Council has decided to accept the modifications to the draft Plan. Table 1 on the following pages outline the alterations to be made to the draft Plan under paragraph 12(6) of Schedule 4B to the 1990 Act (as applied by Section 38A of 2004 Act) in response to each of the Examiner’s recommendations.

Table 1 – Modifications

Report Ref.	Examiner’s recommended modification	Examiner’s Justification	New Forest District Council Decision
<u>Chapter 6 – Land Use Policies</u>			
PM1	<p>Policy NM3, Page 36</p> <p>Insert a Concept Plan of the Caird Avenue site which identifies those land use requirements that are referred to in Policy NM3.</p>	<p>The Town Council has prepared a more detailed Illustrative Masterplan for land at Caird Avenue (the ‘Concept Plan’) which makes it clear what is expected on the site. I recommend the Concept Plan is included in the Neighbourhood Plan.</p>	<p>Accept modification. Provides clarity.</p>
PM2	<p>Policy NM3 c iii, Page 36</p> <p>Correct the wording of NM3 c.iii to read: “...Habitat Regulations and <del>the</del> <b>relevant</b> adopted <del>New Forest Special Protection Area Mitigation Strategies</del> or <b>any</b> future <b>relevant</b> requirements...”</p>	<p>Criterion iii. Of Policy NM3 should be corrected in the interests of accuracy and further clarified to specify that the ‘future requirements’ referred to, should be relevant and I recommend accordingly.</p>	<p>Accept modification. This provides a more accurate position.</p>
PM3	<p>Paragraph 6.14, Page 37</p> <p>“Specify the Local Plan referred to in the first sentence as <b>the New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014)</b> and delete <del>The residential element of the site, as set out in Policy NMT4 (54 homes), will be addressed on opportunity sites in the town centre</del></p>	<p>It would be helpful to clarify which Local Plan is being referred to; Polices NMT4 and NMT5 are part of the New Forest (outside the National Park) Local Plan Part 2: Sites and Development Management (April 2014); and secondly, the last sentence should be deleted because it is misleading and unclear.</p>	<p>Accept modification. Provides clarity.</p>

Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
	regeneration area as set out in the supporting text to Policy NM5.”		
PM4	Policy NM4, Page 38  Amend criterion vi. To read:  “vi. Does not cause significant harm to the amenities, <b>health and well-being</b> of existing nearby residents...”	In order to further strengthen the policy and more accurately reflect the National Design Guide (for example see pages 1 and 123 of the Guide), it is recommended that Policy NM4 vi. Should refer to ‘health and well-being’.	Accept modification. Better reflects national guidance.
PM5	Paragraph 6.21, Page 39  Insert a new paragraph after paragraph 6.21 to read:  “ <b>Where appropriate the design of proposed development should be informed by the 10 characteristics of well-designed places as explained in Part 2 of the National Design Guide (October 2019).</b> ”	In order to ensure that the most up-to-date advice on the matter is acknowledged, it is recommended that a new paragraph be inserted after 6.21 to make reference to the National Design Guide (2019).	Accept modification. Better reflects national guidance.
<u>Policies Maps</u>			
PM6	Town Centre Policies Inset Map, Page 77	In the interests of clarity, I recommend that the Plan differentiates between the open Recreation Ground and the area for the cultural and community hub.	Accept modification.



Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
	Clarify the plan on page 77 by differentiating between the open Recreation Ground and the area for the cultural and community hub.		
<u>Chapter 6 – Land Use Policies</u>			
PM7	Policy NM7, Page 50  Amend title of policy to read:  “Policy NM7 Cultural & Community Hub <b>and War Memorial Recreation Ground.</b> ”	In order that this clarity in the Town Centre Policies Inset Map is reflected in the policy, it is also recommended that the title of the policy be amended accordingly.	Accept modification. Ensures consistency with modification PM6
PM8	Policy NM13, Page 59  Insert ‘ <b>Barton</b> ’ before the two sub-headings of ‘Seafront’ and ‘Gardens’.	Policy NM13 includes references to three areas: Seafront, Gardens and Becton Bunny but it is unclear to the reader what the boundaries of these areas are. I therefore recommend, in the interests of clarity that the titles of the two areas: ‘Seafront’ and ‘Gardens’, are clarified by the inclusion of the word ‘Barton’ before them.	Accept modification. Provides clarity.
PM9	Paragraph 6.77, Page 60  Add a footnote to the paragraph stating:  “ <b>See the New Milton Local Distinctiveness Supplementary Planning Document for more advice.</b> ”	In the interests of clarity cross-reference to the New Milton Local Distinctiveness SPD should be included in a footnote to paragraph 6.77.	Accept modification. Provides consistency.

Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
PM10	<p>Policy NM15, Page 63</p> <p>Insert the word <b>satisfactorily</b> before the word 'demonstrated'.</p>	<p>The loss of employment land should only be supported in exceptional cases and therefore the employment policy should be as clear as possible. To that end, it is recommended that the word 'satisfactorily' be inserted before 'demonstrated', thus removing any doubt.</p>	<p>Accept modification.</p>
PM11	<p>Paragraph 6.92, Page 69</p> <p>Insert a new paragraph 6.92 to read:</p> <p><b>“In an area where there is likely to be significant change, it is important that the adopted policies are appropriately monitored to ensure that any change in circumstances can be properly addressed. To that end New Milton Town Council, with the support of the District Council and the National Park Authority, will continue to act as guardian of the Neighbourhood Plan and keep the content and implementation of the policies under review.”</b></p>	<p>It is important that plans, of whatever scale, are appropriately monitored in order to ensure that they remain effective. There is an important role for New Milton Town Council in this process, but this is not reflected in the text on page 69. It is therefore recommended that a new paragraph is inserted before paragraph 6.92 to more accurately reflect the situation.</p>	<p>Accept modification</p>
PM12	<p>Paragraph 6.92, Page 69</p> <p>Renumber the paragraph <b>6.93</b> and amend the wording to read:</p>	<p>It is important that plans, of whatever scale, are appropriately monitored in order to ensure that they remain effective. There is an important role for NMTC in this process, but this is not reflected in the text on page 69. It is therefore</p>	<p>Accept modification. Aids effectiveness of the plan.</p>

Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
	<p><del>"There will be a role for The Plan will be monitored by New Forest District Council..."</del></p>	<p>recommended that a new paragraph is inserted before paragraph 6.92 to more accurately reflect the situation and that accordingly the current paragraph 6.92 is renumbered and amended in the interests of clarity.</p>	
<b>Chapter 3 – Planning Policy Context</b>			
PM13	<p>Paragraph 3.7, Page 22</p> <p>Amend the sub-title above paragraph 3.7 to read:</p> <p><b>"The New Forest District Local Plan Review Part 1 2016-2036."</b></p> <p>Update the wording of paragraph 3.7 to reflect the most up-to-date situation with regard to progress on adopting the aforementioned Local Plan.</p>	<p>There are a small number of changes required to ensure that there is consistency between the New Forest District Local Plan Review Part 1 and the New Milton Neighbourhood Plan and thus to improve clarity. The Local Plan should be correctly titled above paragraph 3.7, and that paragraph itself should be updated to reflect the current status of the New Forest District Local Plan Review Part 1.</p>	<p>Agree to amend the sub-title above paragraph 3.7 in accordance with the Examiner's recommendation. Paragraph 3.7 will be updated to reflect the most up to date situation on the NFDC Local Plan Review Part 1 prior to the Neighbourhood Plan being presented for referendum.</p>
PM14	<p>Paragraph 3.8, Page 23</p> <p>In the third bullet point, insert the word <b>around</b> between 'for' and 'an'.</p>	<p>There are a small number of changes required to ensure that there is consistency between the New Forest District Local Plan Review Part 1 and the New Milton Neighbourhood Plan and</p>	<p>Accept modification. Ensures consistency with</p>

Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
		thus to improve clarity. The reference in paragraph 3.8 should be to 'around' an additional 200 homes.	NFDC Local Plan Review.
PM15	Paragraph 3.8, Page 23  Amend the fourth bullet point to read:  " <del>All open market Housing on</del> developments of 100 homes or more to include provision of at least three non-standard types/tenures a <b>broad mix of new homes.</b> "	Bullet point 4 in paragraph 3.8 should be amended to reflect a proposed Main Modification to the Local Plan 2016-2036 Part 1.	Accept modification. Ensures consistency with NFDC Local Plan Review.
PM16	Paragraph 3.8, Page 23  Amend the fifth bullet point to read:  " <b>A target of 50%</b> affordable housing..."	The fifth bullet point in paragraph 3.8 should refer to 'a target' to reflect a proposed Main Modification to the Local Plan 2016-2036 Part 1.	Accept modification. Ensures consistency with NFDC Local Plan Review.
PM17	Paragraph 3.8, Page 23  In the last bullet point replace <del>Suitable Alternative Natural Greenspace (SANG)</del> with <b>Alternative Natural Recreational Greenspace (ANRG)</b> .	In the last bullet point in paragraph 3.8 the reference to Suitable Alternative Natural Greenspaces (SANG) should be replaced with Alternative Natural Recreational Greenspace (ANRG) to reflect a proposed Main Modification to the Local Plan 2016-2036 Part 1.	Accept modification. More accurately reflects the strategy in the NFDC Local Plan Review.
<u>Glossary</u>			

Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
PM18	<p>Glossary, Page 89</p> <p>Replace the sub-heading of <del>Suitable Alternative Natural Greenspace (SANG)</del> with <b>Alternative Natural Recreational Greenspace (ANRG)</b> and insert a revised definition to read:</p> <p><b>“Greenspace used as mitigation or avoidance to reduce recreational use of the New Forest Special Protection Area.”</b></p>	<p>In the last bullet point in paragraph 3.8 the reference to Suitable Alternative Natural Greenspaces (SANG) should be replaced with Alternative Natural Recreational Greenspace (ANRG) to reflect a proposed Main Modification to the Local Plan 2016-2036 Part 1. This in turn will require the Glossary to define ANRG rather than SANG.</p>	<p>Accept modification. More accurately reflects the strategy in the NFDC Local Plan Review.</p>
<b>Chapter 3 – Planning Policy Context</b>			
PM19	<p>Paragraphs 3.9 and 3.10, Page 23</p> <p>Delete paragraphs 3.9 and 3.10, as the document has been superseded.</p>	<p>Paragraphs 3.9 and 3.10 refer to the superseded National Park Core Strategy and Development Management Policies DPD (2010) and should therefore be deleted.</p>	<p>Accept modification.</p>
PM20	<p>Paragraphs 3.11 to 3.13, Page 23</p> <p>These paragraphs should be updated to reflect the situation regarding the NFDLPR Part 1 at the time that the NMNP is made. As it is a matter of factual accuracy, I will leave the exact wording to NMTC to decide.</p>	<p>Paragraphs 3.11 to 3.13 should be updated to reflect the fact that the New Forest National Park Local Plan has now been adopted.</p>	<p>There is a discrepancy between paragraph 4.48 of the Examiner's Report – which correctly refers to the NPA's adopted Local Plan (August 2019); and PM20 which instead</p>

Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
			refers to the NFDLPR Part 1. As the Examiner is content to leave the exact revised wording to the Town Council, it is decided that paragraphs 3.11 – 3.13 should be updated to correctly refer to the NPA's adopted Local Plan (2019).
<b><u>Chapter 2 – The Neighbourhood Area</u></b>			
PM21	Paragraph 2.13  Remove the reference to <del>Totton</del> .	It has been confirmed by the New Milton Town Council that there is no university at Totton and therefore that reference in paragraph 2.13 should be deleted.	Accept modification. Factual correction.
<b><u>Chapter 6 – Land Use Policies</u></b>			
PM22	Paragraphs 6.50 and 6.51, Page 48  Insert footnotes with regard to a link to 'Pedestrian Pound' and 'The Grimsey Review 2'.	In the interests of clarity, it is recommended in PM22 that appropriate footnotes are provided with regard to the 'Pedestrian Pound' report and the 'Grimsey Review' as referred to on page 48	Accept modification. To improve clarity.

Report Ref.	Examiner's recommended modification	Examiner's Justification	New Forest District Council Decision
<u>Appendix E – Flood Risk</u>			
PM23	Appendix E, Page 83  Insert <b>Fluvial</b> before both references to flood risk.	In the interests of clarity, Appendix E should be entitled Fluvial Flood Risk	Accept modification.
<u>Glossary</u>			
PM24	The Glossary, Page 86  Delete references to <del>Department of Communities and Local Government</del> and replace with <b>Ministry for Housing, Communities and Local Government</b> .  Update the entry under 'Examination' to reflect, if possible, the situation when the NMNP is made.  Add a new paragraph under <b>NFPA</b> to explain the role of the National Park Authority as one of the two statutory planning authorities for the Neighbourhood Plan Area.	There are a number of references in the Glossary that should be updated, and the role of the National Park Authority should be explained. I am content to leave the exact wording to the New Milton Town Council as the modifications relate to matters of fact.	Accept modification. Factual corrections.

Cont.

New Forest District Council, the National Park Authority and New Milton Town Council have also identified two further minor amendments (in addition to the modifications recommended in the Examiner’s Report). Neither of these affect the ‘Basic Condition’ assessment but help to improve the clarity of the Neighbourhood Plan and the consistency with the respective Local Plans prepared by the National Park Authority and District Council. For clarity this ‘Decision Statement’ provides these amendments (as set out in Table 2 below).

**Table 2 – Minor amendments**

Examiner’s Report Extract	Commentary	NFDC Decision
<p>Paragraph 4.49 of the Examiner’s Report states,</p> <p><i>“Paragraph 6.82 refers to Policy CP11 of the Core Strategy. This has now been superseded by Policy SP28 of the recently adopted NFNPLP. Earlier PM16 recommends that this paragraph be updated accordingly.”</i></p>	<p>This constitutes a factual update. However, PM16 in the Examiner’s Report refers to the New Forest District Council Submission draft Local Plan, rather than the National Park Authority’s Local Plan. It is therefore agreed that paragraph 6.82 of the Neighbourhood Plan is updated outside of the Examiner’s proposed modifications to correctly refer to Policy SP28 in the adopted New Forest National Park Local Plan (August 2019).</p>	<p>Factual update required to reflect the adopted NPA Local Plan (Aug 2019).</p>
<p>Paragraph 4.50 of the Examiner’s Report states,</p> <p><i>“Policy 6.11 refers to submission Local Plan Policy 17. This may need to be updated depending on the final wording of the policy on adoption of the NFDLPR Part 1. Indeed, I would invite the NMTC to ensure that any references to that document in the supporting text of the NMNP do reflect the most up-to-date version of the Local Plan review at the time the NMNP is made.”</i></p>	<p>The Examiner’s Report invites New Milton Town Council to ensure that any references to the New Forest District Local Plan Review Part 1 reflect the most up to date version of the Local Plan review at the time the Neighbourhood Plan is made (although there is no corresponding proposed modification).</p> <p>It is concluded that these factual cross-references can be made at the discretion of the Town Council, working with New Forest District Council and the National Park Authority.</p>	<p>Factual update required to reflect the NFDC Local Plan Review (prior to the Neighbourhood Plan being presented for referendum) and in accordance with PM13.</p>





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## INTERIM HOUSING DELIVERY TEST ACTION PLAN

### 1. RECOMMENDATIONS

- 1.1 That the Cabinet agree
- i. to publish the Interim Housing Delivery Test Action Plan for 2017-18 and 2018-19, attached as Appendix 1;
  - ii. that there be focused industry consultation on the Interim Housing Delivery Test Action Plan after the Local Plan 2016-2036 Part 1: Planning Strategy is formally adopted; and
  - iii. to update the Interim Housing Delivery Test Action Plan after the Housing Delivery Test result is recalculated following formal adoption of the emerging Local Plan 2016-2036 Part 1: Planning Strategy.

### 2. INTRODUCTION

- 2.1 The Housing Delivery Test (HDT) is an annual measurement of housing delivery published annually by the Government at local authority level. It is calculated as follows.

$$\frac{\text{Total net homes delivered over the three-year period}}{\text{Total number of homes required over the three-year period}}$$

- 2.2 NFDC is one of around 100 local planning authorities where the HDT result falls below 95% of the housing delivery requirement, a result requiring preparation of a Housing Delivery Test Action Plan (HDTAP).
- 2.3 The purpose of a HDTAP is to outline the challenges facing an area in terms of housing delivery and identify actions to address under delivery against the housing requirement, thereby reducing the risk of further under delivery. A HDTAP must set out measures to maintain or improve levels of delivery.
- 2.4 If a local planning authority HDT result falls below 85% it is also required to add a 20% buffer to its housing land supply to improve delivery prospects, and (after the transition period) a result below 75% would trigger the 'presumption in favour of sustainable development'. The Council already applies a 20% buffer to its five-year housing land supply, including to the housing target in the emerging Local Plan 2016-2036 Part 1: Planning Strategy.

### 3. BACKGROUND

- 3.1 The Housing Delivery Test (HDT) was introduced in 2018 by national Government as part of its agenda to deliver a step change in housing delivery across the country. It complements the (forward-looking) five-year housing land supply requirement by looking back at actual delivery performance in the preceding three years.
- 3.2 The HDT calculation is based on adopted local plan housing targets, provided that the Local Plan has been adopted within the last five years. Where the adopted Local Plan is more than five years old, as is the case with NFDC for the months remaining before the updated Local Plan Part 1 is adopted, the HDT calculation includes a three-year

transition period 2015/16- 2017/18. From 2018/19 onwards in the absence of a recently adopted Local Plan target the housing requirement would be based on the government's standard housing methodology calculation, which for NFDC generates a requirement significantly higher than household growth.

- 3.3 In the transition period national household growth projections are used instead of 'out-of-date' local plan targets to calculate the HDT. As a consequence, whilst NFDC has met and exceeded delivery of the adopted 2009 Core Strategy housing target, it inevitably fails the HDT in the transition period. This is because the 2009 housing target was deliberately set well below the level of household growth to protect the environment (following independent examination reflecting national and regional planning policies in place at that time, the latter directing regional growth to less environmentally sensitive locations).
- 3.4 In 2019, MHCLG published the result of the first test which covered the three-year period to 2018. For the reasons noted above the result for NFDC was 35% (fail). The results for the second HDT period to 2019 are due to be published shortly, and a result of around 40% is anticipated, also requiring preparation of HDTAP. The appended HDTAP accordingly covers both these periods.
- 3.5 Upon adoption of the emerging Local Plan 2016-2036 Part 1: Planning Strategy the Council can apply to MHCLG to recalculate the HDT using the actual adopted housing target rather than the transitional or default housing requirement figures. Officers project that the recalculation would generate a 'pass' result of 108% for the 2019 period and that the Council should also pass in the HDT in 2020 period.
- 3.6 However, preparation of a HDTAP is still a formal requirement currently. It is in any event prudent and best practice to identify a range of other steps and mechanisms that the Council has and will apply, working with developers and other delivery partners as appropriate, to ensure that the replacement Local Plan continues to deliver sufficient housing and thus that the HDT can continue to be met.

#### **4. THE NFDC HOUSING DELIVERY TEST ACTION PLAN**

- 4.1 Following introductory sections, the key part of the HDTAP is Table 7 (pp.8-13 of the appended HDTAP document) which sets out a range of housing delivery-focused actions under the following headings, briefly summarised below.
  - 1) **A proactive approach to sites with delivery risks**, based on the assessment in Annex A. This will include a reviews of existing allocations and consents (including a risk register of sites currently comprising around 500 homes that are not being delivered in the timeframe expected).
  - 2) **Effective Development Management Processes**, through improved engagement with developers and streamlining working practices and arrangements.
  - 3) **Proactive engagement with Stakeholders**, in particular infrastructure and funding providers who can help unlock delivery blockages.
  - 4) **Increasing development diversity** in the District by encouraging new developers to build in the district, and by promoting provision of a greater mix and range of housing types.
  - 5) **Ensuring the delivery of strategic greenfield sites** in line with predictions, though pre-application engagement and collaborative working with site promoters.

- 6) Where appropriate, **delivering strategic solutions to environmental constraints** by preparing and/or updating mitigation strategies and identifying offsetting solutions, and by strategic working on regionally significant issues (in particular those that affect international nature conservation sites engaging the Habitats Regulations).
- 7) **Identify and explore the housing delivery of potential regeneration area(s)**, including town centre areas. This may include working collaboratively with Town and Parish Councils and/or Neighbourhood Plan working groups.
- 8) **Ensuring a variety of suitable development sites** through ongoing work on the Local Development Plan including on Neighbourhood Plans.
- 9) **Accelerated Affordable Housing Delivery** in particular through the work of the Council's Housing Strategy and Development service.
- 10) Addressing external factors such skills shortages by working with local suppliers/providers.

4.2 It is proposed that the Interim HDTAP is published and that targeted consultation with house building interests is undertaken following the adoption of the replacement Local Plan Part 1. Whilst the recalculated HDT based on the emerging Local Plan target is expected to generate a pass result, it will remain useful and best practice to have an agreed, published basis for monitoring and supporting housing delivery informed by industry engagement, to help ensure that the Council continues to pass the HDT.

4.3 Interim HDTAP Annex A summarises the status and progress of sites in the planning pipeline (with a permission and/or allocation), totalling 1,577 homes. Almost a third or about 500 homes are or appear likely to be significantly delayed and will be a priority for delivery investigation and action. A further 9% / 150 homes appear to be sufficiently at risk to merit quarterly monitoring. The targeted consultation proposed is also an opportunity to explore why such delays are arising

## 5. CONCLUSIONS

5.1 Cabinet is recommended to agree to publish the Interim Housing Delivery Test Action Plan, and that it be updated following targeted industry consultation once the Local Plan is formally adopted.

## 6. FINANCIAL IMPLICATIONS

6.1 No additional costs.

## 7. CRIME & DISORDER, ENVIRONMENTAL AND EQUALITY & DIVERSITY IMPLICATIONS

7.1 Nothing additional to the matters already considered in the Local Plan review including examination.

## 8. DATA PROTECTION IMPLICATIONS

8.1 None

## 9. PORTFOLIO HOLDER COMMENTS

9.1 The Portfolio Holder would highlight paragraph 3.3 of this report. The Council has exceeded housing delivery targets set in the adopted 2009 Core Strategy which defined planning objectives for the period to 2026 and articulated a deliberate policy of restraint in order to direct regional housing growth to less environmentally sensitive

locations. This policy of housing growth restraint was endorsed by the Government appointed Inspector in his Examination Report of the 10th September 2009. While it is accepted that current Government planning policy seeks to increase new housing provision, there are significant environmental constraints to the delivery of development within the Council's planning area and it has been both necessary and reasonable to bring forward a new draft Local Plan in a considered and sustainable way. As outlined in paragraph 3.5 of this report, once the emerging 2016-2036 Local Plan Part 1 is adopted it is projected that the Council will meet its Housing Delivery Test requirements.

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**Background Papers:**

**Published government and Local Plan  
review documents**

# Housing Delivery Test

## Interim Action Plan

### 2018-19 and 2019-20

January 2020

**New Forest District**  
(outside the New Forest National Park)



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# Housing Delivery Test: Interim Action Plan 2018-19 and 2019-20

## Introduction and summary

1. This document relates to the Housing Delivery Test (HDT) results published in February 2019. The result generates a requirement to prepare a Housing Delivery Action Plan (HDAP), and to add a 20% buffer to the housing land supply (one is already applied in relation to five-year housing land supply including for the emerging Local Plan 2016-2036 Part 1: Planning Strategy).
2. Based on NFDC housing delivery completions the second HDT result covering the monitoring period 2016/17-2018/19 (due to be published after the December 2019 election) is also likely to generate the need for a preparation of a HDAP. This document also serves that purpose.
3. These HDT results must be understood in the context of an emerging Local Plan 2016-2036 Part 1: Planning Strategy, expected to be adopted in May 2020. Based on the housing target in the post-examination Local Plan document incorporating the inspectors' Main Modifications, the Housing Delivery Test would be met in 2018/19, and is projected to be met in 2019/20.
4. The HDAP has been produced in line with requirements set out in national planning guidance which states that such plans should outline challenges and identify actions to address under delivery against the housing requirement in the area.

## Background

5. The HDT is an annual measurement of housing delivery published annually by the Government at local authority level. It was formally incorporated into the NPPF mid-2018 and is calculated as follows.

$$\frac{\textit{Total net homes delivered over the three-year period}}{\textit{Total number of homes required over the three-year period}}$$

6. The HDT calculation is based on adopted local plan housing targets, provided that the Local Plan has been adopted within the last five years (or reviewed within five years and confirmed not to need updating).
7. Where the adopted Local Plan is more than five years old, as is the case with NFDC for the months remaining before the updated Local Plan is adopted, the HDT calculation includes a transitional three-year period 2015/16 - 2017/18. Thereafter the NPPF 2019 standard housing need methodology is used to generate the housing requirement, until there is an up-to-date adopted Local Plan target that can be used.
8. Any new adopted Local Plan housing target will be used for the calculation of the HDT from the date that it becomes part of the Development Plan. On this basis the pending HDT result covering the monitoring period 2016/17 - 2018/19 is likely to be updated during 2020.

9. In the transition period the version of national household projections specified in the Table 1 below is used instead of historic local plan targets. If the HDT falls below the thresholds set out below the following consequences arise:
- the LPA should publish an action plan if housing delivery falls below 95% of requirement;
  - a 20% buffer on the LPA's five-year land supply if housing delivery falls below 85%; and
  - application of the presumption in favour of sustainable development if housing delivery falls below 75%. As part of the transitional arrangements, in 2019 the HDT threshold beneath which the presumption in favour of sustainable development will apply is 45%.

Table 1: Transitional basis for HDT calculation

<b>Financial year of three-year rolling Housing Delivery Test period</b>	<b>Version of household projections</b>	<b>Using the annual average household growth in years</b>
2015-16	2012-based household projections	2015-2025
2016-17	2012-based household projections	2016-2026
2017-18	2014-based household projections	2017-2027

### **New Forest District (outside of the New Forest National Park) Housing Delivery Test context**

10. The HDT does not apply to National Park Authorities where the protection of nationally important landscapes takes precedence over meeting development needs. However, Government guidance on the Housing Delivery Test does not specify how it should be calculated in local authority areas such as NFDC that are partly within a National Park Authority local plan area.
11. Approximately 68% of the District land area and 18% of its population is within the Local Plan area of the New Forest National Park Authority (NFNPA). NFDC has no control over planning policies for housing or planning decisions in the NFNPA part of the District.

### **Impact of transitional calculations on NFDC**

12. Government probably intended that transitional use of household projections for HDT calculations would incrementally bridge the gap between older adopted Local Plans and their emerging replacements. This is logical in most cases where previous housing targets correspond fairly closely to national household growth projections for that area when the Plan was prepared.
13. That logic breaks down in areas where housing targets were set (after testing at independent examination) significantly below household growth projections. This was the case for the NFDC 2009 Core Strategy. The (then extant) South East Regional Plan set a target of 196 homes per annum, half to a third of household growth at that time,

based on a regional strategy focussing growth to less environmentally sensitive locations elsewhere.

14. An inevitable HDT consequence of the NFDC target well below need is that when applying the transitional HDT calculations using previous household growth projections, the HDT 'requirement' generated is much higher than the original adopted Local Plan target (and therefore beyond the scope of what that Local Plan was considered able to sustainably deliver when it was adopted).
15. It follows that the HDT will be significantly 'failed' no matter how the Council has performed against its adopted Local Plan target (which whilst more than 5 years old, NFDC has met and exceeded).

### Current HDT position

16. The February 2019 HDT outcome as recorded in Table 2 below and the outcome forecast for the forthcoming second HDT result (before the replacement Local Plan is adopted) is set out in Table 3.

Table 2: 2018 First HDT result (published by MHCLG February 2019)

Year	Requirement (based on household projections for 2015-16 to 2017-18. Compares to the adopted Plan target: 196 homes per annum)	Completions
2015-16	717	138
2016-17	726	350
2017-18	700	266
<b>3 yr total</b>	<b>2,143</b>	<b>754</b>
<b>Housing Delivery Test Result (completions/requirement)</b>		<b>35%</b>
<b>HDT Consequence: Action Plan and 20% housing supply buffer</b>		

Table 3: 2019 Second HDT result forecast

Year	Requirement (based on household projections for 2016-17 and 2017-18, and national standard methodology for 2018-19. Compares to the adopted Plan target: 196 homes per annum)	Completions
2016-17	726	350
2017-18	700	266
2018-19	989	359
<b>3 yr total</b>	<b>2,415</b>	<b>975</b>
<b>Housing Delivery Test Result (completions/requirement)</b>		<b>40%</b>
<b>Projected HDT Consequence: Action Plan and 20% housing supply buffer</b>		

17. Another inevitable consequence of the disparity between the adopted Plan housing target and the transitional basis for calculating HDT requirements is that even if the Council takes all reasonable actions to improve housing supply, it will continue to fail the HDT until the replacement Local Plan is adopted and the HDT can be re-calculated<sup>1</sup> against a measure that reflects the realistic housing supply potential of the Plan area. In this regards the **Housing Delivery Test Measurement Rulebook** (2018) states that:

<sup>1</sup> NPPG Paragraph: 042 Reference ID: 68-042-20190722

“16. Any new housing requirement will be used for the calculation of the Housing Delivery Test from the date that it becomes part of the development plan.

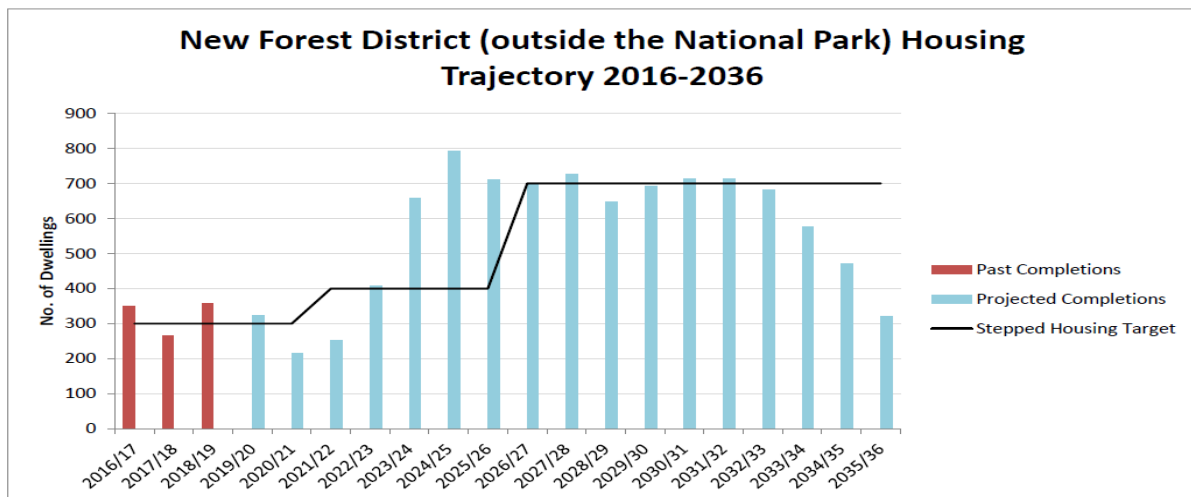
17. For the purposes of calculating the Housing Delivery Test, **the new adopted housing requirement will apply from the start of the relevant plan period (set out in the strategic policies for housing), which may be earlier than the adoption of the strategic policies.**

18. Following adoption of new strategic policies, the new housing requirement figure can be used to recalculate the Housing Delivery Test results during the year, in collaboration with MHCLG.”

### HDT position upon adoption of the Local Plan 2016-2036 Part 1: Planning Strategy

18. The Local Plan 2016-2036 Part 1: Planning Strategy was examined in June-July of 2019. Housing land supply and housing delivery were discussed at length in the examination hearings.
19. In October 2019 the Inspectors wrote to the Council to confirm that they consider that the Local Plan can be found sound’ subject to Main Modifications being made<sup>2</sup>. The Inspectors “do not consider any main modifications are required to the broad spatial strategy, the overall scale of housing or employment land provision (other than a slight adjustment to fully align the housing requirement with the OAN figure) ...”<sup>3</sup>.
20. Their required Main Modifications include a (revised) stepped housing target starting at 300 homes per annum for the first five-year period 2016/17 to 2020/21 inclusive. This initial figure is less than half of the housing requirement derived from the HDT methodology. The target rises to 700 homes over the plan period. The housing trajectory illustrates how planned housing supply (examined mid 2019) keeps pace with the proposed stepped target.

Figure 1: Graphical illustration of the Housing Trajectory



<sup>2</sup> Public consultation on Main Modifications was delayed until 13 December 2019 due to the purdah period for the national elections.

<sup>3</sup> [http://www.newforest.gov.uk/media/39475/EXAM-38A-Inspectors-letter-to-Council---Main-Modifications-October-2019/Pdf/EXAM\\_38A\\_-\\_Inspectors'\\_letter\\_to\\_Council\\_-\\_Main\\_Modifications\\_October\\_2019.pdf](http://www.newforest.gov.uk/media/39475/EXAM-38A-Inspectors-letter-to-Council---Main-Modifications-October-2019/Pdf/EXAM_38A_-_Inspectors'_letter_to_Council_-_Main_Modifications_October_2019.pdf)

21. The Local Plan 2016-2036 Part 1: Planning Strategy (as Modified) is scheduled to be adopted in May 2020. In accordance with the HDT Measurement Rulebook and PPG, NFDC can then request that MHCLG re-calculate the HDT results using the newly adopted Local Plan housing requirement (as set out in Local Plan Policy 5).
22. Table 4 sets out NFDC projections for the re-calculated HDT result for the three years to 2019 based on the Inspectors' recommended Local Plan Main Modifications. On the same basis using the Council's housing trajectory the forecast for the November 2020 HDT result would be as set out in table 5.

Table 4: 2019 second HDT Result Forecast Post-adoption of the Local Plan 2016-2036 Pt. 1

Year	Target (per Local Plan 2016-2036 Part 1 Main Modifications)	Completions
2016-17	300	350 actual
2017-18	300	266 actual
2018-19	300	359 actual
<b>Total</b>	<b>900</b>	<b>975</b>
	<b>Re-calculated Housing Delivery Test Result</b>	<b>108%</b>
<b>Projected HDT Consequence: none</b>		

Table 5: 2020 third HDT Result Forecast Post-adoption of the Local Plan 2016-2036 Part 1

Year	Target (per Local Plan 2016-2036 Part 1 Main Modifications)	Completions
2017-18	300	266 actual
2018-19	300	359 actual
2019-20	300	324 projected
<b>Total</b>	<b>900</b>	<b>949</b>
	<b>Projected Housing Delivery Test Result</b>	<b>105%</b>
<b>Projected HDT Consequence: none</b>		

## The Housing Delivery Action Plan (HDAP)

### Local Plan review

23. The analysis in preceding sections shows that the primary action required to address NFDC's technical failure of the housing delivery test is to complete the final stages of the Local Plan review.
24. On current evidence it will take a few months to run through the final formalities to Plan adoption, anticipated in May 2020. This will enable the updated housing target and the additional sources of housing supply allocated to be taken into proper account by MHCLG, and as projected in tables 4-5 is likely to generate a 'pass' score for the pending second HDT result when it can be re-based upon Local Plan adoption.
25. The Council has published a **Statement of Housing Land Supply and Housing Trajectory 2016-2036** (December 2019)<sup>4</sup>. For NFDC (outside of the National Park) this sets out the housing delivery trajectory to 2036 and the five-year housing land supply position based on the Local Plan 2016-2036 Part One, including Main Modifications. The trajectory reflects developer expectations and Local Plan hearing discussions and will form the basis for future Local Plan progress monitoring.

<sup>4</sup> [Statement of Housing Land Supply and Housing Trajectory 2016-2036](#)

### Measures to support, promote, enable and sustain housing delivery

26. National planning guidance states that a HDAP should outline challenges and identify actions to address under delivery against the housing requirement in the area, including measures to maintain or improve levels of delivery and to reduce the risk of further under delivery in the future.
27. It remains prudent and best practice to identify a range of other steps and mechanisms that the Council will apply, working with developers and other delivery partners as appropriate, to ensure that the replacement Local Plan continues to deliver sufficient housing and thus that the HDT can continue to be met.
28. To this effect the Council established a cross-service Housing Delivery Group in 2018. Its priority objectives and actions include accelerating future housing growth both market and affordable homes including Council house building.
29. The following measures to support, promote, enable and sustain housing delivery are set out in Table 7 below.
  - 7.1. Proactive approach to sites with delivery risks. Based on the assessment in Annex B, this will include a reviews of existing allocations and consents where around 500 homes are not being delivered in the timeframe expected.
  - 7.2. Effective Development Management Processes
  - 7.3. Proactive engagement with Stakeholders
  - 7.4. Increasing development diversity in the District
  - 7.5. Ensuring the delivery of strategic greenfield sites in line with predictions
  - 7.6. Delivering strategic solutions to environmental constraints (Habitats Regulations)
  - 7.7. Explore delivery of regeneration area(s)
  - 7.8. Ensuring a variety of suitable development sites
  - 7.9. Accelerated Affordable Housing Delivery
  - 7.10. Addressing external factors - material and skills shortages

**Table 7: Measures to support, promote, enable and sustain housing delivery**

**7.1 Proactive approach to sites with delivery risks**

<b>Proposal</b>	<b>Impact on delivery figures</b>	<b>Summary of Action</b>	<b>Timescale</b>	<b>Lead</b>
i. Create and maintain a 'Sites at risk' schedule	High	Establish and maintain a schedule of any sites which have or are due to stall, are at risk, or have identified barriers to delivery, for proactive intervention. First action to identify and contact the site owners to establish why the site has not yet delivered. This work will be integrated in to the Local Plan Review Part Two investigation of potential for non-strategic housing site allocations during 2020. See Annex A for the first draft list of approximately 500 potential homes on unimplemented site allocations and commitments (sites of 10+ homes)	First draft prepared. Update quarterly	Head of Planning/ Policy and Development Management
ii. Proactive DM approach focused on sites at risk	High	Adopt a proactive hit team approach to include relevant officers, consultees/local Councillors and Town/Parish Councils where necessary dealing with matters that are causing delay in commencement or completions	Ongoing	Planning
iii. Work with infrastructure providers	High	Work with infrastructure providers to ensure timelines for providing infrastructure corresponds with developer delivery timescales	Ongoing	Planning/Policy
iv. Facilitate the delivery of housing by using all planning powers	Medium	Consider whether other planning tools can be used to deliver on a variety of sites	When merited	Planning

## 7.2 Effective Planning and Development Management Processes

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
v. Capability and skill building to promote delivery	High	Skill audit and refocus of internal resources to ensure that the Planning service is fit for purpose	On going	Head of Planning
vi. Review handling of pre-application enquiries	High	Publish a pre-application protocol including use of Planning Performance Agreements	Q2 2020	Planning
vii. Improve internal and cross-service communication and coordination	Medium	Use of the internal Housing Delivery group and other training and briefing mechanisms to improve internal communications and coordination around affordable housing need and delivery	Ongoing	Planning / Strategic Housing & Development Team
viii. Enhance industry engagement	High	Introduce a Developer's Forum and Agent Forum	Q1 2020	Planning
ix. Reviewing pre-commencement and other conditions on planning permissions	Medium	Review wording of planning conditions and continue to refine conditions imposed by the local planning authority Liaison with HCC regarding ongoing review of S278/S38 processes and alignment with DM function	On going	Planning / Development Management
x. Review of process for handling major applications	High	Make more effective use of Planning Performance Agreements Redefine the way strategic site and major development projects are managed.	On going	Planning
xi. Review post decision processes	High	Continue to streamline the approach to the discharge of conditions, site monitoring and project completions to enable development to progress appropriately	On going	Planning / Development Management
xii. Transformational IT change	Medium	Update all Website communication to improve speed and efficiency Introduce new IT system to improve efficiency and speed of project management	On going	Planning/IT
xiii. Review Section 106 process	Medium	Continue to refine the S106 process working across all Council functions and with delivery partners	On going	Planning



### 7.3 Proactive engagement with Stakeholders

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xiv. Efficient and effective consultation	High	Regular liaison with Registered Providers and the Councils' Housing Enabling team to ensure that schemes are delivered within the District Liaise with statutory consultees to agree a One Stop Shop approach Review Councillor and community engagement mechanisms	On going  Q1-Q2 2020	Planning/ Strategic Housing  Head of Planning
xv. Undertaking regular dialogue with Homes England and MHCLG	Medium	Ongoing dialogue with Homes England and MHCLG to consider delivery issues and address constraints identified. This includes actively considering available funding streams and the role these bodies can have in unblocking stalled sites or sites at risk	On going	Head of Planning / Strategic Housing
xvi. Continue dialogue with Solent LEP	Low	Ongoing dialogue with SLEP to consider delivery issues and address constraints	On going	Head of Planning
xvii. Continue partnership working on strategic/cross boundary issues	High	Ongoing dialogue and collaborative working within the Partnership for South Hampshire and other subregional working groups to identify strategic solutions to support or enable delivery	On going	Head of Planning and Policy

### 7.4 Increasing development diversity in the District

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xviii. Increase the diversity of house builders	Medium	Promote the district to new developers through networks across the region and relevant events including inward investment initiatives. Work with MHCLG, Homes England inward investment networks	Ongoing	Head of Planning

xix. Promote greater housing mix/diversity of on sites	Medium	Promote diversity of homes e.g. via preparation of an Affordable Housing Supplementary Planning Documents (including community led housing) and through Development Management negotiations Engage with specialist housing providers/operators (e.g. build to rent, older persons' housing) and explore scope for partnership arrangements with strategic site promoters	Ongoing	Planning/ Strategic Housing
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### 7.5 Ensuring the delivery of strategic greenfield sites in line with predictions

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xx. Coordinated working with strategic sites	High	Arrange site delivery inception meetings for all strategic sites not yet in pre-app, and identify delivery actions as necessary, including - Working with land owners on Strategic Site Allocations with delivery complexities to prepare Delivery Frameworks	Q1 2020	Planning
			2020-21	Planning

### 7.6 Delivering strategic solutions to environmental constraints (Habitats Regulations)

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xxi. Recreational Mitigation Strategy	High	Update existing SPD to extend the range of off-site recreational mitigation projects available to support developments not required or able to provide on-site mitigation. Consider need for land acquisition to deliver strategic mitigation	Summer 2020	Planning
xxii. Nutrient Management Strategy	High	Prepare a Nutrient Management Strategy to assist developments achieve nutrient neutrality by a package of deliverable on-site and off-site measures. To complement joint working on strategic level measures in the Avon and Solent catchments.	Spring 2020	Planning / Planning Policy

### 7.7 Explore delivery of regeneration area(s)

Proposal	Impact on delivery figures		Timescale	Lead
xxiii. Explore masterplan for regeneration of Totton town centre	Medium	Develop a bid for One Public Estate round 8 with HCC	Q1	Head of Planning

### 7.8 Ensuring a variety of suitable development sites

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xxiv. Continue proactive plan-making to identify suitable smaller site locations for 800 homes within the overall planned housing supply	High	Progress Local Plan 2016-2036 Part 2 including additional non-strategic housing site allocations Continue to proactively support the delivery of Neighbourhood plans. Work with town/parish councils to support delivery and consider whether additional measures should be pursued to ensure delivery of homes within neighbourhood plan area	Neighbourhood Plans ongoing, Local Plan Part 2019/20 - 2020/21	Planning Policy
xxv. Supporting rural and community-led housing provision		Designate strategic housing and planning resources to support these specialist forms of housing provision	Q4 2019 - Q1 2020	Strategic Housing / Planning

### 7.9 Accelerated Affordable Housing Delivery

Proposal	Impact on delivery figures	Summary of Action	Timescale	Lead
xxvi. Direct Council delivery of additional affordable homes	High	The Council to deliver 600 additional affordable homes by 2026, to rent and shared ownership.	On going, by 2026	Strategic Housing Planning
xxvii. Utilise Council resources for affordable housing provision to support the delivery of strategic sites	High	Explore scope for partnerships with strategic site promoters where the Council becomes the registered provider and acquires a significant proportion of the affordable homes to reduce development risk and improve cashflow, reducing the affordable housing unit costs and accelerating delivery.	On going	Planning / Strategic Housing

xviii. Delivery of affordable homes on council owned sites	Low	Revisit Council land holdings for opportunities for housing development or infill, and for redevelopment / intensification	2020	Housing enabling/ Planning
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**7.10 Addressing external factors - helping to address material and skills shortages**

Proposal	Impact on delivery figures		Timescale	Lead
xxix. Helping to address skills and labour shortages		Work with developers and local education providers to identify opportunities for addressing skills shortages	Ongoing	Planning/ Economic Development

## Annex A: Status and progress of planning commitments (sites of 10+ dwellings)

Planning commitments are the remaining unimplemented Site Allocations from the Adopted **New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management** and other 'major development' site permissions for 10 or more homes.

Site completions data is at 31 March 2019 (annual monitoring).

### Key and summary

No current action required (monitor annually)	Monitor progress quarterly	Add to 'Sites at Risk' register Exploratory action required
929 homes	149 homes	499 homes (342 on one site)
59%	9%	32% (21% on one site)
1,577 homes in unimplemented consents and allocations of 10+ homes (including site capacity estimates)		

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
TOT1	N/A	Land at Durley Farm, Totton	Greenfield	80	Taylor Wimpey	0	0	80	Request for Screening Opinion (19/10576) for proposed residential development submitted in May 2019. Opinion given in June 2019. Pre-application advice in advance of formal submission of a planning application is currently ongoing. In December 2019 Taylor Wimpey confirmed their intentions to deliver the site in the next five years
TOT3	07/89872/RM (288 dwellings) 05/83625/RM (42 dwellings) 05/85757/RM (12 dwellings)	Land at Hanger Farm, Totton	Greenfield	282 (by 2036), additional 60 (after 2036)	Stanborough Developments	0	0	282 (by 2036), additional 60 (after 2036)	The developer has delayed and stalled the delivery of the site. Planning consents remain extant by virtue of Certificates of Lawfulness granted in 2007

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
TOT6	18/11018 (24 dwellings) 19/10013 (21 dwellings)	Land at Brokenford Lane, Totton	Brownfield	45	Fresh Developments / Sovereign Housing	0	0	45	Both permissions have under construction
TOT6	N/A	Land south of Brokenford Totton	Brownfield	10	Numerous small ownerships	0	0	10	No meaningful progress to date
TOT7	17/11651/OUT, 16/11130/RM	Land at Calmore Drive, Totton	Brownfield	20	New Forest District Council	0	0	20	Under construction. Completed in 2019/20
TOT8	15/11647	Land off Blackwater Drive, Totton	Greenfield	35	New Forest District Council	0	0	35	Under construction. Expected to complete in 2019/20
TOT9	N/A	Bus Depot, Salisbury Rd, Totton	Brownfield	15	Go Ahead Group Plc	0	0	15	No meaningful progress to date
TOT11	N/A	Land at Eling Wharf, Totton	Brownfield	400	Associated British Ports	0	0	400	Site required in medium term for port related operations. Longer term potential for redevelopment post 2025/26
MAR1	N/A	Cracknore Hard Lane / Normandy Way, Marchwood	Brownfield	12	Ministry of Defence	0	0	12	No meaningful progress to date
MAR2	N/A	Land at Park's Farm, Marchwood	Greenfield	100	Southampton Football Club	0	0	Nil (100 Deleted from overall housing supply)	No longer available - Developed as a training centre/ground. Site capacity has been removed from the overall housing supply and the allocation policy MAR2 scheduled for deletion

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
MAR3	N/A	Land south of Hythe Rd, Marchwood	Greenfield	15	National Trust / Blue Cross / Cancer Research UK	0	0	15	No meaningful progress to date
MAR4	N/A	Land off Mulberry Rd, Marchwood	Greenfield	10	Ministry of Defence	0	0	15	No meaningful progress to date
HYD1	15/10751	Land at Forest Lodge Farm, Hythe	Greenfield	45	Vivid Homes	0	0	45	Under construction, drainage issues delaying completion
HYD2	N/A	Land at Cabot Drive, Hythe	Greenfield	10	Hampshire County Council	0	0	10	Discussions are ongoing with the site owner (Hampshire County Council) regarding bringing the site forward
BLA1	N/A	Land adj. Blackfield Primary School	Greenfield	30	Versalis UK Ltd	0	0	30	No meaningful progress to date
LYM2	16/10764	Land north of Alexandra Rd, Lymington	Greenfield	87	Pennyfarthing Homes	0	73	14	Under construction and 73 dwellings completed in 2018/19
LYM4	10/96153	Land north of Buckland Gardens	Greenfield	10	Private Individual	0	0	6 (Deleted from overall housing supply)	The southern third of the site has been implemented delivering 4 dwellings. A separate extant permission (10/96153) for 6 dwellings from a separate developer covers the remainder of the site. A start has been made but no further work on delivering the dwellings covered by the permission has happened for some years

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
L YM5	N/A	Fox Pond Dairy Depot and Garage, Milford Rd, Lymington	Brownfield	14	DMG Retirement Trust / Brightbeech Investments LLP	0	0	14	DMG Retirement Trust has made numerous attempted Prior Approval applications (18/11353, 17/10576, 17/11278 – all refused) on parts of the area of the site that is in their ownership No meaningful progress to date on the part of the site owned by Brightbeech Investments LLP
MoS1	17/10606	Land north of School Lane, Milford on Sea	Greenfield	42	Pennyfarthing Homes	0	0	42	Under construction
NMT2	N/A	Land west of Moore Close, New Milton	Greenfield	15	New Forest District Council	0	0	15	Site recently purchased by New Forest District Council for housing development. The Council expects to deliver the site within the next five years
NMT3	N/A	Land off Park Rd, Ashley, New Milton	Greenfield	15	Private Individual(s)	0	0	20	No meaningful progress to date
NMT4	N/A	Land east of Caird Ave, south of Carrick Way	Brownfield	40	New Milton Sand and Ballast	0	0	Nil (40 deleted from overall housing supply)	No longer available. The site is being proposed in the New Milton Neighbourhood Plan Publication Version May 2019 <sup>5</sup> for commercial development only as residential development is no longer considered possible on the site. Site capacity removed from overall housing supply

<sup>5</sup> New Milton Neighbourhood Plan Publication Version May 2019 (Draft Policy NM3): [New Milton Neighbourhood Plan Publication Version May 2019](#)



Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
NMT6	N/A	Land east of Caird Ave, south of Carrick Way woodland	Part Brownfield / Part Greenfield	90	New Milton Sand and Ballast	0	0	Nil (90 deleted from overall housing supply)	No longer available. The site is in use for gravel processing / extraction and will not be available within the Local Plan period 2016-2036. Site capacity removed from overall housing supply
NMT8	N/A	Ashley Cross Garage, Ashley Lane, New Milton	Brownfield	10	Private Individual(s)	0	0	10	No meaningful progress to date
RING3	13/11450/OUT, 16/11520/RM (Phase 1: 62 dwellings), 17/11358/RM (Phase 2/3: 113 dwellings) 18/11648 (20 dwellings)	Land west of Crow Lane, Ringwood	Greenfield	195	Linden Homes / Wates Developments	0	87	108	Under construction and 87 dwellings completed in 2018/19  18/11648: Resolution to Grant Full Planning Permission (Subject to Section 106 Agreement). This scheme for 20 dwellings is additional to the 175 dwellings already permitted (16/11520 and 17/11358) on the wider site
FORD1	17/10150	Land east of Whitsbury Rd, Fordingbridge	Greenfield	145	Pennyfarthing Homes	0	2	143	Under construction
ASH1	N/A	Land adjoining Jubilee Crescent, Ashford	Greenfield	10	Private Individual(s)	0	0	10	No meaningful progress to date

Policy	Planning permission Ref	Site Name	Land Type	Capacity	Site controller	Units Delivered		Remaining Capacity	Comments on progress
						17/18	18/19		
SAND1	19/11080, 19/11083	Land west of Scout Centre, Station Rd, Sandheath	Greenfield	14	Healthy Developments Ltd	0	0	14	Full planning permission (19/11080 and 19/11083) granted on 20 December 2019. Applications to discharge the pre-commencement conditions currently ongoing. The site is controlled by a housebuilder who will deliver the site
	16/11646	2 South Street, Hythe	Brownfield	41	Churchill Retirement Living	0	0	41	Pre-commencement conditions being discharged
	17/11204	Hythe and Dibden War Memorial Hospital, Hythe	Brownfield	21	NHS Property Services Ltd	0	0	21	Hybrid consent with hospital component having full planning permission and the residential component having outline planning permission. The new hospital will be delivered before the residential development
	17/10854	Buckland Granaries, Lymington	Brownfield	11	DMG Retirement Trust	0	0	11	Under Construction
	17/10906	Land at 99 Wainsford Road, Lymington	Greenfield	10	AJ Developments	0	0	10	Under construction. Expected to complete in 2019/20
	15/10032, 17/11741, 16/11715	57-59 Station Road, New Milton	Brownfield	14	Sheet Anchor Evolve Ltd	0	0	14	Under construction
	18/10198	21 Kennard Road, New Milton	Brownfield	10	Heatherdene Properties	0	0	10	Pre-commencement conditions being discharged



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