

NOTICE OF MEETING

Meeting: CABINET

Date and Time: WEDNESDAY, 6 MAY 2020, AT 10.00 AM*

Place: SKYPE MEETING - ONLINE

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 no later than 12.00 noon on Friday 1 May 2020. This will allow the Council to provide public speakers with the necessary joining instructions for the Skype Meeting.

Bob Jackson
Chief Executive

Appletree Court, Lyndhurst, Hampshire. SO43 7PA
www.newforest.gov.uk

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

AGENDA

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 4 March 2020 as a correct record.

2. DECLARATIONS OF INTERESTS

To note any declarations of interests 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. RESPONSE TO CORONAVIRUS - COVID-19

Portfolio Holders will give a presentation on the Council's response to the Coronavirus – COVID-19 pandemic.

5. REPORT FROM THE CHIEF FINANCIAL OFFICER ON THE FINANCIAL IMPLICATIONS OF CORONAVIRUS - COVID-19 (Pages 3 - 12)

6. NEW FOREST DISTRICT COUNCIL'S SHARED OWNERSHIP SCHEME (Pages 13 - 44)

7. ADOPTION OF THE LOCAL PLAN 2016-2036 PART ONE: PLANNING STRATEGY (Pages 45 - 224)

To:

Councillors

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

Councillors

Jeremy Heron
Alison Hoare
Barry Rickman (Chairman)
Mark Steele

REPORT FROM THE CHIEF FINANCIAL OFFICER ON THE FINANCIAL IMPLICATIONS OF CORONAVIRUS – COVID 19

1. Recommendation

- 1.1 That Cabinet note the financial implications as set out throughout the report and recommend to Council that;
 - 1.1.1 the budget for 2020/21 be updated to take into account the emergency funding received and the new expenditure pressures and income losses being sustained by the Council
 - 1.1.2 the Medium Term Financial Plan be updated to reflect the challenges to it's delivery that have arisen as a result of COVID-19

2. Purpose of the report

- 2.1 The purpose of the report is to update Council members on the quantifiable financial effect that COVID-19 has had on the Council, including implications to the budget for 2019/20, 2020/21 and the Medium Term.
- 2.2 The report also gives an overview of the financial support made available to the Council from Central Government departments to date, recognising that the majority of assistance has been to cashflow as opposed to new grant funding.

3. Background

- 3.1 The COVID-19 response measures introduced by the Government since the middle of March have had a significant implication to this Councils finances and has also required a necessary reprioritisation of service delivery.
- 3.2 The Council has had to adapt and respond to new government directives, new legislation and have had a key role in the financial administration of significant sums of money in order to support businesses within the New Forest.
- 3.3 The Council will rely on additional funding support being forthcoming from Central Government to assist in dealing with the new cost pressures and income losses it is currently experiencing as a result of COVID-19.
- 3.4 The report is broken up into manageable sections as follows;
 - Section 4; Impact to NFDC Budget
 - 2019/20
 - 2020/21
 - Medium Term Financial Plan

Section 5; Financial Assistance Received to Date

- Upfront COVID-19 Funding
- Hardship Fund
- Cashflow support
- Furlough

Section 6; Supporting Local Businesses

- Expanded Retail Discount Policy
- Small Business Rate Grant Fund
- Retail, Hospitality and Leisure Grant Fund
- Supplier Relief due to COVID-19

Section 7; Other Financial Matters Arising

4. Impact to NFDC Budget

4.1 On the 24th Feb, Council set the NFDC budget for 2020/21. At that time, the scale of the COVID-19 pandemic and the impact it was due to have on the UK was unknown. The Budget included a £3 million General Fund reserve, and a £1 million HRA reserve.

4.2 The largest direct implication to the Councils budget has been a significant reduction in monthly income generation. Effected services and average monthly income losses include;

- Leisure centres; £600k pcm
- Golf Centre; £12k pcm
- Parking; £200k pcm
- Planning; £50k pcm
- Coastal Amenities; £32k pcm
- Waste Collection Services; £86k pcm
- Housing Voids Loss of Rent; £28k pcm
- Treasury Management Investments; £45k pcm

4.3 Implication to 2019/20 Budget

4.3.1 Due to the pandemic hitting the UK slightly behind the rest of Europe, the timing of the key 'lockdown' announcement meant the implication to the 2019/20 financial year is comparatively minor, with Leisure Centres being the most significantly impacted. The loss in income from the date of closure (17th March) to the end of March is estimated at £116,000 (c1.7% of total HLC income for the year). The only other service income impacted of any note was parking whereby 'lockdown' restrictions meant pay and display income at the Council owned car parks was reduced to the tune of £30k during March.

4.3.2 The provisional outturn report that would ordinarily have been presented to Cabinet in April was pulled, and the budget outturn for 2019/20 will instead

be presented in July as part of the established overall performance management report for 2019/20.

4.4 Implication to 2020/21 Budget

- 4.4.1 The on-going impact to 2020/21 is far more considerable with the Council currently missing out on around £1 million in income each month. There is an expectation and understanding within the sector that employees are all still recompensed at their full salary, regardless of whether they are currently working in their standard contracted role or not. There is very little by way of contra cost savings crystallising.
- 4.4.2 Homelessness costs have also increased as a result of the government directive to ensure that those who are homeless are taken off the streets and accommodated safely. The Council is currently utilising a local hotel to accommodate 16 homelessness people. The anticipated monthly gross cost is around £70,000, with some of this cost being recoverable through housing benefit subsidy.
- 4.4.3 Other one-off costs have also been incurred, or committed to, with the Council pledging support to Foodbanks and incurring costs in the establishment of the shielding hub (combined £25,000), and ensuring important information is shared across the district in formats other than electronic media (£10,000).
- 4.4.4 At the current run-rate, the £3 million General Fund reserve will be fully utilised by the end of June. At this point other Council reserves (Capital Programme Reserve) will be required to support the general fund to bridge the funding gap arising as a result of the loss in income and new expenditure pressures. At present, the government has supported local authorities with cash flow (more in section 5), but further clarification is awaited on what financial support will be forthcoming as opposed to authorities needing to utilise reserves to cover lost income and expenditure pressures indefinitely as opposed to temporarily.
- 4.4.5 Various verbal comments have been made by Government Ministers and Government Cabinet members on 'local government being looked after', but more recently comments have been amended to 'the sector must share the burden'. As of yet, the share of support funding to District Councils has been absolutely minimal and insufficient to meet new cost pressures, let alone beginning to offset the income losses that are being realised. There is more on this funding in section 5 of this report.
- 4.4.6 If it looks increasingly like reimbursement of income losses and expenditure pressures is not going to be forthcoming from the Treasury, the Council will need to begin to consider the prioritisation of service delivery, with statutory service delivery being prioritised over any non-essential spending on discretionary services. We're not at this point yet.

- 4.4.7 Take up of the Council Tax Reduction Scheme has also increased, with 220 new claims received in April 2019 compared to 411 in April so far this year (up 87%). This means less Council Tax collection, impacting NFDC, the Police and Fire Authorities as well as the County Council. An increase in Council Tax arrears is also fairly likely despite healthy collection being obtained in April. Council Tax collection rates were down by 3% in April, but the Council has been working with numerous taxpayers to accommodate revised payment profiling of Council tax so as to defer payments until June. Overall through, it is likely collection will be lower in 2020/21; an increase in bad debt provision based on 3% of Council Tax would cost the Council £360,000 for 2020/21.
- 4.4.8 The true effect on Business Rate retention won't be known for some time, but if the shrinking of the economy is anything as severe as has been forecast by the OBR (upto 35%) this will undoubtedly have an implication to the Councils share of retained business rates to 2020/21 and beyond and will require an increase to the Business Rates Bad Debt Provision. The Council budget for 2020/21 expected a retained business rate share above baseline of £3.3 million, reducing to £400,000 per annum thereafter (as expected from the reset to come as a result of the delayed Fair Funding Review). The implication to the Councils finances to 2020/21 could therefore be significant, with the impact to future years being much reduced due to the assumptions already made. This area will be closely monitored.
- 4.4.9 To date, HRA rent arrears have seen a very marginal increase. All non-essential activity has ceased, resulting in savings in materials and supplies more than offsetting the rent position.

4.5 Implication to Medium Term Financial Plan

- 4.5.1 There were 2 areas of significance included in the MTFP as valuable sources of additional income and savings to assist in balancing the Council's budget over the medium term; both are impacted by the current COVID-19 situation;
- Commercial / Residential Property Investment
It is too early to quantify what the impact of COVID-19 might be to the achievability of the new income streams assumed within the MTFP, but it is clear that the combination of reduced NFDC reserves and uncertainty in the economy will make new income generation in this area even more difficult to achieve. It is worth remembering however that the Council takes a long-term view on its property investments and additional opportunities may also present themselves, particularly in the commercial property market.

 - Leisure Delivery Review
The Leisure market has been particularly impacted by the Social Distancing guidelines with many Leisure destinations being closed

since the 23rd March. Income losses across the sector are significant, with many operators providing services to Councils looking for their contracting Council's to step in and provide financial support to ensure operators are in a sound position to re-open and continue operations once allowed to do so. The NFDC review has been postponed until the end of June.

- 4.5.2 The Capital Programme as included within the MTFP will be largely unaffected in terms of content, although timing of delivery and the financing streams need revisiting. The Council may need increased reliance on external borrowing to support the delivery of the programme if Council reserves are required to support the General Fund revenue budget.

5. Financial Support Received to Date

5.1 Upfront COVID-19 Funding

- 5.1.1 On the 19th March, the government announced an emergency financial support package to the public sector worth £2.9 billion. £1.3 billion was directed to the NHS, and £1.6 billion to local authorities. Of the £1.6 billion, the vast majority was targeted at social care due to the need to free up hospital space.
- 5.1.2 On the 18th April, the government announced a second tranche of £1.6bn emergency un-ringfenced funding would be released to local authorities. At the time of writing, it hadn't been confirmed on what basis this funding would be distributed. As the initial tranche was social care orientated, there is an expectation (and certainly a hope) across District and Borough Councils that this second tranche would be more directed to the cost pressures faced by lower tier authorities.
- 5.1.3 NFDC's share of the initial funding tranche was £70,401. As described in paragraph 4.4.2 and 4.4.3, new ongoing and one-off expenditure pressures incurred or committed to means that this funding will have been utilised before the end of April.
- 5.1.4 On the 14th April, the Council submitted a data return devised by the MHCLG to capture the financial impact that COVID-19 has had on Local Authorities. The form focused on the allocation of the Emergency Funding, new expenditure pressures to date and forecast, income losses to date and forecast, and cash flow issues. It is likely that this form will be required monthly. The Council is keeping good records on new COVID-19 expenditures and is keeping track of income losses. The Treasury stance to date is that they are likely to require a detailed evidence-based system. They will however have to understand that providing emergency financial support for income losses is not the same as providing financial support for expenditure incurred.

5.2 Hardship Fund

- 5.2.1 In early April, the Council received £886,486 'Hardship' funding. This funding was designed to assist taxpayers who are suffering hardship due to COVID-19. The guidance attached to the funding was that an authority should offer a reduction of up to £150 to all Council Tax bills where the payee was working age and in receipt of Council Tax Reduction support. The Council promptly ensured that any taxpayer eligible for the £150 hardship funding did not have their Direct Debit collected in April. This £150 one-off reduction utilises around 40% of the hardship funding received.
- 5.2.2 The remaining hardship funding will be used to further support those having difficulty in paying their 2020/21 Council Tax as well as taxpayers who claim Council Tax support during 2020/21 and have an amount of council tax to pay. At the time of writing, the MHCLG are yet to issue their further detailed guidance on the application of their scheme and our software supplier, Northgate, has yet to provide the software to enable us to administer the funding. Once issued, we can then utilise the remaining funding targeting the households who need the greatest level of support. In the meantime, the Council's approved Council Tax Reduction Scheme and Exceptional Hardship scheme are still being used where applicable to offer financial support those in need.

5.3 Cashflow Support

- 5.3.1 The Council received £3.3 million on 1 April, representing the value of the original business rate discount scheme. Ordinarily, this discount would have been allowed for monthly and would have been netted off against the payments made by this Council to the Treasury under the 50% business rate retention scheme.
- 5.3.2 On 16th April, MHCLG announced that Councils will be allowed to defer the governments' Business Rate Retention payments in the first 3 months of the year. For NFDC, the payments were originally scheduled at £5.3 million per month.
- 5.3.3 On 3rd April, in recognition of lower collection rates being anticipated, the County Council made an offer to the 11 Hampshire District and Borough Councils to reduce the level of County Precept payments made by the 11 authorities to the County by 10% in April, May and June, with the payments to be made up by 31/03/21. All 11 authorities took the County up on their offer. For NFDC, the value of the reduction in payment to the County is worth £828,400 per month.
- 5.3.4 Whilst all the above is positive and has had the desired and necessary effect on protecting the Council's immediate cashflow requirements, it is all temporary and not 'new money' to NFDC, which is what the Council needs.

5.3.5 The Council will make precept payments to Town and Parish Councils as originally planned during 2020/21.

5.4 Furlough

5.4.1 In April, at a (virtual) meeting of the Employee Side Liaison Panel, a decision was taken to Furlough the Leisure Staff not working. Leisure Staff were identified as a specific group of Council Employees applicable to Furlough as ordinarily their staffing costs are covered through the generation of Fees and Charges income, as opposed to being covered by 'Public Funding' (which is a condition whereby Furlough is not expected to be used).

5.4.2 If the Council receives re-imbusement of lost income (@ approx. £600k per month) through a Government grant, a furlough claim will not be made, if however income losses are not recovered, then the Council will look to make a furlough claim, which is worth c£220,000 per month. It is not a guarantee that the claim will be successful, but it was confirmed by the MHCLG that the scheme is open to Local Authorities in some circumstances, hence why the decision was taken to leave this option open to the Council.

6. **Supporting Businesses**

6.1 The Government introduced 3 key measures for supporting businesses in its economic response package;

1. Expanded Retail Discount Policy
2. The Small Business Grant Fund
3. Retail, Hospitality and Leisure Grant Fund

6.2 Expanded Retail Discount Policy

The Government announced in the Budget on 29 October 2018 that it would provide a Business Rates Retail Discount of 33%, to apply in the years 2019/20 and 2020/21. This discount was subsequently increased to 50% and in response to the coronavirus pandemic, in the Budget on 11 March the Government announced that it would increase the discount to 100% regardless of rateable value and extend it to include the leisure and hospitality sectors. Following the announcement on 23 March 2020 of further measures to limit the spread of coronavirus, the Government confirmed that some of the exclusions for this relief have been removed, so that retail, leisure, and hospitality properties that will have had to close as a result of the restriction measures will now be eligible for the relief.

The value of the new expanded reliefs to small businesses and to retail, hospitality and leisure businesses within the District currently totals £25,217,903. The cost of these reliefs is funded by the government.

Updated bills were sent out by the Council to eligible businesses reflecting the new relief policy on 13 April.

6.3 Business Grant Funds

On 1st April 20, the Council received £57,850,000 from the Department for Business, Energy and Industrial Strategy (BEIS). This sum was devised by BEIS based on previous Business Rate data and was for redistribution to businesses in accordance with the grant schemes as detailed below. On 2nd April, a letter was sent by the Council to all businesses identified as eligible from within the Council's Business Rate system, and on the same day an E-form, developed by officers within the Tax & Benefits team, went live on the NFDC website enabling businesses to submit their necessary information back to the Council so validation of eligibility and then payments could commence. The Council also publicised the grants and form via E-news and social media.

Small Business Grant Fund

Under the Small Business Grant Fund (SBGF) all businesses in England in receipt of either Small Business Rates Relief (SBRR) or Rural Rates Relief (RRR) in the business rates system will be eligible for a payment of £10,000 in line with eligibility criteria. Those ineligible include beach huts, car parks and where property is for personal usage.

Within the District, nearly 2,700 eligible businesses were identified.

Within the first week of NFDC receiving the funds from BEIS, 1,634 forms had been received, and 1,560 payments made been made (95.5%) totalling £15.6 million.

Retail, Hospitality and Leisure Grant Fund

Under the Retail, Hospitality and Leisure Grant (RHLG), businesses in England that would have been in receipt of the Expanded Retail Discount (which covers retail, hospitality and leisure) on 11 March with a rateable value of less than £51,000 are eligible for the following cash grants per property.

Eligible businesses in these sectors with a property that has a rateable value of up to and including £15,000 will receive a grant of £10,000

Eligible businesses in these sectors with a property that has a rateable value of over £15,000 and less than £51,000 will receive a grant of £25,000

Businesses with a rateable value of £51,000 or over are not eligible for this scheme. Businesses which are not ratepayers in the business rates system are not included in this scheme. State Aid rules apply to the grants.

Within the District, just over 1,100 eligible businesses were identified.

Within the first week of NFDC receiving the funds from BEIS, 553 forms had been received, and 433 payments made been made (78.3%) totalling £9.010 million.

6.5 Supplier Relief due to COVID-19

In March, the Cabinet office issued a Procurement Policy note setting out guidance and information to Public Bodies on payment of suppliers to ensure service continuity during and after the current COVID-19, outbreak.

The Council has continued to pay all suppliers where payment is due in line with 'invoice due-dates'. To date, none of our contractors have come forward to the Council requesting financial support in the shape of forward payments. We suspect that this is a result of furlough being used in most in cases with employees and self-employed personnel receiving (or due to receive) 80% pay or profits for not working during the current situation.

7. Other Financial Matters Arising

7.1 The required publication date for the preparation of the Draft set of Financial Statements and Annual Governance Statement has been deferred by three months (from end of May to end of August), with the External Audit opinion deferred by four months (from end of July to end of Nov). The NFDC Finance team will be working to a revised deadline of a one month extension (to end of June). The Audit Committee chairman is aware.

7.2 The scale of the financial implications as covered throughout this report is largely as a result of the Council having to react and respond to Government Directives. Where discretionary financial decisions have been made, they have been made in accordance with delegations and in correspondence with the relevant Portfolio Holder.

8. Crime & Disorder Implications

8.1 None.

9. Portfolio Holder Comments

9.1 I would like to open my portfolio holder comments by expressing my thanks to and pride in everyone who works at New Forest District Council for the exceptional way in which they have responded in this time of crisis; there are too many to list individually but be assured that your actions have been noticed and we are all truly grateful.

The report sets out the significant impact that COVID-19 has had on this Council's budget for 2020/21 and Medium Term Financial Plan, however it also demonstrates the robust financial position held by this Council as we went into this unprecedented event and the steps that we have taken to address the situation. Cash flow does not at this time present a problem for this Council and our ability to access our reserves ensures that we remain in a secure financial position.

Until such time as Government set out their recovery strategy and ensuing support we cannot accurately assess the long term impact that these events will have on this Council although we continue to revise our financial model as events unfold. What we can be certain of is that we will work to prioritise and deliver our statutory functions, for the best solution possible for our community and continue to support the most vulnerable within our society.

Further Information

Alan Bethune
Chief Financial Officer (S151)
Tel: 023 8028 5588
Email: alan.bethune@nfdc.gov.uk

Background Papers

Published Documents

NEW FOREST DISTRICT COUNCIL'S SHARED OWNERSHIP SCHEME

1. RECOMMENDATIONS

That Cabinet approve the introduction and implementation of a Shared Ownership Scheme based on the Shared Ownership Policy at Appendix 1.

2. INTRODUCTION

- 2.1 The Council's Housing Strategy 2018 sets out ambitious plans to provide at least 600 new Council homes by 2026 with social rent, affordable rent, and shared ownership tenures.
- 2.2 This report deals with shared ownership and introduces for the first time, a new Council Shared Ownership Scheme.
- 2.3 The new Shared Ownership Scheme will be of particular interest to those within the District who are renting a home in the private sector but who will not be in a position to buy a home due to the high house prices in the area. Many of these households will have little security of tenure (through assured shorthold tenancies) and are unable to afford the deposit and mortgage payments that come with purchasing a home outright in the District.
- 2.4 The Council considers it important to introduce a model, in addition to social rented housing, to help households in the District get on the property ladder.

3. BACKGROUND

- 3.1 Shared ownership is where an individual buys and owns part of their home and pays a rent on the remaining part. The initial share purchased can be between 25% and 75%. A lease is granted to cover the part that is owned and there is an option to purchase additional shares in the property in stages; this is known as staircasing. Rent is then paid to the landlord on the remaining share. The purchase of the initial share, and any additional shares bought through staircasing, are normally funded by a mortgage.
- 3.2 The Council's new Shared Ownership Scheme aims to give those people who are unable to buy a property outright due to the high property prices in the District, long term housing stability by getting them onto the property ladder when they might otherwise not be in a position to afford a home.

3.3 Shared ownership is an affordable housing option because:-

- It requires a smaller deposit and mortgage;
- If a shared-owner's financial circumstances change, additional shares can be purchased until the home is owned outright;
- It can reduce monthly outgoings as the combined costs of a mortgage and rent can be cheaper than privately renting.

	Open Market Value	Share Purchased	Deposit Required	Monthly Housing Cost				Private Rent
				Mortgage	Rent	Service	Total	Total
2 Bed Flat	£250,000	£62,500 (25%)	£6,250 (10%)	£274.37	£429.68	£50	£754.05	£750+
2 Bed House	£275,000	£68,750 (25%)	£6,875 (10%)	£301.81	£472.62	£10	£784.43	£825+
3 Bed House	£335,000	£83,750 (25%)	£8,375 (10%)	£367.66	£575.78	£10	£953.44	£1000+

Notes: Mortgage rate of 4.1% over 30 years, Rent at 2.75% of unsold equity. Lower quartile private rents based on Ringwood Right Move February 2020

4. THE COUNCIL'S PROPOSED SHARED OWNERSHIP SCHEME

- 4.1 The Council's approach to implementing its new Shared Ownership Scheme is set out in the Shared Ownership Policy ("the Policy") at Appendix 1. The Policy sets out the Council's approach to the development, sale and management of properties within its shared ownership schemes.
- 4.2 A draft Guide on the Council's Shared Ownership Scheme can be found at Appendix 2, which will give interested parties who express interest in acquiring a Council Shared Ownership property, more information on becoming a shared ownership owner.
- 4.3 The Policy's main provisions are set out below:-

(a) Aims and Objectives

- To provide locally connected households in affordable housing need with greater housing choice through the development of shared ownership properties;
- To ensure that shared ownership properties are marketable and that prospective buyers can access mortgage finance;

- To ensure that the sale of shared ownership properties will be responsive to local demand and affordability levels, whilst contributing to the creation of viable development schemes and sustainable local communities;
- To ensure that the process of purchasing, staircasing and re-selling a shared ownership home is clear, transparent and complies with legislative and regulatory requirements.

(b) Shared Ownership Scheme Administration:

- The District Council's Shared Ownership Scheme will mirror the Homes England national model (including adopting their model leases) to ensure that it is consistent with the national shared ownership tenure, which meets nationally recognised standards and is clearly recognisable to the market.
- The sale of shared ownership homes will be to eligible households, who have registered with the Help to Buy Agent for the New Forest area but also have a local connection to the New Forest District.
- The Council will seek every opportunity to market its shared ownership homes to those identified in housing need who also meet a local connection criteria.

(c) Management of the Scheme:

- It is proposed that the following Council teams will take responsibility of the management of the Shared Ownership Scheme as follows:

Housing Strategy and Development Team:

- for the marketing and initial sale of the Council's shared ownership homes;
- For staircasing (where shared owners wish to purchase further shares in their home) or re-sales (where they wish to sell their homes).

Housing Estates Management Team:

- the management of the leasehold, including rent, service charge and sinking fund collection.

Housing Maintenance Team:

- the maintenance and repair of communal areas and elements of the buildings for which the Council has retained responsibility.

5. FINANCIAL IMPLICATIONS

- 5.1 There will be some financial implications in implementing the Council's new Shared Ownership Scheme. Additional resources may be required at a future date when the Scheme becomes more established. This will be kept under review. However, from the outset, it will be necessary to have some up front marketing resources to ensure that new Council Shared Ownership homes can be appropriately marketed. These

resources will initially be found within existing budgets and once further schemes come on board, marketing costs will be factored into the overall development process and costs.

- 5.2 The costs of providing management and maintenance services to shared ownership homes will be covered by the annual service charge.

6. EQUALITIES IMPLICATIONS

- 6.1 The introduction of a new Council Shared Ownership Scheme is a key objective set out in the Council's Housing Strategy (December 2018). The Shared Ownership Scheme will have a positive impact on those with protected characteristics as it will increase the options for affordable home ownership; particularly for those who have limited income due to age, gender or disability. However, it is recognised that it may have an impact on those who do not readily meet the Council's proposed local connection provisions. The Council considers its local connection provisions strike a fair balance of promoting local priorities whilst limiting the adverse impact on such groups, as it limits the residence criteria to 2 years and those who have lived in the district in the past. Furthermore, the Council recognises employment as a criteria for local connection. However, the Council will continue to monitor the impact and effect of its policies and it will retain a discretion to ensure that where appropriate and necessary this is applied to enable compliance with its duties under the Equality Act 2010.

7. PORTFOLIO HOLDER COMMENTS

- 7.1 The Portfolio Holder supports the recommendations contained within this report.

For further information contact:

Tim Davis
Housing Strategy & Development Manager
Tel: 023 8028 5588
Email: tim.davis@nfdc.gov.uk

Catherine Bonnett
Housing Initiatives Manager
Tel: 023 8028 5588
Email: catherine.bonnett@nfdc.gov.uk

Grainne O'Rourke
Executive Head of Governance & Housing
Tel: 023 8028 5588
Email: grainne.orourke@nfdc.gov.uk

Background Papers:

Housing Strategy (December 2018)

NEW FOREST DISTRICT COUNCIL SHARED OWNERSHIP POLICY

1. INTRODUCTION

1.1 Purpose

This Policy sets out New Forest District Council's ("the Council's) approach to the marketing, selling (including re-sales) and the management of its shared ownership properties.

In developing this Policy, the Council has had regard to:

- Local issues of affordability;
- Council housing policy as set out in its Housing Strategy and Allocations Policy;
- Statutory provisions and guidance, and in particular, the following:
 - Leasehold Reform Act 1967
 - Housing and Regeneration Act 2008
 - The Housing (Shared Ownership Leases) (Exclusion from Leasehold Reform Act 1967) (England) Regulations 2009
 - The Housing (Right to Enfranchise)(Designated Protected Areas) England Order 2009
 - Homes England – Capital Funding Guide for Shared Ownership

1.2 Policy Statement

The Council is committed to providing a variety of affordable housing options to residents within the District. The Council's Shared Ownership Scheme will assist those households who wish to get on the property ladder but are unable to afford to buy a property on the open market due to high prices. The Council will align its shared ownership scheme to the Homes England model to ensure that all first and subsequent re-sales, are recognisable and acceptable to the market and mortgage lenders.

1.3 Aims and Objectives of the Council's Shared Ownership Scheme

- To provide locally connected households in affordable housing need greater housing choice through the development of shared ownership properties;
- To ensure that shared ownership properties are marketable and that prospective buyers can access mortgage finance;
- That the sale of shared ownership properties will be responsive to local demand and affordability levels, whilst contributing to the creation of viable development schemes and sustainable local communities.
- That the process of purchasing, staircasing and re-selling a shared ownership home is clear, transparent and complies with legislative and regulatory requirements.

2. PROCESSES AND PROCEDURES

2.1 ELIGIBILITY

To qualify for the Council's Shared Ownership Scheme, applicants must meet the eligibility criteria set out in this Policy

Criteria	
Age	18 years or over and resident in the UK
Income	Have a household income of less than £80,000 (national criteria requirement)
Local Connection	DISTRICT The applicant has been resident in the District for a continuous period of 2 years at the time of application, or the applicant has been resident in the District for 10 years or more in the past, or the applicant has been employed for a least 2 years within the District.
	RURAL PARISHES Applicants will be required to meet the eligibility criteria for rural parishes as set out in the Council's Housing Allocation Policy. Please see section 2.4 below.
	RURAL EXCEPTION SITES There may be additional requirements for local connection and cascades defined in a legal planning agreement accompanying planning consent.
General	Applicants who do not already own a home nor are named on an existing mortgage, unless they are an existing owner of: (a) A shared ownership property, or (b) In exceptional circumstances to be approved by the Executive Head of Governance and Housing in consultation with the Housing Services Portfolio Holder, if they meet the criteria in this Policy and they will have sold or will sell their property at the time as buying a shared ownership property.
	Applicant is unable to buy a home on the open market

	Applicant is able to demonstrate that they have a sufficient deposit, can afford to purchase a share in the property and can sustain home ownership in the longer term.
	If applicable, they must not be in rent arrears or in breach of their current tenancy agreement at the time of application.

2.2 THE LEASE

The Council will adopt the Homes England standard model leases for Shared Ownership with any appropriate adaptations considered necessary by the Executive Head of Governance and Housing.

Length

The Council will normally grant an initial lease term of 125 years at first sale. If a lease length for a shorter period is proposed, an assessment of the impact on the value of the property and its acceptability to mortgage lenders will be completed and included within the initial scheme appraisal.

Staircasing

Shared owners will be able to increase the share that they own at any time during the term of the shared ownership lease. This process is known as staircasing. The price paid, procedure for and the associated costs will be set out in the shared ownership lease.

Re-sales

The shared owner is required to notify the Council of their intention to re-sale the property. The process and procedure for re-selling, including any nomination and pre-emption rights will be contained in the lease (Note on a resale, there will be a right for the Council to re-acquire the property).

Additional Borrowing

The shared ownership lease will specify the circumstances in which additional borrowing can be secured against the share of the property. In each case the Council's written approval will be required.

Subletting

A shared owner will not be permitted to sublet part or all of the property; however, they will be entitled to have a lodger/paying guest.

Supplemental Lease Clauses

Additional nuisance clauses will be included within a shared ownership lease where appropriate or necessary for neighbourhood management reasons or to comply with property title or planning requirements.

2.3 REGISTERING AND APPLYING FOR SHARED OWNERSHIP HOMES

2.3.1 Registration

The existing Help to Buy Agent (Help to Buy South) already manages and administers the principal register of eligible households interested in shared ownership for the New Forest District. Households interested in purchasing a shared ownership home will be required to register with the Help to Buy agent to assess and confirm they are eligible (see section 2.4) and can afford a shared ownership home. The Council will advertise its shared ownership homes and accept applications through the local Help to Buy agent

In addition to the Help to Buy shared ownership register, the Council will hold and administer a list of households who have contacted the Council with an interest in shared ownership (Register of Interest). The list will be managed by the Housing Strategy and Development Team and will be for the purposes of shared ownership marketing.

2.3.2 Application Process for Purchasing a Property

Applicants wishing to purchase a shared-ownership home with the Council will be required to complete an online shared ownership application form, providing details of the property they wish to purchase, confirmation of their registration with the Help to Buy Agent, and all supporting information e.g. local connection status.

The District Council will review the application and confirm in writing;

- If the application meets the New Forest District Council eligibility requirements;
- If further information or supporting evidence is required;
- If the application does not meet the eligibility requirements for the scheme.

Prior to agreeing a shared-ownership sale, all applicants will be required to undertake and meet the requirements of an independent financial assessment by an appropriate body nominated by the Council. A detailed assessment of affordability and sustainability will be completed by the independent financial organisation. The applicant will need to consent for a copy of the assessment to be sent to the Council to review.

Applicants will be expected to proceed to exchange of contract within 10 weeks from the date of agreement to purchase.

2.3.3 Assessing affordability

Applicants must be able to afford not just the initial cost of purchase but the ongoing costs of their home. After the financial check has been completed in accordance with section 2.3.2 above, the Council will review and confirm that an applicant can afford to purchase the property and the ongoing rent and mortgage payments.

2.3.4 Reservation fees

To secure their interest in a shared ownership home an applicant will be required to pay a reservation fee of £500 for new build properties. The reservation fee will be payable once their application for the property has been received and the Council has formally confirmed the application has been accepted.

The fee will be held by the Council and will be deducted from the final balance of payment on the completion of the sale, including any interest (based on the standard rate at the time) accrued in that time.

Where an applicant withdraws their application, or the Council withdraws from the sale of a shared ownership the reservation fee will be refunded in full.

2.3.5 Withdrawing a shared ownership application

Applicant Withdrawal

If an applicant wishes to withdraw their application for a shared ownership property this must be confirmed to the Council in writing, setting out the reasons for their withdrawal.

Council Withdrawal

Where an applicant fails to progress the purchase of their shared ownership home within the agreed timescale, the Council reserves the right to withdraw from the sale. Before doing so, the Council will send a notice of its intention to withdraw from the sale and give the applicant a final opportunity to complete the sale within the agreed timescale.

2.4 ALLOCATION AND PRIORITISATION

2.4.1 The first sale of all new build shared ownership homes developed by the Council will be prioritised for households with a local connection to the New Forest District.

- Shared ownership homes within larger settlement areas will be prioritised for those with a District connection.
- Shared ownership homes developed in rural parishes will be prioritised in line with the Rural Parish Connection criteria and a time-based cascade giving priority to the Rural Parish, adjoining Parishes, and thereafter the rest of the District.
- Shared Ownership homes forming part of Rural Exception Sites will be prioritised according to the requirements set out in site specific legal planning agreements.
- The Council reserves the right to exercise its discretion to allow an allocation outside these rules. The exercise of such a discretion is reserved to the Executive Head of Governance and Housing in consultation with the Portfolio Holder for housing.

Areas with a District Connection

AREA
Ashley
Blackfield & Langley
Calmore
Calshot
Dibden & Dibden Purlieu
Eling
Fawley
Fordingbridge
Holbury & Hardley
Hythe
Lymington
Marchwood
New Milton
Pennington
Ringwood
Totton
Walkford

Areas with a Rural Parish Connection

RURAL PARISH
Ashurst/Colbury
Beaulieu
Boldre/Pilley/Norley Wood
Bransgore/Sopley
Breamore
Brockenhurst
Brook/Bramshaw
Burley
Copythorne/Bartley
Damerham
Denny Lodge
East Boldre/East End
Ellingham/Harbridge/lbsley
Exbury/Lepe
Godshill
Hale
Hordle
Hyde
Lyndhurst
Martin
Milford
Minstead
Netley Marsh/Woodlands
Rockbourne
Sandleheath
Sway
Whitsbury
Woodgreen

2.4.2 Prioritisation of Applications:

(a) District

Properties will be sold on a first come, first serve basis to the first applicant who is able to proceed with the purchase.

(b) Rural Parishes

In the first instance applications for properties situated in a rural parish will be available for a time limited basis (such time limit to be determined by the Executive Head of Governance and Housing in consultation with the Portfolio Holder for Housing Services) to applicants who satisfy a rural connection band as defined in the Council's Housing Allocation Policy and as set out in the table below. Properties will be sold to the first applicant who satisfies any of the rural connection bands for that rural parish and who is able to proceed with the purchase.

If there are two or more such applicants who are both ready to proceed with the purchase, the Property will be sold to the applicant with the highest rural connection band to that rural parish as defined in the Council's Allocation Policy.

RURAL CONNECTION BAND	CRITERIA
Band A	Applicants who live or are in Employment in the Rural Parish and have been so for longer than 10 years or who have lived in the Rural Parish for longer than 10 years previously or a designated key-worker performing an essential service for the Rural Parish community where there is an established need for the Applicant to be rehoused to maintain the service.
Band B	Applicants who live or are in Employment in the Rural Parish and have done so for longer than 5 years, or who have lived in the Rural Parish for more than 5 years within the last 15 years, or whose parents, siblings or adult children live in the Rural Parish and have done so for 10 years or longer.
Band C	Applicants who live or are in Employment in the Rural Parish and have done so for longer than 2 years, or who have lived in the Rural Parish for more than 2 years within the last 15 years or whose parents, siblings or adult children live in the Rural Parish and have done so for 5 years or more.

If no applications are received from an applicant with a rural connection band within the time specified, the Council will allow applications from neighbouring Parishes for a further time limited basis (such time limit to be determined by the Executive Head of Governance and Housing in conjunction with the Portfolio Holder or Housing Services). Applications may then be extended to the district if no eligible applications are received at the end of this period.

(c) Rural Exception Sites

Prioritisation will be in accordance with any conditional requirements which may apply as defined in a legal planning agreement accompanying planning consent.

(d) Prioritisation following Withdrawal

If a sale does not proceed because either the Council or the applicant has withdrawn in accordance with section 2.3.5 above, save for rural parish and rural exception sites, the Council will re-open the sale of the property to the next person who is ready to proceed with the sale from the list of initial applicants. For rural exception and rural parishes, the sale of the property will be re-opened in accordance with the provisions set out at sections 2.4.2(b) and (c) above.

2.4 MARKETING AND SELLING

2.4.1 Local Sales Plans

Local Sales Plans will be prepared for each development, in which the scheme specific marketing strategy and sales objectives will be set out. The Local Sales Plan will be reviewed throughout the development and sales period, being amended as necessary to respond to changing local circumstances and changes in the market or national policy.

2.4.2 Marketing and Show Homes

The Council will market shared ownership homes through the Help to Buy Agent's shared ownership register, the Council's own Home Ownership Interest List and local communities where the shared ownership homes are being developed. Applicants on the Council's Social Housing Register who have expressed interest in shared-ownership will also be provided with marketing information.

Shared ownership homes will be advertised on the Help to Buy Agents website and the Council's website. Adverts will be accompanied with high quality images, property details, the value of the property and the cost of the minimum share, expected rents and services charges. Shared ownership homes will be advertised on additional platforms, including local papers, through open days, site signboards and through the direct and digital marketing to potential buyers.

For schemes including five or more shared ownership homes a shared ownership show home may be provided, subject to local sales conditions (costs to be set out and agreed as part of the Local Sales Plan).

2.4.3 Viewings

All property viewings will be attended by a representative of the Council. Viewings will be carried out at reasonable times and at times convenient to the applicant

3. SCHEME MANAGEMENT

3.1 VALUATION AND SALES

3.1.1 Purchase Price

Shared ownership sales valuations will be prepared by independent RIC's valuation surveyors in line with industry best practice and Homes England shared ownership regulations. Valuations will be valid for a period of 3 months. Where the sale of a property does not complete within 3 months from the date of the valuation the Council will arrange for the valuation to be updated.

3.1.2 Initial Percentage Sells

In line with the national shared ownership model prospective buyers will be permitted to purchase a share of not less than 25% and no more than 75% of their shared ownership home at initial sale.

The percentage share sold will be the maximum the prospective purchasers can afford and sustain.

3.1.3 Shared Ownership Specifications

Shared ownership homes will be fitted with

- Carpets;
- Suitable flooring in wet areas (kitchens and bathrooms); and
- Integrated cookers and extractor hobs will also be fitted in all homes.

3.2 RENTS AND SERVICE CHARGES

3.2.1 Rents at First Sale

In setting shared ownership rents, the Council will have regard to the total affordability of the shared ownership home, including mortgage and service charge costs. However, the rent at first sale will be charged at no more than 2.75% of the value of the unsold equity, in line with typical rental charges for this tenure and recommendations by Homes England.

Once the initial rent has been confirmed it will be clearly identified in the marketing of the shared ownership home. The initial sale will be clearly incorporated within the shared ownership lease.

3.2.2 Rent Reviews

Shared ownership rents will be reviewed on the same date each year. The date will be clearly specified in the shared ownership lease. The leaseholder will be notified in writing of the new rent.

Annual rent increases will not exceed requirements specified within the Homes England Standard Lease.

3.2.3 Service Charge and Sinking Fund

Within apartment blocks the Council will manage, repair and maintain all common areas of the building and property and will retain overall responsibility for the building.

Where applicable service charges and sinking funds will be clearly identified and scheduled in the shared ownership lease.

Services charges and sinking funds will be reviewed and completed on an annual basis in accordance with the shared ownership lease.

3.3 RESPONSIBILITIES

3.3.1 The respective responsibilities of the Council and the shared owner will be set out in the shared ownership lease.

3.3.2 Within the Council the following services will be responsible for the management of the shared ownership scheme as follows:

SERVICE	RESPONSIBILITY
Housing Strategy and Development Team	<ul style="list-style-type: none">Marketing and initial sales; including management of the Register of Interest;Staircasing and re-sales
Housing Estates Management Team	<ul style="list-style-type: none">Management of the leasehold, including rent, service charge and sinking fund collection
Housing Maintenance Team	<ul style="list-style-type: none">Maintenance and repairs of communal areas and elements of the buildings for which the Council has responsibility

3.4 DISCRETION

The Council reserves the right to exercise its discretion in relation to any aspect of this Policy where it is deemed necessary and appropriate and in particular to ensure compliance with its statutory duties, including under the Equality Act 2010. The exercise of discretion is reserved to the Executive Head of Governance and Housing in consultation with the Portfolio Holder for Housing.

3.5 DATA PROTECTION

In accordance with the Council's statutory obligations under the Data Protection Act 2018 and the General Data Protection Regulations, all applicants will be made aware of how their personal information will be processed. Information recorded on the Council's system and on the Applicant's file will be shared with partner landlords and other agencies as necessary. Consent from the Applicant for information sharing will be sought in all cases. For a copy of the Council's Housing Services Privacy Notice please visit: <http://www.newforest.gov.uk/article/18331/Housing-Services-privacy-notice>.

3.6 EQUALITIES AND DIVERSITY

The Council is subject to the general public sector equality duty as set out at s.149 of the Equality Act 2010. The Council and its partner landlords are committed to providing equality of opportunity to all individuals who apply for housing. Monitoring of applications and allocations may take place to ensure that everyone is being treated fairly.

All applicants may be asked to provide details of age, gender, ethnic origin, religion and sexual orientation. This is to allow the Council to monitor who is applying and being allocated housing and to ensure that properties are being offered and allocated fairly.

3.7 POLICY REVIEW AND AMENDMENTS

This Policy will be reviewed every 2 years, or if required sooner due to regulatory or market changes. The Executive Head of Governance and Housing in consultation with the Portfolio Holder for Housing can amend any aspect of this scheme at any time as may be considered necessary or appropriate for the effective delivery of the Council's Shared Ownership Scheme.

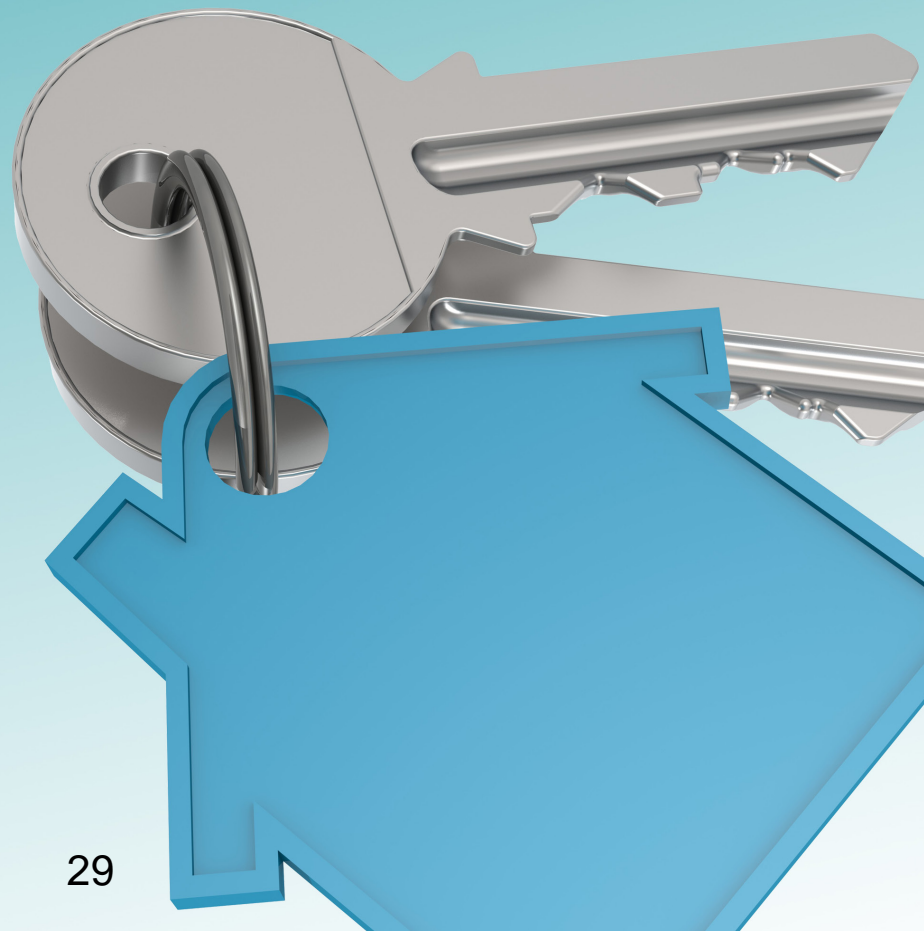
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DRAFT

Shared Ownership

Guide to New Forest District
Council Shared Ownership

If you can't afford to buy a home of your own, shared ownership could be for you. In this brief guide we explain what it is and how it works.



Contents

Part One

- What is shared ownership?
- What type of home can I buy through shared ownership?
- Am I eligible for shared ownership?
- Buying a shared ownership home
- What are the costs

Part Two

- Congratulations! You are a shared owner!
- Your lease
- An overview of information included in your shared ownership lease
- Your responsibilities as the leaseholder
- Our responsibilities as your landlord
- Subletting
- Service charges
- Other costs
- Repairs and maintenance
- Increasing your share (Staircasing)
- Re-mortgaging
- Selling your home



Part One

What is shared ownership?

Shared ownership is a more affordable way to buy your own home. With shared ownership you buy a share of your home and pay rent on the remaining share. Buying a share in your home means a smaller deposit and smaller mortgage.

Depending on affordability, initial shares can be as little as 25%, to as much as 75%, this is typically funded by a mortgage and savings. You will then pay rent on the remaining share to New Forest District Council.

In almost all cases you will be able to buy more shares in your home, in almost all cases until you own it outright. The rent you pay will be reduced as your shares in your home increase.

Shared ownership homes are sold as a leasehold. As a shared ownership leaseholder, and in accordance with the terms of your lease, you will be able to sell your home at any time.

As a shared owner you can decorate your home and are responsible for repairs and maintenance just like other home-owners.

Shared ownership is designed to help people who can't otherwise purchase a home of their own on the open market.



Am I eligible for shared ownership?

To be eligible for shared ownership you must:

- Be over 18.
- Be unable to purchase a suitable home on the open market.
- Have a household income of less than £80,000 per year.
- Demonstrate you have a sufficient deposit and can afford the purchase of the share of the property.
- Be financially able to sustain home ownership into the long term.
- Not be in rent arrears or in breach of your tenancy.

In addition, to be considered for a New Forest District Council shared ownership home local connection criterion apply. In summary;

District connection

To buy a New Forest District Council new shared ownership home you will need to have a local connection to the District. You will:

- Be a resident, or employed in the District for two years, or;
- Have been a resident of the District for 10 years or more in the past.

Shared ownership homes where a district connection is required will be sold on a first come, first serve basis.

Rural Parish connection

For some new shared ownership homes in rural parishes you will need to have a connection to the parish. As a minimum you will:

- Be a resident or employed in the parish for a minimum of two years or;
- Have lived in the parish for more than two years in the last 15 years, or;
- Have parents, siblings or adult children living in the parish for the last five years or more.

Rural exception site

Shared ownership homes built on rural exception sites may have additional requirements. These will be set out in the legal planning agreement accompanying the development.

The sale of shared ownership homes in rural areas will be prioritised to applicants with the strongest local connection as set out in the District Council's Shared Ownership Policy.

What type of home can I buy through shared ownership?

You can buy houses and apartments through shared ownership. There is no restriction on the size of home you can buy, but you will need to demonstrate that you can afford the purchase and ongoing costs.

Shared ownership homes can be purchased as new build or as re-sale.

Buying a shared ownership home

Application

If you are interested in buying a shared ownership home you will need to complete a New Forest District Council application form. These are available on the Council's website.

You will also need to register with the local Help to Buy Agent.

Financial assessment

Everyone who applies for a shared ownership home is required to complete an eligibility and financial affordability assessment. The affordability assessment is carried out by independent financial advisors.

Arranging a mortgage

If you are not buying your share outright you will need to arrange a mortgage with a mortgage lender.

You will be required to provide a deposit, this typically ranges between 5% and 25%.

Appointing a Solicitor

A solicitor will carry out the necessary legal work in buying a property on your behalf. When appointing a solicitor you may wish to consider one that has experience of shared ownership sales.

Reserving a shared ownership home

Once you have found a shared ownership home that you like you will need to reserve the home and pay a reservation fee. The fee will be deducted from the price of your share on completion of the sale.

Receiving an offer

If your application and financial assessment are approved you will receive a formal offer of sale from the District Council. You will then need to formally secure your mortgage and instruct your solicitor.

Exchange and completion of contracts

On the exchange of contracts you will sign a contract to buy your home and pay your deposit. On exchange of contracts a date of completion will be agreed.



What are the costs?

Before you decide to buy, you will need to consider the costs of purchase and future ongoing costs.

Initial costs to buy your shared ownership home.

These costs are likely to include:

- Mortgage arrangement fee and valuation fee
- Legal fees
- Deposit
- Reservation fee
- Stamp Duty
- Removal fees

Typical costs of purchasing a home excluding the deposit is typically between £3,000 to £5,000.

Ongoing costs after purchase

Once you have bought a share in your home, you will have some ongoing costs and responsibilities. To help with planning it is a good idea to consider the costs of the following.

- Your monthly mortgage
- Your monthly rental
- Contents insurance
- Service charge
- Utility bills
- Council tax
- Ongoing repairs and maintenance
- General household bills.

Rent

You're responsible for paying your rent on time every month by direct debit. The rent you pay is based on the percentage of the property New Forest District Council still owns and is reviewed each year.

Service Charges

A charge which covers services such as communal repairs, maintenance and management costs.

Ground Rent

You may be required to pay a ground rent to the owner of the land on which your home is situated. This will normally be New Forest District Council. If this applies to you, you will be sent an annual ground rent notice.

Buildings Insurance

Your home will be covered by our buildings insurance policy, but you'll be responsible for your own contents insurance.

Part Two

Congratulations! You're a shared owner!

As a shared owner, you have bought a part of your new home and New Forest District Council retains ownership of the remaining share. The shared ownership lease is the legal contract between you and us, and it sets out both of our legal obligations.

As a shared ownership leaseholder you have the same rights and responsibilities as a full owner-occupier.

Your lease

Your shared ownership lease is a legal contract between you and New Forest District Council. It sets out your obligations as a leaseholder, and our obligations as a landlord, in a format approved by Homes England.

As a shared ownership lease there are certain conditions specific to shared ownership, for example 'staircasing'.

It's important that you understand your lease and the conditions in it, because breaking the conditions could have serious consequences. When you agree to purchase a home with us, your solicitor will be sent a copy of the leasehold document which they should go through with you and explain any details you are unsure of. You should also keep a copy for your records.



An overview of information included in your shared ownership lease



The property

The flat or house you've purchased and plans of its location, layout & boundaries.



Your rights and responsibilities

What you are entitled to, and your responsibilities.



Our responsibilities

What we are entitled to and our responsibilities.



The building

If you have purchased a flat, this is the building your home is part of.



Service charges

How and when we charge for the services we provide for leaseholders.



Repairs and maintenance

Your responsibilities for repairs and maintenance.



'Staircasing'

Buying further shares in your home until you own it outright.



Selling

What you need to do when you decide to sell your home and restrictions on sale and subletting.



Mortgage Protection Clause

How your mortgage lender is protected if you fail to make payments



Shared areas

Any drives, entrances, forecourts, roads, pavements, landings, lifts, open spaces, and areas providing a way into the building.



Rent

The amount of rent that is payable and when and how it is reviewed, and what happens if you fail to make payments.

Your responsibilities as the leaseholder

When you sign your lease, you agree to:

- Pay rent (including ground rent and service charges, if applicable) and buildings contents insurance.
- Keep your home in a good state of repair, and carry out regular maintenance and servicing.
- Repair any faults inside your home or carry out work that we advise needs completing.
- Allow us to come into your home to carry out any inspections or work that is our responsibility.
- Give us a copy of any details you receive detailing changes or works that are going to be carried out to the property or surrounding areas, within three months (or sooner if necessary) of notification.
- Allow other leaseholders into your property to carry out maintenance or repairs that are needed to their property, providing they give you reasonable notice, cause minimal disturbance and 'make good' any damage they cause to your home.
- Only use the property as a private home and not to run any business from the property.

Some leases also include the following clauses, asking you to:

- Contribute to a 'sinking fund' or 'reserve fund' to pay for long term maintenance unexpected works to your building. Reimburse the Council for the cost of repairing any damage that you, your family or your visitors cause to shared parts of the building (flats only).
- Pay us reasonable administration costs plus VAT for any work we do related to staircasing, re-mortgaging and reselling your home.

Your lease won't allow you to:

- Make any structural or non-structural alterations to the property without the Council's written permission beforehand.
- Cause a nuisance or a health or safety risk to the Council, its contractors or other people living or visiting the building.

Subletting

As a shared owner, you are not allowed to sublet your home unless you own 100%.

You are allowed, however, to have a lodger. Please contact us if you would like more information about this.



Our responsibilities as your landlord

Having signed the lease, we agree to:

- Maintain, repair and decorate the structure and outside of the building, including roof, chimney stacks , foundations, gutters and pipe of apartments and where specified in the lease for houses.
- Maintain, repair and decorate shared areas for example staircases, paths, grounds and lighting.
- Insure the building

We pass on a share of the costs of these responsibilities to our leaseholders as a service charge.

Service charges

We calculate these charges based on the number of properties in the block or scheme and the actual cost of providing our services to your building in the previous year.

As part of your lease, we also collect a separate monthly fee to cover the smooth running of the building. This includes, but is not limited to:

- General maintenance and day to day repairs (for flats).
- Buildings insurance (for flats and houses).
- Lighting and cleaning of communal areas (for flats).
- Housing management services.
- Health and safety checks (for flats).
- Door entry systems (for flats).
- Fire safety equipment (for flats).

Service charges are calculated based on the number of properties in the block or scheme and the actual cost of providing our services to your building in the previous year.

How much are my service charges

We calculate these charges based on the number of properties in the block or scheme and the actual cost of providing our services to your building in the previous year. Costs may increase year on year to allow for inflation, but subject to your individual lease.



Other costs

Buildings insurance

Whilst you remain a shared owner, your service charge will include an allowance for us to provide buildings insurance.

If you have purchased a house, New Forest District Council will continue to provide buildings insurance until you have acquired 100% ownership.

You'll need to arrange separate insurance cover for the contents of your home.

Sinking fund

Where the Council is collecting a sinking fund or reserve fund for the scheme, this will be used towards the cost of major works before the Council requests further contributions from you.

Ground rent

Your lease will advise if you are required to pay ground rent. We will charge a small ground rent on shared ownership apartments that have staircased to 100%.

Major works

Major works are necessary to keep the building or shared areas in good condition as part of an ongoing maintenance programme. We will keep you advised of the cost of these works and must consult you on any works expected to be more than £250 per lease holder. Your lease will provide further information on major works.



Repairs and maintenance

If you own a house, you are responsible for all redecoration, repairs and maintenance to the inside and outside of your home after any defects period that may apply.

If you own a flat, you are responsible for maintaining just the inside and we will look after all communal areas (including a door leading from a corridor into your flat), using the funds collected from your service charges.

Repairs when you first move in

Please always contact New Forest District Council in the first instance. Subject to any defect period that may apply, you will be responsible for the repairs in your home. New Forest District Council will continue to maintain any communal areas.

Items such as your cooker and boiler will come with a manufacturer's warranty, guidance on how to register your details will be clearly labelled on the item you wish to register.

Longer term, the NHBC or similar guarantee protects you against structural faults in your home, for 10 – 12 years.

Making improvements to your home

You don't need permission for redecorating and simple changes to the inside of your home, but you will need permission for anything more complicated like a new kitchen, bathroom or boiler system. This will be fully detailed in your lease.



Staircasing

You can purchase further shares in your home at any time after the first 12 months of ownership, this is called 'staircasing'.

Your shared ownership lease contains information that explains how you increase your ownership through staircasing. It is important that you carefully consider all the costs related to staircasing before you proceed.

The price you pay for the share will depend on the value of the property at the time of staircasing. You will need to obtain an independent Royal Institute of Chartered Surveyors (RICS) valuation agreed between you and the New Forest District Council.

If you apply to increase the shares in your home, your rent account must be up to date and remain so throughout the staircasing process.

We charge an administration fee for staircasing and you will be responsible for the Council's legal costs.

In most cases you will be able to staircase up to 100% of your property.

Re-mortgaging

There are several reasons why you may want to change mortgage provider or borrow more money to be secured against your home.

These might include:

- Changing or transferring the names on your mortgage.
- Taking advantage of a better interest rate with a different lender (but not to borrow any more money).

In all cases, you must get our permission first. We have a financial interest in your home and need to approve the new mortgage and register the new changes with the Land Registry.

We may need to assess your financial circumstances again to ensure you can still afford your home if you're removing someone from the lease, or that your new co-owner meets our affordability criteria if you're adding someone to the lease.

You'll need to instruct and pay for solicitors as changes will need to be made to legal documents and cover our administration costs.

You're not allowed to re-mortgage to pay off debts or to buy goods.

Selling your home



As a shared ownership leaseholder you can sell your home when you wish. Your shared ownership lease gives information on your responsibilities when you sell the property.

It is very important that you inform us of your intention to sell. Your lease will give New Forest District Council the Right of First Refusal to repurchase your home.

If we decide not to repurchase your lease we will try and help you find an eligible buyer. If an eligible buyer cannot be found in a reasonable timescale (as defined in your lease) with our agreement you have two options:

- a) You can market your share on the open market
- b) You can simultaneously staircase to 100% ownership (where applicable) and sell the whole property on the open market.

For both options you will need to provide an independent Royal Institute of Chartered Surveyors (RIC's) valuation.

When selling your home you will be responsible for all associated costs including valuation and our administration costs.

Your lease gives New Forest District Council 'right of first refusal' to repurchase your home.

New Forest District Council

Appletree Court, Beaulieu Road, Lyndhurst. Hampshire. SO43 7PN

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A P R I L 2 0 2 0

ADOPTION OF THE LOCAL PLAN 2016-2036 PART ONE: PLANNING STRATEGY

1. RECOMMENDATIONS

1.1 That the Cabinet recommends to Council that

- a. The **Local Plan 2016-2036 Part One: Planning Strategy**, as attached in Appendix One, be adopted as part of the Development Plan for the area.
- b. The Local Plan Policies Map be updated to include the changes set out in Appendix Two.
- c. Authority is delegated to the Chief Planning Officer to make any final editing changes considered appropriate to the document prior to final publication.

2. INTRODUCTION

2.1 The Government places development plans at the heart of the planning system. The Government requires local planning authorities to prepare Local Plans and review them every 5 years. All planning decisions must be taken in line with the adopted development plan for an area unless material considerations indicate otherwise.

2.2 The Local Plan 2016-2036 Part One is the new planning strategy for New Forest District, outside of the New Forest National Park. It sets out policies for the scale and location of new development needed to 2036, balanced with the long-term protection of the character and sensitive environment of the Plan area including the Green Belt.

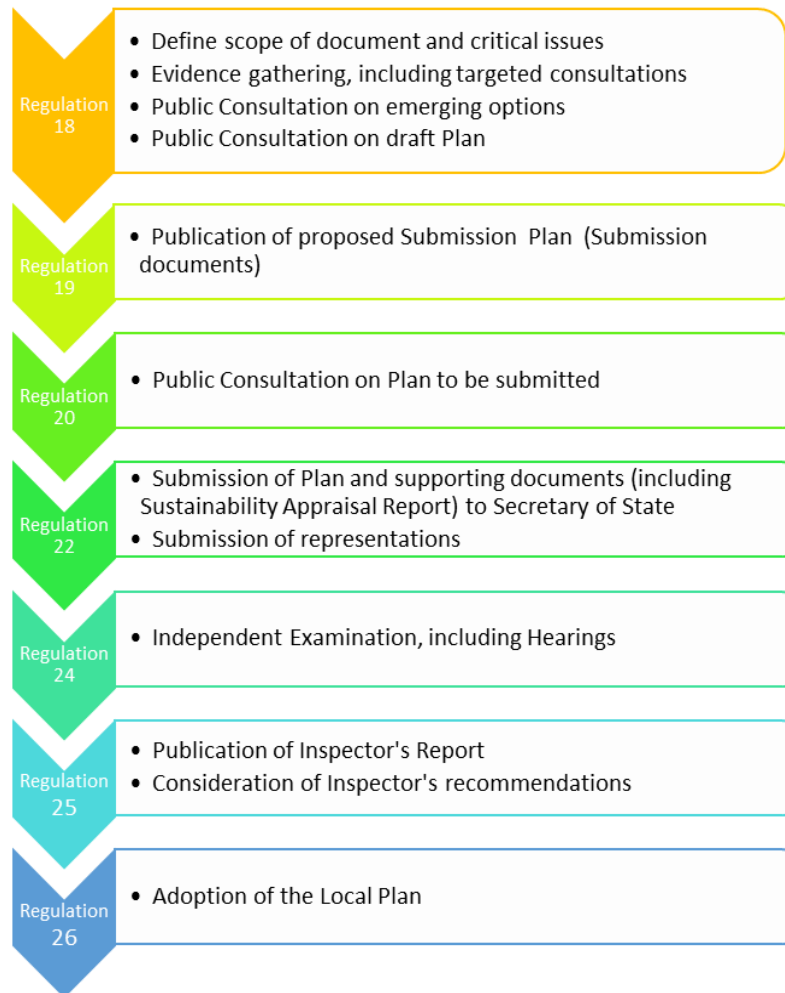
2.3 The Local Plan plays a key role in enabling or delivering a number of Corporate Plan priorities that are essential to achieving the corporate vision to secure a vibrant and prosperous New Forest:

- **Planning and Infrastructure:** Encouraging development that meets local needs and enhances the special qualities of the environment
- **Housing:** Meeting local housing needs, increasing the supply of high quality affordable homes and promoting sustainable growth.
- **Community Affairs:** Ensuring the New Forest remains a safe place to live, work and visit.
- **Leisure and Wellbeing:** Providing local public open space, improved cycling and walking opportunities, promoting physical activity through good urban design and delivering other opportunities to increase the levels of physical activity and a sense of well-being within the district.
- **Environment and Regulatory Services:** Ensuring that future development addresses the impact of climate change locally and protects and enhances our natural environment.
- **Economic Development:** Allocating adequate employment land to help grow the New Forest economy, delivering an appropriate mix and range of housing to support the growth of the New Forest economy and to support improvements in broadband connectivity.

2.4 With the exception of a small number of adopted policies “Saved” for continued use, upon adoption the Local Plan 2016-2036 Part One: Planning Strategy would replace the Local Plan Part 1:Core Strategy for the period up to 2026 (adopted in 2009) and parts of the Local Plan Part 2: Sites and Development Management (adopted in 2014), as the statutory basis for making planning decisions in New Forest District, outside of the New Forest National Park.

3. THE LOCAL PLAN REVIEW

3.1 The Local Plan 2016-2036 Part One Planning Strategy has progressed through the stages shown in the figure below to the final stage, formal adoption by the Council.



3.2 On 1 November 2018, following a period for public representation, the Council submitted the plan it had agreed at Cabinet in June 2018 to the Secretary of State for Examination. The Council has now received the Planning Inspectors’ final written report and its publication marks the completion of a 17-month long Examination of the Local Plan, which included five weeks of public hearings in summer 2019. The two independent Inspectors appointed by the Secretary of State to examine the Local Plan considered the appropriateness and soundness of the Local Plan policies, targets and site allocations for development. The robustness of the Council’s evidence base was rigorously scrutinised and examined, and all representations made on the Local Plan were taken into account.

- 3.3 The Inspectors concluded that subject to the inclusion of a number of Modifications recommended in their report, the Plan is sound. These modifications were consulted on in December 2019/January 2020 and the representations received during the Main Modifications public consultation period were also considered by the Inspectors.
- 3.4 The modifications required by the Inspectors to make the plan 'sound' are modest in nature and effect. This is very good news for the Council. The Local Plan was prepared within the challenging context of continuing reforms to national planning policy and an increasing emphasis on addressing identified development needs locally. Key matters such as the level of housing provision, the choice of sites, and the release of land from the Green Belt for development, were robustly challenged at the Examination hearing sessions. Yet the recommended modifications are relatively minor and do not significantly change the planning strategy for the area that the Council had set out in its submitted draft Local Plan in November 2018.
- 3.5 Furthermore, the Inspectors have not indicated any need for an early review of the planning strategy of the area. (Local Plans are normally expected to be reviewed every five years, but Inspectors can advise that an earlier review is needed).

4. NEXT STEPS

- 4.1 The Council must now decide either to formally adopt the Local Plan (as modified) or withdraw it and recommence plan preparation. Adoption is strongly recommended to ensure that the Council has an up-to-date policy framework in place. Thereafter the Local Plan document and an accompanying Policies Map, Environmental Report and Adoption Statement would be published as soon as possible in final form.
- 4.2 Following adoption there is also a statutory 6-week period for legal challenges, during which 'aggrieved parties' may make an application to the High Court on the following limited grounds, as set out in Section 113 of Planning and Compulsory Purchase Act 2004 (as amended):
- The Local Plan is not within the appropriate power; and/or
 - A procedural requirement has not been complied with.
- 4.3 Work is now progressing on the Local Plan 2016-2036 Part Two: Non-strategic sites and development management policies. This work will complete the review of adopted Local Plan policies which covered the period to 2026. A timetable will be agreed shortly in an update to the Local Development Scheme work programme.
- 4.4 The Council is also progressing a range of Supplementary Planning Documents to support the implementation of our new planning strategy.

5. CONCLUSIONS

- 5.1 The receipt of a sound Inspectors' Report is a positive endorsement of the Council's work and a major milestone.
- 5.2 The formal adoption of the Local Plan 2016-2036 Part One: Planning Strategy would ensure that the Council has an up-to-date policy framework in place to guide future planning decisions within New Forest District, outside of the National Park.

6. FINANCIAL IMPLICATIONS

- 6.1 None.

7. CRIME & DISORDER IMPLICATIONS

7.1 None.

8. ENVIRONMENTAL AND EQUALITY & DIVERSITY IMPLICATIONS

8.1 It is a legal requirement that Local Plans contribute to the achievement of sustainable development, social, economic and environmental. This forms part of the tests of soundness considered at examination. The Local Plan review was informed by preparation of a Sustainability Appraisal including an Equalities Impact Assessment.

9. DATA PROTECTION IMPLICATIONS

9.1 None.

10. PORTFOLIO HOLDER COMMENTS

10.1 The Portfolio Holder supports the recommendations to be made to Council contained within this report.

For further information contact:

Mark Williams
Local Plan lead
023 8028 5588
mark.williams@nfdc.gov.uk

Background Papers:

Published documents

Local Plan Review 2016-2036 Part One: Planning Strategy

Cabinet Report version 6 May 2020

New Forest District outside the New Forest National Park



If you would like a copy of this document in Braille, large print, audio tape or a different language please contact the Policy and Plans Team

Email: policyandplans@nfdc.gov.uk

Telephone: 023 8028 5538

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Foreword

This review of the New Forest District (outside the National Park) Local Plan is required to bring the development plan for the area up to date with the 2012 National Planning Policy Framework (NPPF). The introduction of the NPPF marked a very significant change in the way that development requirements are set in local planning documents. The previous generation of sub-regional plans and regional plans which provided a 'strategic' overview of where development should be directed to were swept away to be replaced by a requirement to meet locally determined figures based on the 'objectively assessed needs' of the local area.

This change in national planning policy will have significant implications for New Forest district and the Plan Area. Since the mid-1980s until the publication of the NPPF, strategic plans had recognised the need to restrain development pressures in and around the sensitive environment of the New Forest, directing the growth towards less sensitive localities.

This approach recognised both the significant environmental constraints most land within the Plan Area is subject to, and the need to avoid potentially harmful environmental impacts of the increasing population and activity on International Nature Conservation sites, such as the New Forest. Levels of planned development have reflected these environmental constraints.

The Core Strategy adopted in 2009, and based on the South East Regional Plan, planned for around 200 new dwellings per annum to be built up to 2026. Under the methodology used in the NPPF, with its presumption that each area should address its own needs, the housing requirement within this Local Plan Area increases to 10,420 dwellings over a twenty-year period – or 521 dwellings per annum.

Achieving such a step change in housing delivery in this area presents significant challenges to the communities that live in the area and to the Council. All new residential development within the Plan Area will have an impact on International Nature Conservation sites, whose conservation and protection is of international importance. Residential development (and other forms of development) within the Plan Area can only be made compliant with the **Conservation of Habitats and Species Regulations 2017** if it is accompanied by an extensive package of mitigation measures. Notwithstanding the need to address the effects of development on International Nature Conservation sites, there is very little land within the Plan Area that is itself free from environmental constraints. These environmental factors together with the Green Belt designation covering the southern part of the Plan Area, severely constrain the supply of appropriate land for development.

Preparation of this Local Plan has involved the appraisal of all land within the Plan Area for development potential. The outcome of this extensive work suggests that, by making use of all the sites where development can be made acceptable through appropriate planning measures, it will be possible to make provision for at least 10,420 homes to be built in this area over the next 20 years. What happens beyond that period is not a matter for this Local Plan, but it is very clear that these rates of development are unlikely to be able to be sustained beyond the current Plan Period.

Councillor Edward Heron

Planning and Infrastructure Portfolio Holder Deputy Leader of the Council

1. Introduction

About the Local Plan

1.1. The Local Plan sets out a strategy and policies for the use, development or protection of land and buildings in the Plan Area for the period 2016 to 2036. The Plan Area is those parts of New Forest District outside of the New Forest National Park (as shown in Figure 2.1).

1.2. The Local Plan forms part of the statutory development plan for the Plan Area (together with any Neighbourhood Plans and the **Hampshire Minerals and Waste Plan**). The policies of the statutory development plan are the basis for deciding planning applications for development.

Two stage Local Plan Review

1.3. This **Local Plan 2016-2036 Part One: Planning Strategy** sets out strategic policies, including strategic site allocations capable of accommodating 100 or more homes. It replaces and updates parts of the adopted 2009 Core Strategy, and a small number of the more strategic policies in the Local Plan Part 2: Sites and Development Management adopted in 2014.

1.4. The remaining policies of the adopted 2009 Core Strategy and 2014 Local Plan Part 2 are either saved for continued use pending review as part of the **Local Plan Review 2016-2036 Part Two**, or are deleted, as set out in Appendix A. Deleted policies will no longer be applied.

1.5. The **Local Plan Review 2016-2036 Part Two** will focus mainly on development management and other matters of policy detail, on allocations for smaller sites, and the review of the remaining saved planning policies including saved site allocations.

1.6. Saved policies remain in force until they are updated or deleted (unless they become out of date for other reasons, for example a change in national guidance or local circumstances).

Relationship to Neighbourhood Plans

1.7. The Local Plan Part One provides the strategic context for Neighbourhood Planning. Neighbourhood Plans must be in general conformity with the Development Plan

1.8. Where Neighbourhood Plans are being prepared the Local Plan Part Two will be tailored so as not to duplicate work communities have committed to undertake, whilst ensuring that all necessary matters are addressed in a consistent and timely manner.

Supporting documents and evidence base

1.9. The following companion documents support the Local Plan 2016-2036 Part One and/or have informed the preparation of the Local Plan policies, including the selection of sites allocated for development.

- The **Sustainability Appraisal**¹ (SA) documents how policies and sites were tested to ensure that they achieve environmental, economic and social objectives, and to ensure that the Local Plan as a whole contributes to improvements in environmental, social and

¹ www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base

economic conditions of the Plan Area. The SA is also a means of identifying and mitigating any potential adverse effects that the Local Plan might otherwise have.

- A **Habitats Regulations Appropriate Assessment**² (LUC) has assessed whether the Local Plan is likely to have significant effects on International Nature Conservation sites. It shows that Local Plan policies including development proposals are unlikely to have a significant adverse effect on International Nature Conservation sites, provided that the necessary habitat mitigation measures are implemented in an effective and timely manner.
- The **Infrastructure Delivery Plan**³ sets out the infrastructure, services and facilities including open space required to enable new development to take place, how it will be delivered and by whom. It was produced in consultation with infrastructure providers.
- The **Mitigation for Recreational Impacts Supplementary Planning Document**⁴ sets out how the effects of higher levels of planned housing on internationally designated nature conservation sites will be managed and mitigated e.g. from recreational disturbance. This work was prepared and will be periodically updated in close consultation with the New Forest National Park Authority, Natural England and other key wildlife and ecology interest groups.
- The **Community Infrastructure Levy**⁵ (CIL) sets a charge per square metre on development to help pay for infrastructure and mitigation on a defined list of projects or categories of infrastructure. The defined list of projects will be reviewed periodically to ensure CIL is used effectively. Further guidance will be prepared on other developer contributions.

1.10. The Local Plan is informed by a comprehensive evidence base made up of reports and technical studies published on our website⁶, including:

- Air Quality Impact for Habitat Regulations Assessment (AQC 2018) and accompanying ecological studies (BSG Ecology 2018, EPR 2018)
- Biodiversity Desktop Study (Hampshire Biodiversity Information Centre 2015)
- Brownfield Land Register (NFDC, updated annually)
- Business Needs and Commercial Property Market Assessment (Chilmark Consulting 2017)
- Demographic Projections (Justin Gardner Consulting, JGC 2017)
- Fawley Waterside Viability Appraisal (NCS 2017)
- Housing Affordability (JGC 2017)
- Landscape Sensitivity and Capacity Study (NFDC 2016-2018)
- New Forest District and the New Forest National Park Authority Objectively Assessed Housing Need (JGC 2017)
- New Forest District Green Belt Study (LUC 2016)
- New Forest Strategic Housing Market Assessment (GL Hearn 2014)

² ibid

³ ibid

⁴ http://www.newforest.gov.uk/media/36642/Mitigation-for-Recreational-Impacts-Strategy-SPD/Pdf/Draft_Mitigation_SPD.PDF

⁵ www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base

⁶ ibid

- New Forest: Standards for Formal Open Space (Bennett Leisure and Planning 2017)
- Strategic Housing Land Availability Assessment (NFDC 2018)
- Strategic Transport Network Assessment (SYSTRA 2016 and 2018 update)
- The Hampshire Consortium Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (ORS 2017)
- The New Forest Strategic Flood Risk Assessment (JBA Consulting 2018)
- Whole-Plan Economic Viability Assessment (Three Dragons 2018)

And the following evidence base background information:

- Archaeology and Historic Buildings Record (HCC)
- Conservation Area Appraisals (NFDC)
- Design statements SPD (NFDC)
- Freight Strategy (TfSH 2009)
- Hampshire Waterside Interim Transport Policy (HCC 2017)⁷
- Integrated Water Management Study (PUSH 2018)
- Local Distinctiveness SPDs
- Local Transport Plan 3 (HCC)
- Partnership for Urban South Hampshire PUSH Integrated Water Management Study (Amec Foster Wheeler 2018)
- Register of Solent Waterfront Employment Sites (Solent LEP 2018)
- River Avon Nutrient Management Plan (David Tyldesley and Associates 2015)
- Solent Recreation Mitigation Strategy (PUSH 2017)
- Solent Waders and Brent Goose Strategy (Hampshire and Isle of Wight Wildlife Trust 2017)
- South Marine Plan – (MMO 2018)
- Spatial Position Statement (PUSH 2016)
- Water Resource Management Plans (Bournemouth Water, Southern Water and Wessex Water)

⁷ HCC Decision Report 14 November 2017: <http://democracy.hants.gov.uk/documents/s8522/Report.pdf>

2. Plan Area profile and strategic context

Introduction

2.1. The Plan Area is characterised by a dispersed pattern of small to medium sized towns and villages within attractive countryside and coastal landscapes. It comprises three separate sub-areas around the edges of the New Forest National Park on the south coast between the city of Southampton and Bournemouth (see figure 2.1). The Plan Area contains 32% of the New Forest District Council area, and 81% of the District population. The rest of the District lies within the New Forest National Park Authority Local Plan Area.

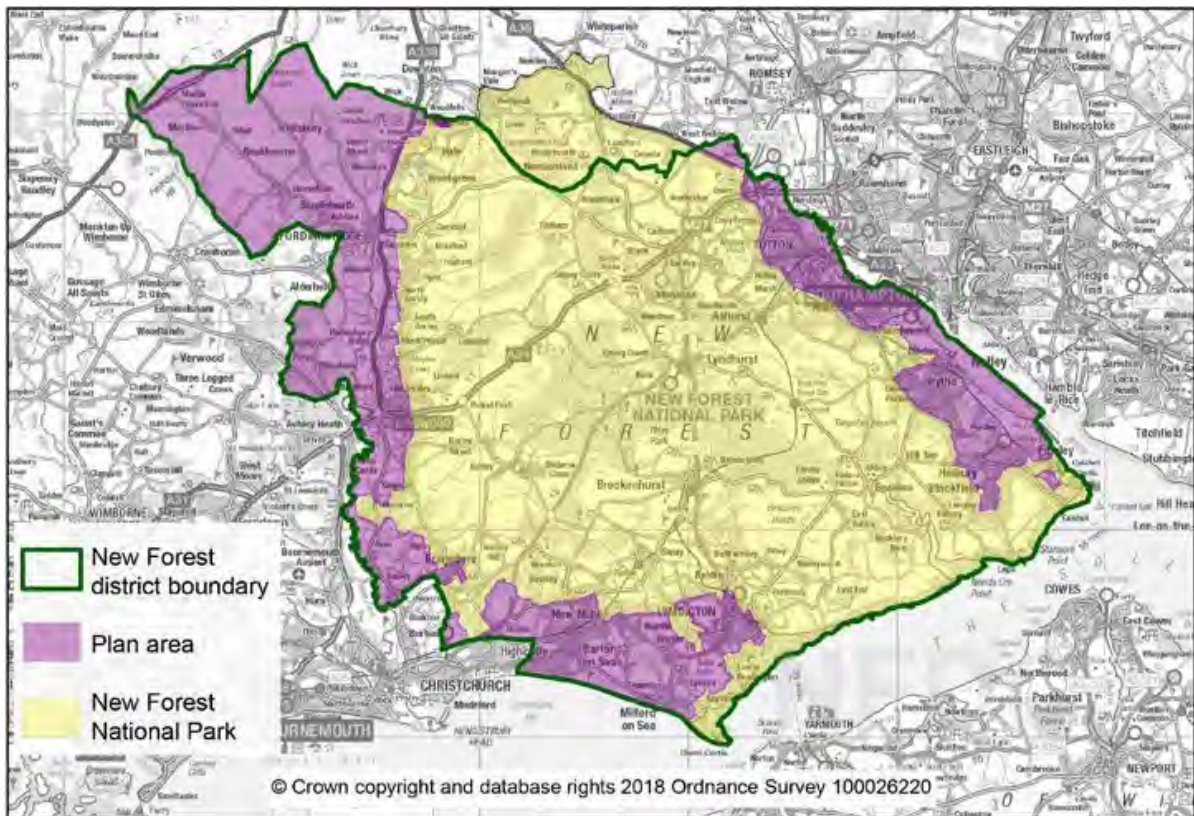


Figure 2.1 The Plan Area in relation to New Forest District and National Park

Strategic context

2.2. The Key Diagram on the following page shows the Plan Area in strategic context.

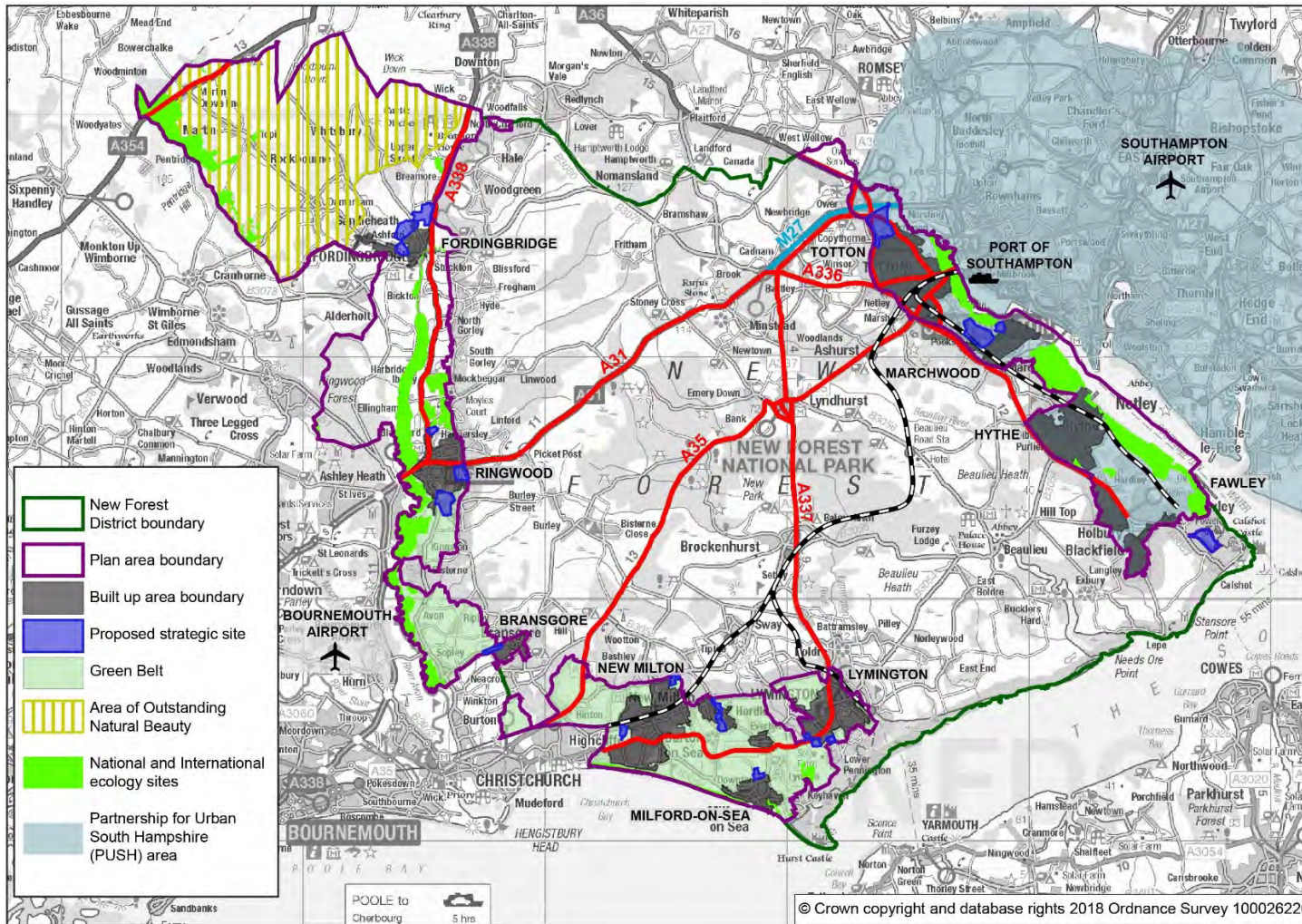
Relationship to the New Forest National Park

2.3. Historically much of the District was part of the New Forest Heritage Area which predated the formation of the National Park, where successive county and regional plans recognised a need for development constraint.

2.4. In planning for the District area outside the National Park there is a statutory duty to have regard to the purposes of National Parks⁸:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the

⁸ Section 62 of the Environment Act 1995



Key Diagram

Informative: Key Diagram to be updated to show the revised PfSH and LEP areas

- National Park.
- To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

2.5. The New Forest National Park is in close proximity to most of the main settlements in the Plan Area, and this Local Plan has been prepared in close cooperation with the New Forest National Park Authority, including joint production of key parts of the evidence base. Sites allocated for development in the Local Plan are predominantly on the settlement edge of towns and villages in areas with strong rural character, in some cases located on the National Park boundary.

Housing markets and economic areas

2.6 The Plan Area is partly within three housing market and travel-to-work areas, which overlap to some extent: Southampton, Bournemouth and to a lesser extent Salisbury.

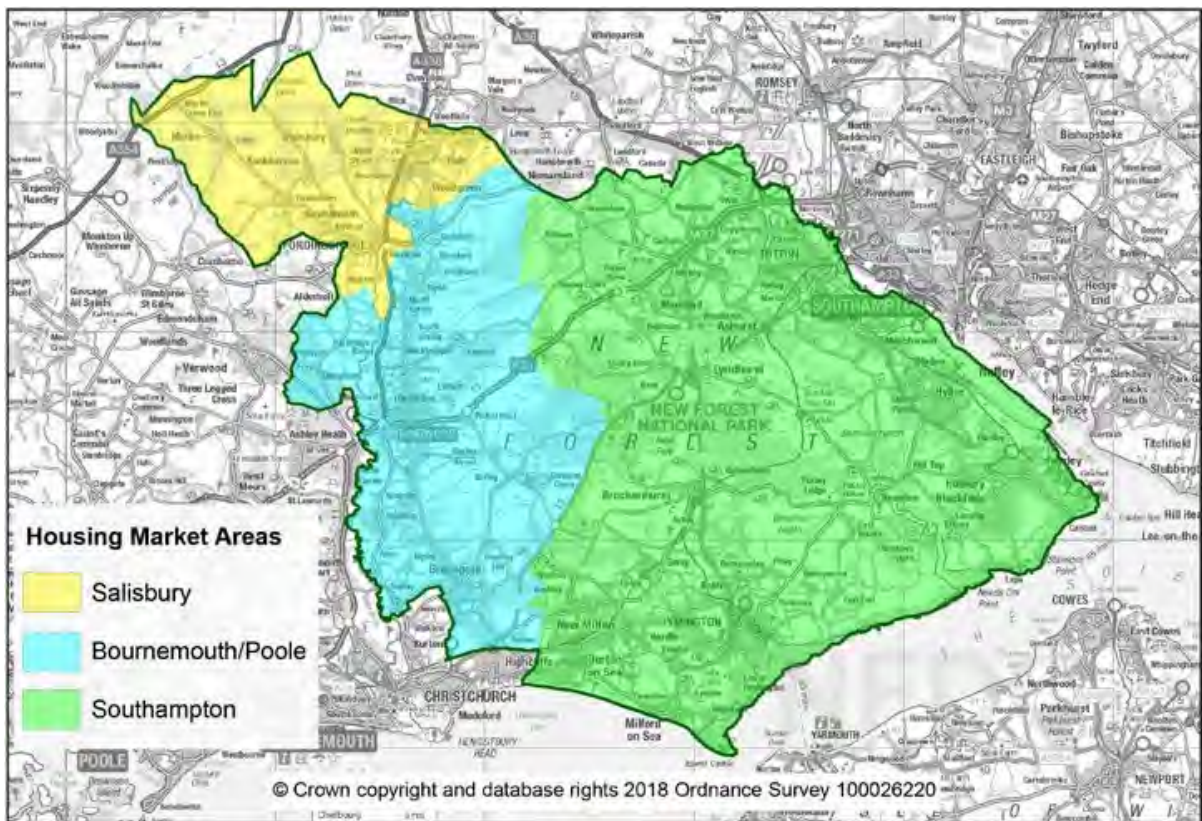


Figure 2.2 The Plan Area in relation to housing market areas

2.7 The district is a member of the **Partnership for South Hampshire** (PfSH) and forms part of the Solent Local Economic Partnership (LEP) area (see fig 2.3).

PfSH has a significant history of cooperative working on strategic planning matters.



Figure 2.3 PfSH and Solent LEP area

Informative: Figure 2.3 to be updated to show the revised PfSH and LEP areas

The environment

2.8 The National Planning Policy Framework (the NPPF) sets out a presumption in favour of sustainable development, including that Local Plans should meet identified needs unless specific policies in the NPPF indicate development should be restricted.

2.9 The policy examples referenced⁹ in the NPPF include those policies relating to sites protected under the Birds and Habitats Directives (collectively called 'International Nature Conservation sites' in this Local Plan), and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, Areas of Outstanding Natural Beauty, Heritage Coast or land within a National Park, designated heritage assets, and locations at risk of flooding or coastal erosion.

2.10 Within the Plan Area the Habitats Regulations Assessment has shown that all residential development will have an impact on International Nature Conservation sites, and this significantly affects how or whether a presumption in favour of sustainable development¹⁰ can be applied to planning decisions.

2.11 The Plan Area is relatively small, and a small proportion of the Plan Area is free from the type of constraints that, based on the NPPF, may justify restricting development (as illustrated in Figures 2.4 and 2.5). The extent of restrictive designations and significant policy constraints effectively means that much of the Plan Area is either an inappropriate location for built

⁹ NPPF 2012 paragraph 14 and footnote 9, NPPF 2019 footnote 6

¹⁰ NPPF 2012 paragraph 119, NPPF 2019 paragraph 11

development, and/or should only be considered for development in exceptional circumstances.
For example:

- 12% is with a National or International Nature Conservation site designated¹¹ for its nature conservation significance
- 28% is designated an Area of Outstanding Natural Beauty (AONB)
- 21% is Green Belt
- 17% is already built up, with relatively limited opportunities for brownfield redevelopment¹² other than at the former Fawley Power Station site
- Around 15% is at risk of flooding or erosion (flood zones 2 or 3)

¹¹ SPA: Special Protection Areas, SAC: Special Areas of Conservation, Ramsar Convention sites, SSSI: Sites of Special Scientific Interest, NNR National Nature Reserves.

¹² <http://www.newforest.gov.uk/article/17249/Brownfield-Land-Register>

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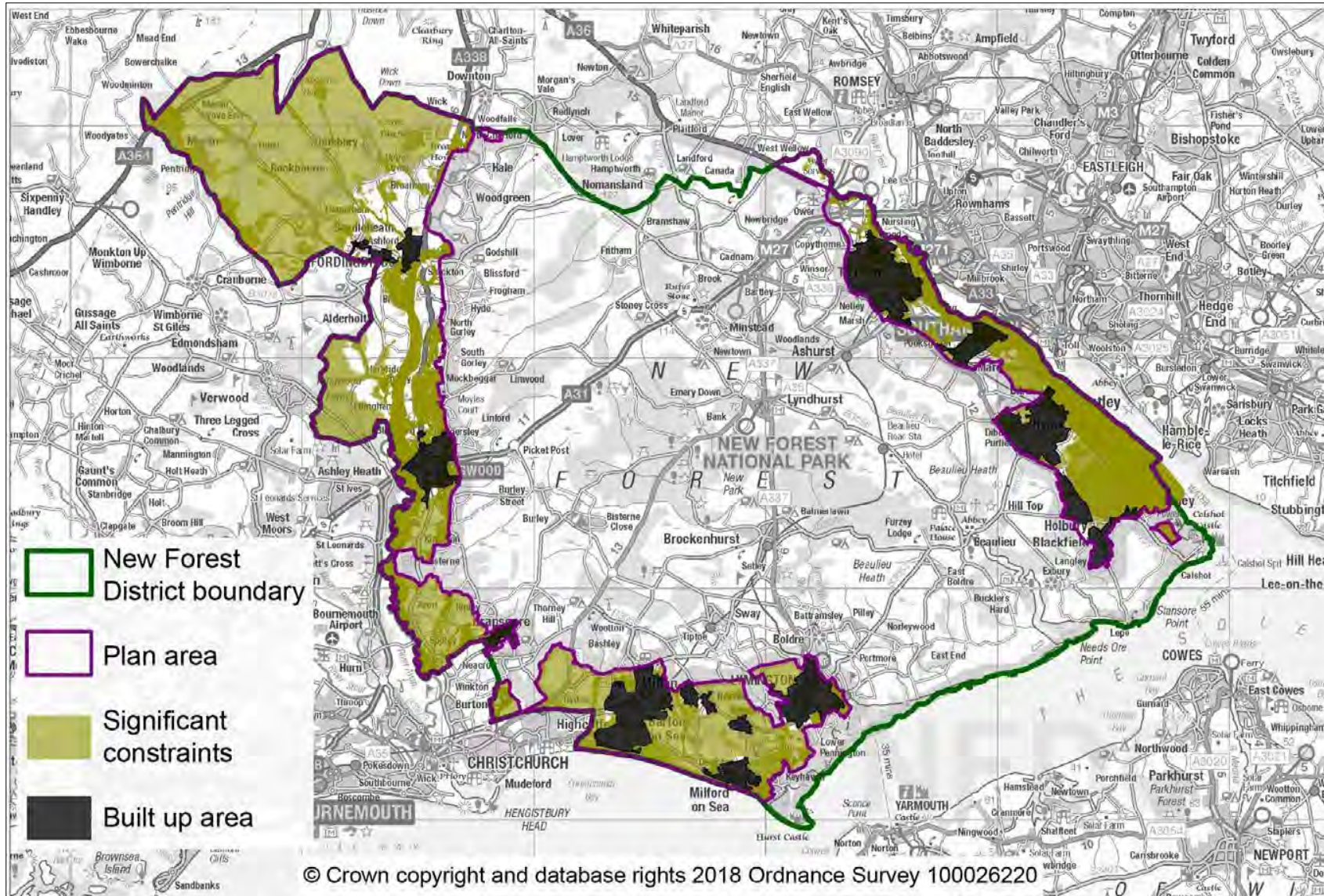


Figure 2.4 Map of the Plan Area

2.12 Taking into account land within the Inner Consultation Zone identified by the Health and Safety Executive for certain potentially hazardous military or industrial activities or materials¹³, just 19% of the undeveloped land in the Plan Area is not directly affected by a significantly constraining National policy, safety or environmental constraint. Of this approximately 4,500 hectares of greenfield land around 950 hectares have locally identified habitat or wildlife value¹⁴, around 210 hectares are within the strategic land reserve for the Port of Southampton at Dibden Bay, and around 470 hectares are allocated for development in this Local Plan. The majority of the remaining area without significant constraints is in relatively remote rural locations in the Avon Valley and Downlands sub-area.

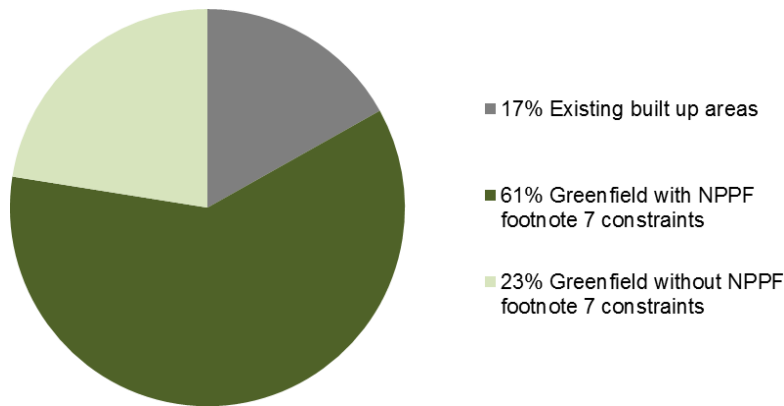


Figure 2.5 Proportion of the Plan Area already developed or affected by significant constraints

¹³ www.hse.gov.uk/landuseplanning/about.htm

¹⁴ Local Nature Reserves and Sites of Importance for Nature Conservation identified by Hampshire County Council

3. Vision, key issues and strategic objectives

Key issues

3.1. The Local Plan must be a response to the specific issues facing the Plan Area. This chapter sets out 14 Key Issues that the Local Plan must address if it is to be successful - not in any order of importance and inevitably with some overlap between issues.

3.2. This list of Key Issues is a local expression of the requirements and objectives for plan-making set out in national guidance, drawing on the Local Plan review evidence base and accumulated experience of planning for New Forest District.

3.3. The Key Issues are organised thematically reflecting the vision and priorities set out in our Corporate Plan, including:

- Protecting and enhancing the special and unique character and environment of the New Forest area
- Providing more homes for local people
- Supporting local businesses to prosper for the benefit of the community
- Promoting the safety and wellbeing of people who live and work within the District.

Protecting and enhancing the special and unique character and environment of the New Forest area

Key Issue 1: Accommodating development whilst protecting the environment

3.4. What is the right balance between meeting development needs and aspirations within the Plan Area and protecting the quality of the local environment, including avoiding harm to International Nature Conservation sites and to nationally recognised areas of high nature conservation or landscape value such as the New Forest National Park and the Cranborne Chase Area of Outstanding Natural Beauty?

Key Issue 2: Biodiversity and Habitat mitigation

3.5. How can the Local Plan ensure that there is an environmental net gain in the Plan Area? Can the adverse impacts of development on International Nature Conservation sites be avoided or appropriately mitigated, including cumulative air and water quality impacts that mostly arise from outside of the Plan Area?

Key Issue 3: Green Belt

3.6. Are there special circumstances that might justify consideration of land in Green Belt for housing or other development and if so to what extent?

Key Issue 4: Character and heritage of towns, villages and rural communities

3.7. How can the Local Plan best conserve and enhance the character and heritage of the Plan Area's towns, villages and rural areas to ensure that new development makes a positive contribution to local distinctiveness and quality of life?

Providing more homes for local people

Key Issue 5: Housing needs and affordability

3.8. How can the Local Plan best address housing needs when facing high demand for housing from outside the area when there is a limited supply of suitable land for development and house prices are unaffordable to most local residents trying to access the housing market for the first time?

Key Issue 6: Ageing population

3.9. How do we best address the accommodation, care and related needs of our ageing resident population when the proportion of residents aged 65 and over is projected to increase by 40% (13,200)¹⁵ between 2016 and 2036?

Supporting local businesses to prosper for the benefit of the community

Key Issue 7: Local Economy

3.10. How can the Local Plan best help local businesses to prosper and provide good quality local employment? What is the right balance between protecting, releasing and allocating new employment land, recognising that the economically active population of the Plan Area is forecast to increase slightly but primarily in age cohorts approaching retirement age¹⁶, and where opportunities for new development are limited?

¹⁵ Demographic Projections, JGC 2017, Appendix 2 (projection 2)

¹⁶ Demographic Projections, JGC 2017, Appendix 2 (projection 2)

Key Issue 8: South Hampshire and the Port of Southampton

3.11. How should the Local Plan respond or contribute to supporting the trading and port needs of the national economy as Britain leaves the European Union, and to the economic regeneration of the South Hampshire sub-region, whilst protecting the local environment and ensuring that local communities benefit when major development takes place?

Key Issue 9: Vibrant and sustainable towns and villages

3.12. How can the Local Plan help sustain strong rural communities and ensure the continued viability and vitality of the town centres as local providers of shopping and other needs, in the face of major competition from accessible major centres outside the Plan Area?

Key Issue 10: The rural economy and tourism

3.13. How can the Local Plan encourage sustainable rural enterprise and tourism that will benefit the local economy without harming the environmental and landscape qualities of the area?

Protecting and promoting the safety and wellbeing of people who live and work within the district.

Key Issue 11: Meeting the challenge of climate change

3.14. How can the Local Plan respond to the risks posed by climate change including rising sea levels and increased likelihood of flooding, and help to minimise the harmful impacts of development activity and promote renewable resource use within the Plan Area?

Key Issue 12: Infrastructure and local services

3.15. How can the Local Plan help ensure adequate provision of infrastructure and locally accessible services and facilities, when new development can only address its own consequences and cannot be expected to redress historic deficiencies, in a wider context where service-providers are facing budget restraint and pressures to centralise services?

Key Issue 13: Transport and accessibility

3.16. How can the Local Plan maintain, promote and where possible improve access to services, employment, social and leisure opportunities by public transport, cycling and walking, whilst also maintaining safe and convenient access by car for which there is often no practicable alternative (especially in rural areas)?

Key Issue 14: Leisure, culture and recreation

3.17. What provision is needed in the Local Plan to ensure suitable provision for leisure, cultural activities, open space, sports and recreation by all age groups to encourage and enable active and healthy lifestyles?

Local Plan Vision

By 2036 **New Forest District** (outside the National Park) will be characterised by thriving and prosperous communities that provide for the housing, business and community needs of residents.

The natural beauty and cultural heritage of the adjoining New Forest National Park and Cranborne Chase AONB, and the International Nature Conservation sites and nationally protected habitats in the New Forest area will have been safeguarded and enhanced.

The character, heritage and local distinctiveness of the towns and villages will have been protected and enhanced by contextually appropriate and well-designed development providing a wide spectrum of new homes addressing and prioritising the diverse needs of district residents at all stages of life. New residential development will provide improved facilities for the whole community, including significant areas of natural recreational green space retaining and enhancing key landscape features and biodiversity in areas of new development. This will provide improved access to the countryside promoting healthy and active lifestyles, whilst also buffering sensitive ecological areas and natural landscapes, and safeguarding the special qualities of the adjoining New Forest National Park. The communities living around it will continue to strongly identify with the New Forest National Park.

Totton and the Waterside will continue to play an important and growing role in the regional and national economy, whilst also protecting and enhancing the International Nature Conservation sites in the New Forest and Solent and functioning as a good neighbour and positive gateway to the New Forest National Park.

The regeneration of the former Fawley power station site and new communities north of Totton and Marchwood will provide new opportunities, facilities, and open spaces for residents in the Waterside sub-area.

Within the **South Coast Towns and Villages** the selective Local Plan release for development of land in sustainable locations that no longer strongly serve the purposes of Green Belt provides significant opportunities for growth for the first time in a generation. Strongly performing Green Belt land will continue to be protected and the recreational, landscape and environmental value of the Green Belt adjoining development locations will be enhanced. The release of land for development will provide more affordable opportunities for younger households to help sustain the vitality and diversity of south coast towns and villages, whilst also better meeting the diverse accommodation needs of older households in the community.

Within the **Avon Valley and Downlands** area the natural beauty and tranquillity of the Cranborne Chase AONB will continue to be protected. Continued protection of the lower Avon Valley as Green Belt will play an important complementary role in helping to sustain the open views and long vistas which are an essential part of the landscape character of this mainly rural area, and form an important part of the setting of the adjoining New Forest National Park. Planned growth will help to sustain and enhance the vitality of Fordingbridge and Ringwood as market towns, and will enable improvements to flooding and drainage issues in Fordingbridge and Bransgore.

Local Plan Strategic Objectives

3.18. We have identified ten strategic objectives for the Local Plan review to support and achieve sustainable development. These objectives reflect and express in our local context the main plan-making requirements for plan-making set out in national planning policy. They draw on the Sustainability Appraisal process but focus on our highest priorities, and also our biggest challenges that require a judgement to be made between potentially conflicting strategic priorities.

To protect and enhance the special character and environment of the New Forest District outside the National Park

SO1: Landscape and the countryside

3.19. To safeguard and where possible enhance the special qualities and landscape character of the Plan Area including the Cranborne Chase Area of Outstanding Natural Beauty and Solent coastline. To provide an appropriate gateway to and setting for the adjoining New Forest National Park. To maintain and enhance the South West Hampshire Green Belt and to protect locally valued views and landscapes. To facilitate enjoyment of and access to the coast and countryside. To conserve, manage and enhance the setting of heritage assets.

SO2: Biodiversity and environmental quality

3.20. To safeguard and improve biodiversity, and the protection and enhancement of wildlife, species, habitats and water bodies in the Plan Area. To avoid where possible or fully mitigate where necessary, the direct and cumulative impacts of development on designated nature conservation sites. To promote the understanding of and care for the natural environment; managing recreational pressures in sensitive locations. To manage and where possible reduce or mitigate activities that unacceptably impact on air quality or levels of noise, dust, odour or light pollution.

SO3: Built environment and heritage

3.21. To provide a high quality, safe and attractive living and working environments in our towns, villages and rural areas. To ensure that valued local character and distinctiveness is maintained, that new development is well-designed and is appropriate in scale, density, form and character to its context and landscape setting. To conserve, manage and where possible enhance listed buildings and other built heritage assets.

To provide more homes for local people

SO4: Housing provision

3.22. To provide at least 10,420 additional homes within the Plan Area 2016-2036 to help meet the needs of the district within the Southampton, Bournemouth and Salisbury housing market areas, directing larger scale provision to the main towns and larger villages.

SO5: Housing needs, mix and affordability

3.23. To provide a range and choice of good quality new homes by type, size, tenure and location. To ensure that new housing provision as far as possible addresses local housing needs providing, in particular homes more affordable for younger households and a wider spectrum of homes and other measures enabling older residents to continue to live well and remain independent in their New Forest communities.

To support local businesses to prosper for the benefit of the community

SO6: Economic opportunity

3.24 To facilitate a healthy and growing economy operating within environmental limits. To maximise the benefits to local communities from significant new development. To support economic growth that reflects and complements the District's specific qualities and advantages, in particular low impact tourism, knowledge-based enterprises and marine industries. To improve the supply of flexible, modern premises micro and start-up businesses need to establish and grow locally. To support and promote measures that enable local residents and employees to access and take up local employment opportunities including to improve their skills and knowledge required, and enabling services such as childcare provision.

SO7: Vibrant and sustainable towns and villages

3.25 To maintain the economic vitality and viability of town centres. In the main towns to have a good range of facilities providing for the social, cultural, entertainment, economic, shopping, leisure, community, health and educational needs of all sections of the local community. In villages, to maintain and enable local retail and service provision to meet day to day needs in rural areas.

SO8: Rural areas and tourism

3.26 To promote a positive future for rural areas and to help secure their economic prosperity and social well-being by supporting farming and traditional commoning practices including back-up grazing, agricultural and rural enterprise, tourism and the diversification of the rural economy in ways which are compatible with environmental and landscape objectives.

To protect and promote the safety and wellbeing of people who live and work within the district.

SO9: Climate change and environmental sustainability

3.27 To improve the resilience of local communities to climate change, including managing the risks of flooding and coastal erosion. To prioritise the beneficial re-use of previously developed land and to promote the use of renewable resource and energy sources within sustainable limits. To manage and where possible reduce vehicular emissions and other local factors contributing to climate change or that degrade sensitive environments or quality of life.

SO10: Infrastructure provision and sustainable access to opportunities and facilities

3.28 To secure provision of the social and physical infrastructure necessary to manage the impact of new development on existing services and communities. To enable participation by all age groups in active recreation to facilitate healthy lifestyles, by providing public open space and opportunities for leisure, sport and informal recreation. To improve safe access to opportunities, services and facilities that enable a fulfilling life including by walking, cycling and where viable by enhancements to public transport services.

3.29 Figure 3.1 shows how the Local Plan key issues and strategic objectives relate to each other, and how they are addressed by the policies of the Local Plan.

Key Issues	Local Plan Objectives	Policies addressing the objective
1, 3, 7, 10	SO1: Landscape and the countryside	STR1-4, ENV2, ENV4
1, 2, 7, 10	SO2: Biodiversity and environmental quality	STR1-4, ENV1, Saved DM2
1, 4	SO3: Built environment and heritage	STR1,3,4, ENV2, ENV3, IMPL2, Saved DM1
5, 6	SO4: Housing provision	STR1,3,4,5, Site policies SS1 – SS18
5, 6	SO5: Housing needs, mix and affordability	STR1,3,4, HOU1-5, SS1 – SS18
7, 8	SO6: Economic opportunity	STR1,3-6, ECON1-4, Site policies SS1, SS4, SS14
9, 10	SO7: Sustainable towns and villages	STR1,3,4, ECON5-6,
4, 10,	SO8: Rural areas and tourism	STR1,3,4, HOU5, Saved CS19, CS21
2, 11	SO9: Climate change and environmental sustainability	STR1,3,4, CCC1, IMPL2, Saved DM4, DM6
6, 7, 12, 13, 14	SO10: Infrastructure provision and sustainable access to opportunities and facilities	STR1, 7, 8, CCC2, IMPL1, Saved CS7, DM26

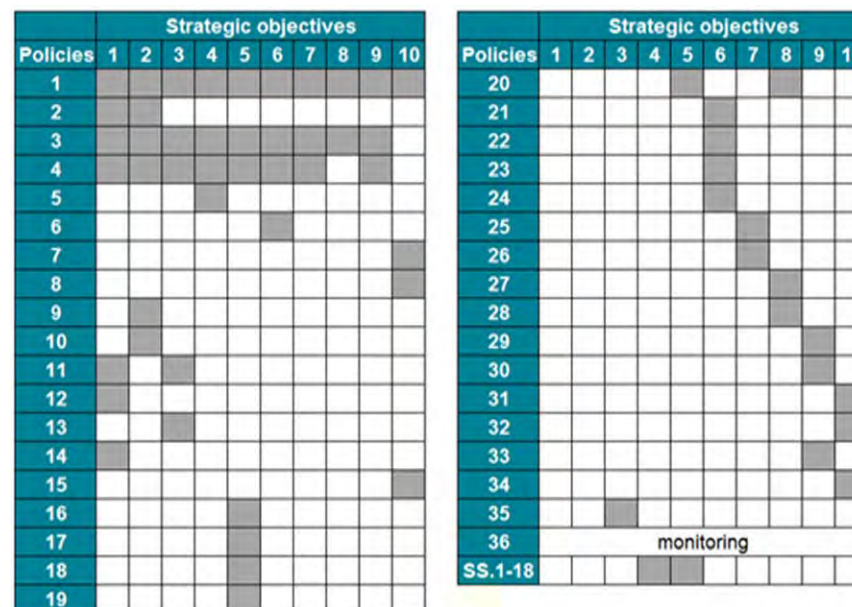


Figure 3.1: Main relationships between Key Issues, Objectives and Policies

Informative: figure to be updated

Chapter 4: Achieving sustainable development

The Spatial Strategy

4.1. The strategic policies in this chapter:

- Identify the development needs that the Local Plan seeks to meet and where they will be provided; and
- Set out the key implementation principles that will ensure development is delivered in the right place and in a manner that achieves sustainable development that is appropriate to the sensitive environment and character of the Plan Area.

4.2. Taken together the policies of this chapter are the Spatial Strategy for New Forest District outside the New Forest National Park.

Achieving Sustainable Development

4.3. The National Planning Policy Framework¹⁷ sets out three overarching objectives to achieve sustainable development:

- An economic objective – to help build a strong, responsive and competitive economy;
- A social objective – to support supporting strong, vibrant and healthy communities; and
- An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.

4.4. The Local Plan taken as a whole achieves net gains across all three sustainable development objectives, as demonstrated by the Sustainability Appraisal. Identifying sufficient, suitable land to meet development needs poses particular challenges in the Plan Area, which contains extensive areas with high value in habitat or landscape terms, as well as extensive areas subject to flooding or other safety risks. In some cases compromises have been necessary between the three sustainability objectives at the level of individual policies or site allocations, to achieve an acceptable balance for the Local Plan overall.

¹⁷ NPPF 2012 paragraph 7, NPPF 2019 paragraph 8

Policy STR1: Achieving Sustainable Development

All new development will be expected to make a positive social, economic and environmental contribution to community and business life in the Plan Area by:

Meeting most development needs within settlement boundaries, in a manner that is appropriate for and proportionate to the nature and size of the settlement, and where there is or will be sufficient supporting infrastructure and services;

- i. Ensuring that the housing needs of local communities are addressed by locating new residential development in sustainable and accessible locations, and ensuring that new development provides a mix of types of home by size, tenure and cost to help to address the full spectrum of local housing needs at all stages of life;
- ii. Taking a context and landscape-led approach to the siting and design of development to deliver high quality design that maintains local distinctiveness, creates high quality new landscapes and townscapes, safeguards the Green Belt and AONB, sustains and enhances the heritage, scenic and amenity value of the Plan Area, and has appropriate regard to and the purposes of the adjoining New Forest National Park;
- iii. Achieving an environmental net gain¹⁸ and avoiding wherever possible or mitigating where necessary the direct and indirect impacts of development on the integrity of the New Forest, Solent, River Avon and other International Nature Conservation sites, and on other areas, species or habitats of nature conservation value;
- iv. Ensuring development contributes to a diverse and thriving local economy providing an overall balance of uses, services and opportunities that are accessible by sustainable transport modes as well as by car, in order that reliance on the private car is minimised;
- v. Ensuring communities and workers are safe and feel safe, and the risks to people, places and to the environment from potential hazards including pollution, flooding and other effects climate change effects are minimised;
- vi. Ensuring that new development is adaptable to the future needs of occupiers and future-proofed for climate change and innovations in transport and communications technology.

Protection of the countryside

4.5 Areas of Outstanding Natural Beauty (AONBs) and National Parks are statutorily protected landscapes, recognised by Government to be of the very highest quality. The purposes of these designations are subtly different, but they share a common aim of conserving and enhancing the natural beauty of the English landscape, not just for the present, but also for future generations.

4.6 There is a duty to have regard to the purposes of both AONBs, under the Countryside and Rights of Way Act, 2000 (Section 85), and National Parks, under the Environment Act, 1995 (section 62).

¹⁸ As defined in the glossary and where applicable encompassing the national requirement for development to achieve a biodiversity net gain.

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Development should not have an unacceptable impact on the special qualities and purposes of the Cranborne Chase Area of Outstanding Natural Beauty, or on the adjoining New Forest National Park and their settings. In the determination and implementation of development proposals including planned growth, great weight will be given to ensuring that the character, quality and scenic beauty of the Cranborne Chase Area of Outstanding Natural Beauty and adjoining New Forest National Park are protected and enhanced.

Supporting text

4.7 Proposals for development within or affecting the Area of Outstanding Natural Beauty (AONB) or the New Forest National Park will need to demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of the AONB and the National Park that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities must also demonstrate that it would not adversely affect their setting.

The strategy for locating new development

4.8 The strategy maintains the established approach in the Plan Area to identifying appropriate locations for development in relation to the existing settlement pattern. The Local Plan evidence base identified sufficient opportunities to meet future needs around the edge of settlements, and within built up areas or on previously developed land.

Policy STR3: The strategy for locating new development

The Councils strategy is to locate and direct new development to accessible locations that help to sustain the vitality and viability of the towns and villages of the Plan Area as the focal points of commercial activity and community life, and as safe, attractive and accessible locations to use and visit.

Investment and development in town centres and villages that is in accordance with the settlement hierarchy will be supported on environmentally appropriate sites provided that the development achieves a high standard of design that maintains and enhances local character and amenity.

Beyond locations where site specific policies apply and the built-up area boundary of settlements (as defined on the Policies Map), the primary objectives are to conserve and enhance the countryside and natural environment. Development will generally be restricted unless the development proposed is appropriate in a rural setting in accordance with [Saved Policy CS21: Rural Economy](#).

Supporting text

4.9 Settlement boundaries include the strategic site allocations set out in [Policies SS1 - SS18](#), and will be further updated through the Local Plan Review Part Two, if required to include any non-strategic site allocations outside the defined built up areas.

The settlement hierarchy

4.10 The settlement hierarchy provides a guideline to where new development proposals of different types and scales can best be accommodated in a sustainable way, taking into account existing facilities and future potential. The towns and villages in the Plan Area have been classified into a settlement hierarchy based on the availability within the settlement, or ease of access to, the following services, potentially reducing the need to travel:

- Shops and 'high street' facilities;
- Schools, health and community facilities;
- Proximity to employment locations and main settlements; and
- Public transport.

Policy STR4: The settlement hierarchy

The settlement hierarchy identifies three tiers of settlements and sets out the nature and scale of development that would be appropriate for each type of settlement.

Development which is not in accordance with the settlement hierarchy will normally be resisted.

- i. **Towns:** Fordingbridge, Hythe Village, Lymington, Marchwood, New Milton, Ringwood and Totton. These centres offer access to a wider range of employment, facilities and services. They are the most sustainable locations for large-scale residential, retail, leisure, cultural and business development to improve their self- containment and to support and consolidate their local service offer.
- ii. **Main villages:** Ashford, Blackfield, Bransgore, Everton, Fawley, Hardley, Holbury, Hordle, Langley, Milford-on-Sea and Sandleheath. These villages provide a limited to moderate range of local services and in addition to **Strategic Sites** where allocated, they are appropriate locations for small to medium-scale development that sustains their current village role in a manner that is cumulatively proportionate. This includes local service and employment uses. Strategic Site 4: the former Fawley power station will be treated as equivalent to a main village.
- iii. **Small rural villages:** Breamore, Damerham, Ellingham, Harbridge, Ibsley, Martin, Rockbourne, Sopley and Whitsbury. No built-up area is defined for these small, rural villages and there is a gradual transition from settlement to countryside. These villages have limited access to facilities and workplaces. They are suitable locations for small-scale uses appropriate in a countryside setting and that help to maintain community life, including proportionate and small-scale housing development where it is specifically to meet local housing needs identified by the local community.

Supporting text

4.11 As a general guideline:

- Large-scale development is defined as for 50 or more homes or 2,500 square metres or more floorspace of non-residential development (gross internal area)
- Medium-scale is defined as 10-49 homes or 500-2,500 square metres floorspace
- Small-scale is defined as under 10 homes or less than 500 square metres floorspace

Meeting our housing needs

4.12 The identification of land to meet identified future housing needs is one of the primary purposes of this Local Plan. This policy identifies broadly when and where the objectively assessed need for housing in the Plan Area will be met. The sites and sources of supply have been assessed to ensure that they are suitable, available and likely to be deliverable for housing within the Plan Period.

Policy STR5: Meeting our housing needs

The target is to provide at least 10,420 additional homes in the Plan Area for the Plan Period 2016-2036, phased as follows:

- Approximately 1,500 homes (averaging 300 homes per annum) 2016-17 to 2020-21¹⁹
- Approximately 2,000 homes (averaging 400 homes per annum) 2021-22 to 2025-26
- Approximately 7,000 homes (averaging 700 homes per annum) 2026-27 to 2035-36

Provision will comprise:

- i. At least 6,000 homes on Strategic Site Allocations set out in Figure 4.1, in accordance with [Strategic Site Allocation Policies SS1 – SS18](#).
- ii. At least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in the Local Plan Part Two or in Neighbourhood Plans, which may include sites of 100 or more homes provided that they are within the settlement boundary, to include:
 - a. Around 200 homes on sites to be identified in Lymington and Pennington;
 - b. Around 200 homes on sites to be identified in New Milton Neighbourhood; and
 - c. Around 400 homes on sites to be identified in other towns and large villages.
- iii. Existing commitments of approximately 2,755 homes, including saved site allocation policies²⁰ from the previous Local Plan Part 2; and
- iv. An estimated 924 homes on small developments of 1-9 homes reflecting past trends, and developments on affordable housing exception sites in suitable locations in the smaller villages to meet local need for affordable and low cost housing for local people in accordance with [Policy HOU5 Rural Housing Exceptions Sites and Community Led Housing Schemes](#).

Supporting text

4.13 The Strategic Site Allocations of 100 or more homes, identified in Figure 4.1, address the majority of future housing needs not already being met by permitted development proposals or previously allocated sites. The identified capacity of strategic sites is in most cases a minimum target. It reflects what has been demonstrated to be deliverable through preliminary masterplanning work (carried out by the Council in consultation with site promoters), whilst

¹⁹ Based on actual and projected completions before Local Plan Strategic Site Allocations start to deliver.

²⁰ See Appendix A for saved policies

meeting the requirements of other Local Plan policies including public open space requirements and housing mix guidelines, and in relation to mitigating impacts of development on International Nature Conservation sites. Subject to high quality design and the specific housing mix proposed, it may be possible at detailed design stage that the site capacity exceeds that identified in this Local Plan.

4.14 Development phasing reflects the practical reality of lead-in times required to deliver a near three-fold increase in housing completions compared to the preceding Core Strategy housing target: a step change in delivery can only be achieved in steps. The overall phasing takes into account the views of the promoters of strategic site allocations, and factors relevant to the timing and commencement of development including the potential extraction of minerals.

Strategic Site	Site Policy	Estimated minimum capacity ^a
Totton and the Waterside		
Land to the north of Totton.	SS 1	1,000 ^b
Land south of Bury Road, Marchwood.	SS 2	700 ^b
Land at Cork's Farm, Marchwood.	SS 3	150
The former Fawley Power Station (mixed-use)	SS 4	1,380 ^c
South Coastal Towns		
Land at Milford Road, Lymington.	SS 5	185
Land to the east of Lower Pennington Lane, Lymington.	SS 6	100
Land north of Manor Road, Milford on Sea	SS 7	110
Land at Hordle Lane, Hordle.	SS 8	160
Land east of Everton Road, Hordle.	SS 9	100
Land to the east of Brockhills Lane, New Milton.	SS 10	130
Land to the south of Gore Road, New Milton	SS 11	160
Avon Valley and Downlands		
Land to the south of Derritt Lane, Bransgore	SS 12	100
Land at Moortown Lane, Ringwood.	SS 13	480
Land to the north of Hightown Road, Ringwood.	SS 14	270
Land at Snails Lane, Ringwood.	SS 15	100
Land to the north of Station Road, Ashford.	SS 16	140
Land at Whitsbury Road, Fordingbridge	SS 17	330
Land at Burgate, Fordingbridge.	SS 18	400

a. Subject to housing mix and detailed testing at planning application stage.

b. Around 40 additional homes will be achievable on each site if it can be demonstrated that primary school education needs can be met by expanding existing schools rather than by new school provision.

c. Around 1,500 homes including land allocated in the New Forest National Park Local Plan 2019 (Policy SP26)

Figure 4.1 Estimated housing capacity of Strategic Site Allocations

4.15. Additional non-strategic sites (of less than 100 homes) will be allocated in Neighbourhood Plans and the Local Plan Part Two, providing scope to respond if necessary to overall housing delivery progress before a full review of this Local Plan is due.

4.16. The balance of the required housing supply is expected to come forward on small unidentified ('windfall') sites of under ten homes, plus rural exception sites, reflecting established trends and informed by a review of potential small site supply.

Sustainable economic growth

4.17 New Forest district has the highest number of active businesses of any local authority in Hampshire (7,700), a diverse mix of businesses with different and changing needs. The leading business sectors in the district are distribution, transport, accommodation and food including tourism, public administration, education and health, construction and manufacturing. Sectors such as information and communication, finance, professional, scientific and technical are under-represented when compared with rates for the wider South East and the UK.

4.18 At one end of the spectrum local businesses include nationally significant industrial uses such as the Fawley Oil Refinery Complex, operating in well-established industrial areas and complexes, including some land reserves for future needs. Their primary requirements are a stable, supportive and consistent land use planning environment and good infrastructure links.

4.19 At the other end of the spectrum, micro-businesses typically employing fewer than 10 employees make up 89% of the total. Their business and employment needs are primarily for small and flexible workspaces to start-up in, and to grow on.

4.20 The Local Plan strategy therefore aims to promote sustainable economic growth that is appropriate to the environmental and locational characteristics of the Plan Area. This will be achieved by retaining and supporting existing business sectors, safeguarding opportunities for future employment and business development, supporting the marine industries sectors, by encouraging a greater presence of appropriate higher value and knowledge-based businesses, and promoting the development of flexible workspace and accommodation suitable to meet the diverse needs of and support the significant number of small businesses in our area.

4.21 The strategy for sustainable economic growth takes into account that unemployment rates in the Plan Area are currently low, and that with an ageing population the working age population will not increase significantly in the Plan period.

Policy STR6: Sustainable economic growth

The Council strategy for sustainable economic growth is to maintain and enable a vibrant and prosperous local economy offering a diverse range of local employment opportunities, where existing businesses continue to thrive and new businesses have sufficient and suitable opportunities to form and grow in appropriate locations. This will be achieved by:

- i. The provision of sufficient land to meet the identified need for 126,000sqm of employment floorspace. This will comprise of:
 - a. 18 hectares of employment land (for around 70,000sqm floorspace) allocated within residential-led mixed-use Strategic Site Allocations at Totton (SS1), Fawley (SS4) and Ringwood (SS14);
 - b. 10 hectares of employment land (for around 40,000sqm floorspace) allocated by saved policies from the Local Plan Part 2 (2014);
 - c. Around 10,000sqm of employment floorspace completions 2016-2018, and around 30,000sqm on sites with extant planning permission.
- ii. Safeguarding opportunities for future businesses by retaining employment sites and site allocations that are suitable and viable for continued employment use;
- iii. Encouraging a greater presence of higher value, knowledge- based businesses;
- iv. Supporting the Solent marine industries sector and ensuring that direct access to the coast for commercial marine uses and vessels is maintained if sites that currently provide access are redeveloped;
- v. Working with key businesses, transport authorities and other partners in the Waterside area to ensure that its transport infrastructure and capacity is resilient to planned and other potentially significant growth;
- vi. Supporting a sustainable rural economy including low environmental impact businesses and tourism;
- vii. Promoting development or programmes that provide skills or vocational training, business incubation and mentoring, flexible workspace and conference and meeting facilities, or that support flexible working.

Supporting text

4.22 The Business Needs and Commercial Property Market Assessment (2017)²¹ indicates that there is realistic potential demand for around 6,300sqm of business floorspace per annum in the Plan Area. Over the Local Plan period 2016-2036 this equates to 126,000 sqm of business floorspace or a requirement for approximately 32 hectares of employment development land.

4.23 The Partnership for Urban South Hampshire (PUSH) Spatial Position Statement²² (2016) provides targets for employment provision within the PUSH area of New Forest District (Totton and the Waterside). Need for 32,000sqm of business floorspace is identified for the period 2011 to 2034 (equating to around 8 hectares of land). Taking into account allocations in the previous Local Plan in the period 2011- 2016, there is a residual need of around 5 hectares of employment land within Totton and the Waterside. This figure is within and not additional to the total Plan Area

²¹ Commercial Property Market and Business Needs Assessment (2017)

²² www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/

requirement set out in the Commercial Property Market and Business Needs Assessment.

4.24 Taking into account the current availability of around 20 hectares of suitable employment land, including the remaining employment land allocations from the Local Plan Part 2 (2014), the strategy addresses identified local employment needs by the provision of around 18 hectares of new employment land as part of the following residential-led mixed use strategic allocations in accordance with the requirements set out within the **Strategic Site Allocation Policies**. These are intended to provide for a range and choice of sites in sustainable locations for a variety of business sectors, to provide jobs close to people's homes, and to enable the replacement of business premises that transition to alternative non-employment uses under permitted development rights.

- Around 5 hectares of employment land with Strategic Site SS1 Totton, addressing the residual PUSH target
- Around 10 hectares of business and industrial land, including land for marine industries, and subject to demand up to 16,000sqm of B1 office space, within Strategic Site SS4 the Former Fawley Power Station
- Around 3 hectares of employment land at Strategic Site SS14 in Ringwood adjacent to the A31.

4.25 The **South Marine Plan**²³ and the **Marine Policy Statement**²⁴ are relevant to planning decisions for the sea, coast, estuaries and tidal waters, and for developments that impact these areas. The Solent LEP has published a register²⁵ of key waterfront employment sites, including the following in the Plan Area: Eling Wharf, Marchwood Industrial Park, Marchwood Port, Hythe Marina Village, Hythe Marine Park, Fawley Oil Refinery and the Former Fawley Power Station.

4.26 The Local Plan strategy also provides a supportive approach to development proposals that would provide skills or vocational training, or business mentoring. This will help to ensure that local people have opportunities to gain the skills needed to access the jobs and opportunities available and local employers have access to a suitably skilled local labour force.

Strategic Transport Priorities

4.27 The Local Plan strategy for transport and access aims to promote a more integrated and sustainable local transport network and to facilitate ease of access to local services and facilities supporting planned development and mitigating its cumulative impact on the highways network and other transport services.

4.28 Transport links with neighbouring areas and local accessibility are important to, and have a significant impact on, the lives of communities in the Plan Area. The unusual shape of the Plan Area and dispersed settlement pattern mean that many transport issues within the area need to be considered as part of a bigger picture for a much wider area.

4.29 The Strategic Transport Network Assessment (2016)²⁶ demonstrated that the cumulative impacts of the planned housing growth set out within **Policy STR5: Meeting Our Housing Needs** are not severe and the transport impacts of planned development can be accommodated satisfactorily. Planned growth will place increased pressure on the road network at certain

²³ www.gov.uk/government/publications/the-south-marine-plans-documents

²⁴ www.gov.uk/government/publications/uk-marine-policy-statement

²⁵ https://solentlep.org.uk/media/1342/solent_waterfront_sites_final_report_register_-_169_15_.pdf

²⁶ www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base

locations, but these impacts can be adequately addressed by specific local measures that are capable of being funded by development contributions or provided as part of site developments. The **Strategic Site Allocation Policies** and **Infrastructure Delivery Plan** provide further information.

4.30 However it remains important to ensure that future development takes account of land that may be required to deliver existing transport projects, or to address future needs should there be an expansion of port- related transport activity in the Waterside area.

Policy STR7: Strategic Transport Priorities

The Council will support and facilitate major projects that improve accessibility for pedestrians and cyclists, improve public transport, reduce traffic congestion and improve road safety, provided that they can be achieved without an unacceptable impact on the local environment and local communities.

Supporting text

4.31 Strategic Transport Proposals are projects identified in a strategy or report published by Highways England or by the Highways Authority (Hampshire County Council), including priorities identified in the Local Transport Plan. High priorities for improvement are:

- i. A31 Ringwood area (increase the width of the A31 from two lanes to three lanes on the westbound carriageways between the Ringwood and Verwood junctions);
- ii. A35 east of A326 (repairs to the Redbridge Causeway, capacity improvements and bus priorities Rushington – Millbrook);
- iii. A326 capacity and junction improvements including bus priorities.

4.32 Committed strategic transport projects include improvements to the A31 at Ringwood and on the A35 the Redbridge Causeway. Other strategic priorities identified in the New Forest Transport Statement (2012) accompanying the Hampshire County Council Local Transport Plan LTP3 2011-2031, and in the Hampshire **Waterside Interim Transport Policy**²⁷ include the A326 corridor, where it may also be necessary to undertake further transport works if there is a future consent for significant port development (see Policies 23 and 24). Until such time as it is clear whether and what scale of port development might take place, new development within the A326 corridor should be carefully designed and sited so that future A326 capacity enhancement is not unduly prejudiced.

Community services, infrastructure and facilities

4.33 The primary focus of this policy is to set out the strategy to secure or enable provision by the relevant third parties of the infrastructure and community service facilities that are needed, to meet the current and future needs of residents and businesses, and to ensure that planned development can be sustainably accommodated. This involves:

- Working constructively with infrastructure and service providers to help them to identify and (as planning authority) implement appropriate projects to deliver the facilities or installations required; and
- Ensuring that the development industry addresses the particular infrastructure and service requirement arising from, or necessary to support or mitigate their development

²⁷ <https://democracy.hants.gov.uk/ieDecisionDetails.aspx?Id=514>

proposals.

4.34 For Local Plan purposes, infrastructure encompasses the provision and maintenance of the facilities, services, and installations needed to make development acceptable and sustainable, and to support our communities and to enable the local economy to thrive, such as (but not limited to):

- transportation: roads, car parking, bus routes, rail networks, footpaths, cycling routes and cycle parking, electric vehicle charging infrastructure;
- education facilities: schools, adult learning centres, nurseries and child care;
- utilities: water, gas and electricity supply; waste treatment works, drains and sewers;
- surface water drainage
- telecommunications including superfast fibre broadband and 5G mobile networks;
- community facilities: sports and leisure facilities, community centres, libraries, places of worship, crematoria and burial space;
- health care: hospitals, local medical and dental practices;
- emergency services: fire, police and ambulance facilities;
- waste: facilities for collection, recovery, recycling and disposal;
- green spaces: playing fields, sport pitches (New Forest District Council Standards for Formal Open Space August 2017), play facilities, parks and natural recreation areas.

4.35 The preparation of the Local Plan was informed by consultation with infrastructure and service providers, and the Local Plan evidence base²⁸ includes technical assessments of transport capacity and some other infrastructure and service needs.

4.36 It is important to distinguish between infrastructure and services that are provided to address or mitigate the wider than site-specific impacts of development and growth, the focus of this policy, and infrastructure that is provided to open up sites for development and to meet the on-site needs of future occupiers. The latter is part of the normal cost of undertaking development met by the developer. This typically includes but is not limited to site roads and points of access, parking areas, footpaths, drainage, landscaping and amenity play and open space areas within the site, and the utilities and telecommunications connections to and within the site.

Policy STR8: Community services, infrastructure and facilities

In order to ensure the provision of adequate infrastructure and services to meet the current and future needs of residents and businesses in the Plan Area:

- i. The Council will work with:**
 - a. Community service and infrastructure providers and business interests, to support or enable their delivery of transport, utilities, communications and community service infrastructure projects and facilities that help to address the current and future needs of communities and businesses in the Plan Area; and**
 - b. Developers through the planning application process, to ensure that proposed developments make sufficient provision for the needs of future occupiers, and mitigate their impacts on existing services and facilities in accordance with [Policy](#)**

²⁸ www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base

IMPL1: Developer Contributions and the requirements set out in the Strategic Site Allocation Policies and the Infrastructure Delivery Plan.

- ii. **The Council will support proposals for:**
 - a. **Utilities, communications and transport infrastructure developments that are designed to avoid wherever possible, otherwise to minimise and adequately mitigate, any adverse environmental, health, safety and landscape impacts.**
 - b. **The provision of education, health, social and other community services that are located to be accessible to all sectors of the community.**
 - c. **Development to enable innovative delivery of public services including through the use of mobile services and information technology.**
- iii. **There will be a presumption against any development that involves the loss of education, health, social and other community services, unless the use of the site or building is redundant, or the service will be provided in another way following a service review.**

Supporting text

4.37 Based on consultations with infrastructure and service providers, the **Infrastructure Delivery Plan** (IDP) identifies the types of infrastructure required (including capacity and constraints of existing infrastructure) and the potential sources of funding identified to support the delivery of the Local Plan. The IDP is a live document, and its requirements are reflected in the **Strategic Site Allocation Policies** which set out site-specific requirements for the provision of the infrastructure and services necessary to sustainably accommodate planned growth, including public open space in accordance with **Saved Policy CS7: Open Space, Sport and Recreation**.

Infrastructure providers

4.38 Infrastructure provision to meet identified needs will be supported provided that it is appropriately designed and located in accordance with the wider policy objectives of this Plan, to avoid or minimise, or if necessary mitigate, potential harmful impacts on the environment, the landscape, or on communities, as part of achieving an overall net environmental gain.

4.39 Where practical, the possibility of sharing infrastructure facilities should be fully explored. For example sharing telecommunications masts or using school premises and facilities for community purposes outside school hours.

Developers

4.40 New development increases the use of, or demand for, existing services and facilities. Where new homes or businesses are developed and there is insufficient capacity to meet additional demand, the essential infrastructure and facilities needed must be provided in a timely manner to provide the capacity to meet the demand created. **Policy IMPL1 Developer Contributions** explains the role of the development industry in meeting the infrastructure and service needs generated by development, or to mitigate its impact on existing facilities.

Mineral Resources

Policy STR9: Development on land within a Minerals Safeguarding Area or Minerals Consultation Area

- i. **Viable mineral resources should not needlessly be sterilised by development. Development proposals on land within a Minerals Safeguarding Area of Minerals Consultation Area as defined in the Hampshire Minerals and Waste Plan should be phased around the appropriate prior extraction of minerals.**
- ii. **Appropriate extraction will depend on:**
 - a. **The scale and quality of mineral resource;**
 - b. **Ground water levels if they would adversely impact on future re-use of the land;**
 - c. **Amenity, environmental and other relevant considerations; and**
 - d. **The need to ensure the timely provision of new homes and other development.**
- iii. **Where there is a viable resource, minerals re-use on site for construction is encouraged.**

Supporting text

4.41 Where land proposed for development is within a Minerals Safeguarding Area or Minerals Consultation Area, site promoters should undertake a minerals assessment to assess the viability and practicability of prior extraction of the minerals resource in consultation with the Minerals Planning Authority, having regard to the Hampshire Minerals and Waste Local Plan and any relevant supplementary planning guidance.

4.42 Where prior or incidental minerals extraction takes place before housing development, particular care should be taken to protect features of landscape and biodiversity interest within the site to ensure that development including minerals extraction can achieve a net environmental gain compared to the original state of the land.

Chapter 5: Protecting our special environment

Nature conservation, biodiversity and geodiversity

5.1. As set out in Strategic Objective SO2 and Saved Policy DM2 (Local Plan Part 2 adopted 2014) the overall objective is that developments should protect, and where possible, enhance biodiversity.

Mitigating the impacts of development on International Nature Conservation sites

5.2. The significant extent and ecological sensitivity of International Nature Conservation sites in and adjoining the Plan Area makes accommodation of the development a major challenge. All development in the Plan Area must meet the requirements of the **Conservation of Habitats and Species Regulations 2017** and this may significantly affect how or whether a presumption in favour of sustainable development can be applied to planning decisions²⁹.

5.3. The Habitats Regulations Assessment (HRA) of the Local Plan identifies that without appropriate mitigation, planned development (either alone or in combination with development elsewhere) would be likely to have a range of significant effects on a number of International Nature Conservation sites, or that significant effects could not be ruled out. These include potential effects on plants and species due to traffic emissions on roads through the New Forest, water quality impacts from increased discharge of phosphorus or nitrogen to the River Avon or to the Solent and Southampton Water respectively, and recreational disturbance in the Solent and New Forest arising from an increased population.

5.4. Where harmful impacts are identified to be likely, development can only take place where that harm is avoided, or fully mitigated if it cannot be avoided. Avoidance of harm is best achieved by not locating high impact activities in sensitive locations, but within the Plan Area this cannot be wholly avoided. Where harmful effects cannot be ruled out, the requirements of the **Conservation of Habitats and Species Regulations 2017** can best be met by applying the Precautionary Principle to avoid or mitigate possible harm.

5.5. Mitigation measures will be applied until such time as it can be demonstrated (based on monitoring and review of the impact of mitigation measures through the Local Plan review process) that it can reasonably be concluded that development is unlikely to have a harmful effect on International Nature Conservation sites.

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

- 1. Except as provided for in the first paragraph of Saved Policy DM2: Nature Conservation, Biodiversity and Geodiversity, development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity as part of the proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of any of the following**

²⁹ NPPF 2012 paragraph 119 (NPPF 2019 paragraph 177) states that: "The presumption in favour of sustainable development (paragraph 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined."

International Nature Conservation sites:

- The Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC, the Solent and Southampton Water SPA, and the Solent and Southampton Water Ramsar site;
 - The River Avon SAC, Avon Valley SPA and Ramsar site; and
 - The River Itchen SAC.
 - The New Forest SAC, the New Forest SPA and the New Forest Ramsar site;
2. For residential development and the provision of overnight visitor accommodation adverse effects can be adequately mitigated by implementing approved measures relevant to the site location, including as set out in the [Mitigation for Recreational Impacts SPD](#) and in the [Solent Recreation Mitigation Strategy](#)³⁰, and in supplementary guidance on nutrient management.
 3. For non-residential developments, the requirement for mitigation will be considered on case-by-case basis with regard to the nature, scale and location of the proposed use.
 4. The approved mitigation measures for residential developments currently include:
 - i. For developments providing 49 or fewer net additional units of residential accommodation, financial contributions towards the provision of recreational mitigation measures as set out below and in the [Mitigation for Recreational Impacts SPD](#):
 - (a) Projects for the provision of alternative natural recreational green spaces and recreational routes: new or improved open space and recreational routes of a quality and type suitable to attract residents of new development within the Plan Area who might otherwise visit the International Nature Conservation sites for recreation; and
 - (b) Access and Visitor Management: measures to manage the number of recreational visits to the New Forest and Solent Coast International Nature Conservation sites; and to modify visitor behaviour within those sites so as to reduce the potential for harmful recreational impacts; and
 - (c) Monitoring of the impacts of new development on the International Nature Conservation sites and establishing a better evidence base: to reduce uncertainty and inform future refinement of mitigation measures.
 - ii. For developments of 50 or more net additional residential dwellings:
 - (a) Direct provision by the developer of at least 8 hectares of natural recreational greenspace per 1,000 population located on the development site or directly adjoining and well connected to it; and
 - (b) A financial contribution towards Access and Visitor Management and Monitoring as set out above at i(b) and i(c).
 - iii. Additionally for all residential developments within 5.6km of the Solent and Southampton Water SPA, as shown on Figure 5.1, a financial contribution is required towards a Solent-wide programme of visitor management, monitoring and development mitigation projects.

³⁰ <https://solent.birdaware.org/strategy>

- iv. **Additionally for residential developments and the provision of overnight visitor accommodation draining or discharging waste water to the River Avon in relation to phosphate neutrality or to the Solent and Southampton Water in relation to nitrogen neutrality, a financial contribution or other appropriate mechanisms to achieve nutrient-neutral development.**
- v. **Additionally for all residential developments, a financial contribution towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site.**

Supporting text

Policy scope

5.6. The primary focus of this policy is the mitigation of impacts of residential development on internationally designated nature conservation sites, as most of the development proposed in the Local Plan is for housing.

5.7. The mitigation requirements for residential development apply to all forms of new residential development resulting in the net gain of a self-contained dwelling. This includes new build homes, redevelopment, mixed-use schemes, changes of use including under Permitted Development rights, conversions, affordable housing, sheltered housing, extra care housing, second homes, visitor accommodation, and gypsy and traveller pitches.

5.8. Residential and institutional care homes (Use Class C2) are not considered likely to generate recreational impacts on International Nature Conservation sites, but may generate water quality impacts especially if located in the River Avon or Solent catchments.

5.9. Non-residential development may also generate impacts that require mitigation. The diversity of possible activities means it is not possible or practical to identify appropriate mitigation measures for every eventuality. Planning applications will need to include an assessment of the potential effects of the development proposed on International Nature Conservation sites, and include appropriate mitigation measures where adverse impacts cannot be screened out.

5.10. In general terms, for non-residential uses air quality and water quality impacts are more likely to be relevant issues for mitigation. The main exception is visitor or recreational activities, where recreational impacts of visitors are likely to require mitigation. Mitigation contributions will be required for hotel and visitor accommodation, and a unit of visitor accommodation will be treated as equivalent to a home for the purposes of calculating mitigation contributions, whether or not it is self-contained.

5.11. The general (rather than site specific) recreational impacts of employees can be screened out, as there is a net commuting outflow from the district³¹.

Mitigation of recreational impacts from residential development

5.12. The Plan Area has easy access to the New Forest National Park and to the Solent coast. International Nature Conservation sites in these areas require the highest levels of protection. A growing local population and the large numbers of summer visitors increase the pressures on sensitive habitat areas.

5.13. The New Forest Special Protection Area is home to a number of very rare birds which nest on or near the ground during the spring and early summer, and the habitats of the New Forest

³¹ Census 2011

SPA provide suitable feeding for the birds. The New Forest Special Area of Conservation is particularly important for the diversity of its habitats and the range of rare and scarce species which it supports. It is designated for a range of rare habitats, including European dry heaths, northern Atlantic wet heaths, oligotrophic waterbodies, and Molinia meadows. On the Solent, recreational walking and dog-walking can adversely affect breeding, ground nesting or over-wintering birds.

5.14. Management measures include a ranger service and the provision of advice and information to visitors to enable visitors to enjoy the New Forest and the Solent coast in ways that have less impact on habitat sites and protected species, especially in sensitive periods such as the nesting season, and ongoing habitat monitoring. Mitigation measures focus on the provision of natural green spaces which are conveniently accessible to the future residents of a development, that provide a suitable recreational alternative to divert some visits which may otherwise have been made to the New Forest and Solent Coast International Nature Conservation sites.

The GreenWay Project

5.15. The **Mitigation for Recreational Impacts SPD**³² sets out a programme of measures and projects collectively branded the **GreenWay Project**, to relieve recreational pressures on sensitive habitats by:

- Enhancing existing green spaces
- Enhancing the extensive network of walking routes that exist outside of the sensitive areas
- Providing Rangers to help manage sensitive areas, and to inform and influence visitor behaviour
- Providing natural green spaces as part of new residential development.

5.16. Contributions are required for all new dwellings located anywhere in the Plan Area to fund a package of mitigation measures. For developments of 50 or more homes, the natural recreational greenspace element will be provided in kind by the developer on land either on or directly adjoining the site. The 50-home threshold reflects Natural England advice and the practical limitations of achieving a suitable layout to meet recreational mitigation requirements on sites below this threshold. A financial contribution to the monitoring and recreational management elements of the GreenWay Project will also be required, and for the in- perpetuity management and maintenance of the mitigation land.

5.17. On all sites likely to contain 50 or more homes when fully implemented, alternative natural recreational greenspace (ANRG) must be available for use at the point of dwelling occupation, in proportion to the number of residents likely to occupy the homes completed.

5.18. Off-site contributions are not an acceptable alternative to the provision of on-site alternative natural recreational greenspace (ANRG) for development phases on sites likely to contain 50 or more homes, even if that phase is for less than 50 dwellings. Provided that there is an appropriate design solution and enforceable landowner agreements are in place relating to the quantum, location and timing of provision, ANRG provision need not be on the planning application development parcel itself and may be located elsewhere within the wider development.

³² www.newforest.gov.uk/article/14288/

5.19. If pro-rata areas of ANRG are proposed on smaller individual sites within a larger development, these will only be acceptable provided that they are in general accordance with either the Strategic Site concept masterplan, or are part of a suitable pre-agreed alternative masterplanning approach, and where delivery of the ANRG is concurrent with housing delivery. This is to ensure that appropriate mitigation measures for the full proposal are properly considered at the outset in both quantitative and design terms.

5.20. The design, management and maintenance of recreational mitigation areas is important to ensure that they are, and remain, safe and attractive areas for recreational walking and dog exercising. Working with Natural England the Council has established design guidelines and parameters for recreational mitigation land, to ensure it provides effective mitigation by creating attractive recreational walking and dog-walking routes and spaces. The design guidelines are set out in the **Mitigation for Recreational Impacts SPD**, and suitable arrangements are illustrated in the **Strategic Site Allocation Policy** concept master plans, forming part of an integrated approach that will also meet Local Plan objectives to provide net gains for biodiversity and for landscape protection and enhancement (**Policy STR1: Achieving sustainable development; Policy ENV4: Landscape character and quality**).

5.21. To be effective and used, recreational mitigation land must also be safe and appear safe to use. Woodland areas may be acceptable if under a high level of management, but densely wooded areas may not be attractive to users concerned about their personal safety.

5.22. It will not generally be appropriate to use for recreational mitigation purposes land that has existing species or habitat value, unless it can be demonstrated that its existing habitat value would not be compromised by increased public and dog access.

5.23. In some instances it will not be possible to provide recreational mitigation land on or adjoining sites of 50 or more homes, for example on redevelopment sites in existing built up areas. In these circumstances the developer should put forward the required 8 hectares per 1,000 population of land for recreational mitigation in an alternative location that will provide equivalent benefits to the settlement where the site is located, preferably in close proximity to the site.

5.24. In all circumstances developers may put forward their own, alternative mitigation measures, provided that they fulfil the requirements of the Habitat Regulations, and are demonstrated to be sufficient by supporting evidence and justification including a project level Appropriate Assessment. Alternative proposals and supporting evidence must be submitted as part of the planning application to inform its determination, setting out enforceable delivery and in-perpetuity maintenance arrangements. Prior consultation with the Council and Natural England is recommended.

Bird Aware Solent

5.25. **Bird Aware Solent** is the 'brand' name of the Solent Recreation Mitigation Partnership, which comprises fifteen Solent local authorities including New Forest District, the New Forest National Park Authority, Natural England, the Royal Society for the Protection of Birds, the Hampshire and Isle of Wight Wildlife Trust, and the Chichester Harbour Conservancy. The strategy aims to manage disturbance of birds over-wintering in the Solent from increasing coastal recreational activities. It seeks to do this through a series of projects and management measures including a ranger service which actively encourage all coastal visitors to enjoy their visits in a responsible manner. To fund this work, contributions are required from new dwellings within 5.6km of the Solent as shown in Figure 5.1. Details are set out in the **Solent Recreation**

Mitigation Strategy³³ (2017).

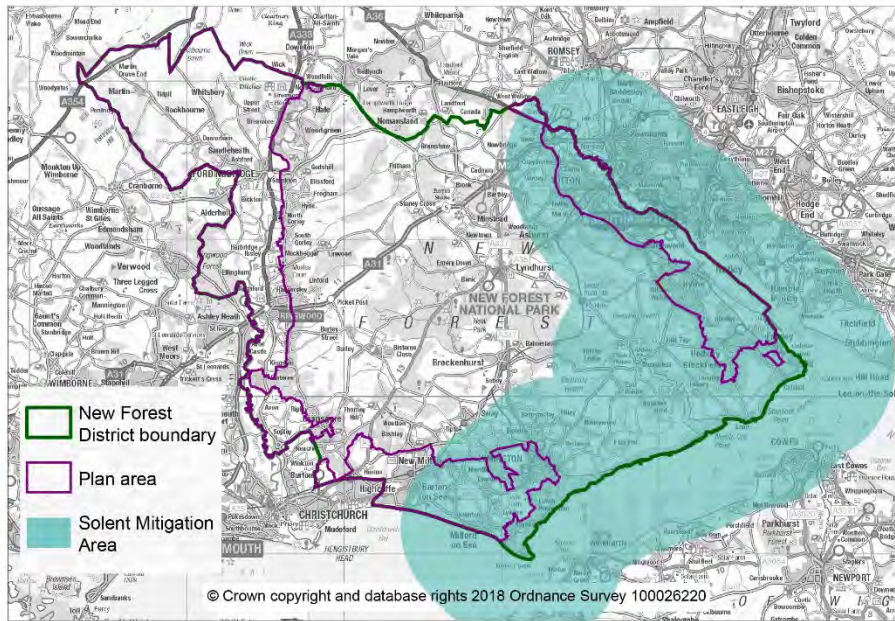


Figure 5.1 Map of the Solent Recreation Mitigation Strategy 5.6km area

5.26 The Solent and Southampton Water SPA and Ramsar is designated to protect a range of wading and migratory birds, species which also rely on areas outside the SPA boundary.

5.27 There is potential for new development on land adjacent to or in close proximity to Solent waders and Brent Goose sites to impact on the ecological function of the Solent and Southampton Water SPA network. Proposals for development on terrestrial waders and Brent Goose sites located on land identified in the *Solent Waders and Brent Goose Strategy*³⁴ should have due regard to the mitigation measures set out in that strategy.

Water quality and the mitigation of nutrient enrichment

The River Avon

5.28 Phosphorus concentrations in the River Avon have reached a level where adverse effects upon the integrity of the River Avon Special Area of Conservation cannot be ruled out. Natural England and the Environment Agency advice is that new development should therefore be phosphorus neutral to the River Avon, until a long-term solution is identified, for example through the OFWAT 2024 price review for water and wastewater service providers.

5.29 The Planning Authorities in the River Avon catchment working with Wessex Water, Natural England and the Environment Agency will identify suitable mitigation or off-setting measures to enable development proposals to achieve phosphate neutrality, including an update of measures set out in the **River Avon Nutrient Management Plan**³⁵.

The River Itchen and the Solent

³³ https://solent.birdaware.org/media/29372/Bird-Aware-Solent-Strategy/pdf/Solent_Recreation_Mitigation_Strategy.pdf

³⁴ <https://solentwbgs.wordpress.com/>

³⁵ www.gov.uk/government/publications/nutrient-management-plan-hampshire-avon

5.30 Evidence³⁶ suggests uncertainty as to whether or not housing development in southern Hampshire in the later part of the Plan Period would be likely to have a significant adverse effect on the River Itchen and the Solent due to nutrient enrichment. Applying the precautionary principle, subsequent Natural England advice is that harmful effects cannot be ruled out from the development of additional dwellings, visitor or institutional overnight accommodation. In the longer term the situation may be resolved by future arrangements for water supply and waste water treatment in south Hampshire, which have their own regulatory processes. Until any such arrangements are operational, new development in the Solent must achieve nitrate neutrality for both foul drainage and surface water run-off by other appropriate means, on- or off-site.

5.31 The Council will support the Environment Agency, Natural England, water companies and surrounding authorities in the development and implementation of solutions to achieve nitrate neutral development and projects which reduce nutrient inputs to the Solent designated sites from wastewater discharges. Where necessary based on evidence of harmful impacts or by application of the precautionary principle, additional mitigation measures may be applied to developments that directly or indirectly discharge waste water into the Solent.

Air Quality in the New Forest

5.32 Modelling of traffic emissions from cumulative traffic growth over the Plan Period has identified potential for significant adverse effects of parts of the New Forest SPA and SAC from nitrogen deposition and ammonia, particularly near main road corridors through the New Forest in areas lacking screening woodlands.

5.33 There are uncertainties in the data, but the precautionary principle applies requiring a modest financial contribution from development to ongoing monitoring of the effects of traffic emissions on sensitive locations, to trigger management or mitigation measures and developer contributions to implement them if harmful effects are confirmed in the future.

5.34 If future air quality monitoring identifies that significant adverse effects are occurring or likely, legal agreements or other appropriate mechanisms will be put in place to ensure that homes subsequently permitted would be required to make reasonable and proportionate developer contributions for air quality management or mitigation.

³⁶ The Integrated Water Management Study (2018) prepared for the Partnership for Urban South Hampshire (including NFDC)

Heritage and Conservation

The South West Hampshire Green Belt

5.35 The extent of the Green Belt in the Plan Area is shown on the Policies Map. It covers areas outside defined settlement boundaries in all of the south Coastal Towns sub-area, and all of the Avon Valley and Downlands sub area to the south of Ringwood. It adjoins more extensive Green Belt areas in Dorset that preserve the openness of countryside around the Christchurch, Bournemouth and Poole conurbation.

5.36 National policy³⁷ identifies that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas
- to prevent neighbouring towns merging into one another
- to assist in safeguarding the countryside from encroachment
- to preserve the setting and special character of historic towns
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.37 With new development focused on the edge of existing towns and villages, the spatial strategy also seeks to maintain the distinct identity of settlements. Continuing to maintain the Green Belt and gaps between settlements therefore forms part of the spatial strategy.

5.38 The designation of Green Belt in the New Forest area first received ministerial support in 1960, although the South West Hampshire Green Belt was first formally designated by the Hampshire Structure Plan in 1983. The Hampshire Structure Plan Review (2000) removed from Green Belt areas that would become part of the then pending New Forest National Park, retaining the remaining Green Belt and re-stating its purposes as follows in the context of the establishment of the New Forest National Park:

“A Green Belt will be maintained in South West Hampshire south of Ringwood between the county boundary; coast and New Forest Heritage Area. Proposals for development within it will be subject to policies to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging into one another and assist in safeguarding the countryside from encroachment³⁸.”

5.39 This Local Plan Review included the first full review³⁹ in 2016 of the South West Hampshire Green Belt since the formation of the New Forest National Park, in recognition that there was unlikely to be sufficient, suitable development land to meet development needs unless the release of Green Belt land for development was considered. The 2016 review concluded that most of the Green Belt continues to serve the purposes of the Green Belt very well, but also identified some areas that made a weaker contribution to Green Belt purposes. Those areas making a weaker contribution that were also in appropriate locations for strategic housing development have been removed from the Green Belt.

³⁷ NPPF 2012 paragraph 80, NPPF 2019 paragraph 134

³⁸ Policy G4 of the Hampshire Structure Plan Review 2000

³⁹ New Forest District Green Belt Study, LUC 2016.

Policy ENV2: The South West Hampshire Green Belt

The openness and permanence of the South West Hampshire Green Belt will be preserved with particular regard to its stated purposes and those of National policy for the Green Belt.

Development proposals in the Green Belt will be determined in accordance with national planning policy.

Supporting text

5.40 National policy is that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The construction of new buildings is generally regarded as inappropriate development in Green Belt, with a limited range of exceptions⁴⁰. Inappropriate development is, by definition, harmful to the Green Belt and can only be considered in very special circumstances where the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

5.41 In line with exceptions set out in National policy for development in the Green Belt, the provision of green space for natural recreational mitigation and public open space is regarded as appropriate development in the Green Belt, provided that it is implemented in accordance with the requirements of **Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites** and any applicable **Strategic Site Allocation Policy**.

5.42 In terms of very special circumstances that may justify development in the Green Belt, the provision of affordable housing to meet the needs of local people that could not otherwise be provided for, may meet this test. This is provided that the housing developments are non-strategic in scale (less than 100 homes), and are brought forward in the Green Belt through a Neighbourhood Development Plan, a Community Right to Build Order or as a Community Led Housing Scheme in accordance with **Policy HOU5: Rural Housing Exception Sites and Community Led Housing Schemes**. In such circumstances the land will remain in the Green Belt until the development is completed, but may be removed at the next Local Plan review.

Design quality and local distinctiveness

5.43 The Plan Area is characterised by generally high environmental quality with towns and villages set within attractive countryside with significant visual, recreational, heritage and ecological value. The qualities of the area and the sensitivities of its landscapes and habitats demand commensurate care and attention to quality in new development.

5.44 The objective of this policy is to create high quality places that enhance local character and distinctiveness, that connect well to existing development, that offer a high quality living environment for current and future residents, and also offer attractive green spaces and opportunities for wildlife. By achieving these objectives new development can contribute to achieving an environmental net gain, which in the context of the Plan Area is essential to achieving sustainable development.

5.45 Most of the Local Plan strategic site allocations are on the countryside edge of towns and villages. A significant proportion of the site allocations will bring developed areas closer to the edge of the New Forest National Park, and closer to areas of identified ecological significance. These are locations where over-intensive or urbanised development forms are

⁴⁰ See NPPF 2012 paragraphs 89-90, NPPF 2019 paragraphs 145-146

unlikely to be suitable or contextually appropriate, and where poorly designed development would have the potential to cause significant harm. National policy is that 'planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'⁴¹.

5.46 Whilst the primary focus of the Local Plan is on delivering housing, the principles of this policy are equally applicable to other forms of development.

Policy ENV3: Design quality and local distinctiveness

All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:

- **Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;**
- **Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and**
- **Attractive: visually appealing and enjoyable to be in.**

New development will be required to:

- i. **Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features;**
- ii. **Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity;**
- iii. **Create buildings, streets and spaces which are accessible to those with disabilities or of reduced mobility, that are safe and easy to navigate, and that minimise opportunities for anti-social and criminal behaviour or other public threats;**
- iv. **Integrate sufficient car and cycle parking spaces so that realistic needs are met in a manner that is not prejudicial to the character and quality of the street, highway safety, emergency or service access or to pedestrian convenience and comfort;**
- v. **Incorporate design measures that improve resource efficiency and climate change resilience and reduce environmental impacts wherever they are appropriate and capable of being effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS);**
- vi. **Provide appropriately designed green spaces including sufficient planting, and where applicable: provision for play, sports and natural green spaces for recreational mitigation; and**
- vii. **Enhance the sense of place by ensuring that buildings, streets and spaces are attractive to look at through good architecture, landscape and street design.**

⁴¹ NPPF 2012 paragraph 64, NPPF 2019 paragraph 130

Supporting text

5.47 The Council has published a number of Design Statements, Local Distinctiveness Guides and Conservation Area Appraisals⁴² which will assist in identifying the features and characteristics of the Plan Area that are valued by local communities.

5.48 For residential developments, further guidance is provided in the **Strategic Site Allocation Policies**.

5.49 The use of **Design and Access Statements** as a means of securing good quality design is strongly encouraged.

Landscape character and quality

5.50 Where development takes place the character of the landscape or townscape will inevitably change, especially if the land is currently countryside. The key to the achievement of a net environmental gain in landscape terms is to ensure that the change arising from development is as positive as it can be. By retaining and augmenting key landscape and townscape features, as part of creating a strong landscape framework for new development, the place created can have its own distinctive landscape character and quality whilst also relating well to its landscape context.

Policy ENV4: Landscape character and quality

Where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context:

- i. Features that contribute to a green infrastructure and distinctive character within settlements including the locally distinctive pattern and species composition of natural and historic features such as trees, hedgerows, woodlands, meadows, field boundaries, coastal margins, water courses and water bodies;**
- ii. Features that screen existing development that would otherwise have an unacceptable visual impact;**
- iii. Existing or potential wildlife corridors, footpath connections and other green links that do, or could, connect the site to form part of an integrated green infrastructure network;**
- iv. The landscape setting of the settlement and the transition between the settlement fringe and open countryside or coast;**
- v. Important or locally distinctive views, topographical features and skylines; and**
- vi. Areas of tranquillity and areas of intrinsically dark skies.**

Supporting text

5.51 The creation of a robust Green Infrastructure framework of spaces, trees, planted features, links, watercourses and corridors will be of fundamental importance to the character, quality and sustainability of new developments that take place the Plan Area. The first step towards achieving this is to analyse and document the landscape qualities of the site within its

⁴² www.newforest.gov.uk/article/14288/

wider setting using a recognised methodology, to underpin the design and masterplanning process.

5.52 The Policies Map identifies some features of local landscape value⁴³ relevant to the application of Policy ENV4 that were identified by **Saved Policy DW-E12** of the **New Forest District Local Plan First Alteration (2005)**.

Saved Policies

5.53 The following Saved Policies may also be relevant:

- New Forest District Local Plan First Alteration (2005)
 - Saved Policy DW-E12: Protection of Landscape features
- New Forest District (outside the National Park) Core Strategy (2009)
 - Saved Policy CS7: Open spaces, sport and recreation
- New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014)
 - Saved Policy DM1: Heritage and Conservation
 - Saved Policy DM2: Nature conservation, biodiversity and geodiversity
 - Saved Policy DM8: Protection of public open space, private recreation land and school playing fields
 - Saved Policy DM9: Green Infrastructure linkages

⁴³ The identified features are not an exhaustive list and may be supplemented by further features that may be identified in Part Two of the Local Plan Review, by Neighbourhood Plans, by other future Supplementary Planning Documents, or by landscape assessments prepared in support of planning applications

Chapter 6: Housing

6.1. **Policy STR5: Meeting our housing needs** together with the **Strategic Site Policies** set out how and where the objectively assessed housing need for 10,420 homes will be provided in the Plan period. The policies of this chapter provide guidance on the types of homes to be provided to meet identified community needs, including for parts of the community with particular needs.

6.2. For policies on householder development and other non-strategic housing policy matters see also the saved policies (listed at Appendix A) and the relevant Supplementary Planning Documents and other published guidance.⁴⁴

Housing type, size, tenure and choice

6.3. To sustain a mixed and balanced community requires the provision of a variety of housing to rent and to buy, to meet the different needs of the community. In addition to responding to market demand, this will include providing homes that are affordable for households on moderate and lower incomes, homes for families with children, couples, single person households and homes designed to meet the needs of older people and people with disabilities.

Policy HOU1: Housing type, size and choice

The strategy is to ensure that all residential development helps to address the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost.

The policy objectives are to improve the diversity of housing choice, and to achieve an overall balance of housing provision in general accordance with housing needs evidence. Each development should contribute appropriately to improving housing diversity wherever possible, taking into account the location, size and characteristics of the site, the form of development proposed and the viability of the scheme.

Supporting text

6.4. Policy HOU1 seeks the provision of a greater range and quantity of the following types and tenures in appropriate locations:

- Entry level and other lower cost forms of market housing, including flats and smaller houses, to buy or for private rent
- Accommodation suitable for households requiring enhanced accessibility standards
- Homes which provide specialised care on-site including sheltered and extra care housing
- Homes attractive to active older households and down-sizers, including bungalows and smaller homes with higher accessibility and space standards
- Plots for self- and custom-build housing, including for travellers
- Affordable housing in accordance with Policy HOU2.

6.5. Evidence of housing need in the Plan Area will be updated over time and development

⁴⁴ www.newforest.gov.uk/article/14288/

proposals will be assessed in light of the most robust and up-to-date information. Current evidence⁴⁵ summarised in Figure 6.1 suggests a need for a greater proportion of new stock to be smaller-to-medium-sized homes. Larger homes continue to form part of future new home supply, but the existing housing stock of the Plan Area is predominantly 3 and 4-bedroom homes, and turnover within the existing stock will continue to be the main source of supply for meeting future demand for larger homes.

	1-2 bed	3 bed	4+ bed
Affordable rental homes	60-70%	25-30%	5-10%
Affordable home ownership	55-65%	30-35%	5-10%
Market homes	30-40%	40-45%	20-25%

Figure 6.1: Indicative need for different sizes and tenures of home⁴⁶

6.6. Provision of more, smaller homes will help to meet the needs of newly forming households, including those not eligible for affordable housing. Smaller homes should be designed to be affordable and to meet the needs of newly forming households, or to be attractive to ‘down-sizers’ when they no longer need their family home (see **Policy HOU3: Residential accommodation for older people**). Provision of smaller homes could also include homes designed for private rent in appropriate locations, as private rented homes play an important role in meeting needs for lower cost market housing for lower income residents who are unlikely to qualify for affordable housing and are unable to purchase a home⁴⁷.

6.7. Based on demographic evidence there is an element of need for one-bedroom homes. One bedroom homes are considered more likely to meet both need and occupier preferences where they are provided either as private rental accommodation, or as low-cost or affordable extra-care accommodation⁴⁸. For home buyers and providers of affordable housing, two-bedroom homes offer much more flexibility for changing needs.

6.8. Strategic housing site allocations are large enough to accommodate areas of different character and density within them, and are expected to include a broad mix of new homes more closely corresponding to Figure 6.1. Large new developments of predominantly 3-4 bedroom homes would not meet the requirements of this policy.

6.9. The viability of housing sites of 100 or more homes has been tested on the basis that the requirement for housing diversification would be met alongside and in addition to the provision of affordable housing⁴⁹. Viability testing included that around 5% of the market housing would be provided in the form of a modest 2-bedroom entry level or starter homes offered at a 20-25% discount to open market value.

6.10. Viability testing also included the provision of smaller bungalows. On the rural edge of settlements where lower densities may be necessary for reasons of contextual appropriateness or landscape sensitivity, bungalows and self-build plots are a form of development that may be especially suitable.

⁴⁵ SHMA 2014, Objectively Assessed Housing Need (JGC 2017)

⁴⁶ Source: Housing Affordability, JGC 2017, figure 4.9, updating and broadly consistent with the New Forest Strategic Housing Market Assessment 2014 (Table 2)

⁴⁷ Housing Affordability (JGC 2017 Fig 3.5 - Fig 3.7)

⁴⁸ To help meet the needs of an expected increase in single older person households (SHMA 2014 para 8.14)

⁴⁹ New Forest District Council Economic Viability Assessment 2018 - Whole Plan Review Viability Assessment (Three Dragons)

6.11. There is an element of demand⁵⁰ for self and custom-build housing opportunities in the Plan Area. This is a form of housing provision National policy seeks to encourage to help diversify housing supply. However, the challenges in meeting the general housing needs of the local population are such that the Local Plan cannot respond to all self-build aspirations and the development industry already offers home buyers some scope for home customisation or custom build. The particular aim of this part of the policy is therefore to address the lack of supply of moderately priced, serviced land parcels sufficient for local people wishing to build an average family home, either by self-build or by contracting their own independent builder.

6.12. Where serviced self-build plots are provided, legal agreements or other appropriate mechanisms will be put in place to ensure that for a reasonable period, the first opportunity to purchase is offered to persons already on the **New Forest District Self-Build and Custom Housebuilding Register**⁵¹ who can demonstrate a local connection to New Forest district (including the New Forest National Park).

Affordable housing

6.13. Market housing is less affordable in the Plan Area than in surrounding districts and a high proportion of the total identified need for housing is for affordable housing: 361 homes per annum representing 69% of the total annual housing requirement⁵².

6.14. To address the housing needs of those unable to afford market housing, including workers providing essential community services, a significant proportion of the housing built will need to be affordable housing. Under current⁵³ Government funding arrangements, most of the affordable housing that will be provided in the future will be built by developers as part of a market housing development without external funding support. The Council has therefore considered the economic viability of development⁵⁴ in setting the affordable housing target. The analysis takes into account the policy requirements of this Local Plan including habitat mitigation, and the developer contributions that are necessary to provide sufficient community facilities and infrastructure, whilst also providing a reasonable financial return to both land owners and developers. The need to ensure that housing development is viable means that not all affordable or specialised housing needs can be met.

6.15. The provision of social rented affordable housing is a high Council priority and the Council will continue to be a significant provider of social rented housing. Around 30% of households cannot afford to pay more than 'social rents', a social housing tenure which plays an important role for households, including families on single low incomes that are unable to afford the higher 'affordable rents'⁵⁵.

6.16. As at 2018 National Planning Policy states that developments below certain size thresholds are not required to provide affordable housing.

⁵⁰ New Forest District (outside the National Park) Self-Build and Custom Housebuilding Register

⁵¹ www.newforest.gov.uk/article/16869/Self-Build-and-Custom-Housebuilding-Register

⁵² New Forest Objectively Assessed Housing Need, JGC 2017, figure 2

⁵³ As at 2018

⁵⁴ New Forest District Council Economic Viability Assessment 2018 - Whole Plan Review Viability Assessment (Three Dragons); Fawley Waterside Viability Appraisal, NCS 2017

⁵⁵ Housing Affordability, JGC 2017, figures 3.4-3.8

Policy HOU2: Affordable housing

There is a requirement for all new developments of 11 or more dwellings, or of more than 1,000 sqm gross internal area of residential floorspace, to provide affordable housing as follows:

- i. In Totton and the Waterside area, the target is for 35% of new homes to be affordable housing.**
- ii. In the rest of the Plan Area, the target is for 50% of new homes to be affordable housing.**
- iii. The tenure mix target is to provide 70% of affordable homes for rent, split equally between social and affordable rent, and 30% intermediate or affordable home ownership tenures including shared ownership.**
- iv. Affordable housing provided should be indistinguishable in appearance from the market housing on site, and distributed evenly across the site.**

The viability of development will be taken into account in applying this policy as set out in [Policy IMPL1: Developer Contributions](#).

Supporting text

6.17. Where there is a particular local need social rented housing will be sought in the form of family housing, with commensurate adjustments to the size, tenures and mix of other forms of affordable housing to be provided, to achieve equivalent development viability.

6.18. It is anticipated that most intermediate/affordable home ownership products will be in the form of shared ownership housing, especially in higher value areas. Discounted or low-cost home ownership products will be accepted as affordable housing if a lower quartile income household could afford to purchase the home at the offered price with a 10% deposit and a mortgage of four times household income. 'Starter homes' at a discount to market value are unlikely to qualify as affordable housing⁵⁶, but can assist in meeting demand for entry level market housing.

6.19. Affordable housing tenure mix flexibility will also be applied where a development is primarily providing a specialised form of housing such as build-for-rent or certain forms of older persons housing, where the provision of some forms or tenures of affordable housing would be incompatible with the nature or purpose of the development.

6.20. Whilst the affordable housing target will be viable in most circumstances, especially on previously undeveloped land, variations to the affordable housing tenure mix or affordable housing target will be supported where it is demonstrated to be necessary.

6.21. Variations are more likely to be demonstrably justifiable on previously developed land, and in some circumstances on smaller green field sites in lower value areas. It is also recognised that the estimated costs of necessary infrastructure or facilities may change or, exceptionally, unforeseen circumstances may arise which make delivery of the full affordable housing requirement unviable. Where there are no other mechanisms available to improve the viability of a housing development to a fair profit level, the Council will consider varying the affordable housing tenure mix, and if necessary the timing of delivery, before considering whether a reduced level of affordable housing provision would be acceptable. In exceptional circumstances, consideration may be given to alternative mechanisms to secure the equivalent delivery of

⁵⁶ Housing Affordability, JGC 2017, paragraph 42: for a 2-bedroom home a market price discount of 44% is estimated as being necessary to make the home as affordable as the private rental housing equivalent

affordable housing off-site.

6.22. In such circumstances it will be for the developer to clearly demonstrate why any exception from the policy is necessary, and to provide this information as part of the planning application to inform its determination. This will be tested using an economic viability assessment toolkit which will examine specific site viability, based on 'open book' information relating to the costs and values of that particular development that explains and justifies any departures from standard development costs. Further guidance is provided in **Policy IMPL1: Developer Contributions**.

Residential accommodation for older people

6.23. The resident population of the Plan Area is ageing and living longer, and the number of people aged 75 and over is projected to increase by 65% (12,800) in the Plan Period, and by 2036 almost half the Plan Area population is projected to be aged 55 and over⁵⁷. The majority of older residents will continue to live in mainstream housing. Many will prefer to remain in their existing homes and to live independently for as long as they are able to. New technologies and in-home care may help them to do so.

6.24. Whilst turnover in and renewal of the existing stock of specialist older persons accommodation will help to meet some future needs, there remains a significant need to provide new specialist accommodation during the Local Plan period, especially for the very elderly. Based on national prevalence rates of health and other factors affecting the ability of local residents to live independently⁵⁸, homes designed to be suitable for the changing needs of older people, including sheltered and extra care housing may need to comprise around a fifth of the new homes provided in the Plan Period. Whilst this figure is best treated as indicative, such provision can help local people to continue to live independently in more suitable accommodation if they wish to, freeing up existing family houses for others. Some homes designed to meet the needs of older people are also likely to be suitable for households with impaired mobility or some other specialist care needs.

6.25. There are around 1,600 care home bed spaces in the Plan Area, sufficient in quantitative terms to meet the needs of the current population, and to accommodate needs in the first five years of the Plan period (based on national prevalence rates). However, the current models of care home service provision and funding appear likely to change in the near future. Accordingly, in the first five years of the Plan Period the highest priorities in providing specialist accommodation for older people are:

- to increase the level of self-contained extra care housing units that provide a higher level of support to enable continued independent living; and
- to encourage the renewal or replacement of general residential care home stock to better serve more specialised and intensive support needs, such as providing dementia care or end-of-life hospices.

6.26. In the medium to longer term the growth in population aged 75+, and in particular aged 85+, will generate need for additional care home bed spaces including specialised nursing homes⁵⁹ that address specific local needs not met by existing facilities.

⁵⁷ NFDC Demographic Projections, JGC 2017, Appendix 2 (projection 2)

⁵⁸ Housing LIN

⁵⁹ Ibid

Policy HOU3: Residential accommodation for older people

The strategy is to enable older people to continue to live independently by:

- Taking a positive and flexible approach to the adaption of homes where it would enable the occupier to continue to live independently, or for the occupier to accommodate a friend or family member requiring care;
- Ensuring that new homes are built to standards that are capable of adaption to meet the future needs of older people and others with care needs; and
- Ensuring that new housing provision includes housing types designed to be suitable for older people.

Care homes (Use Class C2) for older people and others will be supported on sites in existing care home use, and in other locations suitable for residential use provided that there is an identifiable local need for registered care provision that cannot reasonably be met by existing care home facilities in the Local Plan sub-area.

Supporting text

6.27. Where specialist self-contained accommodation for older people is provided, it will be important to ensure that residents benefit from a high level of amenity and shared community spaces to encourage companionship and social activities whilst enabling residents to live independently as far as possible. For example, by ensuring the development is located close to local facilities and services and includes information technology such as high speed broadband to enable remote access to support and services. Specialist older persons' accommodation should also include features such as level access without steps, increased storage including for mobility vehicles, a ground floor bath/shower room, a guest bedroom for visiting family, stairwells that can accommodate a stair lift and low maintenance garden areas with outdoor seating. See **Policy IMPL2 Development Standards** for accessibility requirements.

6.28. On-site provision of affordable housing will be sought on sheltered and extra care housing schemes, also in the form of sheltered and extra care housing, having regard to the viability implications of any communal or care facilities and services provided.

Care homes (Use Class C2)

6.29. Given the limited supply of land suitable for residential use in the Plan Area, it is not appropriate to accommodate wider market demand for commercial care home development if it does not specifically address a local need not met by existing facilities in the Plan Area. Where care home development is proposed based on meeting specific local needs, an operator commitment to provide residential care to clients referred by the District Council or Hampshire County Council will be given positive weight.

6.30. Exceptions will be made where primarily self-contained retirement housing developments, include an element of residential care accommodation to provide full care to residents who may need it on a short-term basis before returning to independent living, or to ease the transition to more specialised forms of care when appropriate.

6.31. Affordable housing contributions will not be sought for residential care homes that fall within Use Class C2.

Gypsies, travellers and travelling showpeople

6.32. There are historic links between gypsies and the New Forest area. Gypsies and

travellers make up a small but higher-than-average proportion of the Plan Area population. National policy⁶⁰ is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life while respecting the interests of the settled community.

6.33. The **Hampshire Consortium Gypsy, Traveller and Travelling Showpeople Accommodation Assessment** (GTAA, May 2017) indicates a confirmed need in the Plan Area as follows:

- One additional permanent pitch for gypsies and travellers, arising after 2031;
- Current need for four plots for travelling showpeople; and that
- Some additional needs may arise from traveller households that did not participate in the assessment survey.

Policy HOU4: Gypsies, travellers and travelling showpeople

Needs for gypsy and traveller pitches and for plots for travelling showpeople, who continue to live a travelling lifestyle, will be met by existing planning permissions, site allocations and a combination of the following:

- Regularising and/or permitting extensions to existing sites in appropriate locations;**
- Permitting applications for new traveller pitches or showpeople plots in appropriate locations for residential development;**
- Addressing any remaining unmet needs through the Local Plan Review Part Two, in consultation with travelling communities.**

Supporting text

6.34. **Saved Policy TOT10** of the Local Plan Part 2 (2014) allocates land at Little Testwood Farm for traveller pitches. It has capacity for around eight new pitches.

6.35. The needs of travellers that no longer live a travelling lifestyle will be accommodated within existing housing allocations. Development proposals for those who no longer travel but wish to live in a culturally specific form of accommodation will also be assessed using the criteria set out in part (ii) of the policy. General restrictions on residential development in the open countryside, including in the Green Belt, apply equally to travellers, but where in accordance with **Policy HOU5: Rural Housing Exception Sites and Community Led Housing Schemes** proposals may be considered in appropriate locations as a form of self-build housing or as a rural housing exception site.

6.36. The requirements of **Policy ENV1: Mitigating the impact of development on International Nature Conservation** sites apply to traveller sites.

⁶⁰ Planning policy for traveller sites, DCLG 2012

Rural housing exception sites and community led housing schemes

6.37. In accordance with **Policy STR3: The Strategy for locating new development**, residential development is not normally permitted in the countryside i.e. outside settlement boundaries. However problems of access to affordable housing are often greatest in the rural parts of the Plan Area, and as a consequence local people, particularly the young, may have no alternative but to leave their community to find housing.

6.38. To address these issues the Council will make an exception to controls on development outside settlement boundaries to permit new, small-scale housing development, subject to strict criteria to ensure that it meets an identified local affordable housing need which would not otherwise be met.

6.39. As a potential delivery mechanism the Council is supportive of a community-led approach, where communities identify and address the housing needs of their own community locally. Community-led Housing is housing designed and managed by local people and built by or for them to meet the needs of their community on a not for private profit basis. The community-led housing group may acquire land by purchase (by the community), or by gift. The homes can be rented or sold to local people at rates that remain affordable, or sold to create income for the benefit of the community.

Policy HOU5: Rural housing exception sites and community led housing schemes

New residential development will only be permitted on suitable sites outside the defined settlement boundaries where it is to meet an identified need of local people for affordable housing to meet local needs which cannot be provided in any other way.

The Council will support and encourage housing, and other ancillary or related development proposed alongside housing, by a qualifying Community-led Housing group on land it owns or controls, where the development has the support of the local community and is proposed to meet the identified local needs of the community it relates to.

Suitable sites will be located within or adjoining a settlement which either provides a range of local services and facilities, or is (or can be made) safely accessible to a larger settlement nearby which provides a wider range of services and facilities. The District Council will work with local communities to identify suitable sites, which may also be identified through Neighbourhood Plans.

Legal undertakings or other appropriate mechanisms will be required to ensure that the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

Supporting text

6.40. Rural housing exception sites should be supported in principle by the relevant town or parish council and the local community based on a housing needs assessment including the following information:

- i. The present housing circumstances and income levels of those considered to be in need; related to local house prices and rent levels;
- ii. The connection of the likely occupants with the village or nearby village; and
- iii. The type and size of dwellings that would meet their requirements (which may include including self-build housing).

6.41. Occupancy will be restricted to local people in a manner that should be clearly defined, and will usually mean someone who lives or works in, or who has strong family connections with, the settlement or parish in which the scheme is proposed.

6.42. Exception sites to meet the needs of more isolated rural communities will tend to be more reliant upon access by car, but should include measures to improve safe access by foot and cycle wherever practicable.

6.43. Community-led Housing is based on the following core principles⁶¹. Groups that can demonstrate that they meet these principles will comply with the policy:

- i. Meaningful community engagement throughout the process, including community participation in making the key decisions about what should be built and for whom;
- ii. Once developed, the local community group or organisation owns, manages or stewards the homes and in a manner of their choosing;
- iii. A requirement that the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

6.44. Community Land Trusts (CLT) are a form of Community-led housing. The Localism Act 2011 enables CLTs to bring forward development through a Community Right to Build Order backed by community support in a referendum, as well as by the standard planning application process.

6.45. Binding arrangements must be made to ensure that the housing provided will be managed and made available specifically to meet the identified local housing needs, and will remain affordable for both current and future occupiers. The precise nature of these arrangements may vary but will most often be achieved through a legal agreement.

Saved Policies

6.46. The following Saved Policies may also be relevant:

- New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014)
 - Saved Policy DM20: Residential development in the countryside
 - Saved Policy DM21: Agricultural or forestry workers dwellings

⁶¹ www.communitylandtrusts.org.uk

Chapter 7: Business and the economy

Employment land and development

7.1. As set out in **Policy STR6 Sustainable economic growth**, the use and re-use of existing employment sites, in combination with additional employment land provision within Strategic Site Allocations, is sufficient to meet identified employment needs over the Plan Period.

7.2. Local Plan employment objectives will therefore be met in part by making effective use and re-use of existing employment sites, to help maintain a sufficient supply of employment land and premises to meet future needs in suitable locations.

7.3 To accommodate any additional or operator-specific employment needs that may arise, this policy also provides criteria facilitating and supporting suitable new employment development in other environmentally appropriate locations, subject to appropriate controls.

Policy ECON1: Employment land and development

- i. **Proposals for the development, redevelopment or intensification of employment uses will be supported on existing employment sites, and on other suitable sites within defined town centre boundaries, provided that:**
 - a. **Safe and suitable access can be provided for pedestrians, cyclists and for the types of vehicles likely to visit the site; and**
 - b. **The proposal would not unacceptably impact on the environment, the landscape, or on the amenity of nearby residents; and**
 - c. **The proposal would not have a significant detrimental impact on the operation of other businesses in the locality; and**
 - d. **the use proposed is proportionate in scale for the location with regard to the Settlement Hierarchy**
- ii. **In other parts of the built-up areas of settlements not in current employment use, employment uses will be supported provided that, in addition to meeting criteria (a) – (d):**
 - a. **The use proposed is small-scale and would not generate levels of noise, visitor numbers or traffic movements materially higher than those of residential use, especially outside of normal working hours.**
- iii. **Outside of built-up area boundaries and areas covered by site-specific policies, new employment development will be considered where, in addition to meeting criteria (a), (b) and (c):**
 - a. **The proposal is in accordance with **Saved Policy CS21 Rural Economy**; or**
 - b. **To enable the establishment or growth of a high value-added or knowledge-based business proposal that can demonstrate a specific need for the location and that it would have a low environmental impact.**

Supporting text

7.4 **Employment sites** comprise land in or last in employment use, or with a Local Plan allocation or planning permission for employment use (including where the planning permission is lapsed or subject to a legal agreement which has not been completed).

7.5 **Employment uses** comprise: industrial, office, business, storage and distribution uses falling within classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended, and 'sui generis' uses of a similar character.

7.6 High value-added or knowledge-based business employment activities are defined in the glossary at Appendix B, and to be of low impact are likely to be predominantly office-based activities of a professional, financial, digital and information technology, management, consultancy, design, creative or similar nature. They may also involve light industrial activities that are not reliant on either or both of, daily HGV movements or production processes that could generate levels of noise or emissions likely to cause amenity disturbance beyond the site curtilage, or to cause environmental harm.

7.7 In applying the policy criterion (g) proposals should first consider any alternative employment sites and premises in whichever of the three sub areas of the Plan Area the operator is seeking to locate in. Proposals of 2,500 sqm gross internal area or more should additionally consider alternative sites and premises in the full Plan Area. Evidence that specific operational needs can only be met by the location proposed will be taken into account.

7.8 Planning conditions or other appropriate measures will be applied to employment developments in a manner proportionate to the sensitivity of the location, if and where they are necessary to ensure that an employment use does not have an unacceptably adverse impact on the environment, highways and pedestrian safety, residential amenity or the operations of existing businesses. These measures may include but are not limited to: hours of operation, timing and routing of heavy goods vehicles, and the control of discharges and emissions including noise and light (if not already controlled or licensed by other bodies).

Retention of employment sites

7.9 In addition to supporting appropriate new employment development, Local Plan employment objectives will in part be met by ensuring that existing suitable and viable employment sites in the Plan Area are retained wherever possible. The Government has introduced a range of permitted development rights⁶² that allow for greater flexibility of change of use. These include rights that will impact on existing employment uses, by allowing some commercial, office, light industrial, storage/distribution and agricultural premises to be converted to housing without the need for a formal planning permission to establish the change of use.

7.10 The **Business Needs and Commercial Property Market Assessment**⁶³ states that the commercial market in the Plan Area for business, industrial and distribution uses is characterised by rising take-up, reducing availability and low levels of vacancy. The majority of employment sites and premises provide valuable local employment opportunities and accommodation for local businesses in the Plan Area, which should be retained wherever possible.

7.11 Employment sites or premises that are no longer attractive to potential employment occupiers in their current state, or are not capable of being made so through redevelopment, are better considered for alternative uses to ensure the efficient use of previously developed land. Suitable opportunities for redevelopment or change of use will be identified in the **Brownfield Land Register**⁶⁴, updated annually.

⁶² At the time of adoption these were set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 and the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016

⁶³ Business Needs and Commercial Property Market Assessment (2017)

⁶⁴ www.newforest.gov.uk/article/17249/Brownfield-Land-Register

Policy ECON2: Retention of employment sites and consideration of alternative uses

Employment sites that remain suitable for employment use will be retained for continued employment use wherever possible. Other uses that require planning permission will be supported provided that:

- i. The primary purpose of the use is to provide a supporting service to businesses or to the workforce in the local area; or**
- ii. For other non-employment uses, it is demonstrated that the employment site is no longer suitable or viable for continued employment use, by submission of proportionate evidence showing that:**
 - a. The condition of the site or building renders it unsuitable for its present or any other realistic and appropriate employment use, and it would not be viable to refurbish or redevelop the site for an alternative employment use; and/or**
 - b. The site has been actively but unsuccessfully marketed for employment use on unrestricted terms fair to potential occupiers and at a realistic price, for a minimum period of twelve consecutive months prior to the date at which the planning application for an alternative use was submitted.**

And in addition to either (i) or (ii)

- iii. The alternative use would not have a significant detrimental impact on the operation of other businesses in the local area.**

Supporting text

7.12 Policy ECON2 seeks to retain existing employment sites and premises in employment use wherever it is reasonable and possible to do so. Given the extent of permitted development rights, a marketing period of twelve months for sites that do not benefit from permitted development rights will help to ensure that employment re-use and re-development options are properly tested and not unduly affected by short-term market fluctuations. Marketing should include notices visible to passing traffic at the site location, and advertisements in relevant commercial property press (including online press). The property should be offered at a price commensurate with its condition, location and permitted use, and without restrictions that would unreasonably limit its attractiveness to potential occupiers. Marketing evidence should document all these details and provide a log of enquires and offers made by potential occupiers.

7.13 The policy identifies that certain types of alternative use are acceptable on employment sites without meeting the requirements of criterion (ii). Such uses can help to make business sites more attractive to incoming firms and can improve the quality of the working environment for employees. Supporting services may include crèche facilities, training, meetings space and conference facilities, restaurants/cafes, recreation and sports facilities, and medical facilities. The policy test that will be applied is whether their primary purpose is to provide a supporting service to businesses or to the workforce in the locality, rather than servicing general demand or passing trade.

7.14 Proposals for other non-employment uses that require planning permission on existing employment sites will only be considered where the site marketing criteria in this policy have been met, unless there are other significant and specific material considerations in the public or local community interest for the alternative use in the location proposed, and these considerations outweigh the employment objectives of this policy.

Port development

The Port of Southampton and Dibden Bay

7.15 The international deep-sea gateway Port of Southampton is of national and international economic importance and plays a central role in the economy of southern Hampshire. The main landside operational area is located within the City of Southampton, but the port operator Associated British Ports (ABP) owns a significant land holding within New Forest District at Dibden Bay.

7.16 Dibden Bay adjoins the New Forest National Park. The reclaimed land area is designated the Dibden Bay Site of Special Scientific Interest (SSSI). The Dibden Bay foreshore is part of the Hythe to Calshot SSSI, forming part of the Solent and Southampton Water Special Protection Area (SPA) and Ramsar site.

7.17 In their **Draft Port of Southampton Masterplan**⁶⁵ (2016) ABP conclude from trade and shipping volume forecasts that the Port of Southampton will need to grow within the lifetime of this Local Plan. The Masterplan indicated⁶⁶ ABP's intention to seek consent for port expansion onto Dibden Bay and that they are likely to make an application for a Development Consent Order (DCO) for port use at Dibden Bay during the lifespan of this Local Plan. It is common ground between ABP and the District Council that ABP land at Dibden Bay is the only area of land physically capable of accommodating a significant expansion of the Port of Southampton.

7.18 A future application for port use at Dibden Bay would be likely to be of a scale⁶⁷ that would qualify as a **Nationally Significant Infrastructure Project** (NSIP) under the 2008 Planning Act and thereby require an application to be submitted for a Development Consent Order. It would fall to the Planning Inspectorate rather than the District Council to consider a NSIP for port development and to make a recommendation to the Secretary of State whether a Development Consent Order should be made.

7.19 In considering a NSIP application for port development, the decision maker would first consider whether the proposal is in accordance with relevant National policy, including that for Ports. If in accordance with government policy objectives, the decision maker would then weigh the suggested benefits, including the economic benefits and the contribution that the scheme may make to the national, regional or more local need for the proposed infrastructure, against anticipated adverse impacts, including cumulative impacts.

7.20 In cases where nationally significant infrastructure development would affect a protected habitat, and in the absence of alternative solutions, the decision-maker may need to consider whether there are any imperative reasons of overriding public interest (IROPI) in allowing the development to proceed.

7.21 The Secretary of State would make the final decision whether or not to issue consent. In the event that a Development Consent Order is made by the Secretary of State, it would most likely fall to the District Council to discharge any requirements imposed in the Order (broadly equivalent to planning conditions).

Marchwood Port

7.22 Marchwood Port has been used as a sea mounting centre for the movement of troops and equipment since 1943, and is also extensively used as a berth by the Royal Fleet Auxiliary in

⁶⁵ www.southamptonvts.co.uk/port_information/commercial/southampton_master_plan/

⁶⁶ www.southamptonvts.co.uk/port_information/commercial/southampton_master_plan/

⁶⁷ NSIP thresholds for port use are set out in Part 3 Section 24(3) of the Planning Act 2008

support of the Royal Navy. The port was identified and safeguarded for port and port-related use in the previous Local Plan.

7.23 In 2017 the Ministry of Defence awarded Solent Gateway a 35 year concession to manage the military movements through the port whilst also opening the site for commercial port use. The landside area benefits from an active railhead and lies to the north of Dibden Bay. The site and its foreshore have no international or national ecological designations, but it is adjacent to the designated SSSI, SPA and Ramsar sites covering Dibden Bay and its foreshore. Any proposal would therefore need to demonstrate in a Habitats Regulations Assessment of the proposal that it would not have an adverse effect on the integrity of any International Nature Conservation sites, including on the adjacent Solent and Southampton Water SPA and Ramsar site. The site also abuts smaller locally designated Sites of Importance for Nature Conservation (SINC).

The role of the Local Plan in relation to port development

7.24 Marchwood Port is an established facility and the Local Plan needs to consider its additional potential now that it is also available for commercial as well as military use (see **Policy ECON3: Marchwood Port**).

7.25 The position in relation to Dibden Bay as a site for potential future port expansion is very different to the position in relation to Marchwood Port. Given that the scale of port development envisaged by the landowner at Dibden Bay is likely to be nationally significant, it is not appropriate for the Local Plan itself to take a position on the merits or otherwise of proposed port development. These are matters for the NSIP process.

7.26 In relation to potential nationally significant infrastructure projects, it is the appropriate role of the local planning authority to seek the best outcome for the District and in particular for directly affected communities, if significant port development is consented. As part of the examination of a NSIP the Council would submit a **Local Impact Report** to the examiner, giving details of the likely positive and negative impacts of the proposed development on the local area and its communities (see **Policy ECON4: Port Development at Dibden Bay**).

7.27 Matters a local impact report would need to address are set out in Figure 7.2 below Policies ECON3 and ECON4.

Other Local Plan considerations

7.28 Both the Marchwood Port site and ABP land holdings at Dibden Bay include significant land areas, respectively about 90 and 400 hectares that could accommodate a wide range of supporting uses and infrastructure (subject to obtaining the necessary consents). ABP also own large parts of the Marchwood Industrial Estate to the north of Marchwood Port. At this early stage there is no clearly identifiable need to make further land allocations for supporting development, infrastructure or consequential economic or other growth.

7.29 Hythe and Dibden Parish is a designated area for Neighbourhood Plan-making purposes.

7.30 In the event that a consent for port use at Dibden Bay is given, the Council will initiate a review of the Local Plan in whole or in part to address the implications of major port expansion, including wider engagement with the Partnership for South Hampshire, Hampshire County Council and other relevant parties through the Duty to Cooperate (or equivalent future bodies and mechanisms) to address strategic and cross boundary implications.

Policy ECON3: Marchwood Port

Land at Marchwood Port (as defined on the Policies Map and illustrated in map 7.1) is safeguarded for port and port-related uses. The Council will work co-operatively with the operators to enable the effective and efficient use of the site and port facility for commercial, economic and local employment generating purposes whilst:

- i. Ensuring the effective functioning of the transport network including new highway provision or improvements if required;
- ii. Avoiding where possible and mitigating where necessary any harmful impacts on the environment;
- iii. Avoiding unacceptable impacts on the local communities and the health, safety and amenity of local residents, including from air pollution, noise, light or other disturbance from operational activity, road and freight movements; and
- iv. Minimising where possible and mitigating where necessary adverse impacts on the wider countryside and landscape, including the New Forest National Park.

Any non-port-related proposals must be compatible with the port and port-related activity and not prejudice the effective utilisation of the port and rail facilities of the site.

Should proposals reach the scale to trigger the NSIP process, the Council will prepare a Local Impact Report to address the matters (i) – (iv) above as part of addressing the Local Impact Report considerations set out in Figure 7.2.

Policy ECON4: Port development at Dibden Bay

If a Development Consent Order is sought for port operations in the Dibden Bay area (as identified on the Policies Map and illustrated in Figure 7.1) the Council will work to seek the best outcome for the District and directly affected communities. This will be achieved by preparing a Local Impact Report addressing the matters identified in Figure 7.2 to set out the likely impact of the proposed development on the District and its communities, and for any negative impacts to identify how and to what extent they may be resolved, mitigated or compensated for.

In the event a Development Consent Order for port use at Dibden Bay is made by the Secretary of State, the Council will give particular weight to the following considerations in determining subsequent planning applications or in discharging any conditional requirements imposed in the Order, insofar as the issues or impacts arising are additional to those already considered in the Development Consent Order process:

- i. improving local business and employment opportunities;
- ii. ensuring the effective functioning of the transport network including new highway provision or improvements if required;
- iii. avoiding where possible and mitigating where necessary any harmful impacts on the environment;
- iv. avoiding unacceptable impacts on the local community and the health, safety and amenity of local residents, including from air pollution, noise, light or other disturbance from operational activity, road and freight movements; and
- v. minimising where possible and mitigating where necessary adverse impacts on the wider countryside and landscape, including the New Forest National Park.

Supporting text to Policies ECON3 and ECON4

7.31 Proposals which make effective use of the port rail connection for freight movement, with appropriate regard to residential amenity, will be encouraged. This includes the potential for a future rail freight connection to Dibden Bay, which should not be precluded or sterilised by development at Marchwood Port unless shown to be unnecessary or unachievable on technical or viability grounds.

7.32 If a Development Consent Order is sought for port operations at Dibden Bay or Marchwood Port the Council would seek and expect to work through the Local Impact Report issues with the port development promoter prior to submission of the application for development consent, and would seek to agree potential solutions or establish common ground where possible. As part of this process the Council would also seek to work collaboratively with all relevant port, transport and local authorities to ensure that freight movements and the logistics/operations of port access are directly managed to minimise the impact on the highway network, local communities and the environment.

7.33 The Hampshire County Council **Waterside Interim Transport Policy**⁶⁸ is that any port-related freight vehicles should be accommodated through the most direct route avoiding traffic generation on routes through residential areas, gaining access to the M27 at junction 2 via the A326.

7.34 Development proposals will require a development-specific Habitats Regulations Assessment.

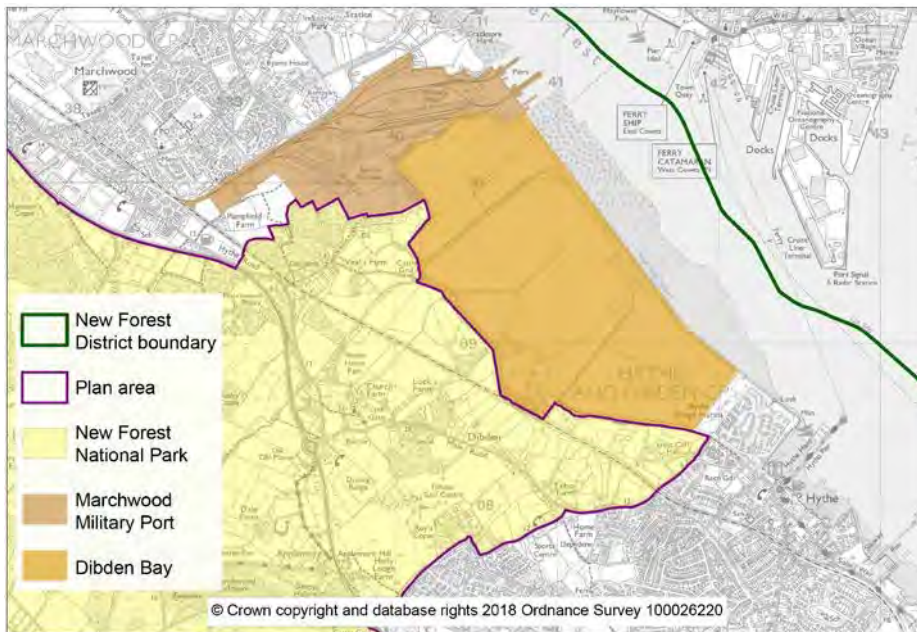


Figure 7.1: Dibden Bay general area

Figure 7.2: Matters to be addressed in a Local Impact Report on proposals for a nationally significant scale of port development in the Solent waterside

- The extent to which the proposals are consistent with national and local policies.
- The Conservation of Habitats and Species Regulations 2017 in terms of the likely direct, cumulative and in-combination effects of construction and operation of a port on International Nature Conservation sites: the Solent and Southampton Water Ramsar Site and SPA, on the

⁶⁸ HCC Decision Report 14 November 2017: (<http://democracy.hants.gov.uk/documents/s8522/Report.pdf>)

Solent Maritime SAC, and on the New Forest SPA, SAC and Ramsar Site.

- The likely positive or negative effects of the construction and operation of a port facility on the following matters, taking into account proposed mitigation, compensatory measures or potential planning conditions.
 - a. the amenity of local residents and communities including noise and light pollution
 - b. the capacity and safe and efficient operation of the transport network including by road, rail, ferry, walking and cycling
 - c. landscape character including significant views and the statutory duty of regard⁶⁹ to the purposes of the New Forest National Park
 - d. air quality in the District and wider area, with particular regard to Air Quality Management Areas/Clean Air Zone, human health, and in-combination effects on International Nature Conservation sites
 - e. marine water quality, the marine environment and effects on the foreshore including from ship wash
 - f. the local environment, wildlife, ecology and habitats
 - g. the local economy and employment including impacts on local businesses (including tourism) and local employment opportunities
 - h. the housing market and local housing supply, including the implications of demand for workforce accommodation in both construction and operational phases
 - i. infrastructure and utilities' capacity including community facilities and services
 - j. flood risk and other climatic factors
 - k. soil and fresh water bodies
 - l. architectural and archaeological heritage
 - m. green infrastructure, recreation and open space including public access to the coast.

Retail development and other main town centre uses

7.35 The main towns within the Plan Area of Totton, Hythe Village, Lymington, New Milton, Ringwood and Fordingbridge provide a good range of services and facilities and local employment opportunities for the communities living within and around them. Whilst vibrant and healthy, they tend to focus on local markets and the day-to-day needs of residents and visitors.

7.36 The preceding decade has been one of significant change for retailing and town centres, including significant sub-regional retail consolidation to larger centres and the ongoing growth of online retailing and related branch restructuring by retail chains. The Plan Area is also served for higher order retail, cultural and commercial leisure activities by the nearby sub-regional centres of Southampton, Bournemouth and Salisbury. Theoretical need for additional retail provision identified in the 2009 Core Strategy has not materialised. Market interest leading to or seeking opportunities for major development in the Plan Review period and preceding decade has been limited to a few small supermarkets.

7.37 In this context the Local Plan takes a flexible approach, setting a framework to respond positively to future interest or demand if it arises. The aim of the policy is to ensure that the town centres within the District remain the focal points for new investment in retail and commercial facilities to maintain and enhance their roles and the services they provide to their communities and to visitors. There is current interest led by locally based investors in the renewal of parts of New Milton town centre, which is being addressed by the New Milton Neighbourhood Plan.

⁶⁹ S62(2) of the Environmental Act 1995

Policy ECON5: Retail development and other main town centre uses

The strategy is to support the renewal of and investment in town centres and large villages by applying a ‘town centres first’ approach in determining development proposals for retailing and the other Main Town Centre Uses, as defined in the supporting text.

- i. Development proposals for the Main Town Centre Uses will be favourably considered on environmentally appropriate sites in the settlements identified in **Policy STR4: The settlement hierarchy** provided that:
 - a. The proposal is consistent with the scale and function of settlement in accordance with **Policy STR4: The settlement hierarchy**; and
 - b. The site is within a defined shopping frontage, other appropriate commercial location within the Town Centre boundaries defined on the Policies Map, or will form part of a community hub provided as part of a Strategic Site Allocation; and where necessary the proposed scale and location of development is justified by the application of the sequential test.
- ii. Other than as set out in **Saved Policy CS21: Rural economy** or in the Site Allocation Policies, development proposals for Main Town Centre Uses will only be supported in more peripheral locations within or outside defined built-up area boundaries where supported by robust evidence submitted at planning application stage to demonstrate that:
 - a. There is a local need and no suitable town centre or edge-of-town centre sites that are available to address that need; and
 - b. The location is, or will be made, accessible by a choice of transport modes including safe and convenient pedestrian and cycle access; and
 - c. That there would be no significant adverse impact on the vitality and viability of town centres and large villages.

Supporting text

7.38 The main town centre uses are as defined in Annex 2 of the **National Planning Policy Framework**: retail development (including warehouse clubs and factory outlet centres), leisure, entertainment facilities, more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls), offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). Development includes redevelopment and change of use.

7.39 As set out in this policy, proposals for new retail and other main town centre uses should satisfy the requirements of the sequential test where necessary. The sequential test applies to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan⁷⁰. Applications for main town centre uses (other than smaller scale facilities meeting rural or localised needs) should be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.

⁷⁰ NPPF 2012 paragraph 24, NPPF 2019 paragraph 89

7.40 Outside of town centre boundaries, retail development proposals of over 1,000sqm GIA will be subject to an impact assessment. In the villages and in locations outside of the defined built-up areas, retail development proposals over 500sqm GIA will be subject to an impact assessment.

Primary, Secondary and Local Shopping Frontages

7.41 In response to changing High Streets and retail markets the Government has expanded the scope of permitted development rights⁷¹, enabling more flexibility and changes of use in shopping areas and town centres without the need for planning permission. This policy sets out how changes of use that are not permitted development will be managed.

7.42 The **Policies Map** defines⁷² the 'Primary Shopping Area' for the town centres of Totton, Hythe, Lymington, New Milton, Ringwood and Fordingbridge. Primary and Secondary Frontages are defined in towns, and Local Shopping Frontages are also defined elsewhere in most towns and large villages.

Policy ECON6: Primary, Secondary and Local Shopping Frontages

- i. **Within the designated Primary Shopping Frontages, proposals for the change of use of ground floor shops (Class A1) and financial & professional services premises (Class A2) to other uses that require planning permission or are subject to Prior Approval, will only be supported where it will not create a concentration of non- shopping uses and result in an unacceptable change in the retail character of the shopping frontage as a whole.**
- ii. **Within the designated Secondary Shopping Frontages, proposals for changes of use of ground floor shops (Class A1) and financial & professional services premises (Class A2) to other uses which require planning permission or are subject to Prior Approval will supported provided that they would not have an adverse impact on the vitality and viability of the shopping frontage as a whole.**
- iii. **Within the designated Local Shopping Frontages**
 - a. **Uses which provide for the day to day shopping and service needs of the area will be permitted.**
 - b. **The loss of an occupied shop or service use (within Use Class A1) that provides for everyday community needs will only be acceptable if evidence is provided of active and comprehensive marketing of the site for its current use for a minimum of 12 months prior to the submission of a planning application, which demonstrates the existing use is not commercially sustainable.**

Supporting text

7.43 The aim of the policy is to strike an appropriate balance between responding to market demand and changing circumstances on the one hand, and the need to ensure that wherever possible settlement centres and shopping parades remain active, viable, and provide a healthy level of shopping facilities and services conveniently accessible to surrounding residential areas. Local shopping areas provide a focal point for community life and their convenience and accessibility are especially important for less mobile residents including the elderly and those

⁷¹ The Town and Country Planning (Use Classes) Order 1987, as amended

⁷² The Primary Shopping Areas, Primary, Secondary and Local Shopping Frontages defined on the Policies Map are saved from the Local Plan Part 2: Sites and Development Management (2014), and will be amended if required as part of the Local Plan Review 2016-2036 Part Two

without access to private transport.

Saved Policies

7.44 The following Saved Policies may also be relevant:

- New Forest District (outside the National Park) Core Strategy (2009)
 - Saved Policy CS19: Tourism
 - Saved Policy CS21: Rural economy
- New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014)
 - Saved Policy DM11: Sites for marine-related businesses and access to the water
 - Saved Policy DM12: Maintaining access to the water
 - Saved Policy DM13: Tourism and visitor facilities
 - Saved Policy DM16: Within town centres, outside Primary Shopping Areas and Secondary Shopping Frontages
 - Saved Policy DM19: Small local shops and public houses
 - Saved Policy DM22: Employment development in the countryside
 - Saved Policy DM23: Shops, services and community facilities in rural areas
 - Saved Policy DM24: Loss of rural employment sites, shops, public houses and community facilities
 - Saved Policy DM25: Recreational uses in the countryside – including horse-keeping/riding

Chapter 8: Community safety and climate change

8.1 The Local Plan aims to create places that are safe and healthy to live in now and that will remain so in the future. This chapter addresses the community safety aspects of natural processes including those arising from climate change, as well as the implications of industrial and other developments and installations. **Policy ENV3: Design quality and local distinctiveness** addresses safety and security within developments through the masterplanning and design process.

Safe and healthy communities

8.2 This policy seeks to ensure that new development is appropriately managed or controlled where it poses or exacerbates environmental or other safety risks to communities, and that existing health and safety risk factors are avoided wherever possible in affected or sensitive locations, or minimised where development is necessary. A range of health and safety risk factors have been considered in identifying the Strategic Sites allocated in this Local Plan.

8.3 Parts of the Plan Area are affected by or at risk of fluvial, ground or surface water flooding, sea level rise and coastal erosion with links to climate change. Flood risk is addressed in the section following this policy.

8.4 The Plan Area, and in particular the Totton and the Waterside sub-area, also contains a range of infrastructure, installations and industries that could give rise to various forms of pollution (including noise), or which involve the use of hazardous substances or explosives covered by specific regulatory regimes. These include the Fawley oil refinery complex, major gas and oil pipelines, and military installations. Within the consultation areas around these installations, the development potential of land may be constrained especially for uses with vulnerable occupants such as children or care home residents.

8.5 Modelling⁷³ shows that traffic emissions may reach or exceed recommended thresholds for human health in the Plan period in a small number of locations near the M27 north of Totton and near the A31 at Ringwood. Development in the Plan Area may also have implications in relation to an existing Air Quality Management Area in Lyndhurst in the New Forest National Park, and to the Clean Air Zone that is being established in Southampton to tackle traffic-related exceedance of air quality limits for human health in the city centre and around the port and its main access routes.

8.6 All of the Plan Area lies in either or both of the Aerodrome safeguarding consultation zones for Bournemouth and Southampton airports. Whilst not a constraint on most forms or types of development, the airport operator must be consulted in relation to relevant proposals within the identified safeguarding zones.

⁷³ New Forest District Council – Local Plan, Air Quality Impacts, AQC 2018

Policy CCC1: Safe and healthy communities

- i. Development should not result in pollution or hazards which prejudice the health and safety of communities and their environments, including air quality and the water environment. Where necessary to enable development to take place, appropriate measures will be required to prevent, control, mitigate or offset the impacts or risks of development on community health and safety.**
- ii. When the opportunity arises, particularly through development or redevelopment, remedial measures will be taken to address existing pollution or hazards which prejudice the health and safety of communities and their environments.**
- iii. Development within the safeguarding area of a military explosives storage area or within the consultation zones of a hazardous industrial site or pipelines will be restricted or managed either in accordance with Health and Safety Executive guidelines, or in consultation with the Secretary of State for Defence, as applicable.**
- iv. In the interests of public safety, vulnerable developments will not be permitted**
 - a. Within the defined Coastal Change Management Area at Barton-on-Sea to Milford-on-Sea unless in accordance with [Saved Policy DM6: Coastal change management areas](#);**
 - b. In areas at risk of flooding unless in accordance with the sequential and exceptions tests;**
 - c. On contaminated, polluted or unstable land unless it is first adequately remediated or otherwise made safe for the proposed use and for the local community prior to occupation.**

Supporting text

8.7 The Health and Safety Executive (HSE) is a statutory consultee for planning applications around major hazard sites and pipelines and on applications for hazardous substances consent. The HSE has identified inner, middle and outer consultation zones around major potential hazard sites or installations, and provides guidance⁷⁴ on appropriate development within the three consultation zones, taking into account the nature of the risk posed, and the scale of potential exposure to that risk (based on the scale of development and the relative vulnerability of potential occupiers). In very general terms most forms of major residential development in the inner and middle HSE consultations zones would not be in accordance with HSE advice, and development with more vulnerable occupiers e.g. care homes would not be in accordance with HSE advice in any of the consultation zones. Similar arrangements apply around locations where the military may store explosives.

8.8 An Air Quality Assessment is likely to be needed for development that would:

- Significantly affect traffic congestion, speed or volume (especially HGV volume) during construction or operation;
- Introduce new point sources of air pollution (including dust during construction);
- Expose future occupiers to existing sources of air pollutants;

⁷⁴ www.hse.gov.uk/landuseplanning/

- Affect International Nature Conservation sites or biodiversity especially by deposition or concentration of pollutants.

8.9 Site promoters are recommended to contact the Council's Environmental Health team to confirm whether an Air Quality Assessment is likely to be needed in support of a future planning application.

Flood risk

8.10 Significant parts of the Plan Area face some level of flood risk. Areas at risk include low lying land near the coast and around water courses (including rivers, streams and the feeder streams, drains and ditches that flow into them), and areas affected by rainwater surface runoff. Maps of areas at risk of marine, fluvial and surface water flooding are maintained on a Government website⁷⁵ and regularly periodically updated by the Environment Agency. These maps take into account flood modelling work undertaken in the Strategic Flood Risk Assessment (SFRA)⁷⁶ prepared to inform the Local Plan Review.

8.11 Climate change will increase the extent and degree of flood risk over the Plan period and in the longer term, as a consequence of rising sea levels and more extreme weather events. These effects are modelled in the SFRA. In addition the geology of the Plan Area includes underlying chalk and gravel. Groundwater may exacerbate fluvial flooding or present additional risks of surface water flooding, especially when the water table is elevated in prolonged wet periods.

8.12 To address flooding risks the Council will apply National policy⁷⁷ to ensure that flood risk is taken into account at all stages in the planning process. The Sequential Test will be applied to direct new development to areas with the lowest probability of current and future flooding, and to control and avoid inappropriate development in areas at current or future risk from flooding.

8.13 The Exception Test will be applied to consider proposals that it is not possible to locate in areas of lower flood risk, taking into account any wider benefits of the development proposal, and safety consideration on- and off-site. Appropriate flood warning and evacuation plans are a SFRA requirement for any sites at flood risk where development is allocated or permitted in accordance with the flooding Exception Test.

8.14 In considering potential or proposed locations for development it is therefore important that, as far as reasonably possible, development is located where the risk of flooding (from all sources) is and will remain lowest, taking account of climate change and the vulnerability of future uses to flood risk. The Flood Risk Vulnerability Classification in National Planning Policy Guidance⁷⁸ identifies 'Highly vulnerable' and 'more vulnerable' uses that are least appropriate to locate in flood risk areas. These include emergency service stations, mobile home parks, caravans, hospitals, residential institutions and housing. Where appropriate the Strategic Site Allocation policies provide site specific guidelines for managing, minimising or mitigating flood risk, informed by the SFRA.

8.15 It is equally important that where development can safely take place in areas prone to flooding, that it does not worsen flood risk elsewhere, and that opportunities presented by development to reduce existing flood risks are taken. Where proposed development would resolve or significantly reduce existing risks of flooding or drainage network overload this will

⁷⁵ <https://flood-map-for-planning.service.gov.uk/>

⁷⁶ www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base

⁷⁷ 2012 NPPF paragraphs 93 to 108 (2019 NPPF paragraphs 155 – 165) Planning Practice Guidance,

⁷⁸ PPG Paragraph: 028 Reference ID: 7-028-20140306

be accorded significant positive weight in determining the planning application. In accordance with **Policy ENV3: Design Quality and Local Distinctiveness** the use of Sustainable Drainage Systems (SuDS) will be sought wherever they would be effective in reducing the risks of flooding including by drainage network overload.

Safe and sustainable travel

8.16 Safe site access and the impact of new development on the capacity and safety of the transport network are important planning considerations, as is the need to encourage and enable more sustainable means of travel including walking and cycling, to reduce reliance on private vehicles. Walking and cycling will be promoted by ensuring all development has safe and convenient links to existing and proposed pedestrian and cycle routes including those on adjacent developments.

8.17 This policy addresses how new development is accessed including parking and servicing arrangements, and how the development is connected to the road network, public transport services, footpaths and cycle ways. New development may also provide opportunities to deliver improvements to the transport network, to improve access and the ease or convenience of movement, and to install or improve communications systems that may reduce the need to travel.

Policy CCC2: Safe and sustainable travel

New development will be required to:

- i. **Prioritise the provision of safe and convenient pedestrian access within developments, by linking to and enabling the provision of more extensive walking networks wherever possible, and where needed by providing new pedestrian connections to local facilities;**
- ii. **Provide or contribute to the provision of dedicated cycle routes and cycle lanes, linking to and enabling the provision of more extensive cycle networks and providing safe cycle routes to local schools wherever possible;**
- iii. **Consider and wherever possible minimise the impact of development on bridleways and horse riders;**
- iv. **Provide sufficient car and cycle parking, including secure cycle parking in schools and colleges, work places, bus and rail stations, and in shopping areas in accordance with the adopted [Parking Standards Supplementary Planning Document](#)⁷⁹;**
- v. **Incorporate infrastructure to support the use of electric vehicles; and**
- vi. **Provide, or contribute proportionately to the provision of, any highways or public transport measures necessary to enable the development to be accommodated in a safe and sustainable manner, including the requirements identified in any applicable [Strategic Site Allocation Policies](#).**

Supporting text

Access and connectivity

8.18 New development must accord with Government and Highway Authority design

⁷⁹ www.newforest.gov.uk/article/14291/Parking-Standards

guidance related to road safety, and safe and convenient access for pedestrians and cyclist are paramount.

8.19 Preparation of a Transport Assessment will be required where a proposed development will or is likely to generate significant vehicle movements, or to affect pedestrian, cyclist or road safety. The Transport Assessment must demonstrate that the impact of the development on the transport network is acceptable, or how any unacceptable impacts or risks will be satisfactorily controlled or mitigated.

8.20 The **Strategic Site Allocation Policies** set out site specific requirements for sustainable transport measures identified to be necessary to support the proposed development. Wherever footpath, pedestrian and cycle routes run alongside or through the site, there is a presumption that these routes will be retained and improved by the development.

8.21 Site specific Transport Assessments may identify that additional measures are necessary. Developer contributions will be sought where they are necessary and reasonably required to improve pedestrian and cycle routes, or to support or provide public transport services.

8.22 Where a development Transport Assessment identifies a need for mitigation measures to manage or reduce vehicle movements, a Travel Plan will be required setting out practicable measures to promote and encourage sustainable travel including walking and cycling.

Parking

8.23 Proposed parking in new developments will be assessed in relation to the Council's adopted **Parking Standards Supplementary Planning Document**, which alongside **Policy IMPL2: Development Standards** includes a requirement for the provision of electric car charging points.

8.24 It is important to ensure that a realistic and sufficient level of vehicle and cycle parking is provided where new development takes place. The availability of sufficient car parking has a role in improving accessibility to necessary local services and facilities, particularly in rural areas and for the less mobile including people with disabilities. Equally it is important to approach parking requirements and standards with some flexibility to ensure land is used efficiently, having regard to existing parking provision, the realistic needs arising from the proposed development, and the accessibility of the location by other travel modes.

8.25 Where developments are large enough to include on-site parking, parking provision must be addressed as an integral part of the design and site masterplanning process. Where on-street parking is relied upon in whole or part, streets should either be designed to accommodate likely demand (if the site is large enough), or it should first be demonstrated that existing on-street parking capacity is sufficient to meet likely current and future needs. In such schemes, on-street electric car charging points should be provided.

8.26 Traffic Regulation Orders will be applied where necessary or desirable to regulate the speed, weight, movement and parking of vehicles, or to regulate pedestrian access.

8.27 Where necessary, measures will be put in place to ensure that communal or public parking areas are managed efficiently and effectively for the primary benefit of the car park's intended users. This may include considering how on-street parking will be managed and maintained if the Highways Authority does not wish to adopt the street.

Saved Policies

8.28 The following Saved Policies may also be relevant:

- New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014)
 - Saved Policy DM4: Renewable and low carbon energy generation
 - Saved Policy DM5: Contaminated land
 - Saved Policy DM6: Coastal Change Management Area
 - Saved Policy DM7: Restrictions on new soakaways
 - Saved Policy DM26: Development generating significant freight movement

Chapter 9: Implementation

Developer Contributions

9.1 New development often creates a need for new or improved infrastructure and community facilities without which the development could have a detrimental impact upon amenity, safety or the environment. Development can also help to achieve the objectives of the plan, for example by providing affordable housing, a coherent footpath and cycleway network and improvements to the environment.

9.2 **Policy STR8: Community services, infrastructure and facilities** sets out the strategy to secure or enable provision of the infrastructure and community services and facilities that are needed in the Plan Area. This policy sets out the mechanisms for securing appropriate contributions from developers to meet the needs arising from their developments, or to mitigate its impact on existing infrastructure, facilities and services.

9.3 It is important to understand the limitations of the planning system in relation to infrastructure provision. National policy is that planning obligations, such as to require developer contributions for infrastructure, should only be placed on developers where they are necessary to make the development acceptable in planning terms, and they must also be directly related to the development, and fair and reasonable in scale and kind. For a development impact to be 'acceptable in planning terms' does not mean that the current situation must be improved upon or made no worse, and it is not the role of developer contributions to make up historic deficiencies - these are the responsibility of the infrastructure provider and beyond the scope of the planning system.

Policy IMPL1: Developer Contributions

All developments must provide, or contribute proportionately to the provision of, any on-site and off-site infrastructure, facilities, affordable housing, public open space and habitat mitigation measures that are necessary and reasonably required to support the development and mitigate its impacts to achieve a sustainable development.

Where the development is part of a larger site, the developer will be expected to demonstrate how the provision of infrastructure and services for the application area forms a coherent part of a comprehensive solution for the site as a whole, and how the proposal can be delivered without prejudicing the development of the site as a whole.

In exceptional circumstances where it is demonstrated in a robust and independently tested viability study that there are previously unidentified cost considerations that render development unviable, the Council will work with the applicant to explore options to restore viability in the following order of preference. The starting position is that there will be a proportionate reduction in returns to the developer and land owner for any reduction in developer contributions agreed, within acceptable margins of profitability⁸⁰ relative to development risk.

⁸⁰ See PPGV paragraph 018 Reference ID 10-0178-20190509

- i. **Varying the development proposal if development costs could be reduced without unacceptably compromising design quality or sustainability.**
- ii. **Where it is possible, phase or defer the required contributions in whole or part, including by the use of Grampian planning conditions.**
- iii. **Vary, reduce or remove contributions that would have the least impact on the achievement of sustainable development.**

As last resort development that would be unsustainable without the inclusion of necessary but unfunded infrastructure, facilities, affordable housing, public open space or recreational mitigation, will be refused planning permission.

Supporting text

9.4 The mechanism to secure developer contributions will depend on the type of infrastructure and the site circumstances, as set out within the Infrastructure Delivery Plan for requirements currently identified to be needed.

9.5 The methods for collecting contributions from developers include the Community Infrastructure Levy (CIL) (or future equivalent), Section 106 and Section 278 legal agreements. The Council will prepare an Infrastructure Funding Statement annually to set out how infrastructure projects will be funded in accordance with the CIL Regulations 2010 (as amended) or future equivalent.

9.6 Where Section 106 Legal agreements are used, they will be drafted by the Council (section 278 agreements are drafted by Hampshire County Council as Highway Authority). The developer will be responsible for the costs resulting from administering the agreement. For developments that appear likely to take place over an extended period or to evolve over time, planning agreements will include formulae or other appropriate mechanisms to ensure flexibility for changing circumstances, so that the appropriate contribution will be made when the details of the development are finalised without the need to re-negotiate the agreement.

9.7 CIL or Section 106 contribution may be made 'in kind', by the direct provision of the necessary facilities or project by the developer. Where the contributions required are published as standard charges, reasonable allowance will be made for any on- or off-site provision in kind that will be made by the developer, and for any existing infrastructure capacity.

9.8 In some circumstances larger sites may be owned or developed by more than one developer, or brought forward in more than one planning application. Where this is the case for a Strategic Site Allocation, the various developers will be expected to collaborate on the provision of the infrastructure and facilities which are needed to serve them all, preferably through equalisation agreements where their proportionate impacts and costs are fairly reconciled in advance of making planning applications.

9.9 Equalisation agreements may also be needed where several land parcels in a larger site all rely on infrastructure that will be provided off-site, or will be provided on one of the land parcels towards which the other land parcels will need to contribute.

9.10 The Council will have regard to the viability of development. It is expected that policy requirements and related costs arising from the Local Plan and its supporting documents will already have been taken into account in land transactions, which should not therefore be based on unreasonable or over-optimistic assumptions regarding the type and density of development or the extent of planning obligations. The relevant supporting documents include (but are not limited to) the [Infrastructure Delivery Plan](#), Supplementary Planning Documents including the [Mitigation](#)

for **Recreational Impacts SPD** the **Community Infrastructure Levy** or future equivalent, and forthcoming guidance on developer contributions. Viability testing has demonstrated that housing development is likely to be viable in the Plan Area taking into account the known or likely costs of meeting the policy requirements of this Local Plan and its supporting documents. This work has included discussions with infrastructure and service providers to establish the likely development costs that would be borne by the Strategic Site Allocations, as set out in the **Infrastructure Delivery Plan**.

Development standards

9.11 National Building Regulations now address many aspects of the efficiency, sustainability and quality of development previously addressed by the planning system. There remain particular areas where higher standards can and should be applied where they are justified.

9.12 As set out in **Policy HOU3: Residential accommodation for older people**, the population aged 75+ is projected to grow 65% (12,800) in the Plan Period, and by 2036 almost half the Plan Area population is projected to be aged 55 and over⁸¹. The number of residents with a long-term disability or mobility limiting medical condition will increase commensurately. Suitably designed accommodation of the appropriate accessibility standards will be required to meet their needs.

9.13 The Plan Area is within a wider area designated by the Environment Agency as being within under serious water stress, where demand for water must be effectively managed. Parts of the Plan Area are also in a **Clean Air Zone** and traffic emissions affect both human health and International Nature Conservation sites.

Policy IMPL2: Development standards

New development will meet or exceed the following standards and requirements⁸² to help minimise their environmental impact and/or to be adaptable to the future needs of occupiers over their lifetime.

- i. **Visitable Dwellings standards of Part M4(1) of the Building Regulations except for Sheltered and Extra Care homes which should be built to the Wheelchair Adaptable Dwelling standard of Part M4(3)2a of the Building Regulations;**
- ii. **The higher water use efficiency standard in accordance with Part 36(2)(b) of the Building Regulations, currently a maximum use of 110 litres per person per day.**
- iii. **New commercial developments of 250 - 999 sqm gross internal area (GIA) are required to achieve Building Research Establishment Environmental Assessment Method (BREEAM) excellent standard in the water consumption criterion.**
- iv. **Commercial development of 1,000 sqm or more GIA is also required to achieve BREEAM excellent standard overall.**
- v. **Provision of a high speed fibre broadband connection to the property threshold**
- vi. **Provision to enable the convenient installation of charging points for electric vehicles in residential properties and in residential, employee and visitor parking areas.**

⁸¹ NFDC Demographic Projections, JGC 2017, Appendix 2 (projection 2)

⁸² Or their successors if updated or replaced.

Supporting Text

Visitable dwellings

9.14 New development must comply with the latest mandatory national standards for access. As at Spring 2020, these are the Visitable Dwelling standard as set out in the Building Regulations **Approved Document M: Volume 1- Dwellings** part M4(1).⁸³

9.15 For sheltered and extra care housing, the requirements of M4(3)2a of the Building Regulations should be provided in all circumstances.

Water efficiency standards

9.16 The higher water use efficiency Building Regulations standard is applied to all residential development in the Plan Area. Further efficiencies are encouraged, and Southern Water seeks⁸⁴ to achieve a higher efficiency standard of 100 litres per person per day by 2040 to manage demand in Hampshire (affecting the Totton and the Waterside sub-area). For commercial buildings the national BREEAM standard⁸⁵ provides an equivalent mechanism for water efficiency, and a wider benchmark including other measures of environmental performance and sustainable construction.

9.17 The Council is also adopting the most efficient water use standard partly due to the potential risk of adverse impacts from water abstraction for the River Itchen SAC, and to reduce waste water discharge that may adversely affect the River Avon SAC by increasing phosphorus levels or concentrations.

Telecommunications

9.18 Development should provide digital communications infrastructure, including superfast broadband, as an integral requirement for new homes and business premises. The Government recognises that, reliable broadband internet access is essential for homes throughout the country to benefit from online services, including future opportunities to provide remote social, health and care services may help to support independent living, as well as potentially reducing the need to travel for employment purposes (with air quality benefits). Appropriate, universal and future-proofed infrastructure should be installed and utilised. The Building Regulations already address telecommunications provision within new buildings, but there is a need to ensure that sites are provided with a high quality connection to an exchange with superfast broadband capacity wherever practicable.

Electric car charging points

9.19 Electric and hybrid vehicles are important emerging technologies essential to achieve the national commitment to phase out new combustion engines by 2040. The provision of electric vehicle (EV) charging points within all new developments will also support the early take up of electric vehicles in the Plan Area, helping to reduce the level of traffic emissions and their adverse effects on human health and sensitive habitats.

9.20 The success of electric and hybrid vehicles as technologies is partly dependent on there being a readily available supply of vehicle charging points. In accordance with national planning policy, new developments should be designed to enable the provision of plug-in charging points for electric and hybrid vehicles.

⁸³ www.planningportal.co.uk/info/200135/approved_documents/80/part_m_access_to_and_use_of_buildings

⁸⁴ Draft Water Resource Management Plan 2018

⁸⁵ BREEAM UK New Construction 2018

9.21 Within all dedicated off-street parking spaces that are within the curtilage of a dwelling the minimum requirement is the installation within the parking space of a dedicated fast charging⁸⁶ unit. In new developments where communal parking areas are provided, or where private parking is separate from the premises or dwelling, an electrical supply should be installed with sufficient power capacity to enable the convenient installation of fast charging points to all parking spaces in the future, without the need for significant re-wiring, structural or subsurface works. Some charging points should be provided unless it is demonstrably unfeasible to do so.

9.22 With continuing development in technology, new developments should install the latest method of charging that is accepted as an industry standard and cost effective for general use.

Monitoring the Local Plan

9.23 This policy sets out how the **Local Plan 2016-2036 Part One: Planning Strategy** will be monitored. Monitoring is important to ensure that the strategic objectives are being achieved, including that planned growth is being delivered in a timely manner.

9.24 The Council will update progress in an **Annual Monitoring Report**. If monitoring demonstrates that Local Plan targets are not being met appropriate action will be taken.

Policy IMPL3: Monitoring

The Council will monitor the implementation of the Local Plan 2016-2036 Part One using the Strategic Objective monitoring framework set out in Figure 9.1. If the strategic objectives of the Local Plan are not being achieved, including where planned development is not being delivered in a timely manner, the Council will investigate the reasons why and take appropriate action.

Depending on the scale and nature of the objective or delivery target not being met, actions may include:

- i. Engagement with the relevant parties including developers, landowners, service and infrastructure providers and other relevant parties to identify barriers or obstacles to the achievement of a Local Plan objective, or to the timely delivery of a planned development, and how they can be resolved;**
- ii. The preparation of a position statement, development brief or action plan where it would assist delivery;**
- iii. If possible, the identification of alternative sustainable and deliverable sites that are in general accordance with the Spatial Strategy through the **Local Plan 2016-2036 Part 2**, Neighbourhood Plans or other appropriate mechanism;**

And if necessary:

- iv. Undertaking a partial or full early review of the Local Plan for New Forest District (outside of the National Park), including if required discussions with neighbouring local planning authorities about the capacity of their Plan Areas to meet any unmet needs arising from this Plan Area.**

⁸⁶ With at least a 32 amp single phase power supply, or any subsequent higher minimum standard adopted nationally

Figure 9.1: Local Plan Strategic Objective Monitoring Framework

Targets	Monitoring Indicators
<p>SO1: Landscape and the countryside: To safeguard and where possible enhance the special qualities and landscape character of the Plan Area including the Cranbourne Chase Area of Outstanding Natural Beauty and Solent coastline. To provide an appropriate gateway to and setting for the adjoining New Forest National Park. To maintain and enhance the South West Hampshire Green Belt and to protect locally valued views and landscapes. To facilitate enjoyment of and access to the coast and countryside. To conserve, manage and enhance the setting of heritage assets.</p> <p>Policies addressing SO1: STR1-4, ENV2, ENV4</p> <p>Data sources: NFDC planning applications data</p>	
<p>A. To protect the Green Belt and the AONB</p> <p>B. To protect the appearance and special character of the countryside and landscape of the Plan Area and of the adjoining New Forest National Park</p>	<ul style="list-style-type: none"> • Number and site area of any permissions and refusals for inappropriate development in (i) Green Belt and (ii) AONB • Development proposals refused due to adverse impact on (i) the landscape and countryside and/or (ii) the New Forest National Park • Development proposals approved despite significant adverse impact on the landscape or the countryside that cannot be adequately mitigated • The percentage (number, area or length) of woodland blocks, TPO trees and protected hedgerows retained or lost within Strategic Site Allocations or on other developments of 50+ homes
<p>SO2: Biodiversity and environmental quality: To safeguard and improve biodiversity, and the protection and enhancement of wildlife, species, habitats and water bodies in the Plan Area. To avoid where possible or fully mitigate where necessary, the direct and cumulative impacts of development on designated nature conservation sites. To promote the understanding of and care for the natural environment; managing recreational pressures in sensitive locations. To manage and where possible reduce or mitigate activities that unacceptably impact on air quality or levels of noise, dust, odour or light pollution.</p> <p>Policies addressing SO2: STR1-4, ENV1, Saved Policy DM2</p> <p>Data sources: NFDC planning applications data, NFDC mitigation schemes and mitigations schemes that include NFDC, Natural England SSSI Monitoring and Reporting.</p>	
<p>A. To protect areas designated for their habitat or wildlife value, including from inappropriate development</p> <p>B. To ensure that development provides appropriately located natural recreational greenspace to mitigate recreation impacts on the New Forest SPA and SAC</p> <p>C. To ensure that other impacts on international nature conservation sites are adequately mitigated (air quality, water quality, Solent recreation)</p> <p>D. To manage and where possible reduce or mitigate activities that unacceptably impact on the environment or human health, avoiding sensitive uses in locations subject to existing hazards</p>	<ul style="list-style-type: none"> • Proportion of priority habitats within SSSIs which are in favourable condition • Area protected by (i) national or international and (ii) local nature conservation designations • Permissions and refusals for development that would have a significant adverse impact that cannot be adequately mitigated on an international, national or locally designated nature conservation site • Area of recreational natural greenspace provided on sites of 50+ homes • Developer financial contributions for the mitigation of recreational impact secured from sites of under 50 homes • Progress with the delivery of off-site mitigation projects identified in the Mitigation for Recreational Impacts SPD • Developer financial contributions secured for the monitoring, management or mitigation of other impacts on international nature conservation sites • Applications for new homes, commercial or community premises on unallocated sites in an inner or middle HSE consultation zone that are (i) approved contrary to HSE advice, or (ii) refused • Development applications (i) approved or (ii) refused on unallocated sites in refused on basis of hazard zones/hazardous substances

Targets	Monitoring Indicators
<p>SO3: Built environment and heritage: To provide a high quality, safe and attractive living and working environments in our towns, villages and rural areas. To ensure that valued local character and distinctiveness is maintained, that new development is well-designed and is appropriate in scale, density, form and character to its context and landscape setting. To conserve, manage and where possible enhance listed buildings and other built heritage assets.</p> <p>Policies addressing SO3: STR1,3,4, ENV2, ENV3, IMPL2, Saved Policy DM1</p> <p>Data sources: NFDC applications data</p>	
<p>A. To protect the heritage and character of the built environment the Plan Area</p>	<ul style="list-style-type: none"> • Development proposals refused due to poor design, adverse impact on local character, and/or adverse impact on a heritage asset or its setting • Development proposals approved despite poor design, or despite a significant adverse impact that cannot be adequately mitigated on local character and/or on a heritage asset or its setting • Heritage assets in the Plan Area recorded on the Historic England Heritage at Risk Register
<p>SO4: Housing provision: To provide at least 10,420 additional homes within the Plan Area 2016-2036 to help meet the needs of the district within the Southampton, Bournemouth and Salisbury housing market areas directing larger scale provision to the main towns and larger villages.</p> <p>Policies addressing SO4: STR1,3,4,5, Site policies SS1 – SS18</p> <p>Data sources: HCC/NFDC annual completions monitoring</p>	
<p>A. To deliver at least 10,420 dwellings over the plan period 2016-2036</p> <p>B. To provide a five year housing land supply of deliverable sites</p>	<ul style="list-style-type: none"> • Housing Trajectory published annually recording (i) dwellings completed in preceding year(s) (ii) available and deliverable housing supply, and (iii) the five year housing land supply position
<p>SO5: Housing needs, mix and affordability: To provide a range and choice of good quality new homes by type, size, tenure and location. To ensure that new housing provision as far as possible addresses local housing needs providing in particular homes more affordable for younger households and a wider spectrum of homes and other measures enabling older residents to continue to live and remain independent in their New Forest communities.</p> <p>Policies addressing SO5: STR1,3,4, HOU1-5, Site policies SS1 – SS18</p> <p>Data sources: NFDC applications data including CIL relief applications, HCC/NFDC annual completions monitoring, Housing needs and market assessment studies</p>	
<p>A. To ensure all planning permissions for housing sites of 11 or more dwellings provide affordable housing in accordance with Policy HOU2</p> <p>B. To provide a mix of homes by type and size addressing the needs of both older and younger households</p>	<ul style="list-style-type: none"> • Gross affordable housing permissions as a percentage of all total homes permitted on sites of (i) 11-49 homes and (ii) 50+ homes • Gross affordable housing completions as a percentage of all completions • Percentage of 1-2 bedroom homes permitted on Strategic Site Allocations • The number of sheltered or extra care homes permitted on sites of more than 10 homes or units. • Net additional gypsy and traveller pitches permitted • Net additional self and custom build plots provided

Targets	Monitoring Indicators
<p>SO6: Economic opportunity: To facilitate a healthy and growing economy operating within environmental limits and to maximise the benefits to local communities from significant new development. To support economic growth that reflects and complements the District's specific qualities and advantages, in particular low impact tourism, knowledge-based enterprises and marine industries. To improve the supply of flexible, modern premises micro- and start-up businesses need to establish and grow locally. To support and promote measures that enable local residents and employees to access and take up local employment opportunities including to improve their skills and knowledge required, and enabling services such as childcare provision.</p> <p>Policies addressing SO6: STR1,3-6, ECON1-4, Site policies SS1, SS4, SS14</p> <p>Data sources: NFDC applications data, HCC/NFDC annual completions monitoring</p>	
<p>A. To ensure a sufficient supply of land and premises for employment uses</p> <p>B. To existing retain existing employment sites that remain suitable for continued employment use or re-use</p>	<ul style="list-style-type: none"> • Area of suitable and available employment land suitable for B-class uses • Floorspace or land area (i) permitted and (ii) completed for B Class employment development, by main type or use category • Area of previously identified suitable and available employment land granted planning permission for non B-class uses
<p>SO7: Vibrant and sustainable towns and villages: To maintain the economic vitality and viability of town centres. In the main towns to aim for a good range of facilities providing for the social, cultural, entertainment, economic, shopping, leisure, community, health and educational needs of all sections of the local community. In villages to maintain and enable local retail and service provision to meet day-to day needs in rural areas.</p> <p>Policies addressing SO7: STR1,3,4, ECON5-6</p> <p>Data sources: NFDC applications data, HCC/NFDC annual completions monitoring, NFDC Town Centres and Shop Survey</p>	
<p>A. To maintain healthy vibrant town centres and shopping frontages</p>	<ul style="list-style-type: none"> • Floorspace or land area (i) permitted and (ii) completed for retailing and other main town centre uses, by main type or use category • Town centre uses of 500sqm GIA or more permitted or refused outside of the settlement boundaries of the defined main towns and large villages • Premises vacancy rates and usage mix in defined shopping frontages
<p>SO8: Rural areas and tourism: To promote a positive future for rural areas and to help secure their economic prosperity and social well-being by supporting farming and traditional commoning practices including back-up grazing, agricultural and rural enterprise, tourism and the diversification of the rural economy in ways which are compatible with environmental and landscape objectives.</p> <p>Policies addressing SO8: STR1,3,4, HOU5, Saved Policies CS19, CS21</p> <p>Data sources: NFDC applications data</p>	
<p>A. To support the economic prosperity and social well-being or rural areas</p>	<ul style="list-style-type: none"> • The number of affordable homes provided in rural areas, including rural worker accommodation • The number of applications approved and refused for employment, tourism, community or service facilities in rural areas
<p>SO9: Climate change and environmental sustainability: To improve the resilience of local communities to climate change, including managing the risks of flooding and coastal erosion. To prioritise the beneficial re-use of previously developed land and to promote the use of renewable resource and energy sources within sustainable limits. To manage and where possible reduce vehicular emissions and other local factors contributing to climate change or that degrade sensitive environments or quality of life.</p> <p>Policies addressing SO9: STR1,3,4, CCC1, IMPL2, Saved Policies DM4, DM6</p> <p>Data sources: NFDC applications data</p>	

Targets	Monitoring Indicators
<p>A. To improve the resilience of local communities to climate change, including managing the risks of flooding and coastal erosion</p> <p>B. To make efficient use of resources and to reduce harmful emissions or impacts related to development</p>	<ul style="list-style-type: none"> • Applications for new homes, commercial or community premises on unallocated sites in flood risk zones 2 poor 3, or in a coastal change management area that are (i) approved contrary to Environment Agency advice, or (ii) refused • The number of homes permitted on previously developed land • The number of homes permitted that (i) do or (ii) no not achieve higher water efficiency standards or have access to an EV charging point • New commercial floorspace that (i) does (ii) does not achieve BREAAAM excellent standard (premises of 250sqm+ GIA)
<p>SO10: Infrastructure provision and sustainable access to opportunities and facilities: To secure provision of the social and physical infrastructure necessary to manage the impact of new development on existing services and communities. To enable participation by all age groups in active recreation to facilitate healthy lifestyles, by providing public open space and opportunities for leisure, sport and informal recreation. To improve safe access to opportunities, services and facilities that enable a fulfilling life including by walking, cycling and where viable by enhancements to public transport services.</p> <p>Policies addressing SO10: STR1, 7, 8, CCC2, IMPL1, Saved Policies CS7, DM26</p> <p>Data sources: NFDC applications data including developer contributions data, NFDC open space records.</p>	
<p>A. To provide public open space to the policy standard of 3.5ha per 1000 population on strategic site allocations</p> <p>B. To prevent the loss without replacement of existing public open space</p> <p>C. To ensure that development is supported by the necessary infrastructure and community services</p>	<ul style="list-style-type: none"> • Open space to be provided as a percentage of policy requirement on strategic site allocations • Percentage of designated public open space retained or lost • Applications approved for (i) gain or (ii) loss of, a community facility (health, education, community centres, childcare uses) • The extent to which development permitted on Strategic Site Allocation Sites provides (or contributes proportionately to the provision of) the infrastructure and community facilities identified to be necessary in the Infrastructure Delivery Plan

Strategic Site allocations

9.25 The Strategic Site Allocations address the majority of future housing needs not already being met by sites with planning permission or already allocated for housing development.

9.26 The Local Plan should be read as a whole. Development proposals for the Strategic Site Allocations will be assessed against the applicable Strategic Site Allocation policy and all other relevant policies in this Local Plan, including relevant saved policies. Planning applications for the Strategic Site Allocations should also have regard to, and contribute towards, the policies and objectives of any adopted Neighbourhood Plans, Supplementary Planning Documents and Local Distinctiveness guides that are relevant to the site location.

9.27 The larger site allocation boundaries may include some existing dwellings that have not been promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy, and any policies relevant to the property itself e.g. if it has heritage asset status.

Infrastructure Delivery Plan

9.28 The **Site Allocation Policies** set out the main site specific requirements for the provision of the infrastructure and services necessary to sustainably accommodate the planned growth. More detail is provided in the **Infrastructure Delivery Plan** (IDP). The IDP is a live document that identifies the types of infrastructure required to support the delivery of the Local Plan, based on consultations with infrastructure and service providers. It includes information about the capacity and constraints of existing infrastructure and potential sources of funding, where known.

Masterplanning and design

9.29 Site Concept Masterplans have been prepared for each Strategic Site Allocation to demonstrate how the identified minimum number of homes can be accommodated in a manner compliant with the Local Plan policy requirements and standards, including the provision of natural recreational greenspace for habitat mitigation and the provision of public open space, and the development setbacks required:- around pipelines and overhead power lines, and to protect specific habitats, water courses, mature trees and woodlands.

9.30 The Site Concept Masterplans are illustrative rather than prescriptive requirements. Informed by a landscape assessment and consideration of biodiversity potential, they illustrate how development can fit its landscape (or townscape) context and deliver a net environmental gain (subject to appropriate detailing and implementation). The achievement of a net environmental gain is a National policy objective⁸⁷ in its own right, and forms an important part of addressing Habitat Regulations requirements, and fulfilling the Council's legal Duty of Regard to the purposes and objectives of the New Forest National Park. The layouts and details of development proposals will be subject to further consideration and discussion as sites come forward through the planning application process, including in pre-application discussions.

Site capacity

9.31 The stated capacity of the Strategic Site Allocations is based on masterplanning work carried out by the Council in consultation with site promoters and in full accordance with Local Plan policy requirements, including the provision of natural recreational greenspace for habitat mitigation, open space provision and housing mix.

⁸⁷ A Green Future: Our 25 Year Plan to Improve the Environment (HM Government 2018)

9.32 The Strategic Site Allocation policies express the site housing capacity as a minimum requirement. Achievement of the stated site capacity may be dependent on the form, size and mix of housing provided, especially on smaller and more constrained sites. This will be tested in detail at planning application stage.

9.33 At the detailed site design stage site promoters may be able to demonstrate that more homes can be delivered whilst still meeting the requirements of the Local Plan and the Habitats Regulations. Where added capacity can be delivered in a manner that is well-designed and contextually appropriate, provides an acceptable housing mix, fully mitigates its habitat impacts and achieves a net environmental gain, additional capacity will be supported.

Recommended material to support planning applications

9.34 An **Environmental Impact Assessment** and a **Habitats Regulations Assessment** are likely to be required in support of development proposals on all of the Strategic Sites. As part of this process, the Environmental Statement must identify, describe and assess the following factors including the interactions between them:

- Population and human health
- Biodiversity
- Land, soil water and climate
- Material assets, cultural heritage and the landscape

9.35 Planning applications will need to include the mandatory supporting documentation specified in the national and local mandatory lists, where they are relevant to the proposed development. These are likely to include some or all of the following:

- Design and access statement
- Air quality assessment
- Biodiversity survey and report
- Flood Risk Assessment
- Heritage statement
- Land contamination assessment
- Lighting assessment
- Transport assessment
- Travel plan
- Tree assessment
- Any other information or evidence identified by the Strategic Site Allocation policies

Coordinated development

9.36 To ensure that the development of Strategic Site Allocations delivers high quality new communities making the most effective use of the land available it is important that development is delivered in a manner that connects and integrates development phases. A framework masterplan should be prepared for the site as a whole to guide and coordinate detailed consideration of development phases, and to demonstrate how early phases will form part of a coordinated whole.

9.37 Development proposals that do not follow the approach illustrated in the Site Concept Masterplans set out in the Strategic Site Allocation Policies will need to include their own masterplan that demonstrates from first principles how the requirements of the Strategic Site

Allocation Policy can be met in full and would deliver net environmental gain and a high quality design that is appropriate to its context and landscape setting.

9.38 Applications for the piecemeal development of smaller parts of larger strategic sites are unlikely to meet the requirements of a Strategic Site Allocation policy unless they clearly demonstrate:

- i. How they form part of a coherent overall scheme in design terms, based on either the Strategic Site Allocation Policy Site Concept Masterplan, or on an alternative master plan for the site as a whole. Jointly prepared Master plan frameworks or Design and Access Statements, and equalisation arrangements for the provision of infrastructure and services and land for habitat mitigation that are agreed with the other site interests will help to demonstrate a coordinated approach.
- ii. That access arrangements for the application site are coherent for the strategic site as a whole, and will be permeable in relation to access and movement for the site as a whole, including for road traffic, without the imposition of ransom strips; and
- iii. How the site would make a proportionate contribution to the facilities, services, infrastructure, open space and recreational habitat mitigation requirements of the allocation site as a whole. This may necessitate the provision of land for, and must not prejudice the delivery and implementation of, the infrastructure, facilities, open space and habitat mitigation that is necessary for the Strategic Site Allocation as a whole as well as for the development site itself.

Implementation

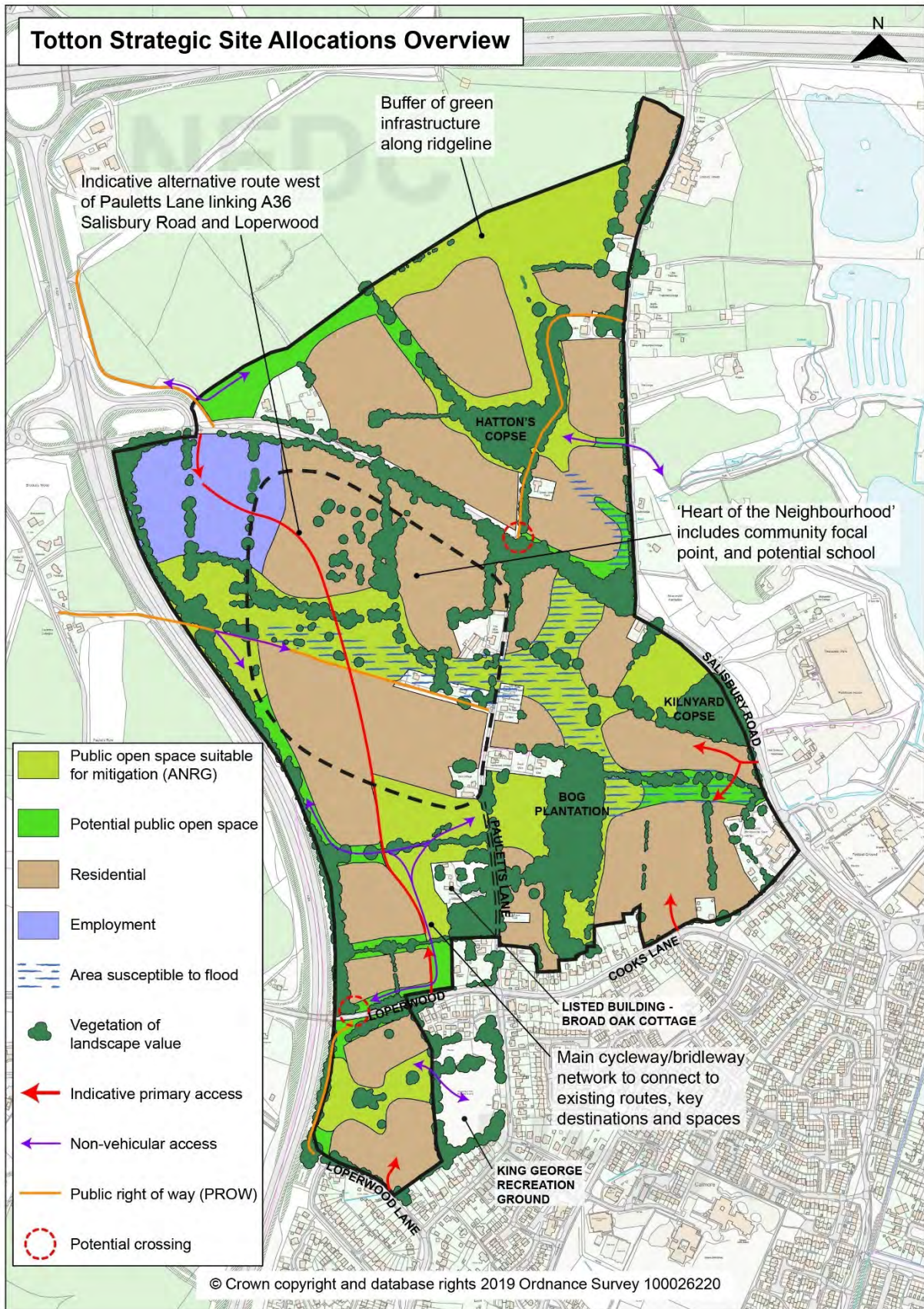
9.39 The Council will work closely with developers and the community to deliver on site the high quality schemes required. Pre-application advice and Planning Performance Agreements will be a central part of how new development is delivered, as will monitoring implementation to ensure that quality outcomes are delivered.

9.40 Regulations⁸⁸ require that pre-commencement planning conditions can only be used where agreed by the applicant. Consequently more detail will need to be provided about development proposals at the point of application in general, and in particular about landscaping and open space provision, to enable planning decisions to be made. The Council 1APP Planning Application Requirements will set out all the relevant supporting documents and information required, as identified in the Local Plan and its supporting SPD, to ensure they are provided when an application is submitted.

9.41 After planning permissions are issued the Council will closely monitor development on site to ensure that approved details are implemented and any other requirements are adhered to. Where issues of compliance are identified these will be discussed with the developer to agree how compliance will be achieved. If necessary appropriate action will be taken to enforce compliance.

⁸⁸ Town and Country Planning (Pre-commencement Conditions) Regulations 2018

Totton Strategic Site Allocations overview.



Strategic Site 1: Land to the north of Totton.

- i. Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:
 - At least 1,000 homes, dependent on the form, size and mix of housing provided.
 - A commercial core west of Pauletts Lane including around 5 hectares of land for business and employment uses.
 - A community focal point in a prominent location including ground floor premises suitable for community use.
 - Contributions to educational provision to include two hectares of land to be reserved for a primary school.
 - On-site provision of formal public open space.
- ii. The **masterplanning objectives** for the site as illustrated in the Concept Master Plan are to create a well-designed and integrated extension to Totton whilst maintaining the rural character of Hill Street and Pauletts Lane and a countryside edge to the New Forest National Park. Development will be required to:
 - a. Create an integrated network of natural green spaces to frame development, using and enhancing important tree belts, hedgerows and woodland blocks (including Bog Plantation, Hatton's Plantation and Kilnyard Copse), and by making a positive feature of water courses, to connect new greenspace to existing footpaths and rights of way to Loperwood, Sharves Hill plantation, Wade Hill Drove and Testwood Lakes.
 - b. Set development behind the ridgeline on the northern and north-western edges to maintain an open landscape and an appropriate westbound transition from urban Southampton to the countryside edge of the New Forest National Park.
 - c. Provide traffic calming and crossing points for the A36 (Salisbury Road) and creating a choice of vehicular routes including an alternative route west of Pauletts Lane between the A36 and Loperwood suitable for two-way traffic including buses, and an east-west pedestrian and cycle routes across Pauletts Lane.
- iii. **Site Specific Considerations** to be addressed include:
 - a. The need for an agreed comprehensive development framework for the whole allocation to ensure the effective coordination between multiple land interests to deliver an integrated, whole-site approach to the provision of access, community facilities, open space and natural recreational greenspace for habitat mitigation.
 - b. Design and other appropriate measures to mitigate potential noise and air quality impacts from the M27/A31, A36 and the A326.
 - c. To assess the need for, and to provide where necessary, enhancements to the A326 and A36 junctions to provide safe vehicular access for the development.
 - d. The Grade II listed building Broadmoor Cottage, Pauletts Lane should be retained within an appropriate setting so that its significance can be

appreciated.

- e. **The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which would demonstrate that there will be no inappropriate development within Flood Zone 3b.**

Supporting text

9.42 Site capacity and housing mix will be tested in detail at the planning application stage.

9.43 The site is divided by Salisbury Road. Based on indicative masterplanning of the main land parcels on a stand-alone basis, land to the north can accommodate at least 260 homes. The land to the south is divided by Pauletts Lane, which will deliver at least 330 homes to the west and at least 230 homes to the east. Land south of Loperwood Road has outline planning permission for up to 80 homes. Through a coordinated approach the site is expected to achieve 'at least' 1,000 home total capacity.

9.44 The site allocation boundary includes some existing residential properties that have not been promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy, and any policies relevant to the property itself e.g. if it has heritage asset status.

9.45 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site include:

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development in a manner and location to be agreed with Hampshire County Council at the point of planning application. Unless confirmed in writing to be unnecessary by Hampshire County Council, two hectares of land will be reserved on-site for a new primary school in a location that is conveniently walkable from both the development and the adjacent settlement
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- A capacity appraisal of the sewage network and enhancements to sewer capacity if required, which will need to match the rate of development.

Schools

9.46 Based on a capacity of 1,000 homes, Hampshire County Council preference is for extensions to existing primary schools rather than provision of a new school, subject to technical confirmation that expansion is feasible and deliverable. If a new school is required, then the land and the necessary contributions to help to deliver the school will be sought. If a new school is not required, then developer contributions will be sought to extend or add temporary classrooms at Calmore Infant and Junior schools and another local schools, and the school reserve site can be released for additional residential development.

Formal Open Space (sports pitches)

9.47 Provision of formal public open space at North Totton should include two multi use games areas, and there is a need for a cricket pitch in the area⁸⁹.

Minerals

9.48 The site contains pockets of land within a Hampshire Minerals Consultation Area. Minerals extraction may be appropriate where environmentally suitable subject to confirmation of the scale and quality of the resource.

Flood Risk Assessment (FRA)

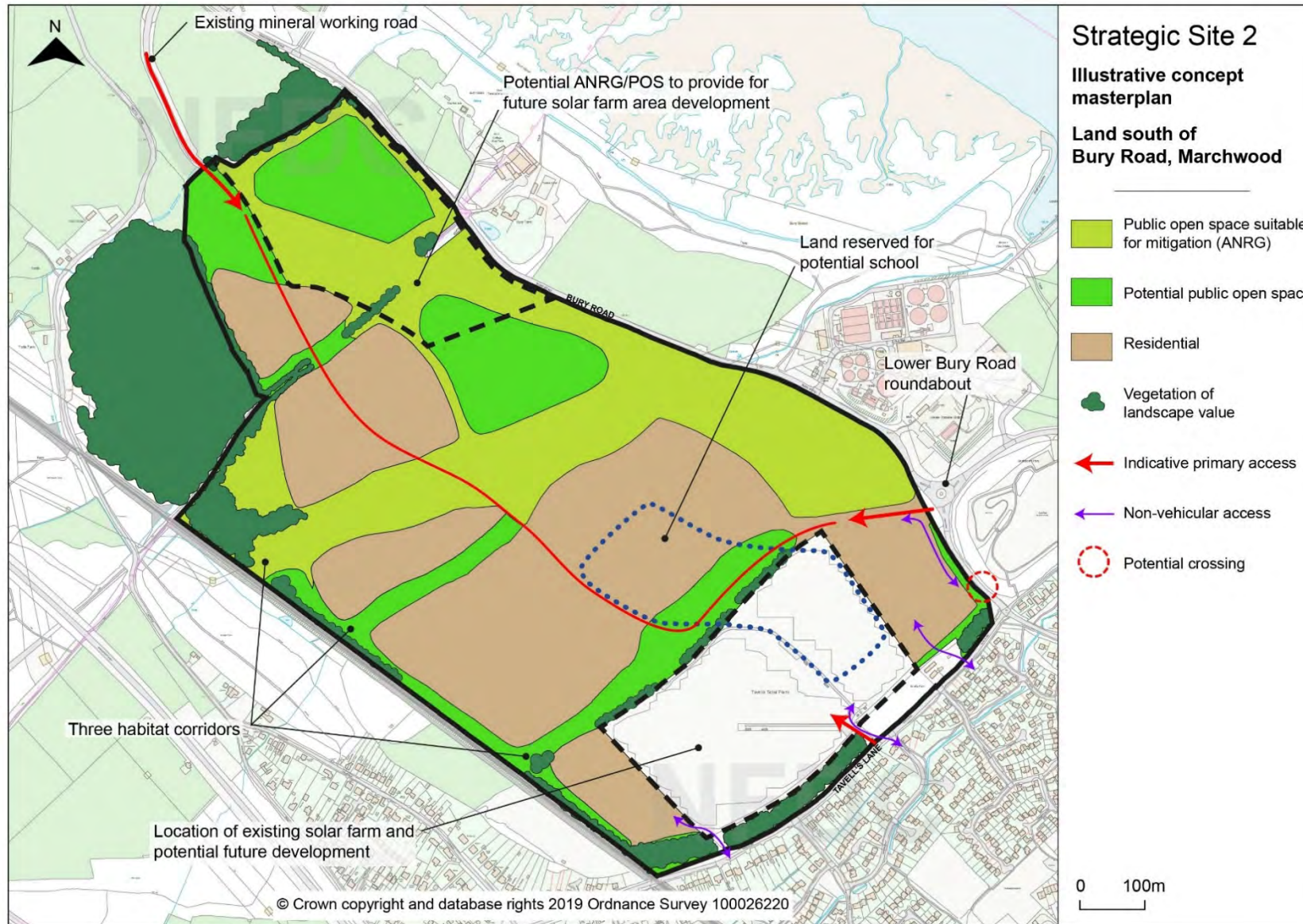
9.49 The Flood Risk Assessment should be informed by the outputs of the SFRA Level 2 and the latest Climate Change requirements to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development.

Nutrient management

9.50 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international conservation sites.

⁸⁹ New Forest District Council Standards for Formal Open Space, 2017

Strategic Site 2: Land south of Bury Road, Marchwood.



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Strategic Site 2: Land south of Bury Road, Marchwood.

- i. Land north-west of Marchwood as shown on the Policies Map is allocated for residential development and public open space and will comprise the following:
 - At least 700 homes in the Plan period, dependent on the form, size and mix of housing provided, and around 300 additional homes in the future on land currently occupied by a solar array.
 - A community focal point in a prominent location in the southern part of the site including ground floor premises suitable for community use.
 - Contributions to educational provision to include two hectares of land to be reserved for a primary school.
 - On-site provision of formal public open space.
- ii. The **masterplanning objectives** for the site as illustrated in the Concept Master Plan. Development will be required to deliver a well-designed and well connected extension to Marchwood including a new countryside edge that reinforces the settlement gap between Totton and Eling, by:
 - a. Creating green corridors running from the woodlands towards the coast and to buffer the railway line incorporating amenity and play areas, natural recreational greenspace, streets, footpaths, existing water courses and features to manage surface water flood risk.
 - b. Providing a primary access route through the site using the existing mineral working road connecting to a new spur off the lower Bury Road roundabout, with secondary access points off Tavell's Lane.
 - c. Creating a transition in character from a suburban core nearer to Marchwood, to a lower density built form appropriate to the settlement and countryside edge that incorporates more public open space, natural greenspace and planting.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Phasing and masterplanning of development to deliver a comprehensive and integrated development over time.
 - b. Assessment of the need for, and where necessary, provision of enhancements to Bury Road, Marchwood Road and their connection to the A326 to ensure safe and suitable vehicular, cycle and pedestrian access for the development.
 - c. Design or other appropriate measures if required, to mitigate potential odour impacts from Slowhill Copse Wastewater Treatment Works, in consultation with Southern Water.
 - d. The preparation of a detailed site-specific Flood Risk Assessment (FRA) demonstrating that there will be no development within areas of Flood Zone 3b and how the proposed development will be made safe over its lifetime.
 - e. Design or other appropriate measures in any new development to minimise and mitigate the effects of potential noise and light impacts generated by the Port of Southampton on residential amenities.

Supporting text

9.51 Site capacity and housing mix will be tested in detail at the planning application stage.

9.52 The northern part of the site is in active use for aggregates extraction, expected to be completed by 2025. The southern part of the site includes a solar farm with planning permission to 2026.

9.53 The development layout set out in the Concept Masterplan includes the required setbacks for a major gas pipeline running along the eastern side of the site and across the northern end of the site, and for electricity pylons crossing the site. The western site boundary is a railway line.

9.54 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site include:

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application. Unless confirmed in writing to be unnecessary by Hampshire County Council, two hectares of land will be reserved on site for a new primary school in a location that is conveniently walkable from both the development and the adjacent settlement
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- A capacity appraisal of the sewage network and enhancements to sewer capacity if required, which will need to match the rate of development
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required

Primary Schools

9.55 Based on a capacity of 700 homes during the plan period up to 2036, Hampshire County Council preference is for extensions to existing primary schools rather than provision of a new school, subject to technical confirmation that expansion is feasible and deliverable. If a new school is required, then the land and the necessary contributions to help to deliver the school will be sought. If a new school is not required, then developer contributions will be sought to extend or add temporary classrooms to local schools.

9.56 Land for a primary school is reserved until such time as Hampshire County Council confirms in writing that there is either sufficient existing school capacity to meet the future needs of the development, or that existing schools are capable of expansion to provide the additional capacity needed. If a new school is not required, the school reserve site can be released for additional residential development.

Open Space

9.57 Provision of formal public open space at West Marchwood should include provision of 2 adult football pitches and cricket pitch with supporting accommodation on site⁹⁰.

⁹⁰ New Forest District Council Standards for Formal Open Space, 2017 www.newforest.gov.uk/article/17031/Local-Plan-Review-supporting-documents-and-evidence-base

Allotments

9.58 Marchwood Parish Council has identified a local need for allotments. Allotments are in principle an acceptable use in the countryside outside settlement boundaries. Provision of allotments could be enabled by the development of Sites SS2 and/or SS3

Flood Risk Assessment (FRA)

9.59 The Flood Risk Assessment will be required to show how improved flood and drainage management in the locality will ensure that there is no increased flood risk on or off the site.

Port of Southampton

9.60 Development should take into account that the Port of Southampton is an established use that operates 24 hours a day, and is likely to expand its operations in the future.

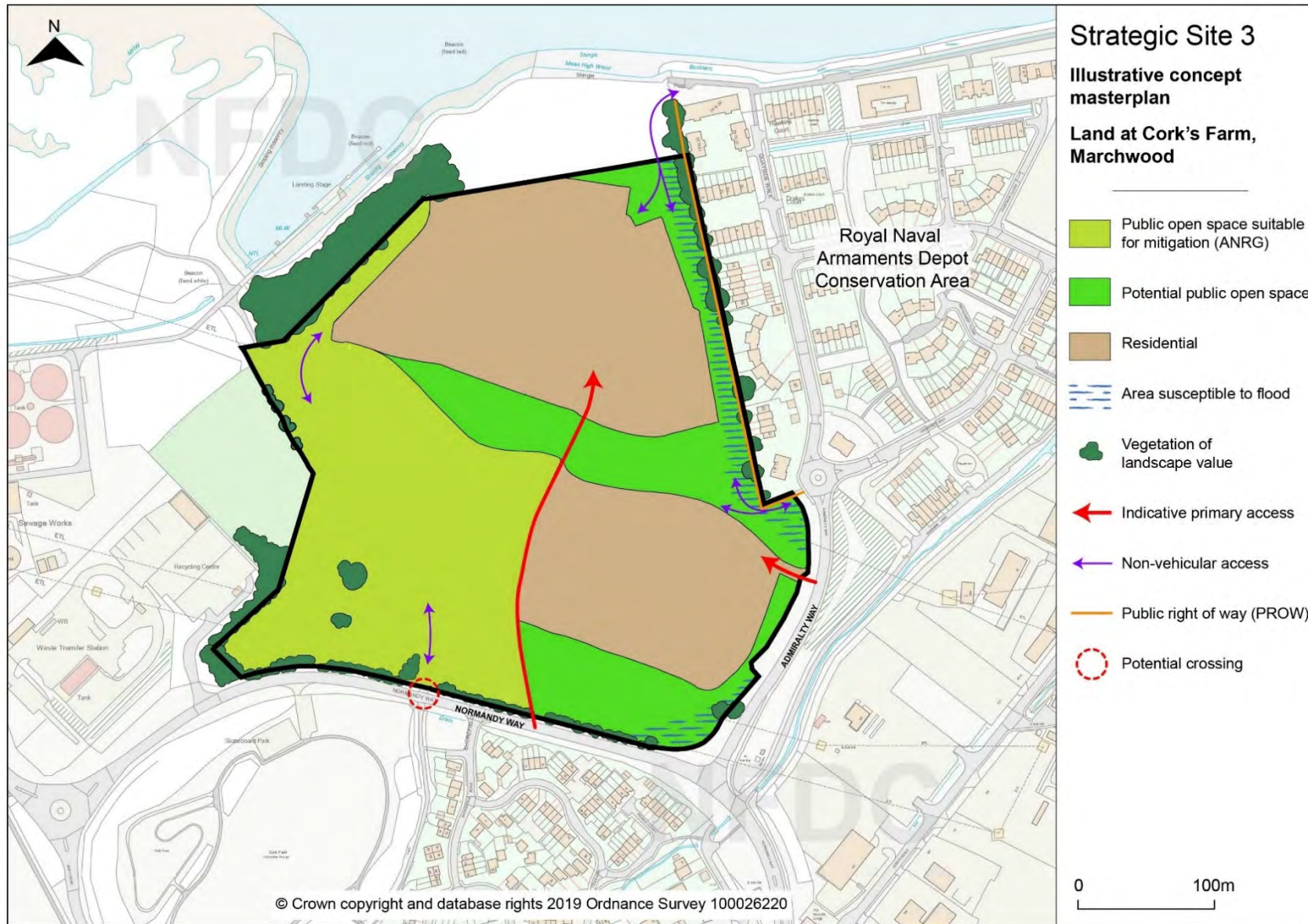
The Solar Array area

9.61 The solar array operator has a lease extending beyond the Plan period. Should this lease be surrendered early, around 300 additional homes may be possible in the Plan period. Site masterplanning at planning application stage should set out how the solar array area would be integrated in the future to create an agreed comprehensive development framework, including how and where habitat mitigation and public open space would be provided for its future residents.

Nutrient management

9.62 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 3: Land at Cork's Farm, Marchwood.



Strategic Site 3: Land at Cork's Farm, Marchwood.

- i. Land at Corks Farm, Marchwood, as shown on the Policies Map is allocated is allocated for residential development of at least 150 homes and public open space, dependent on the form, size and mix of housing provided.
- ii. The **masterplanning objectives** for the site as illustrated in the Concept Master Plan are to deliver a high quality new residential area of Marchwood by:
 - a. Providing a well-designed development that responds positively to the waterside location and provides protection from future sea level rise whilst also ensuring that the scale, form, siting and materials of the development conserve and enhance the heritage and setting of the Royal Naval Armaments Depot Conservation Area, including its listed buildings and walls.
 - b. Enabling public access through the site to the waterfront.
 - c. Creating a strong settlement edge with a clear distinction between formally designed streets, courtyards and spaces and natural recreational greenspace.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Design or other appropriate measures to mitigate potential odour impacts from Slowhill Copse Wastewater Treatment Works. An odour assessment will be required in consultation with Southern Water.
 - b. Assessment of the need for, and where necessary, provision of, enhancements to Bury Road, Marchwood Road and their connection to the A326 to ensure safe and suitable vehicular, cycle and pedestrian access for the development.
 - c. Design or other appropriate measures in any new development to minimise and mitigate the effects of potential noise and light impacts generated by the Port of Southampton on residential amenities.
 - d. Maintaining appropriate development setbacks from the pipelines and overhead powerlines that cross the site.
 - e. Wherever possible, development should be directed to Flood Zone 1 and will only be considered within Flood Zones 2 or 3 where it is possible to mitigate flood risk. Preparation of a detailed site-specific Flood Risk Assessment will be required to demonstrate how the proposed development will be made safe over its lifetime.

Supporting text

9.63 Site capacity and housing mix will be tested in detail at the planning application stage.

9.64 The development layout set out in the Concept Masterplan includes the required setbacks for a major gas pipeline running along the southern site boundary, and for electricity pylons crossing the site.

9.65 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site include:

- Developer contributions to access, or to provide, school capacity where necessary to

meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application

- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- A capacity appraisal of the sewage network and enhancements to sewer capacity if required, which will need to match the rate of development

Flood Risk Assessment (FRA)

9.66 Mitigation measures such as ground-raising and other flood defence works to address future flood risks must be undertaken in a manner that does not exacerbate risks to other developments or interests in the vicinity and seeks to address the future vulnerability of adjoining developed areas from flooding that might otherwise arise or flow through site SS3 under the higher climate change flood risk scenarios. It will need to be demonstrated that any mitigation measures proposed to make the development safe for its lifetime can be funded through the development scheme.

Minerals

9.67 The site is within a Minerals Consultation Area and some parts are also within a Minerals Safeguarding Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, minerals extraction may be appropriate as part of the development.

Allotments

9.68 Marchwood Parish Council has identified a local need for allotments. Allotments are in principle an acceptable use in the countryside outside settlement boundaries. Provision of allotments could be enabled by the development of Sites SS2 and/or SS3.

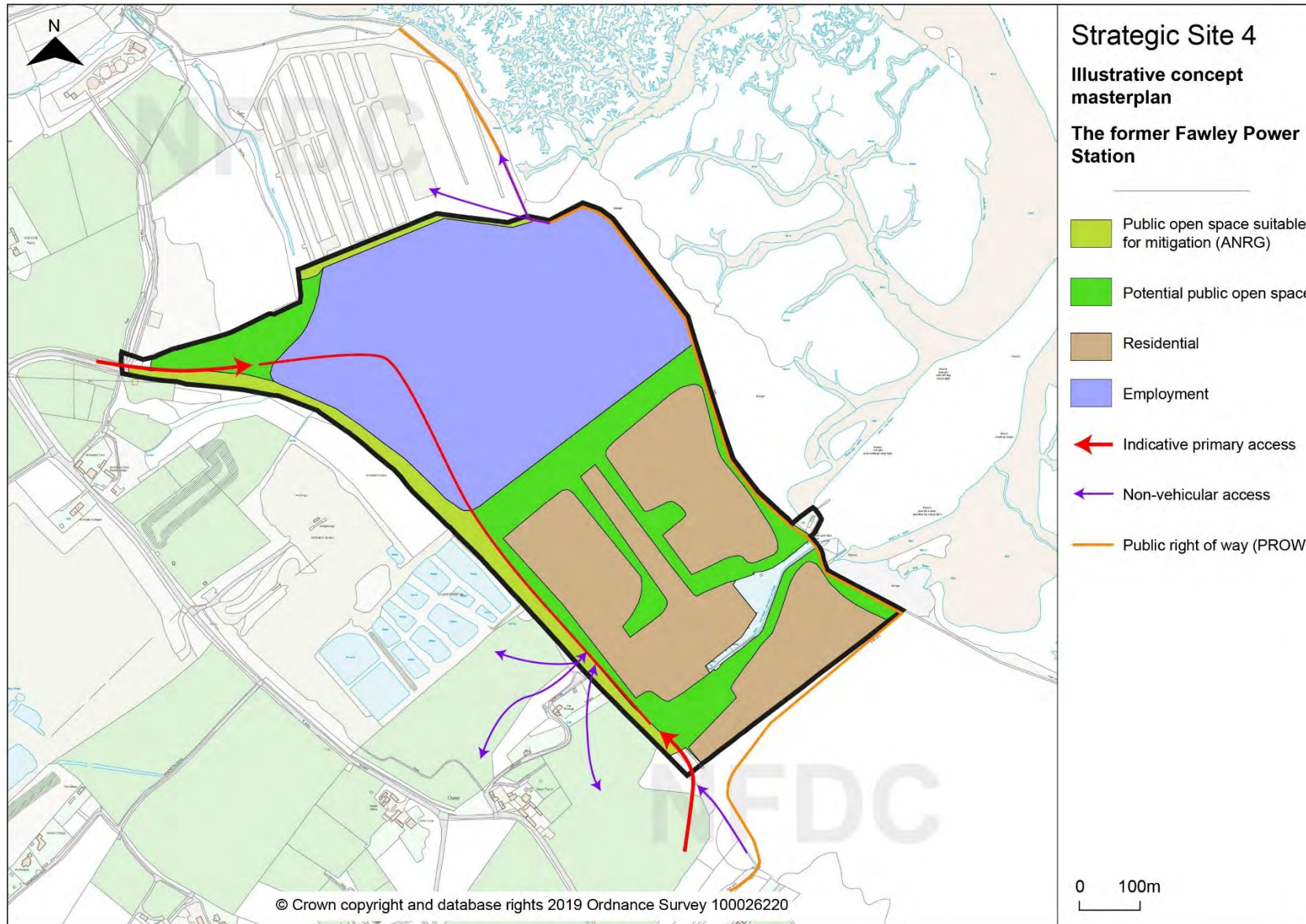
Nutrient management

9.69 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Port of Southampton

9.70 Development should take into account that the Port of Southampton is an established use that operates 24 hours a day, and is likely to expand its operation in the future.

Strategic Site 4: The former Fawley Power Station.



Strategic Site 4: The former Fawley Power Station.

- i. The site of the former Fawley Power Station will be comprehensively redeveloped for residential-led mixed use scheme and public open space and will comprise the following:
 - Around 1,380 new homes dependent on the form, size and mix of housing provided, but predominantly apartments, within the central and southern parts of the site.
 - Up to around 10,000 square metres of ancillary community, retail, leisure and service uses appropriate to serve a village-scale community, site-based activities and employees.
 - Office uses and a marina may be included within primarily residential areas in the central and southern parts of the site, subject to demand and viability.
 - Around 10 hectares of land in the northern part of the site for business and industrial uses (use classes B1 and B2) with a low environmental impact. Locations where sea access would be provided by the redevelopment to be prioritised for marine industries that require sea access, unless there is a demonstrable lack of demand.
- ii. **masterplanning objectives** for the site as illustrated in the Concept Master Plan are to create a mixed-use waterside community embodying the highest standards of design and sustainability that also benefits the wider Calshot community by:
 - a. Creating a landmark and contextually appropriate design that befits the prominent and sensitive location, concentrating areas of greater height and mass around the footprint of the current power station building, scaling down in height and density towards the water front and the southern site.
 - b. Providing public access to the waterfront and dockside areas including public spaces.
 - c. Providing a mix of commercial and community uses to enable a significant level of self-containment in facilities and employment opportunities.
 - d. Integrating planting and design features that maximise the wildlife and habitat potential of buildings and the development area, and to avoid, or where necessary manage and minimise, the impacts of development on the Solent foreshore and other areas of habitat value.
- iii. **Site Specific Considerations** to be addressed include:
 - a. The outputs of the SFRA Level 2 will be considered in the preparation of a detailed site-specific Flood Risk Assessment demonstrating how the proposed development will be made safe over its lifetime.
 - b. To assess the need for, and to provide where necessary, enhancements to the B3053 and A326 where necessary to provide safe vehicular, public transport, cycle and pedestrian access for the development.
 - c. Uses proposed especially in the northern quarter must be compatible with the extent of safety hazard from the Fawley oil refinery complex.
 - d. The need to incorporate and facilitate appropriate measures to ensure the conservation and enhancement of the landscape and scenic beauty of the

neighbouring New Forest National Park.

- e. **To ensure redevelopment is brought forward in a coordinated manner and fully mitigates its impacts, the promoter will prepare a masterplan and supporting technical assessments for the entire Fawley Power Station site, for submission as part of the planning application. Development will be phased as set out in an approved masterplan agreed with the local planning authorities.**

Supporting text

9.71 Site capacity and housing mix will be tested in detail at the planning application stage.

9.72 The site of the former Fawley Power Station will be developed as part of a comprehensive scheme which includes adjoining land allocated in **Policy SP26** of the **New Forest National Park Local Plan 2016-2036** (2019). Policy SP26 supports the effective use of the previously developed power station site. Proposals include additional homes, land for a primary school if required and other measures that support a comprehensive redevelopment approach including the provision of extensive areas of natural recreational greenspace for habitat mitigation, restoration or enhancement, and the provision of other public open space.

9.73 The allocation site is also suitable for stand-alone redevelopment with a proportionate reduction in development capacity to accommodate sufficient public open space and natural recreational greenspace on-site.

9.74 This policy should be read in conjunction with the **Infrastructure Delivery Plan**, which lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required
- Capacity for foul water discharges to Ashlett Creek sewage treatment will require investigation
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation

Flood Risk Assessment (FRA)

9.75 The Mitigation measures such as ground raising and other flood defence works to address future flood risks must be undertaken in a manner that does not exacerbate risks to other developments in the vicinity. It will need to be demonstrated that any mitigation measures proposed to make the development safe for its lifetime can be funded through the development scheme. The site is within Flood Zone 3 but redevelopment is acceptable in principle on the basis that the site is a major regeneration opportunity on previously developed land.

Housing choice

9.76 The nature of the development offers an opportunity to provide purpose-built homes for rent.

Viability of development

9.77 An initial viability assessment has shown that the site can achieve the 35% affordable housing requirement applicable for residential development in the Totton and Waterside area, and to make appropriate provision for community needs.

9.78 It is not a requirement of this policy to build an extension to the existing dock or to provide a marina. Marina development is acceptable in principle provided that it forms part of a comprehensive, residential-led redevelopment, and does not compromise the viability of development to the extent that the site is unable to provide for a mixed community that meaningfully contributes to meeting local housing needs.

Minerals

9.79 Redevelopment of the site offers an opportunity for aggregates recycling to reduce the need to import building materials or land fill.

Nutrient management

9.80 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 5: Land at Milford Road, Lymington.



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Strategic Site 5: Land at Milford Road, Lymington.

- i. Land at Milford Road, Lymington as shown on the Policies Map is allocated for residential development of at least 185 homes and public open space, dependent on the form, size and mix of housing provided.**
- ii. The masterplanning objectives for the site as illustrated in the Concept Master Plan are to:**
 - a. Plan development including the design of recreational greenspace to define a new rural edge and enhanced boundary to the Green Belt, and to soften the transition between the development and the open countryside.**
 - b. Retain tree belts and enhance the water course on the eastern boundary as landscape features softening visual impacts and providing some green amenity space buffer to existing residential areas.**
 - c. Integrate the site into the built-up area of Lymington and Pennington connecting to its footpath networks.**
- iii. Site Specific Considerations to be addressed include:**
 - a. Design or other appropriate measures to mitigate potential noise and odour impacts from Efford waste and recycling centre and Pennington Sewage Treatment Works.**
 - b. Measures to manage water course flood risks south of Milford Road along the eastern perimeter and in the south-west corner of the site, as part of an integrated site approach to sustainable urban drainage.**

Supporting text

9.81 Site capacity and housing mix will be tested in detail at the planning application stage.

9.82 The site can accommodate about 45 homes to the north of Milford Road, and about 140 homes to the south of Milford Road.

9.83 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required

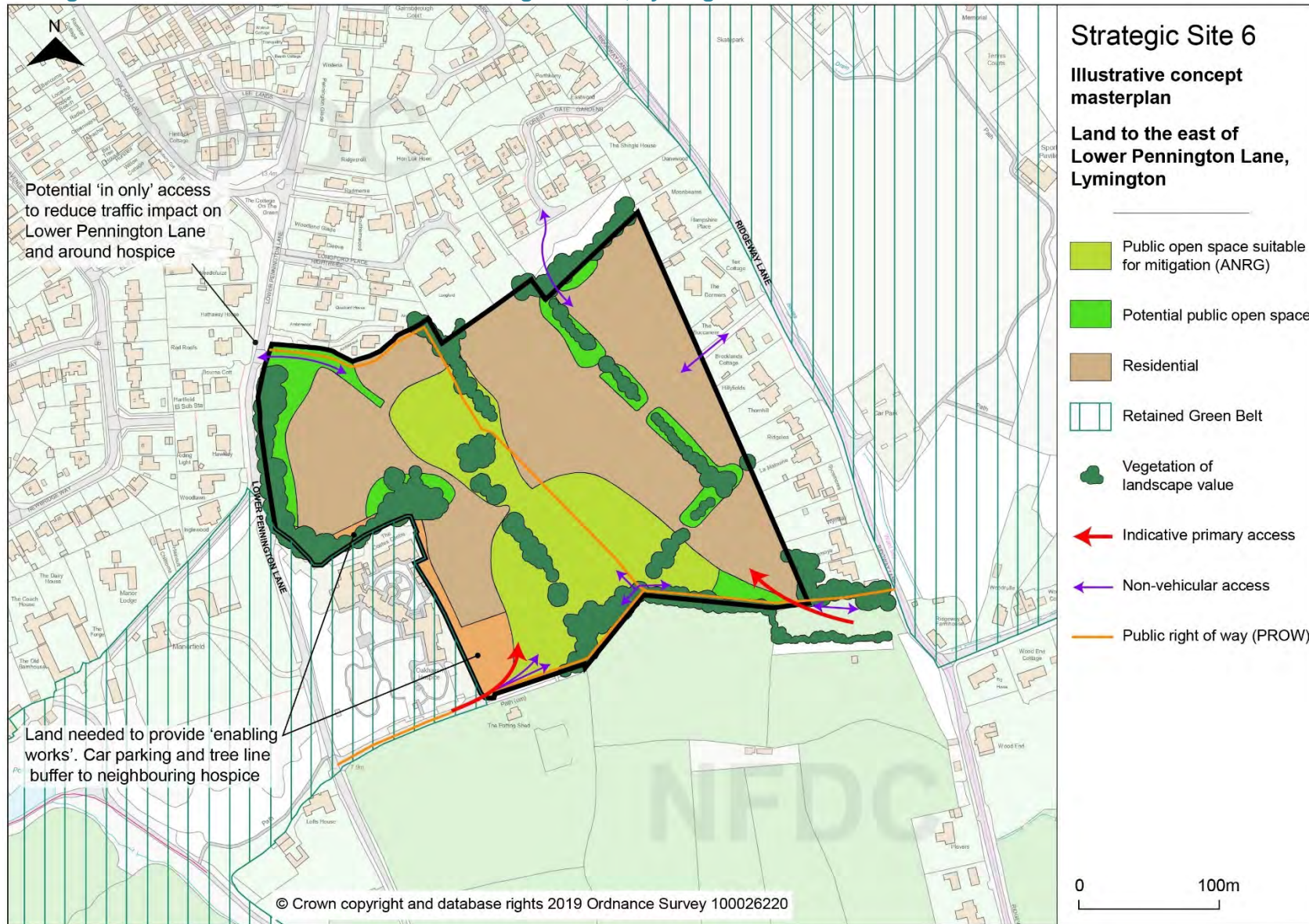
Minerals

9.84 The site is within a Minerals Consultation Area and some parts (primarily south of Milford Road) are also within a Minerals Safeguarding Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, minerals extraction may be appropriate as part of the development.

Nutrient management

9.85 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 6: Land to the east of Lower Pennington Lane, Lymington.



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Strategic Site 6: Land to the east of Lower Pennington Lane, Lymington.

- i. Land to the east of Lower Pennington Lane, Lymington as shown on the Policies Map is allocated for at least 100 homes and public open space, dependent on the form, size and mix of housing provided.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to:
 - a. Create a well-designed extension to the settlement of Lymington with a character and density that is respectful of the low density and rural edge character of the locality and surrounding properties.
 - b. Provide a central greenspace serving as a focal point for the development that also defines a new rural edge and softens the transition to the open countryside of the adjoining New Forest National Park.
 - c. Retain and enhance important tree belts, rights of way, hedge rows and incidental open spaces around the site boundaries as landscape features forming an important part of the character of the site and providing some screening for existing residential areas.
 - d. Integrate the site into the built-up area of Lymington connecting to its footpath networks to central Lymington, Woodside Park and to the countryside.
 - e. Provide points of vehicular access to the site from both Lower Pennington Lane and from Ridgeway Lane, connecting to provide a vehicular route through the site.
- iii. **Site Specific Considerations** to be addressed include:
 - a. The southern site boundary is the edge of the New Forest National Park, and the proposed site access at the south east corner is within the National Park.
 - b. Development and access arrangements must respect the tranquillity, privacy and security of the Oakhaven hospice.
 - c. Provision of additional visitor car parking for the hospice.
 - d. Maintaining the public right-of-way across the site as a dedicated footpath.

Supporting text

9.86 Site capacity and housing mix will be tested in detail at the planning application stage.

9.87 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the impacts of the development on the local infrastructure and services. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary, to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required.

Access

9.88 Vehicular access to the site is by rural lanes with a distinctive character requiring a careful balance between providing safe access and maintaining their character. Visibility and safety will need to be addressed for the site access onto Ridgeway Lane. The main pedestrian access towards the town centre should be provided via Woodside Lane and Forest Gardens.

Minerals

9.89 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, incidental minerals extraction for re-use on-site may be appropriate as part of the development.

Oakhaven Hospice

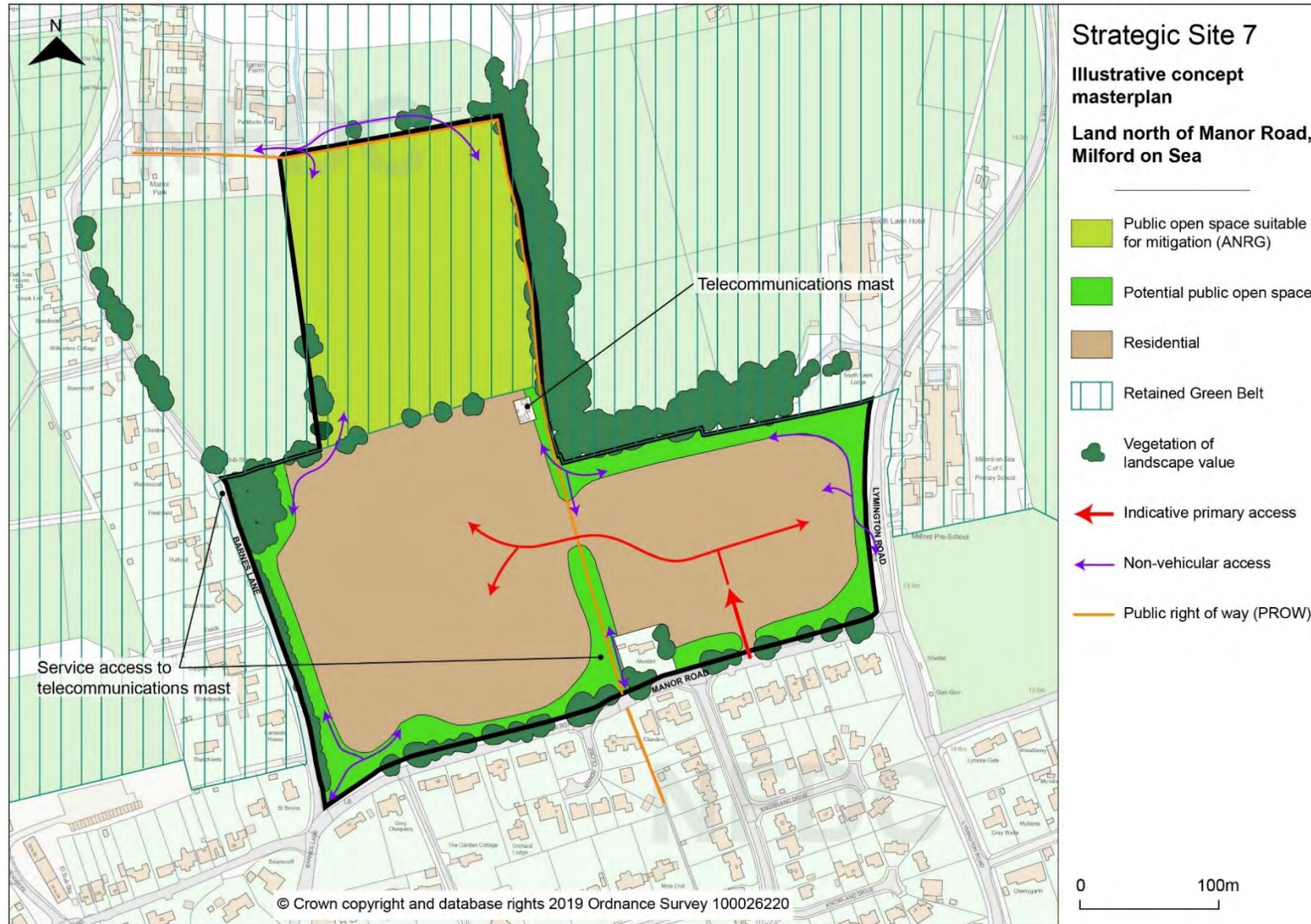
9.90 Development should be carried out in a manner that respects the tranquillity, privacy and security of the Oakhaven hospice, for example by inclusion of landscape buffers or equivalent arrangements.

Nutrient management

9.91 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 7: Land north of Manor Road, Milford on Sea.

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Strategic Site 7: Land north of Manor Road, Milford on Sea

- i. Land to the north of Manor Road, Milford-on-Sea as shown on the Policies Map is allocated for residential development of at least 110 new homes and public open space, dependent on the form, size and mix of housing provided.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a well-designed extension to the village that:
 - a. Respects and reinforces the strong rural character of Manor Road and Barnes Lane, protecting road margins and creating frontages of similar character along these lanes.
 - b. Retains boundary tree, hedge and embankment lines and integrates them into a walkable network of recreational greenspace connected to existing footpaths and to the countryside.
 - c. Creates a compact pattern of perimeter blocks, well-designed buildings and intimate streets with enough garden space internally and along frontages to create a sylvan setting characteristic of the local area.
 - d. Creates a strong and permanent Green Belt boundary to the north of the current glass houses, with new development facing onto a main area of accessible natural recreational greenspace to be provided on Green Belt land within the site boundary.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Retention of service access to the telecommunications mast unless the mast is relocated.
 - b. Vehicular access to the site is to be provided from Manor Road. Barnes Lane is only suitable for emergency access.

Supporting text

9.92 Site capacity and housing mix will be tested in detail at the planning application stage.

9.93 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- A capacity appraisal of the sewage network and enhancements to sewer capacity if required, which will need to match the rate of development

Green Belt

9.94 Land north of the east-west track from Barnes Lane to the telecommunications mast within the site boundary is Green Belt and not suitable for built development.

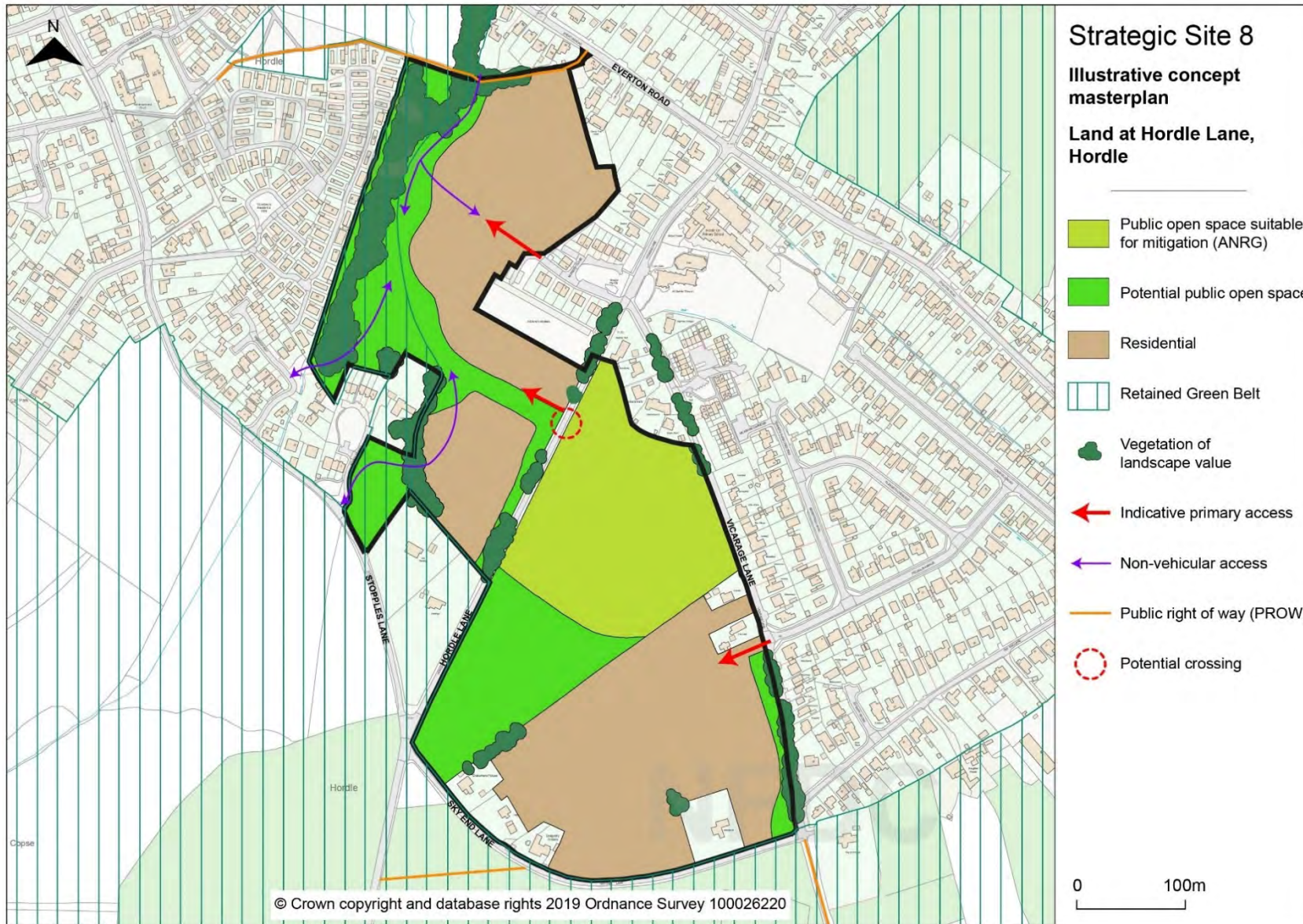
Minerals

9.95 The site is partly within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, incidental minerals extraction may be appropriate as part of the development, for re-use on-site.

Nutrient management

9.96 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 8: Land at Hordle Lane, Hordle.



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Strategic Site 8: Land at Hordle Lane, Hordle

- i. Land at Hordle Lane, Central Hordle as shown on the Policies Map is allocated for residential development of at least 160 homes and public open space, dependent on the form, size and mix of housing provided.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a sympathetic village development whilst maintaining a clear visual separation between the two halves of Hordle by:
 - a. Enhancing land along the stream and tree belt that forms the western boundary of the site (designated Green Belt and outside the settlement boundary) as a natural recreational greenspace area and wildlife corridor, incorporating sustainable drainage measures to manage water course flood risks and surface water run-off.
 - b. Provision of a north-south pedestrian access through the site, including from Stopples Lane connecting to Everton Road and **Strategic Site 9: Land east of Everton Road** via the public right of way at the northern site boundary.
 - c. Orientating development in the northern half of the site towards the main recreational greenspace with access from Hordle Lane, providing opportunities for pockets of higher density development within a village setting.
 - d. Protecting and enhancing the rural character of Hordle and Vicarage Lanes through the location of open greenspace, appropriate access and crossing points as well as additional hedgerow and tree planting.
 - e. Providing homes with gardens at a density appropriate to the rural settlement edge in the southern area of the site, with primary access off Hordle Lane and secondary access from Vicarage Lane.
 - f. Define a high quality rural and Green Belt edge to the village along Sky End Lane to soften the transition to open countryside designated as Green Belt.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Badger setts on the western site perimeter require appropriate development setbacks and habitat enhancement measures.
 - b. The stream and woodland belt in the north west of the site will require remedial and restorative works.

Supporting text

9.97 Site capacity and housing mix will be tested in detail at the planning application stage.

9.98 The site allocation boundary includes some existing residential properties that have not been promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy, and any policies relevant to the property itself e.g. if it has heritage asset status.

9.99 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet

the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of application

- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation

Restrictive Covenant

9.100 A covenant currently in place prevents built development on land between Hordle Lane and Vicarage Lane, accordingly shown as recreational greenspace on the Site Concept Masterplan. If the covenant is discharged or varied by agreement alternative layouts with the main area of recreational mitigation closer to the village edge would be supported.

Allotments

9.101 Hordle Parish Council has identified a local need for allotments in addition to provision being made off Hordle Lane. Allotments are in principle an acceptable use in the countryside outside settlement boundaries and in the Green Belt. Provision of allotments could be enabled by the development of Sites SS8 and/or SS9.

Settlement boundary

9.102 The development will define and make permanently open a pedestrian and greenspace corridor between the eastern and western parts of Hordle Village which remains Green Belt, along the stream on the western edge of the site connecting to the right of way to Everton Road.

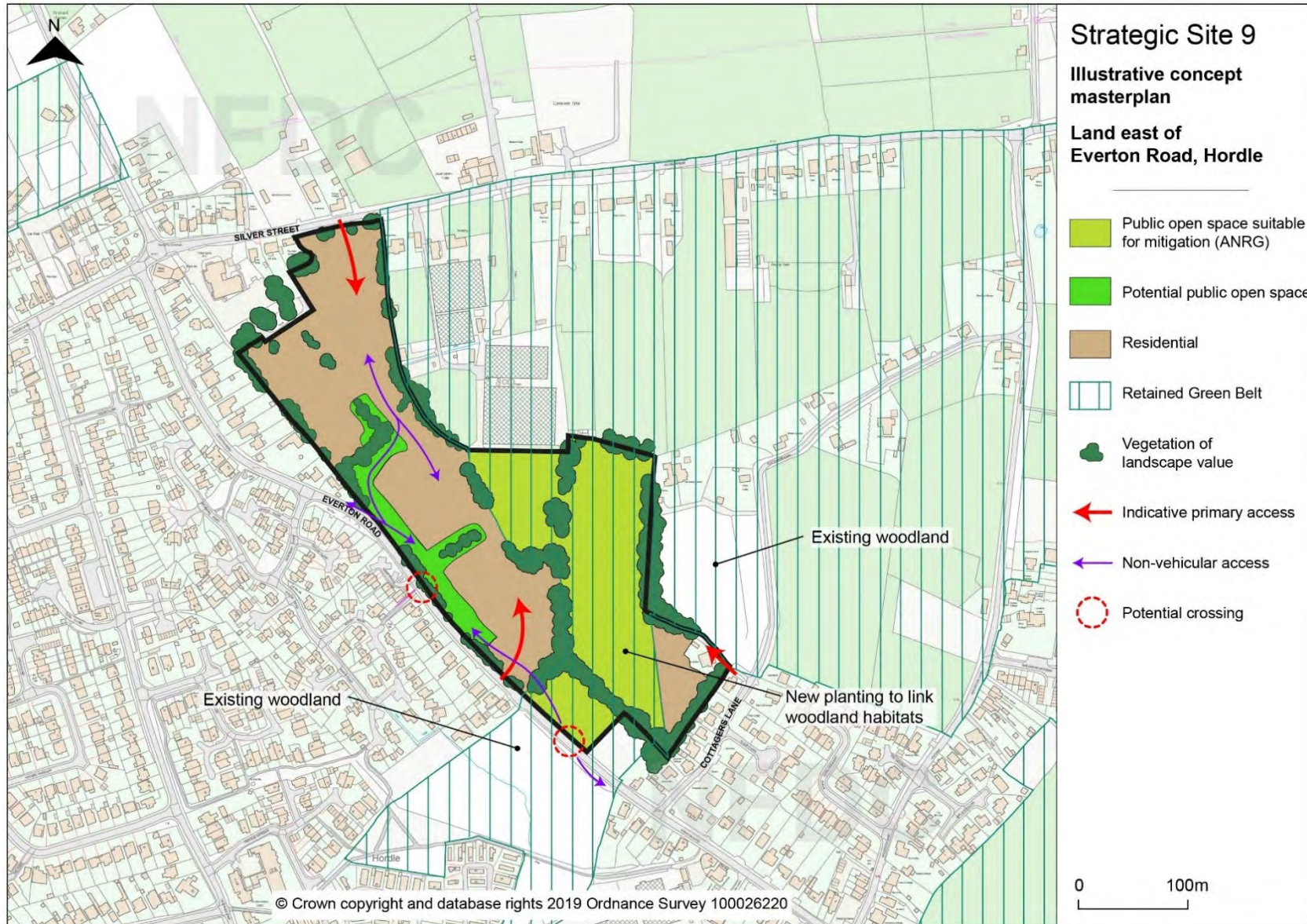
Minerals

9.103 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents and site ecology, incidental minerals extraction may be appropriate as part of the development, for re-use on-site.

Nutrient management

9.104 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 9: Land east of Everton Road, Hordle.



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Strategic Site 9: Land east of Everton Road, Hordle.

- i. Land to the east of Everton Road, North Hordle as shown on the Policies Map is allocated for residential development of at least 100 homes depending on the housing mix provided, and open space.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a development that redefines the green gap between the lower and upper parts of the village comprising:
 - a. A connected network of small development parcels set within existing field boundaries, retaining tree belts, streams and hedgerows.
 - b. An area of enhanced natural recreational greenspace on the eastern part of the site (within land designated as Green Belt outside the settlement boundary), defining a strong Green Belt boundary and green gap between the two parts of Hordle village, including new woodland trees and hedgerows to provide a habitat link between woodland to the south and north of the site.
 - c. Footpaths connecting through the site and linking to **Strategic Site 8: Land at Hordle Lane to the South**.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Providing a pedestrian crossing point on Everton Road to link the footpath / cycleway routes.
 - b. Principal vehicular access from Everton Road, with a secondary access from Silver Street.
 - c. Providing a well-defined edge and enhanced rural character to the Green Belt.

Supporting text

9.105 Site capacity and housing mix will be tested in detail at the planning application stage.

9.106 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation

Settlement boundary

9.107 The development will define and make permanently open a pedestrian and greenspace corridor between the eastern and western parts of Hordle Village which remains Green Belt.

Allotments

9.108 Hordle Parish Council has identified a local need for allotments in addition to provision being made off Hordle Lane. Allotments are in principle an acceptable use in the countryside outside settlement boundaries and in the Green Belt. Provision of allotments could be enabled by the development of Sites SS8 and/or SS9.

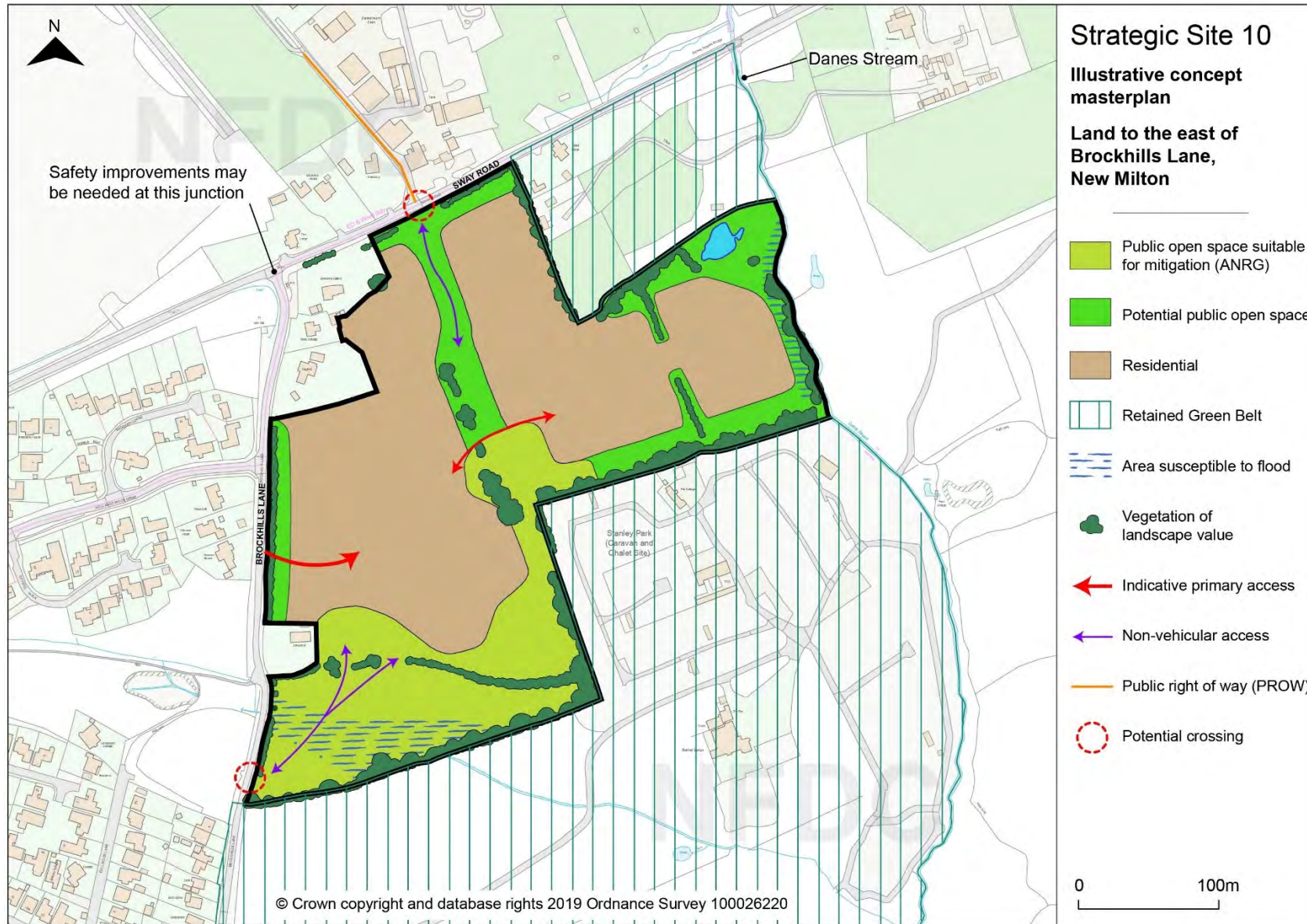
Minerals

9.109 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents and site trees and ecology, incidental minerals extraction may be appropriate as part of the development, for re-use on-site.

Nutrient management

9.110 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 10: Land to the east of Brockhills Lane, New Milton.



Strategic Site 10: Land to the east of Brockhills Lane, New Milton.

- i. Land to the east of Brockhills Lane, New Milton as shown on the Policies Map is allocated for residential development of at least 130 new homes and public open space dependent on the form, size and mix of housing provided.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to provide a new rural edge neighbourhood to New Milton by:
 - a. Creating a compact pattern of well-designed buildings and streets with enough garden space internally and along frontages to create a sylvan setting comparable to the characteristics of the low density development in the area.
 - b. Providing vehicular access from Brockhills Lane and assess whether there is a need for improvements to the Brockhills Lane and Sway Road junction, and providing pedestrian crossing points across Sway Road and Brockhills Lane to link to existing footpaths.
 - c. Providing a central north-south greenspace corridor connecting to Sway Road as an internal focal point for the development, with the main area of natural recreational greenspace on the southern and eastern boundaries, buffering adjoining woodlands and the Danes Stream.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Ensuring the form and character of development layout relates appropriately to the New Forest National Park to the east and north.
 - b. Respecting the ecological sensitivity of the Ancient Woodland and other woodland habitat to the south and west of the site.
 - c. Managing flood risks from Danes Stream and its tributary in an ecologically sensitive manner, integrating sustainable drainage measures around existing water courses and the greenspace framework for the site.

Supporting text

9.111 Site capacity and housing mix will be tested in detail at the planning application stage.

9.112 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Access from Brockhills Lane via a three arm priority junction
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation

Open space

9.113 There is an identified need for additional football pitch provision and a multi-use games area (MUGA) in New Milton.

Minerals

9.114 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and

quality of the resource and safeguarding the amenity of nearby residents and site ecology, minerals extraction may be appropriate as part of the development.

Nutrient management

9.115 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 11: Land to the south of Gore Road, New Milton.



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Strategic Site 11: Land to the south of Gore Road, New Milton

- i. Land to the south of Gore Road New Milton as shown on the Policies Map is allocated for residential development of at least 160 new homes and public open space, dependent on the form, size and mix of housing provided.**
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a well-designed new area of the town by:**
 - a. Providing a positive frontage to Gore Road whilst retaining the better trees in the current frontage tree belt, maintaining a green gap between the development and the listed Barn at Former Gore Farm.**
 - b. Creating a central greenspace within the development around which higher suburban densities can be accommodated, and arranging buildings on the southern and eastern frontages to face onto and provide natural surveillance to greenspace areas.**
 - c. Concentrating open space provision on the southern and eastern edges of the development to complement and enhance existing public open space.**
- iii. **Site Specific Considerations** to be addressed include:**
 - a. Design measures to manage the relationship between the development and the glass house structures and business operations of the adjacent nursery.**
 - b. Respecting the setting of the listed building of Barn at Former Gore Farm.**

Supporting text

9.116 Site capacity and housing mix will be tested in detail at the planning application stage.

9.117 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location agreed with Hampshire County Council at the point of planning application
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- A capacity appraisal of the sewage network and enhancements to sewer capacity if required, which will need to match the rate of development

9.118 As the site is well integrated within New Milton settlement a housing mix that includes a higher proportion of smaller homes, including entry level housing for rent or sale, may be acceptable subject to appropriate design and other policy requirements. This approach may enable additional homes to be accommodated.

Open space

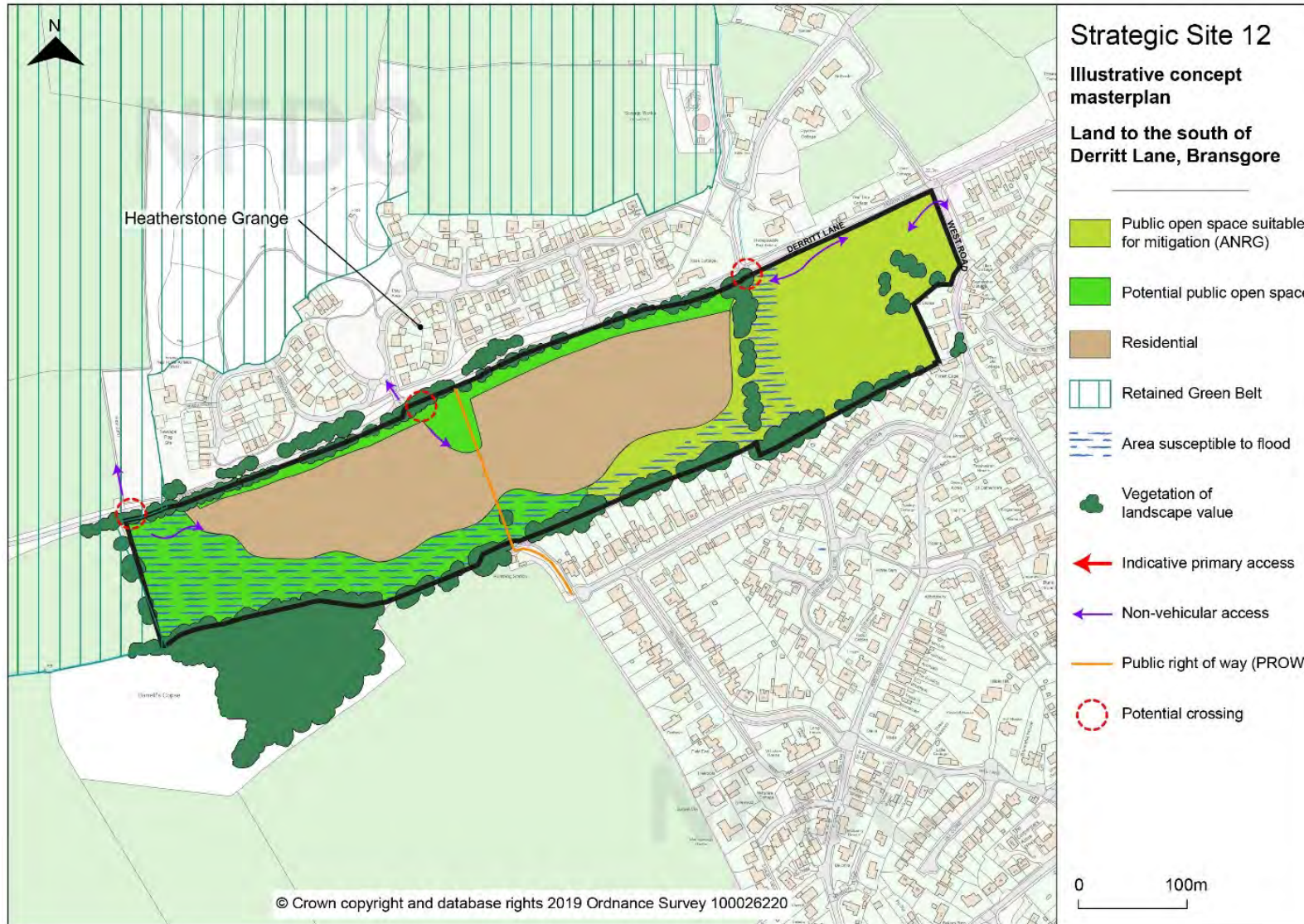
9.119 The raised nursery reservoir could form part of the natural recreational greenspace for the site if it was re-designed in the form of a natural pond at ground level, which could then also form part of a sustainable urban drainage system to manage surface water.

9.120 There is an identified need for additional football pitch provision and a multi-use games area (MUGA) in New Milton.

Nutrient management

9.121 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve nitrogen neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the Solent and Southampton Water international nature conservation sites.

Strategic Site 12: Land to the south of Derritt Lane, Bransgore



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Strategic Site 12: Land to the south of Derritt Lane, Bransgore

- i. Land to the south of Derritt Lane, Bransgore as shown on the Policies Map is allocated for residential development of at least 100 new homes and public open space dependent on the form, size and mix of housing provided.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a well-designed village extension that enables improved flood risk management and safer pedestrian access for the wider locality by:
 - a. Protecting the green and rural qualities of Derritt Lane, retaining the roadside trees in an enhanced margin of greenspace with natural surveillance provided by the design and orientation of the dwellings.
 - b. Creating a new village green at the eastern end of the site and a greenspace corridor along the southern and western site boundaries and incorporating sustainable urban drainage and improved water course and surface water management as an amenity and habitat enhancement.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Providing connections to Public Rights of Way adjoining the site.
 - b. The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate development within Flood Zone 3b.
 - c. Provide additional sewer and pumping station capacity if required.
 - d. Providing a strong and permanent boundary to the Green Belt to the west and south of the site.

Supporting text

9.122 Site capacity and housing mix will be tested in detail at the planning application stage.

9.123 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application
- A capacity appraisal of the sewage network and enhancements to sewer or pumping station capacity if required, which will need to match the rate of development.
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required.

Open space

9.124 The village green at the eastern end can accommodate public open space suitable for formal or semi-formal sports uses.

Flood Risk Assessment (FRA)

9.125 The Flood Risk Assessment should be informed by the outputs of the SFRA Level 2 and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of Flood Zone 3b is proposed, it would need to be fully compensated for on a level-for level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.

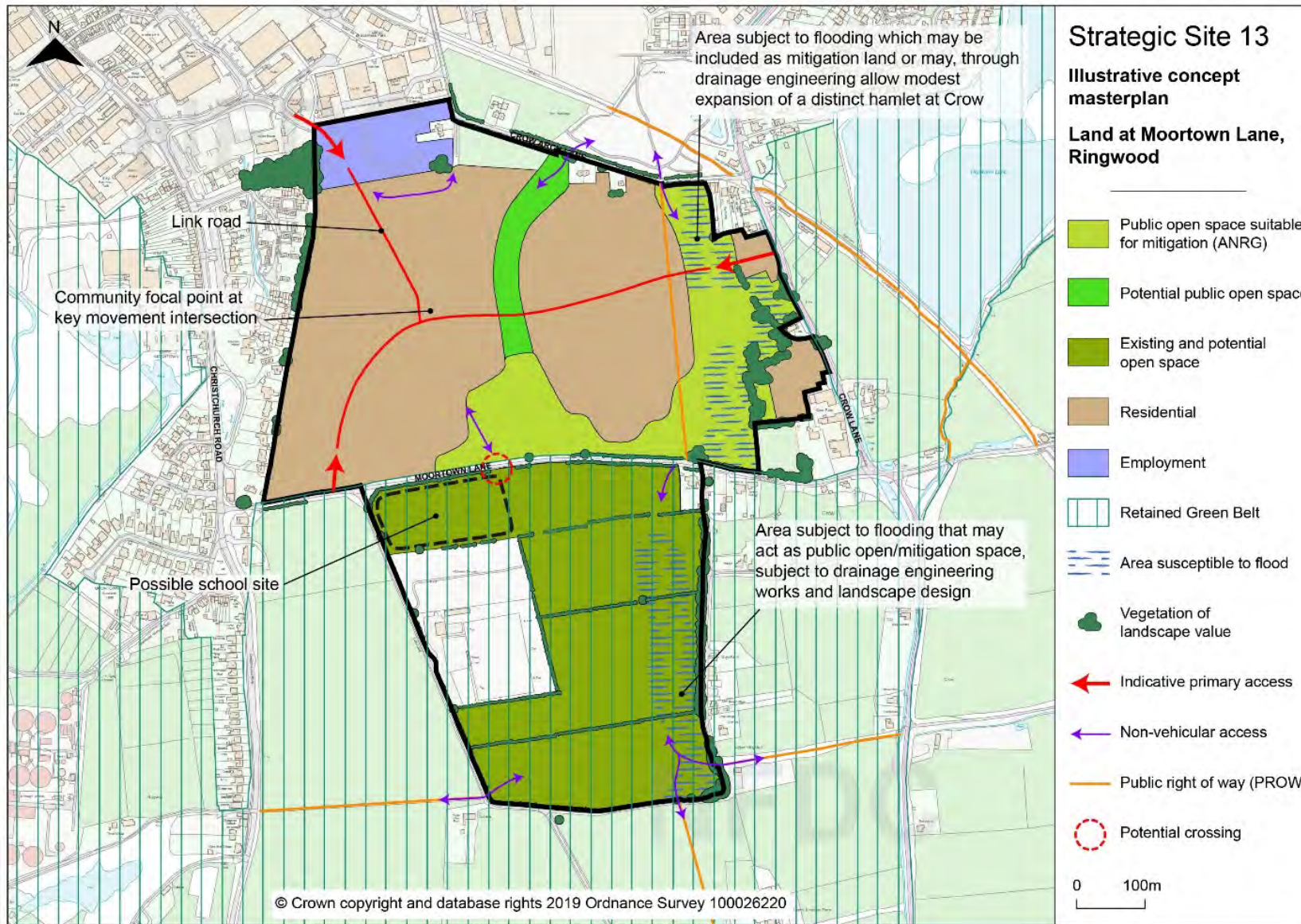
9.126 SuDs should include measures to reduce the run-off of silt and diffuse pollutants into the River Avon.

Minerals

9.127 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, minerals extraction may be appropriate as part of the development.

Strategic Site 13: Land at Moortown Lane, Ringwood.

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Strategic Site 13: Land at Moortown Lane, Ringwood.

- i. Land to the north of Moortown Lane, Ringwood, as shown on the Policies Map is allocated for residential-led development and will comprise the following:
 - at least 480 new homes and public open space dependent on the form, size and mix of housing provided.
 - Retention of about 2 hectares of allocated employment land⁹¹ adjoining Crow Arch Lane Industrial Estate in the north west corner of the site.
 - Provision of land for a minimum of 15 full size allotment plots⁹² within the site in order to provide for local needs arising from the development and in the wider community.
- ii. Land in the Green Belt to the south of Moortown Lane, Ringwood as shown on the Policies map is allocated for the following supporting uses to enable allocated land north of Moortown Lane to deliver the minimum number of homes required:
 - The provision of natural recreational greenspace and public open space (including outdoor sports facilities).
 - Two hectares of land to be reserved for a primary school.
- iii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a well-designed and integrated southern extension of Ringwood by:
 - a. Providing natural greenspace corridors that connect the new residential areas to the town and to the countryside, linking the greenspace provision to the north of Crow Arch Lane with the recreational greenspace and playing fields area south of Moortown Lane.
 - b. Providing a hierarchy of connected streets that enable the through-movement of local traffic between the B3347 Christchurch Road and Crow Lane, including a vehicular connection through Forest Gate Business Park to link through to the town centre area, and a new north-eastern access point from Crow Lane towards the A31.
 - c. Providing a community focal point in a prominent location including ground floor premises suitable for community use.
 - d. Integrating sustainable drainage features to manage water course and surface water flood risks in the eastern part of the site
 - e. Enhancing the character of Moortown Lane with public open space provision and planting so that Moortown Lane is a strongly defined new Green Belt and settlement edge.
- iv. **Site Specific Considerations** to be addressed include:
 - a. The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate development within Flood Zone 3b.
 - b. Provision of a new connection to the Ringwood sewage treatment works with

⁹¹ Allocated in partly Saved Policy Ring 3 of the Local Plan Part 2: Sites and Development Management (2014). Strategic Site Policy SS13 replaces Policy Ring 3 for land south of Crow Arch Lane.

⁹² As footnote 91.

sufficient capacity to serve this site and to also serve and provide a point of connection for [Strategic Site 14: Land to the north of Hightown Road](#).

- c. Assess the need for enhancements to the Moortown Lane junctions with the B3347 Christchurch Road and with Crow Lane, and where necessary, to other parts of the local highways, pedestrian and cycle network.**

Supporting text

9.128 Site capacity and housing mix will be tested in detail at the planning application stage.

9.129 The site allocation boundary includes some existing residential properties that have not been promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy, and any policies relevant to the property itself e.g. if it has heritage asset status.

9.130 Parts of the site are within 400m of the Avon Valley Natura 2000 Site and site of special scientific interest (SSSI) and the site is within the impact risk zone for the SSSI.

Infrastructure

9.131 The [Infrastructure Delivery Plan](#) should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- A dedicated off site connecting sewer or pumped connection to Ringwood Sewage Treatment Works.
- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application. Unless confirmed in writing to be unnecessary by Hampshire County Council, two hectares of land will be reserved on-site for a new primary school in a location that is conveniently walkable from both the development and the adjacent settlement
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Improvements to the Christchurch Road and Moortown Lane junction
- Measures or contributions to achieve phosphorus neutral development
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required.

Schools

9.132 Based on a capacity of 480 homes, Hampshire County Council preference is for extensions to existing primary schools rather than provision of a new school, subject to technical confirmation that expansion is feasible and deliverable. If a new school is required, then the land and the necessary contributions to help to deliver the school will be sought. If a new school is not required, then developer contributions will be sought to extend or add temporary classrooms at Ringwood Infant and Junior schools or Poulner Infant and Junior Schools.

9.133 If a new school is not required, the school reserve site will remain public open space within the Green Belt.

Flood Risk Assessment (FRA)

9.134 The Flood Risk Assessment should be informed by the outputs of the SFRA Level 2 and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of Flood Zone 3b is proposed, it would need to be fully compensated for on a level-for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.

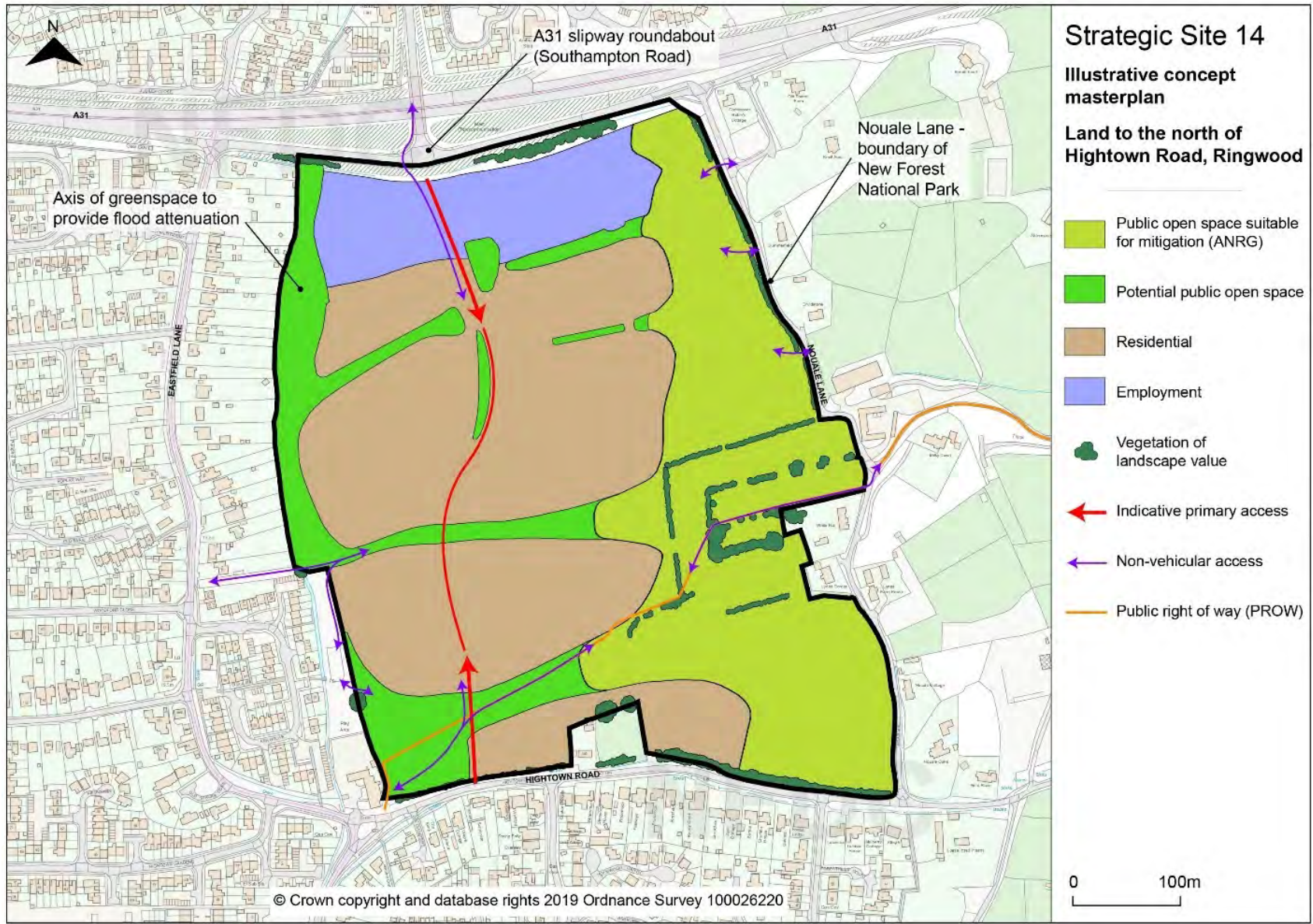
Nutrient management

9.135 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation. SuDs should include measures to reduce the run-off of silt and diffuse pollutants into the River Avon.

Minerals

9.136 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, minerals extraction may be appropriate as part of the development.

Strategic Site 14: Land to the north of Hightown Road, Ringwood.



Strategic Site 14: Land to the north of Hightown Road, Ringwood.

- i. Land to the north of Hightown Road Ringwood, as shown on the Policies Map is allocated for residential-led mixed use development and will comprise the following:
 - Residential development of at least 270 new homes and public open space dependent on the form, size and mix of housing provided
 - Around 3 hectares of employment land
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a new area of Ringwood with a countryside edge that has regard to and respects the landscape sensitivities of the adjoining New Forest National Park by:
 - a. Creating a transition of character from suburban town to rural edge reducing the intensity of development towards the rising land in the east, incorporating a significant area of recreational greenspace along the New Forest National Park boundary; and through the orientation of wedges of greenspace and broad streets in an east – west alignment.
 - b. Creating a north-south greenspace along the site’s western boundary, providing flood attenuation and drainage features as part of a high quality landscape.
 - c. Creating a new site access spur from the A31 slipway (Southampton Road) roundabout to a main north-south street serving as both the focal point for development and an alternative route for local traffic to the A338 Christchurch Road in conjunction with **Strategic Site 13: Land at Moortown Lane**.
 - d. Providing a community focal point in a prominent location including ground floor premises suitable for community use.
 - e. Incorporating employment and small business uses on the northern edge of the site with embankments and tree planting to buffer traffic impacts from the A31.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Wherever possible, development should be directed to Flood Zone 1 and will only be considered within Flood Zones 2 or 3 where it is possible to mitigate flood risk. Preparation of a detailed site-specific Flood Risk Assessment (FRA) demonstrating how the proposed development will be made safe over its lifetime will be required.
 - b. Provision of a new connection to the Ringwood sewage treatment works bypassing the town centre sewer network, to be delivered in conjunction with **Strategic Site 13: Land at Moortown Lane**.

Supporting text

9.137 Site capacity and housing mix will be tested in detail at the planning application stage.

9.138 The site allocation boundary includes some existing residential properties that have not been promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy, and any policies relevant to the property itself e.g. if it has heritage asset status.

9.139 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the

requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- A dedicated off site connecting sewer or pumped connection to Ringwood Sewage Treatment Works.
- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Southampton Road and A31– conversion roundabout upgrading
- Measures or contributions to achieve phosphorus neutral development

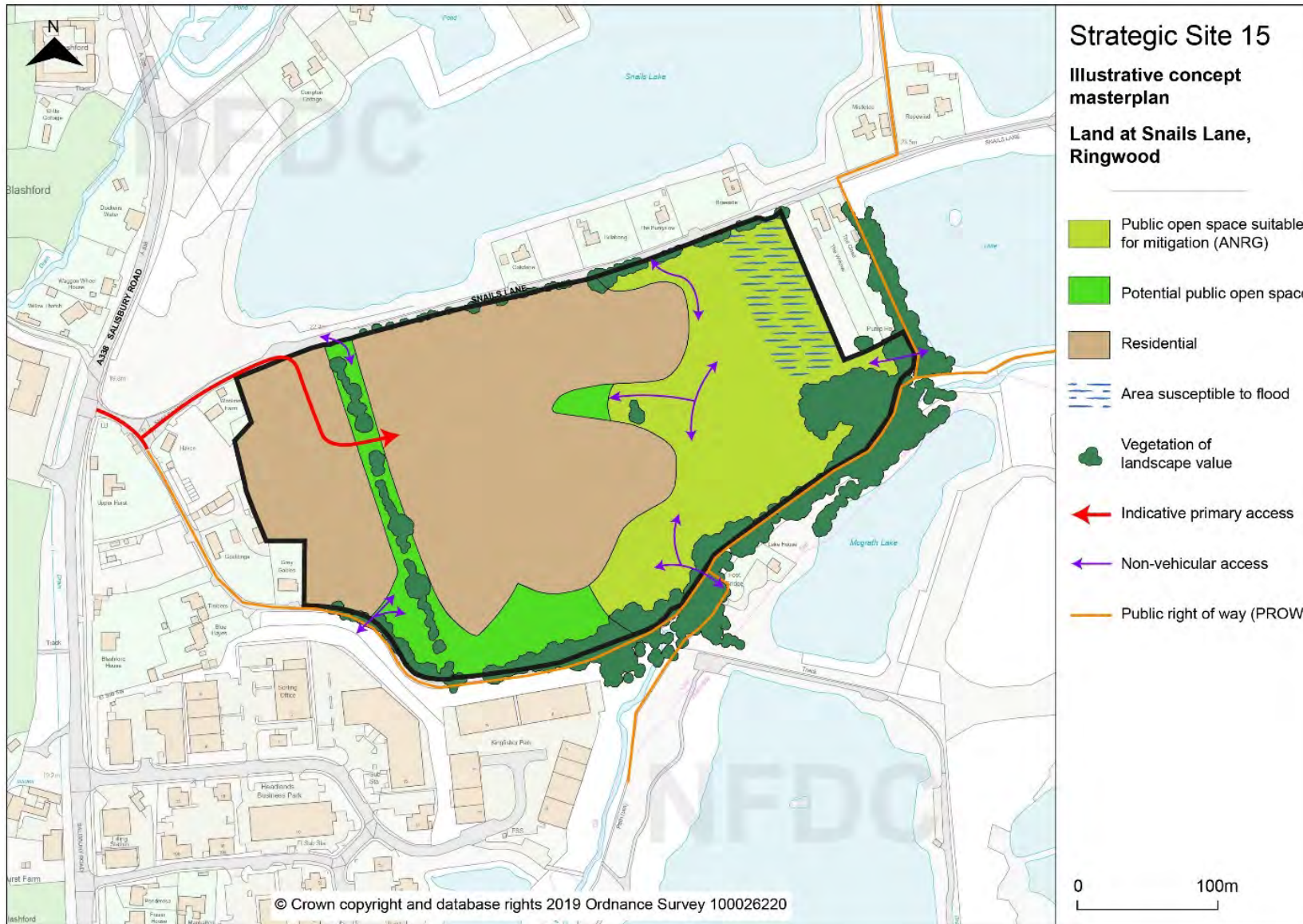
Flood Risk Assessment (FRA)

9.140 The SFRA prepared for the Local Plan included ‘level two’ flood risk assessment of land at north of Hightown Road, parts of which are in Flood Risk zones 2 and 3 and which is at higher risk of groundwater emergence. The SFRA confirmed in general terms that safe development could be achieved. The Flood Risk Assessment will be required to show how improved flood and drainage management in the locality will ensure that there is no increased flood risk on or off the site. It will need to be demonstrated that any mitigation measures proposed to make the development safe for its lifetime can be funded through the development scheme.

Nutrient management

9.141 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation. SuDs should include measures to reduce the run off of silt and diffuse pollutants into the River Avon.

Strategic Site 15: Land at Snails Lane, Ringwood.



Strategic Site 15: Land at Snails Lane, Ringwood.

- i. Land at Snails Lane, Ringwood, as shown on the Policies Map is allocated for residential development of at least 100 new homes and open space, dependent on the form, size and mix of housing provided.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create an attractive new rural edge neighbourhood by:
 - a. Protecting the rural character of the gravel lanes by accessing the site at the western end via Snails Lane.
 - b. Retaining and enhancing the hedgerow frontage to Snails Lane and providing a frontage along Snails Lane that reflects the existing development pattern.
 - c. Creating a north-south footpath and open space link through the site.
 - d. Create a broad area of green recreational space along the southern margin of the site with footpaths connecting at strategic points to the existing public rights of way.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Providing safe pedestrian access to the public footpath along Salisbury Road, and from the site to Poulner Infant and Junior School.
 - b. The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate development within Flood Zone 3b.

Supporting text

9.142 Site capacity and housing mix will be tested in detail at the planning application stage

9.143 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Measures or contributions to achieve phosphorus neutral development
- Site specific bird surveys will be required to confirm their contribution to in-combination loss of supporting habitat to internationally designated species and to be mitigated as required.

Flood Risk Assessment (FRA)

9.144 The Flood Risk Assessment should be informed by the outputs of the SFRA Level 2 and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside Flood Zone 3b is proposed, it would need to be fully compensated for on a level-for-level / appropriate basis and supported with

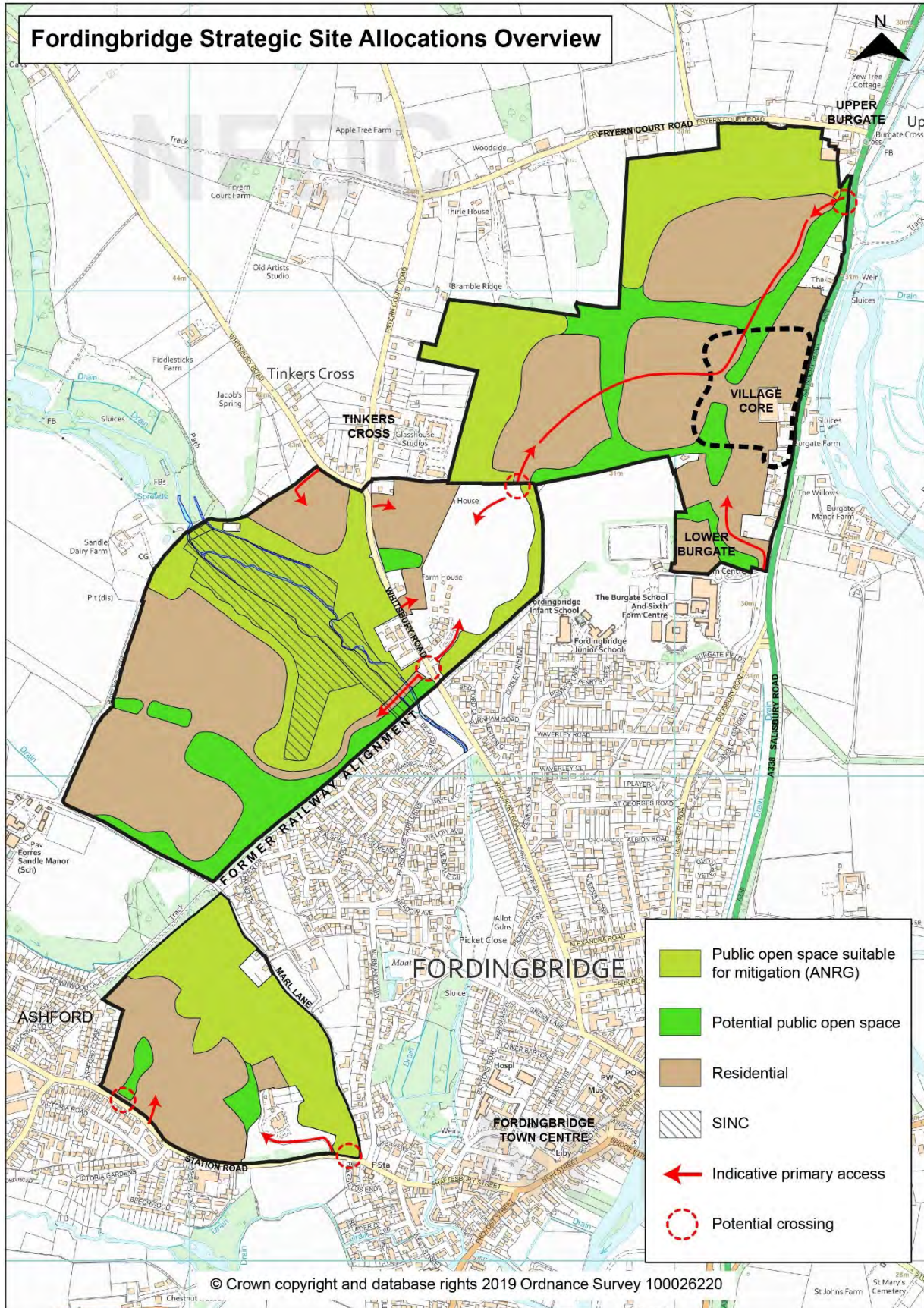
detailed hydraulic modelling for a development of this scale.

Nutrient management

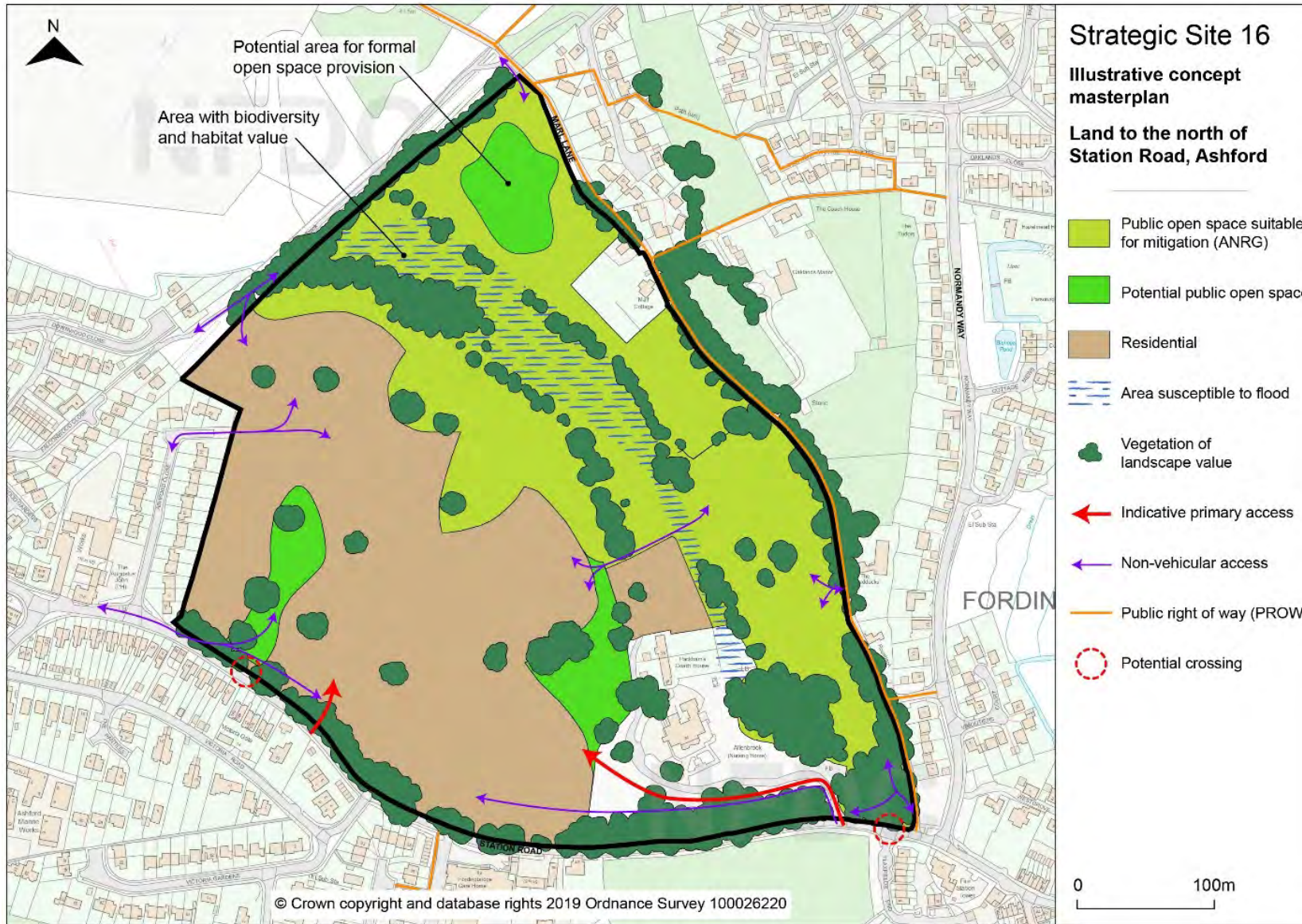
9.145 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation. SuDs should include measures to reduce the run off of silt and diffuse pollutants into the River Avon

Drainage and waste water

9.146 The development will need to provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider, and/or to work cooperatively with the service provider to deliver a suitable sewer connection to the nearest waste water treatment works with adequate capacity.



Strategic Site 16: Land to the north of Station Road, Ashford.



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Strategic Site 16: Land to the north of Station Road, Ashford.

- i. Land to the north of Station Road Ashford as shown on the Policies Map is allocated for residential development of at least 140 homes and public open space, dependent on the form, size and mix of housing provided.
- ii. The **masterplanning Objective** for the site as illustrated in the **Concept Master Plan** are to create a well-designed new neighbourhood that:
 - a. Provides a valley corridor of natural recreational greenspace and habitat connecting to lower Station Road and, via the former railway public footpath and Marl Lane, to **Strategic Site 17: Land at Whitsbury Road** and to **Strategic Site 18: Land at Burgate** to form part of a linked network of green infrastructure around Fordingbridge, maintaining Ashford and Fordingbridge as distinct settlements.
 - b. Provides most of the new homes on the higher ground on the western side of the with two points of vehicular access to the site from Station Road and a pedestrian/cycle access only from Ashford Close.
- iii. **Site Specific Considerations** to be addressed include:
 - a. The developers of **Strategic Site 16: Land to the north of Station Road**, **Strategic Site 17: Land at Whitsbury Road**, and **Strategic Site 18: Land at Burgate** will be required to work cooperatively with each other and with Wessex Water to deliver a suitable foul sewer connection to the Fordingbridge treatment works.
 - b. Provision on the northern part of the site of land and facilities suitable for formal recreation.
 - c. The loss of healthy specimen trees to accommodate development or provide access should be minimised.
 - d. The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no appropriate development within Flood Zone 3b.

Supporting text

9.147 Site capacity and housing mix will be tested in detail at the planning application stage.

9.148 The site allocation boundary includes a residential care home that has not been promoted for redevelopment.

9.149 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Sewer connections and enhanced sewer capacity
- Measures or contributions to achieve phosphorus neutral development

Flood Risk Assessment (FRA)

9.150 The Flood Risk Assessment should be informed by the outputs of the SFRA Level 2 and Climate Change requirements (February 2016) to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside Flood Zone 3b is proposed, it would need to be fully compensated for on a level-for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.

Sewer capacity and waste water treatment

9.151 The developers of **Strategic Site 16: Land to the north of Station Road**, **Strategic Site 17: Land at Whitsbury Road**, and **Strategic Site 18: Land at Burgate** will need to work cooperatively with each other and with the water company to proportionately fund and cooperatively deliver a suitable foul sewer connection to the Fordingbridge treatment works, and the phased delivery of additional waste water treatment capacity. Sewer provision through Site SS16 must be of sufficient capacity to accommodate, and provide a suitable point of connection for, waste water arising from Sites SS17 and SS18 without the imposition of a 'ransom strip' to future connections.

Open space

9.152 There is a need for formal open space within the wider Fordingbridge area: two multi-use games areas (MUGA), and an adult and a youth football pitch. The site promoters will need to work together to achieve a suitable overall formal open space framework, and all Fordingbridge area sites will contribute to proportionately address their combined formal open space needs.

9.153 The northern part of Site SS16 is a suitable location for play and informal sport pitch provision and/or a MUGA as part of the public open space requirement.

Nutrient management

9.154 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation. SuDs should include measures to reduce the run off silt and diffuse pollutants into the River Avon.

9.155 The precise location of the eastern Ashford settlement boundary will be agreed through the planning application process, in a position that retains a clear open space and landscape gap in the valley between the development and to the west of Marl Lane.

Minerals

9.156 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents, incidental minerals extraction may be appropriate as part of the development.

Strategic Site 17: Land at Whitsbury Road, Fordingbridge

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Informative:

The following changes will be made to the Site SS17 illustrative concept masterplan and Fordingbridge overview diagram:

- Delete ANRG colouration under the SINC areas of SS17
- Remove the 'residential' colouration along the route of the access into lower part of SS17.

Strategic Site 17: Land at Whitsbury Road, Fordingbridge

- i. **Land at Whitsbury Road, Fordingbridge** as shown on the Policies Map is allocated for residential development of at least 330 homes and open space dependent on the form, size and mix of housing provided, in addition to the 145 homes already permitted within the site boundary.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to create a well-designed new neighbourhood of Fordingbridge securing the protection and management of the Sweatford green corridor and helping to deliver enhanced flood management for the wider town by:
 - a. Protecting and enhancing the landscape and ecological value of the woodlands, wetlands and watercourse features that make up a central belt of green infrastructure through the site, centred around Sweatford Water and the woodland tree groups west of the stream and along the former railway line.
 - b. Integrating the management of fluvial, surface and groundwater flood risk for all development at **Strategic Site 17: Land at Whitsbury Road** and to **Strategic Site 18: Land at Burgate**, into the design and management of landscape and greenspace.
 - c. Providing three distinctive neighbourhoods in terms of setting, sense of place and character with a gradual transition to lower densities and detached properties along rural edges including Puddleslosh Lane and Marl Lane:
 - Enhancing Tinkers Cross as an identifiable hamlet accessed off Whitsbury Road and close to the top of Puddleslosh Lane.
 - A new rural edge neighbourhood between Sweatfords Water and Puddleslosh Lane.
 - The land East of Whitsbury Road as a suburban neighbourhood focused on a corridor of high quality streets and linked spaces.
 - Provision of footpath adjacent to former railway line east of Whitsbury Road⁹³.
 - d. Creating two main access points as a roundabout on Whitsbury Road, offering a new access for local traffic towards the A338 (via development at **Strategic Site 18: Land at Burgate**) and providing a sympathetically designed bridge to provide the primary access to land west of Sweatfords Water.
- iii. **Site Specific Considerations** to be addressed include
 - a. The developers of **Strategic Site 16: Land to the north of Station Road**, **Strategic Site 17: Land at Whitsbury Road**, and **Strategic Site 18: Land at Burgate** will be required to work cooperatively with each other and with Wessex Water to deliver a suitable foul sewer connection to the Fordingbridge treatment works.

⁹³ In accordance with [Saved Policy FORD 2.7](#)

- b. **Access to the site will be from a roundabout on Whitsbury Road, with access to the south west side from a bridge crossing Sweatfords Water.**
- c. **Contributions towards the provision of formal open space on [Strategic Site 16: Land to the north of Station Road](#) and/or [Strategic Site 18: Land at Burgate](#).**
- d. **The loss of healthy specimen trees to accommodate development or provide access should be minimised.**
- e. **The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate development within Flood Zone 3b.**

Supporting text

9.157 Site capacity and housing mix will be tested in detail at the planning application stage.

9.158 The site allocation boundary includes some existing residential properties that have not been individually promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy.

9.159 The site will deliver at least 330 homes in addition to the 145 homes already permitted within the site boundary. This will comprise of around 60 further homes east of Sweatford Water, and around 270 homes west of Sweatford Water. Development should generally be one and two storey dwellings, with more intensive or higher development only where it defines key spaces and streets within the development.

9.160 The relocation or replacement of the existing employment uses on Whitsbury Road to land within [Site SS18 Land at Burgate](#) closer to the A338 would be supported, subject to appropriate measures to secure the delivery of the replacement employment premises.

Infrastructure

9.161 The Infrastructure Delivery Plan should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site are as follows.

- Developer contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application.
- Provision and in-perpetuity maintenance of public open space and natural recreational greenspace for habitat mitigation
- Sewer connections and enhanced sewer capacity
- Measures or contributions to achieve phosphorus neutral development

Flood Risk Assessment (FRA)

9.162 The Flood Risk Assessment (FRA) should be informed by the outputs of the SFRA Level 2 and the latest Climate Change requirements to ensure development is safe and that there is no increase in flood risk elsewhere over the lifetime of the development. Where, exceptionally, a reduction in flood storage or conveyance in areas outside of Flood Zone 3b is proposed, it would need to be fully compensated for on a level-for-level / appropriate basis and supported with detailed hydraulic modelling for a development of this scale.

Sewers and waste water treatment

9.163 The developers of **Strategic Site 16: Land to the north of Station Road**, **Strategic Site 17: Land at Whitsbury Road**, and **Strategic Site 18: Land at Burgate** will need to work cooperatively with each other and with the water company to proportionately fund and cooperatively deliver a suitable foul sewer connection to the Fordingbridge treatment works, and the phased delivery of additional waste water treatment capacity. Sewer provision through Site SS17 must be of sufficient capacity to accommodate, and provide a suitable point of connection for, waste water arising from all parts of Site SS18 without the imposition of a 'ransom strip' to future connections.

Open space

9.164 There is a need for formal open space within the wider Fordingbridge area: two multi-use games areas, and adult and a youth football pitch. The site promoters will need to work together to achieve a suitable overall formal open space framework. All Fordingbridge area sites will contribute land and/or funding contributions to proportionately address their combined formal open space needs.

9.165 The site will also need to comply with **Saved Policy FORD 2.7** of the Local Plan Part 2 (2014), which requires the provision of footpath adjacent to former railway line east of Whitsbury Road.

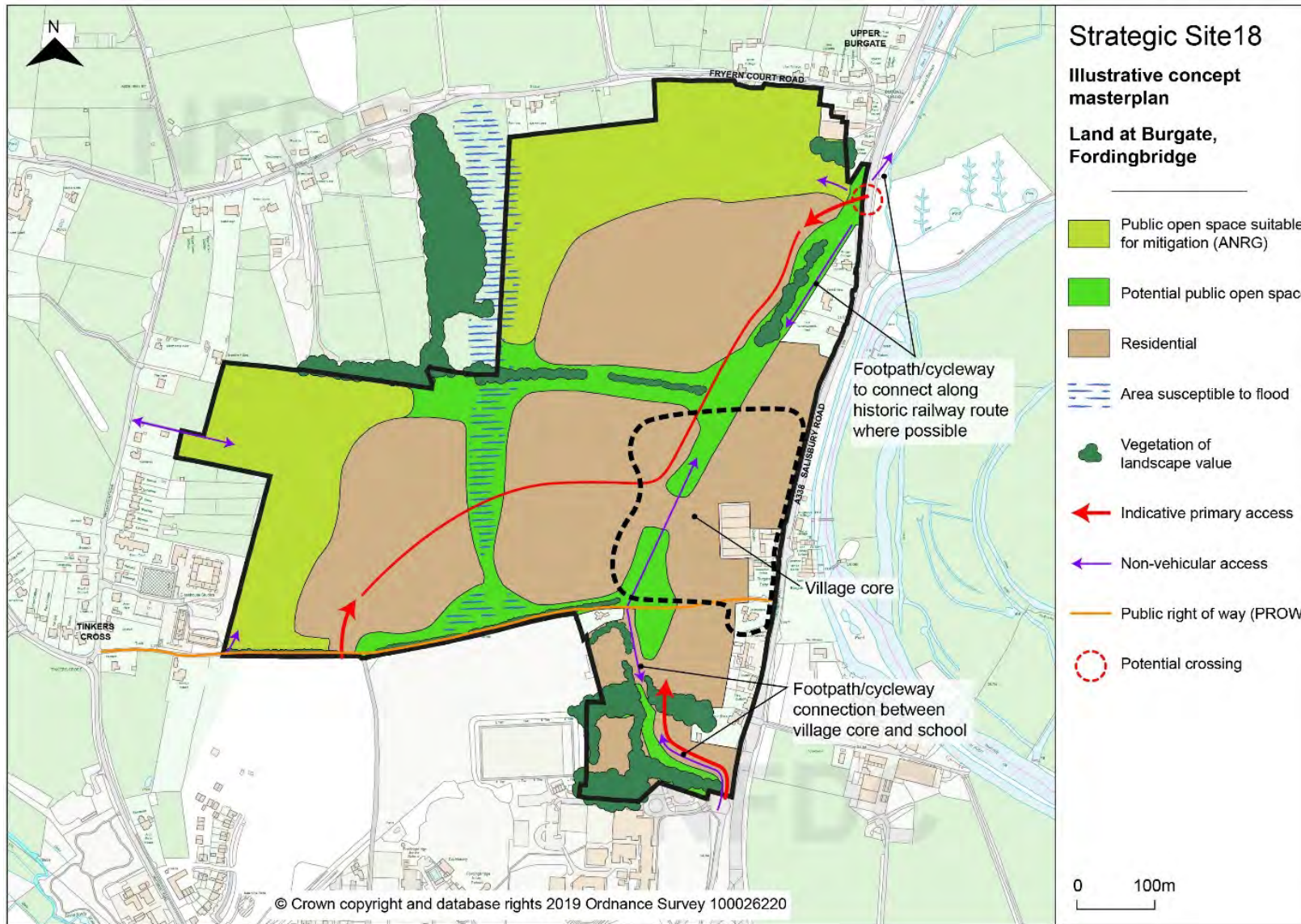
Nutrient management

9.166 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation. SuDs should include measures to reduce the run off silt and diffuse pollutants into the River Avon.

Minerals

9.167 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource and safeguarding the amenity of nearby residents and areas of ecological sensitivity, incidental minerals extraction for re-use on-site may be appropriate as part of the development.

Strategic Site 18: Land at Burgate, Fordingbridge



Informative:

The following change will be made to the Site SS18 illustrative concept masterplan and Fordingbridge overview diagram:

- the way the southern point access onto A338 is illustrated will be less specific.

Strategic Site 18: Land at Burgate, Fordingbridge.

- i. Land at Burgate, Fordingbridge, as shown on the Policies Map is allocated for residential-led mixed use development and open space comprising:
 - Residential development of at least 400 homes and public open space, dependent on the form, size and mix of housing provided
 - A community focal point including ground floor premises suitable for community use to the west of Lower Burgate, and local shopping and service facilities subject to market demand
 - Retention of existing employment and service uses, and additional employment provision near to the A338 subject to demand.
- ii. The **masterplanning objectives** for the site as illustrated in the **Concept Master Plan** are to provide a well-designed extension to Fordingbridge that minimises its impacts upon the countryside and the wider landscape setting of the town and provides enhanced flood risk management for the wider town, by:
 - a. Creating a distinctive landscape and townscape that respects the characteristics of the Avon Valley landscape maintains the distinctive rural and historic character of Upper Burgate and Fryern Court.
 - b. Providing a comprehensive ground and surface water management system for the site, benefiting the town as a whole including a central north-south corridor of management of fluvial, surface and groundwater flood risk into the landscape.
 - c. Creating at least two access points onto the A338 to serve the development, with internal connections for local traffic through the site to **Site 17: Land at Whitsbury Road**.
 - d. Focussing new neighbourhoods upon a central corridor of streets and spaces connecting Whitsbury Road to the A338 Salisbury Road, providing opportunities to accommodate some higher density development
 - e. Providing a community focal point in a prominent location near the schools including ground floor premises suitable for community use, linking to or as part of mixed-use opportunity area in lower Burgate.
 - f. Redefining the rural edge by providing naturally managed areas of recreational mitigation space along the northern and western parts of the site, and locating predominantly low rise dwellings at lower densities close to these margins, maintaining the separate identity of Upper Burgate and Tinkers Cross.
 - g. Provide pedestrian and cycle links between the new residential areas, the community focal point and the schools.
- iii. **Site Specific Considerations** to be addressed include:
 - a. Conserving and enhancing the setting of the listed buildings in Upper and Lower Burgate.

- b. **No part of the development is to be directly accessed by car from Fryern Court Road.**
- c. **Retain the Grade II listed Lower Burgate Farmhouse within the development area to provide an appropriate setting so that its significance can be appreciated.**
- d. **The developers of Strategic Site 16: Land to the north of Station Road, Strategic Site 17: Land at Whitsbury Road, and Strategic Site 18: Land at Burgate will be required to work cooperatively with each other and with Wessex Water to deliver a suitable foul sewer connection to the Fordingbridge treatment works.**

Supporting text

9.168 Site capacity and housing mix will be tested in detail at the planning application stage.

9.169 The site allocation boundary includes some existing residential properties that have not been promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy, and any policies relevant to the property itself e.g. if it has heritage asset status.

9.170 The **Infrastructure Delivery Plan** should be read in conjunction with this policy as it lists the requirements that will be needed to mitigate the developments impacts on the local infrastructure. The main infrastructure requirements for the site include:

- Provision of a new road access and junction to the A338 in Upper Burgate
- Measures to manage surface and groundwater flood risks, without increasing downstream risks and if possible reducing them
- Sewer connections and enhanced sewer capacity
- A football pitch and a multi-use games area
- Provision and in-perpetuity maintenance of public open space and
- natural recreational greenspace for habitat mitigation
- Developer Contributions to access, or to provide, school capacity where necessary to meet the educational needs of the development, in a manner and location to be agreed with Hampshire County Council at the point of planning application
- Measures or contributions to achieve phosphorus neutral development.

Village core and mixed use opportunity area

9.171 The policy requires that existing business and service uses be retained. The site concept masterplan identifies a mixed use opportunity area where these are currently located, and where there is an opportunity for additional provision of local business and services uses subject to demand, alongside residential development. This area is near to local schools and to a potential 'village' focal point, but is also an area of transition between land interests requiring an integrated and cooperative design approach to create a successful village core area that is framed by surrounding development.

Surface and groundwater flood risks and run off Nutrient management

9.172 In periods of heavy rainfall and when groundwater levels are high the site is prone to

surface water flooding including from groundwater sources nearby that are usually dry. The site will need to be made safe from likely future flood risks in a manner that stores and slows the passage of flood water to help protect areas downstream towards central Fordingbridge, utilising sustainable urban drainage techniques integrated into public open space and natural recreational greenspace areas.

9.173 Preparation of a development-specific nutrient budget and nutrient management strategy will be required to demonstrate how the development will achieve phosphate neutrality in relation to waste water discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation. SuDs should include measures to reduce the run off of silt and diffuse pollutants into the River Avon.

Sewer and waste water treatment

9.174 The developers of **Strategic Site 16: Land to the north of Station Road**, **Strategic Site 17: Land at Whitsbury Road**, and **Strategic Site 18: Land at Burgate** will need to work cooperatively with each other and with the water company to proportionately fund and cooperatively deliver a suitable foul sewer connection to the Fordingbridge treatment works, and the phased delivery of additional waste water treatment capacity. Sewer provision through Sites SS16 and SS17 must be of sufficient capacity to accommodate, and provide a suitable point of connection for, waste water arising from all parts of Site SS18 without the imposition of a 'ransom strip' approach to future connections.

Open space

9.175 All development sites the Fordingbridge area will contribute land and/or funding contributions to proportionately address their combined formal open space needs. The site provides a suitable location for play and formal or informal sport pitch provision as part of the public open space requirement for the site. The site could include formal open space provision to address needs from other developments in the area that are less suitable for on-site provision of formal public open space.

9.176 The precise location of the northern settlement boundary will be agreed through the planning application process, in a position that retains a clear open space and landscape gap between the development, Burgate Cross and Fryern Court Road.

Minerals

9.177 The site is within a Minerals Consultation Area. Subject to confirmation of the scale and quality of the resource, potential impact on groundwater and safeguarding the amenity of nearby residents, minerals extraction may be appropriate as part of the development.

Appendix A: Saved and deleted policies from the 2009 Core Strategy and 2014 Local Plan Part Two.

A.1 In determining planning applications the Council will apply the reviewed policies of the Local Plan 2016-2036 Part One, together with any policies saved from previous Local Plans and the policies of any adopted Neighbourhood Plans, and where applicable the **Hampshire Minerals and Waste Plan**.

A.2 This appendix sets out:

- policies that are saved from the **Core Strategy 2009** or the **Local Plan Part Two 2014**, that will continue to be applied (in whole or part, and if in part, which part)
- policies that have not been saved, and either stating which current policies supersede them, or that they have been deleted without replacement.

A.3 Where a saved policy includes a cross reference to a previous policy that has not been saved, refer instead to its replacement policy in this Local Plan Part One. If there is no replacement policy, that section of the saved policy will not be applied.

A.4 Other Local Plan and National policy and guidance will continue to be taken into account where they are relevant.

Policies of the 2009 Core Strategy

Policy	Core Strategy Policy title	Review Proposal	Local Plan	Replaced By
CS 1	Sustainable Development	Update	Part 1	Policy STR1
CS 2	Design quality	Update	Part 1	Policy ENV3
CS 3	Protecting and enhancing our special environment (Heritage and Nature Conservation)	Delete	Policy Deleted	Covered by Saved Policies DM1, DM2 DW-E12 plus Policies ENV3, ENV4.
CS 4	Energy and resource use	Update	Part 1	Policy IMPL2
CS 5	Safe and healthy communities	Update	Part 1	Policy CCC1
CS 6	Flood risk	Update	Part 1	Rely on NPPF
CS 7	Open spaces, sport and recreation	Save	Part 1	Saved
CS 8	Community services and infrastructure	Update	Part 1	Policy STR8
CS 9	Settlement hierarchy	Update	Part 1	Policy STR4
CS 10	The spatial strategy	Update	Part 1	Policies STR1-9
CS 11	New housing land allocations	Update	Part 1	Policies STR5, SS1-SS18
CS 12	Possible additional housing development to meet a local housing need	Update	Part 1	Policies STR5, SS1-SS18
CS 13	Housing types, sizes and tenure	Update	Part 1	Policy HOU1
CS 14	Affordable housing provision	Update	Part 1	Policy HOU2
CS 15	Affordable housing contribution requirements from developments	Update	Part 1	Policy HOU2
CS 16	Gypsies, travellers and travelling showpeople	Update	Part 1	Policy HOU4
CS 17	Employment and economic development	Update	Part 1	Policies STR6, 21 and 22
CS 18	New provision for industrial and office development and related uses	Update	Part 1	Policy STR6
CS 19	Tourism	Save	Part 1	Saved
CS 20	Town, district, village and local centres	Update	Part 1	Policy ECON5
CS 21	Rural economy	Save	Part 1	Saved
CS 22	Affordable housing for rural communities	Update	Part 1	Policy HOU5
CS 23	Transport proposals	Update	Part 1	Policy STR7
CS 24	Transport considerations	Update	Part 1	Policy CCC2
CS 25	Developers' contributions	Update	Part 1	Policy IMPL1

Policies of the 2014 Local Plan Part Two

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
NPPF 1	Presumption in favour of sustainable development	Delete	Policy Deleted	
DM 1	Heritage and Conservation	Save	Part 1	
DM 2	Nature conservation, biodiversity and geodiversity	Save	Part 1	
DM 3	Mitigation of impacts on European nature conservation sites	Update	Part 1	Policy ENV1
DM 4	Renewable and Low Carbon energy generation	Save	Part 1	
DM 5	Contaminated Land	Save	Part 1	
DM 6	Coastal Change Management area	Save	Part 1	
DM 7	Restrictions on new soakaways	Save	Part 2	
DM 8	Protection of public open space	Save	Part 2	
DM 9	Green Infrastructure linkages	Save	Part 2	
DM 10	Residential accommodation for older people	Update	Part 1	Policy HOU3
DM 11	Marine related businesses	Save	Part 2	
DM 12	Access to the water	Save	Part 2	
DM 13	Tourism and visitor facilities	Save	Part 2	
DM 14	Primary Shopping frontages	Update	Part 1	Policy ECON6
DM 15	Secondary shopping frontages	Update	Part 1	Policy ECON6
DM 16	Outside primary and secondary frontages	Save	Part 1	
DM 17	Local Shopping frontages, Totton, etc.	Update	Part 1	Policy ECON6
DM 18	Local Shopping frontages, Marchwood, etc.	Update	Part 1	Policy ECON6
DM 19	Small shops and pubs	Save	Part 2	
DM 20	Residential development in the countryside	Save	Part 2	
DM 21	Agricultural or forestry workers dwellings	Save	Part 2	
DM 22	Employment in the countryside	Save	Part 2	
DM 23	Shops, services and community facilities in the countryside	Save	Part 2	
DM 24	Loss of rural employment sites etc.	Save	Part 2	
DM 25	Recreational uses in the countryside	Save	Part 2	
DM 26	Development generating significant freight movement	Save	Part 2	
DW-E12	Protection of landscape features (saved from the 2005 Local Plan)	Save	Part 2	

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
TOT1	Land at Durley Farm	Save as not started	Part 2	
TOT2	Land at Loperwood Farm	Delete as site complete	Policy Deleted	
TOT3	Land at Hanger Farm	Save as not implemented	Part 2 or NDP	
TOT4	Land off Oleander Drive	Delete as site complete	Policy Deleted	
TOT5	Land north of Michigan Way	Delete as site complete	Policy Deleted	
TOT6	Land east of Brokenford Lane	Save as site commenced but not yet complete	Part 2 or NDP	
TOT7	Stocklands, Calmore Drive	Delete as site complete	Policy Deleted	
TOT8	Land off Blackwater Drive	Save as not started	Part 2 or NDP	
TOT9	Bus Depot Salisbury Road	Delete as site complete	Policy Deleted	
TOT10	Land at Little Testwood Farm caravan site	Save as not started	Part 2 or NDP	
TOT11	Eling Wharf	Save as not started	Part 2 or NDP	
TOT12	Land at Little Testwood Farm	Save as not started	Part 2 or NDP	
TOT13	Land at Sunnyfields Farm	Save as not started	Part 2 or NDP	
TOT14	Industrial Estate west of Brokenford Lane	Save as continues to guide development	Part 2 or NDP	
TOT15	Totton town centre opportunity sites	Save as continues to guide development	Part 2 or NDP	
TOT16	Civic building complex	Save as continues to guide development	Part 2 or NDP	
TOT17	Environmental and transport improvements	Save as continues to guide development	Part 2 or NDP	
TOT18	Rumbridge Street secondary shopping frontage	Save as continues to guide development	Part 2 or NDP	
TOT19	New Public open space north east of Bartley Park	Save as continues to guide development	Part 2 or NDP	
TOT20	Extension to POS south of Bartley Park	Save as continues to guide development	Part 2 or NDP	
TOT21	Land for allotments, Jacobs Gutter Lane	Save as continues to guide development	Part 2 or NDP	
TOT22	Transport Schemes			
TOT22.1	Totton Western by-pass (A326): A35 Michigan Way junction to	Save as not started	Part 2 or NDP	

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
	Cocklydown Lane junction, junction improvement			
TOT22.2	Rumbridge Street to A336 /Ringwood Road (via Brokenford Lane) cycle route	Save as not started	Part 2 or NDP	
TO 22.3	Dales Way to Stonechat Drive cycle route	Save as not started	Part 2 or NDP	
TOT22.4	Testwood Lane to Salisbury Road (via Library road) cycle/pedestrian route	Save as not started	Part 2 or NDP	
TOT22.5	Bartley Park to Brokenford Lane (via Bartley Water) cycle route	Save as not started	Part 2 or NDP	
TOT22.6	Hamtun Gardens to Testwood Lane (via Greenfields Avenue) cycle route	Save as not started	Part 2 or NDP	
TOT22.7	Jacobs Gutter Lane (west) to Hounslow Business Park: on road and off road cycle route linking through Durley Farm site, connecting to A35 and A326	Save as not started	Part 2 or NDP	
TOT22.8	Jacobs Gutter Lane to Downs Park Crescent (Hounslow to Eling) cycle route	Save as not started	Part 2 or NDP	
TOT22.9	Jacobs Gutter Lane (east of A326 spur) cycle route	Save as not started	Part 2 or NDP	
TOT22.10	Water Lane/Westfield Car Park : Pedestrian link between car park/rear service area and eastern end of Water Lane	Save as not started	Part 2 or NDP	
TOT22.11	Footpath improvements/cycle route linking to existing cycle routes and paths in West Totton, Green route (extended) to Tatchbury Lane	Save as not started	Part 2 or NDP	
TOT22.12	Footpath /cycleway route linking green route at Hanger Farm Arts Centre to Spruce Drive	Save as not started	Part 2 or NDP	
MAR1	Land Between Cracknore Hard Lane and Normandy Way	Save as not started	Part 2 or NDP	
MAR2	Land at Parks Farm	Delete as site complete	Policy Deleted	
MAR3	Land south of Hythe Road	Save as not started	Part 2 or NDP	
MAR4	Land off Mulberry Road	Save as not started	Part 2 or NDP	
MAR5	Marchwood Industrial Park	Save as continues to guide development	Part 2 or NDP	
MAR6	Cracknore Industrial Park	Save as continues to guide development	Part 2 or NDP	
MAR7	Marchwood Military Port	Update	Part 1	Policy ECON3
MAR8	Transport schemes			

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
MAR8.1	Bury Road to Main Road (via Reed Drive and Cranberry Close) on and off road cycle route through the village centre	Save as partly implemented scheme - upgraded footpath	Part 2 or NDP	
MAR8.2	Marchwood Road / Bury Road (from Tavell's Lane junction) – adjacent to road cycle route link to Totton cycle network	Delete as scheme has been implemented by HCC	Policy Deleted	
HYD1	Land at Forest Lodge Farm	Delete as well under construction	Policy Deleted	
HYD2	Land off Cabot Drive	Save as not started	Part 2 or NDP	
HYD3	Land between Jones Lane and Southampton Road	Save as not started	Part 2 or NDP	
HYD4	Hythe Town Centre opportunity sites	Save as continues to guide development	Part 2 or NDP	
HYD5	Car park extensions	Save as continues to guide development	Part 2 or NDP	
HYD6	New POS south of Hardley Lane, west of Fawley Road	Save as continues to guide development	Part 2 or NDP	
HYD7	New POS west of Lower Mullins Lane	Save as continues to guide development	Part 2 or NDP	
HYD8	Transport Schemes			
HYD8.1	Pier Head bus/ferry interchange improvements and pedestrian link between the Pier Head and the Promenade	Delete as scheme complete	Policy Deleted	
HYD8.2	Cycle route linking Applemore to National Cycle Network	Delete as scheme complete	Policy Deleted	
HYD8.3	North road to Dibden local centre cycle route	Delete as scheme complete	Policy Deleted	
HYD8.4	Cycle route connecting New Road to South Street	Save as not started	Part 2 or NDP	
HYD8.5	Cycle route connecting South Street to Wild Ground Schools	Save	Part 2 or NDP	
HYD8.6	Public right of way Footpath No.10 - Reconstruct footway connecting Hythe to Marchwood	Save as not started	Part 2 or NDP	
BLA1	Land adjacent to Blackfield Primary School	Save as not started	Part 2 or NDP	
FAW1	Fawley oil refinery	Save as continues to guide development	Part 2 or NDP	
HAR1	Land adjoining Hardley Industrial Estate	Save as not started	Part 2 or NDP	
LYM1	Pinetops Nurseries	Delete as complete	Policy Deleted	
LYM2	Land north of Alexandra Road	Delete as site complete	Policy Deleted	

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
L YM3	Land at Queen Katherine Road	Delete as complete	Policy Deleted	
L YM4	Land south of Ampress Lane	Save as part of site not implemented	Part 2 or NDP	
L YM5	Fox Pond Dairy Depot and Garage	Save as not started	Part 2 or NDP	
L YM6	Riverside Site, Bridge Road	Delete as nearly complete	Policy Deleted	
L YM7	Ampress Park	Save as continues to guide development	Part 2 or NDP	
L YM8	Town Centre Opportunity sites	Save as continues to guide development	Part 2 or NDP	
L YM9	Burgage Plots	Save as continues to guide development	Part 2 or NDP	
L YM10	Transport schemes			
L YM10.1	Pennington to Highfield via Priestlands Road and the Bunny run cycle route	Delete as work undertaken	Policy Deleted	
L YM10.2	Marsh Lane to Ampress Park cycle route	Delete as work undertaken	Policy Deleted	
L YM10.3	Pennington Square/South Street to Pound Road cycle route	Delete as work undertaken (although not signed)	Policy Deleted	
L YM10.4	Provision of footpath (0.15km) linking Highfields Avenue to Priestlands Lane	Delete as work undertaken	Policy Deleted	
L YM10.5	Footway improvements along High Street and St Thomas Street to enhance walking route through the town centre	Save as partly implemented (although signage - fingerposts have been done)	Part 2 or NDP	
L YM10.6	Improve connections along Bath Road, between The Quay and the Sea Wall path	Delete as work undertaken	Policy Deleted	
L YM10.7	Provision of footpath around the Riverside site (L YM16) including railway crossing	Save as pending completion of development	Part 2 or NDP	
MoS1	Land north of School Lane	Save as site commenced but not yet complete	Part 2 or NDP	
MoS2	Transport Schemes			
MoS2.1	Milford on Sea to Downton via Blackbush Road Cycle route	Save as site commenced but not completed	Part 2 or NDP	
MoS2.2	Milford Primary School/Lymington Road to Keyhaven Road via Lyndale Close and Carrington Lane cycle route	Save as not started	Part 2 or NDP	

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
MoS2.3	Provision on measures to address vehicle/pedestrian conflicts in Carrington Lane. Where opportunities arise, this will include provision of a footway on the east side of Carrington Lane	Save as not started	Part 2 or NDP	
HOR1	Land to the rear of 155-169 Everton Road	Save as not started	Part 2 or NDP	
HOR2	Land at Hordle Lane Nursery	Delete as site complete	Policy Deleted	
HOR3	Transport Schemes			
HOR3.1	New Milton to Hordle on and off road cycle route between Lower Ashley Road and Stopples Lane via Hare Lane, Lavender Road and Heath Road	Save as not started	Part 2 or NDP	
HOR3.2	Bus stop improvement near WI Hall, Ashley Lane, Hordle	Delete as under construction	Policy Deleted	
HOR3.3	Footpath link from Footpath no. 738 to Stopples Lane	Save as not started	Part 2 or NDP	
HOR3.4	Improvements at Everton Road crossroad junction with Hordle Lane and Woodcock Lane	Delete as work undertaken	Policy Deleted	
HOR3.5	Sight line improvements at Everton Road junction with Frys Lane	Save as not started	Part 2 or NDP	
HOR3.6	Footway improvements along Woodcock Lane up to Sheldrake Gardens from the junction with Everton Road	Delete as under construction	Policy Deleted	
HOR3.7	Milford Road (A337)/Lymington Road (B3058) traffic lights	Save as not started	Part 2 or NDP	
NMT1	Land south of Gore Road	Delete as site complete	Policy Deleted	
NMT2	Land west of Moore Close	Save as not started	Part 2 or NDP	
NMT3	Land off Park Road	Save as not started	Part 2 or NDP	
NMT4	Land east of Card Avenue – housing site	Save as not started	Part 2 or NDP	
NMT5	Land east of Card Avenue – business and employment	Save as not started	Part 2 or NDP	
NMT6	Land east of Card Avenue – south of Carrick Way	Save as not started	Part 2 or NDP	
NMT7	Land east of Fernhill Lane	Delete as site complete	Policy Deleted	
NMT8	Ashley Cross Garage	Save as not started	Part 2 or NDP	
NMT9	Land west of Card Avenue	Save as not started	Part 2 or NDP	
NMT10	Town centre opportunity sites	Save as continues to guide development	Part 2 or NDP	
NMT11	NMT 11 New POS west of Fernhill Lane	Save as continues to guide	Part 2 or NDP	

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
		development		
NMT12	New POS south of Lymington Road	Save as continues to guide development	Part 2 or NDP	
NMT13	Land for Allotments	Save as continues to guide development	Part 2 or NDP	
NMT14	Transport schemes			
NMT14.1	Station Road/Manor Road/avenue Road junction improvements including junction realignment	Save as not started	Part 2 or NDP	
NMT14.2	A337 to Ashley Road via Card Avenue superstore cycle route	Save as not started	Part 2 or NDP	
NMT14.3	Chatsworth Way- Gore Road: Cycleway linking the industrial estate to residential area to the north of the railway line	Save as not started	Part 2 or NDP	
NMT14.4	Old Milton to Gore Road via Church Lane and Milton Mead cycle route	Delete as work undertaken	Policy Deleted	
NMT14.5	New Lane (NPA boundary) to Gore Road, on road and off road cycle route along stem lane	Save as not started	Part 2 or NDP	
NMT14.6	Town Centre to Walkford along Gore Road Industrial Estate (including Elm Avenue) shared cycle/pedestrian use	Save as not started	Part 2 or NDP	
NMT14.7	Gore Road to Marley Avenue cycle route across bridge to Davis Field	Save as not started	Part 2 or NDP	
NMT14.8	Footpath from Card Avenue to Lower Ashley Road linking to Carrick Way, Wentwood Gardens and Glen Spey	Save as not started	Part 2 or NDP	
NMT14.9	Station Road/Albert Road footpath improvements along railway embankment	Save as not started	Part 2 or NDP	
NMT14.10	Provision of a footpath (0.8km) linking Dark Lane to Fernhill Lane residential area to west of sports facilities	Save as not started	Part 2 or NDP	
RING1	Land East of Christchurch Road	Save as continues to guide development	Part 2 or NDP	
RING2	Land south of Castleman Way	Save as not started	Part 2 or NDP	
RING3	Land south of Ringwood	Saved in part.	Part 1	Policy SS13 will replace RING3 for land south of Crow Arch Lane
RING4	Town Centre Opportunity sites	Save as continues to guide development	Part 2 or NDP	

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
RING5	New POS, land west of Green Lane	Save as continues to guide development	Part 2 or NDP	
RING6	Transport schemes			
RING6.1	Cycle route along Kingsfield to Southampton Rd via Manor Rd, Green Lane, Parsonage Barn Lane (dismount section on pedestrian bridge over A31) and Winston Way	Save as not started	Part 2 or NDP	
RING6.2	School Lane to Cloughs Road - on road cycle route via Manor Road with short off road section adjacent to the schools	Save as not started	Part 2 or NDP	
RING6.3	Crow Arch Lane to Moortown Lane - cycleway across fields to Moortown Lane	Save as not started	Part 2 or NDP	
RING6.4	Cycle route - Castleman Way to Crow Lane via Embankment Way	Save as not started	Part 2 or NDP	
RING6.5	Castleman Way to town centre via Quomp and The Close on road cycle route with off road section through Victoria Gardens open space	Delete as under construction	Policy Deleted	
RING6.6	Cycle route from Mansfield Road to Southampton Road via Carvers Sports Ground	Under construction	Policy Deleted	
RING6.7	Moortown to Castleman Way via New Street - cycle route on and adjacent road	Under construction	Policy Deleted	
RING6.8	Southampton Road enhanced pedestrian environment to make the area safe and attractive for walking and cycling, southern section to Fridays Cross	Save as not started	Part 2 or NDP	
RING6.9	Moortown to town centre via Quomp, improvements to existing paths and footways including footway link through the employment allocation east of Christchurch Road	Under construction	Policy Deleted	
RING6.10	Southampton Road, west of Frampton Place, footpath widening to provide shared pedestrian/cycle routes	Save as not started	Part 2 or NDP	
RING6.11	Extension of footpath alongside Bickerley Road to create a continuation to Danny Cracknell Pocket Park	Save as not started	Part 2 or NDP	
RING6.12	Improve facilities for pedestrians to encourage greater footfall in this part of the shopping area whilst maintaining vehicle access for shopping and servicing	Work undertaken to improve signage	Policy Deleted	
FORD1	Land east of Whitsbury Road	Saved until	Part 1	

Policy	Local Plan Part 2 Policy title	Review Proposal	Local Plan	Replaced By
		replaced by Policy SS17		
FORD2	Transport schemes			
FORD2.1	Marl Lane to Station Road, Ashford on and off road cycle route via Falconwood Close	Save as not started	Part 2 or NDP	
FORD2.2	Penny's Lane to Marl Lane crossing Whitsbury Road via Charnwood Drive and Avon Meade and along former railway line	Save as not started	Part 2 or NDP	
FORD2.3	Cycle route - Ashford to Normandy Way along Station Road	Save as not started	Part 2 or NDP	
FORD2.4	Recreation Ground to Bickton Mill via U119 cycle route (0.6km) across rural open land with an on road section linking to the town centre	Save as not started	Part 2 or NDP	
FORD2.5	Avon Meade to Green Lane: on road and off road cycle route	Save as not started	Part 2 or NDP	
FORD2.6	Improved footpath route from Flaxfields End (off Station Road)	Save as not started	Part 2 or NDP	
FORD2.7	Provision of footpath adjacent to former railway line east of Whitsbury Road	Save as not started	Part 2 or NDP	
ASH1	Land adjoining Jubilee Crescent	Save as not started	Part 2 or NDP	
SAND1	Land west of the Scout Centre	Save as not started	Part 2 or NDP	
SAND2	Sandleheath Industrial Estate	Save as continues to guide development	Part 2 or NDP	

Appendix B: Glossary

Adopted Policies Map: A map of the Local Planning Authority's area which must be reproduced from, or based on, an Ordnance Survey map; include an explanation of any symbol or notation which it uses; and illustrate geographically the application of the policies in the adopted development plan. Where the adopted policies map consists of text and maps, the text prevails if the map and text conflict.

Adoption: Formal approval by the Council of a Development Plan Document or Supplementary Planning Document whereupon it achieves its full weight in making planning decisions

Affordable Housing: As defined in the National Planning Policy Framework glossary, currently (2020): 'Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)'. The NPPF defines a number of affordable housing formats/tenures.

Air Quality Management Areas (AQMA): Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Annual Monitoring Report (AMR): Assesses and reports on the progress of the Adopted Local Plan and other planning policy documents. In doing so, it monitors how successfully the policies of the plan are being implemented.

Back-up grazing / back-up land: Enclosed pasture land which forms an integral part of the commoning economy. Generally it is located close to a commoner's holding. Its uses include overwintering of stock, raising store cattle, making hay or silage, tending sick animals and young stock, finishing ponies for riding, and preparing stock for market.

Brownfield land: See **Previously developed land**

Business Incubator: Is a workspace created to offer start-ups and new ventures access to the resources they need, all under one roof. In addition to a desk or office, incubators often provide resident companies with access to expert advisors, mentors, administrative support, office equipment, training, and/or potential investors.

Clean Air Zone: A Clean Air Zone defines an area where targeted action is taken to improve air quality and resources are prioritised and coordinated in order to shape the urban environment in a way that delivers improved health benefits and supports economic growth. They aim to address all sources of pollution, including nitrogen dioxide and particulate matter, and reduce public exposure to them using a range of measures tailored to the particular location.

Coastal Change Management Area (CCMA): An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).

Commoners of the New Forest: Those people eligible to use rights of common. In the New Forest this is based on the occupation of specific land to which common rights are attached. Practising commoners are those who exercise their rights and pay marking fees to the Verderers.

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.

Community Right to Build Order: An Order made by the local planning authority (under the

Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Edge of centre: For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Environmental Net Gain: This encompasses net gains to the wider natural environment including biodiversity, together with landscape quality, design quality and local distinctiveness. It is an approach to development that leaves the natural environment in a measurably better state than it was beforehand.

Subsequently published national requirements for achieving biodiversity net gain will, where relevant, need to be addressed as a part of the Local Plan approach to achieving environmental net gains.

European site: This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

Five Year Housing Land Supply: The National Planning Policy Framework⁹⁴ requires Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% or 20% (moved forward from later in the plan period) to ensure choice and competition in the market for land.

Flood Zone 1 (FZ1): Land having a less than 1 in 1,000 annual probability of river or sea flooding. This is the zone at lowest flood risk.

Flood Zone 2 (FZ2): Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.

Flood Zone 3a (FZ3a): Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. This is the zone at the highest flood risk.

Flood Zone 3b (FZ3b): This zone comprises land where water has to flow or be stored in times of flood. Local Planning Authorities should identify in

Grampian condition: A "Grampian condition" is a planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant.

Green Belt Policy to prevent urban sprawl around large urban areas by keeping the land permanently open. The Green Belt around the District is the South West Hampshire Green Belt.

Habitats Regulations Assessment (HRA): Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European Protected Site and to ascertain whether it would adversely affect the integrity of that site.

⁹⁴ NPPF 2012 paragraph 47, NPPF 2019 paragraph 73.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Knowledge-based and high value-added business activities: Water transport; Air transport; Motion picture, video and television programme production, sound recording and music publishing activities; Programming and broadcasting activities; Telecommunications; Computer programming, consultancy and related activities; Information service activities; Financial service activities, except insurance and pension funding; Insurance, reinsurance and pension funding, except compulsory social security; Activities auxiliary to financial services and insurance activities; Legal and accounting activities; Activities of head offices; management consultancy activities; Architectural and engineering activities, technical testing and analysis; Scientific research and development; Advertising and market research; Other professional, scientific and technical activities; Employment activities; Security and investigation activities.

Local Impact Report (LIR): An LIR is a report in writing giving details of the likely impact of the proposed development on the authority's area, or any part of that area. It can cover any topics considered relevant to the impact of the proposed development on the area. It should draw on existing local knowledge and experience. Examples might be local evidence of flooding, local social or economic issues or local knowledge of travel patterns to community facilities.

Local Transport Plan: A statutory document that looks at the transport needs of an area and sets out a strategy and implementation plan to deliver those needs in a sustainable way.

Minerals Consultation Area: A geographical area, based on a Mineral Safeguarding Area, where the district council should consult the Mineral Planning Authority for any proposals for non-minerals development.

Mineral Safeguarding Area: An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Nationally Significant Infrastructure Projects (NSIP): Large scale developments (typically relating to energy, transport, water, or waste) which require a type of consent known as "development consent". The Planning Act 2008 introduced a new development consent process for NSIPs which was subsequently amended by the Localism Act 2011.

Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Out of centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town: A location out of centre that is outside the existing urban area.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Precautionary principle: There is no universally accepted definition of the precautionary

principle. The key point of the Principle is to create an impetus to take a decision notwithstanding scientific uncertainty about the nature and extent of the risk, i.e. to avoid 'paralysis by analysis' by removing excuses for inaction on the grounds of scientific uncertainty. Although the precautionary principle was originally framed in the context of preventing environmental harm, it is now widely accepted as applying broadly where there is threat of harm to human, animal or plant health, as well as in situations where there is a threat of environmental damage.

Previously developed land (PDL): 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; and 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. Also known as 'brownfield land'.

Primary shopping area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Primary and secondary frontages: Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

Priority habitats and species: Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Section 106 agreements (S106): This refers to the benefits or safeguards, often for community benefit, secured by way of a legally binding agreement between the local planning authority and a developer as part of a planning approval. These are usually provided at the developer's expense; for example, affordable housing, community facilities or mitigation measures.

Section 278 agreements (S278): A section 278 agreement is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the council to make alterations or improvements to a public highway, as part of a planning application.

Site of Importance for Nature Conservation (SINC): Non-statutory sites of local importance for nature conservation, identified by county councils and wildlife trusts and given some level of protection by local planning policies.

Special Areas of Conservation: Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas (SPA): Areas 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.

Strategic Flood Risk Assessment (SFRA): A Strategic Flood Risk Assessment is a study carried out by one or more local planning authorities to assess the risk to an area from flooding

Strategic Housing Land Availability Assessment (SHLAA): An assessment of the land capacity across the District with the potential for housing.

Strategic Housing Market Assessment (SHMA): A study of the way the housing market works in any particular area. It looks into the type of people living in the area, where they work and what sort of houses they need.

Sustainability Appraisal (SA) An assessment of the social, economic and environmental impacts of a plan. It usually includes a Strategic Environmental Assessment.

Sustainable Development: Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): Sustainable Drainage Systems (SuDS) are designed to mimic the natural drainage of surface water, typically managing rainfall close to where it falls.

Town centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Transport assessment (TA): A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

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Appendix Two: Local Plan Policies Map changes

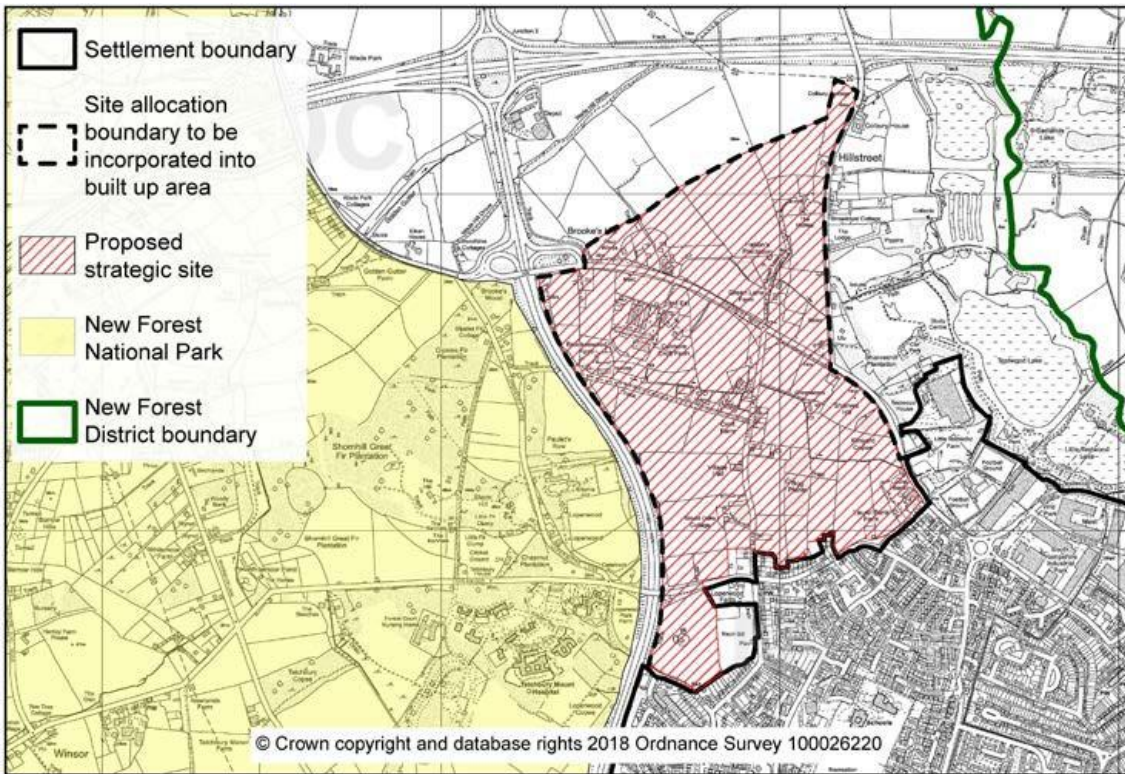
The Local Plan Policies Map will be amended as follows, as shown in the maps below and as illustrated in the Strategic Site Concept Masterplans in Chapter nine of the Local Plan 2016-2036 Part One document (attached as Appendix One to this report).

- i. To show the boundaries of the Strategic Site Allocations SS1-SS18.
- ii. To remove the full area of Strategic Site Allocations SS5 (SW Lymington), SS6 (South Lymington), SS10 (NE New Milton), SS11 (SW New Milton) and SS12 (Bransgore) from the Green Belt.
- iii. To remove the majority of Strategic Site Allocations SS7 (Milford-on-Sea), SS8 (Central Hordle), SS9 (North Hordle) and SS13 (South Ringwood) from the Green Belt, retaining some Green Belt within the allocation boundary as shown on the Concept Masterplans in the Local Plan Part One document (see Appendix One).
- iv. To amend the settlement boundaries of Totton, Marchwood, Lymington/Pennington, Milford-on-Sea, Hordle, New Milton, Bransgore, Ringwood, Ashford and Fordingbridge to include the area of Strategic Site Allocations SS1-SS18 within the applicable settlement boundary, with the exception of parts of site which are retained as Green Belt, which remain outside the settlement boundary.
- v. To remove any Policies Map designations that solely relate to previous Local Plan policies or site allocations that are not being saved, as set out in table 1 below.

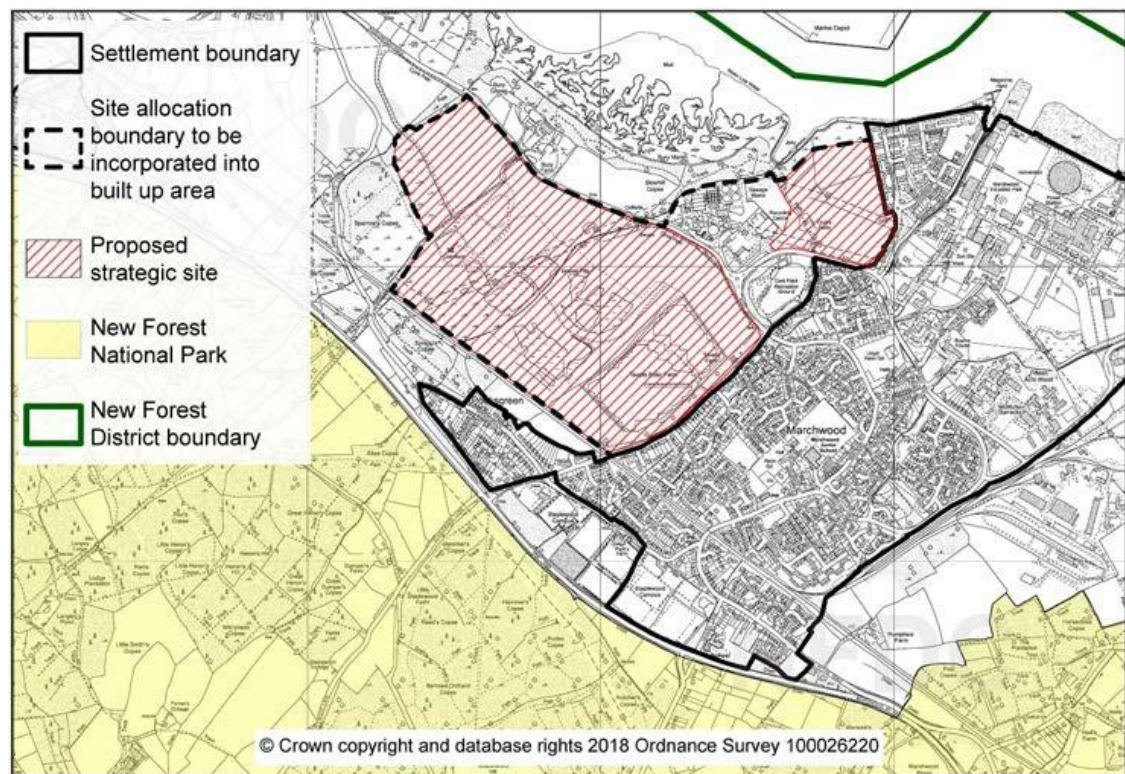
Table1: Previous Site Allocations to be deleted from the Local Plan Policies Map

Local Plan Part 2 reference	Reason for Deletion
TOT 2	Delete as site complete
TOT 4	Delete as site complete
TOT 5	Delete as site complete
MAR 2	Delete as not implemented
HYD 1	Delete as site complete
HYD 8.1	Delete as under construction
HYD 8.2	Delete as scheme complete
HYD 8.3	Delete as scheme complete
LYM 1	Delete as site complete
LYM 3	Delete as site complete
LYM 6	Delete as site complete
LYM 10.1	Delete as scheme complete
LYM 10.2	Delete as scheme complete
LYM 10.3	Delete as scheme complete
LYM 10.4	Delete as scheme complete
LYM 10.6	Delete as scheme complete
HOR 3.2	Delete as scheme complete
HOR 3.4	Delete as scheme complete
HOR 3.6	Delete as scheme complete
NMT 14.4	Delete as scheme complete
RING 6.5	Delete as scheme underway
RING 6.12	Delete as scheme complete

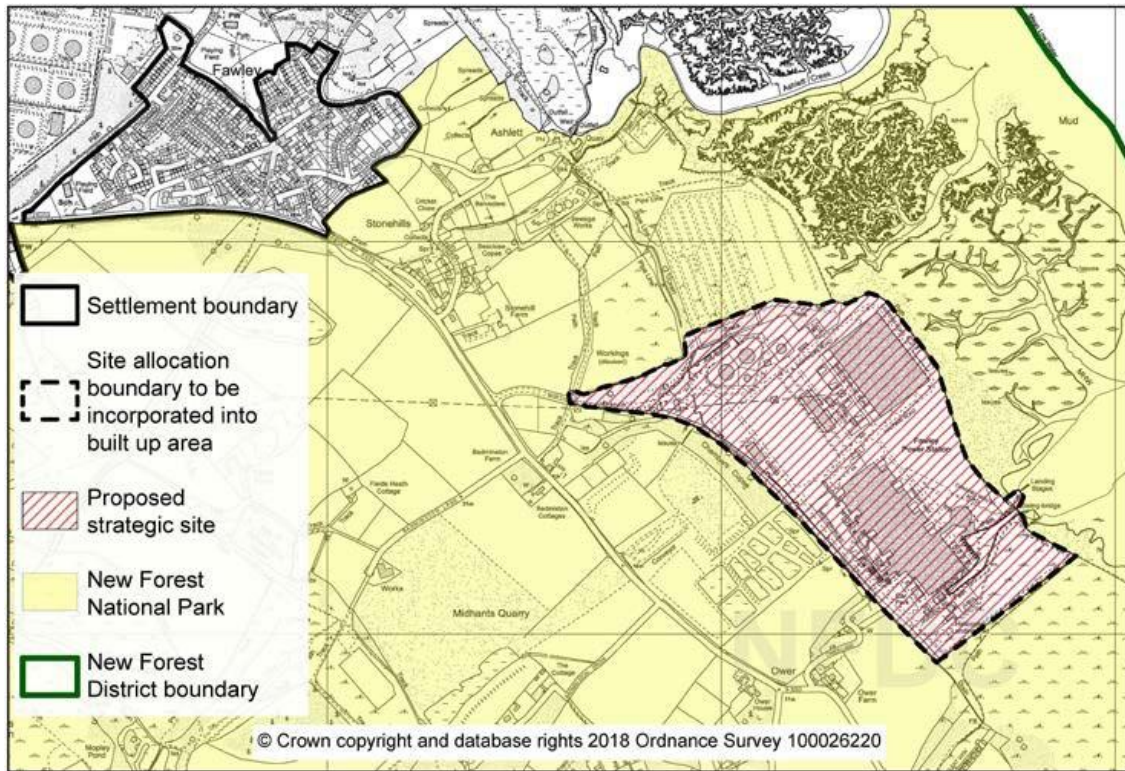
Site SS1 Land to the north of Totton



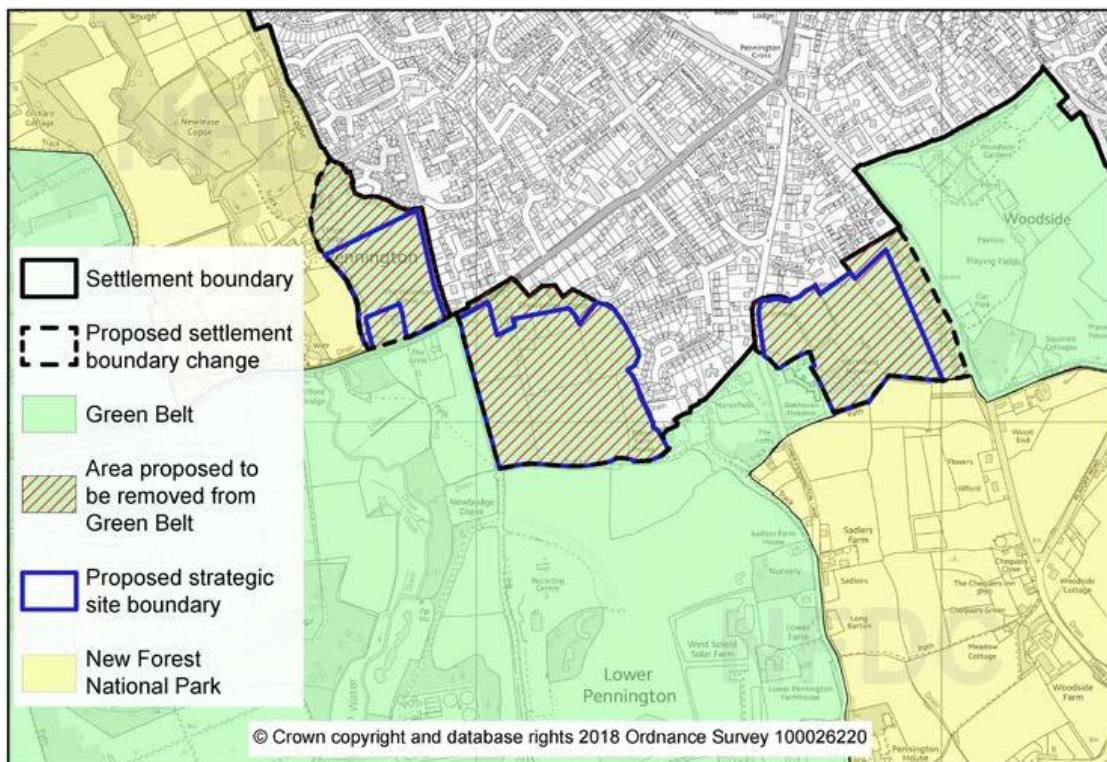
Site SS2 Land south of Bury Road, Marchwood Site SS3 Land at Cork's Farm, Marchwood



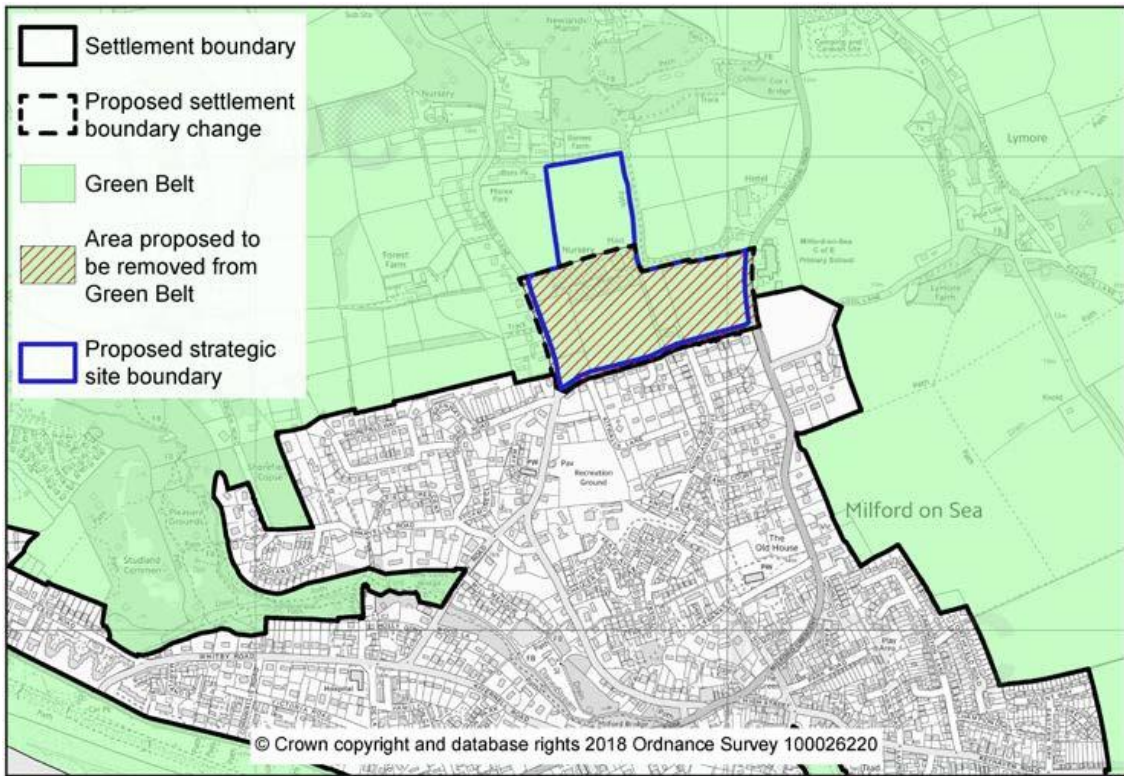
Site SS4 The former Fawley Power Station



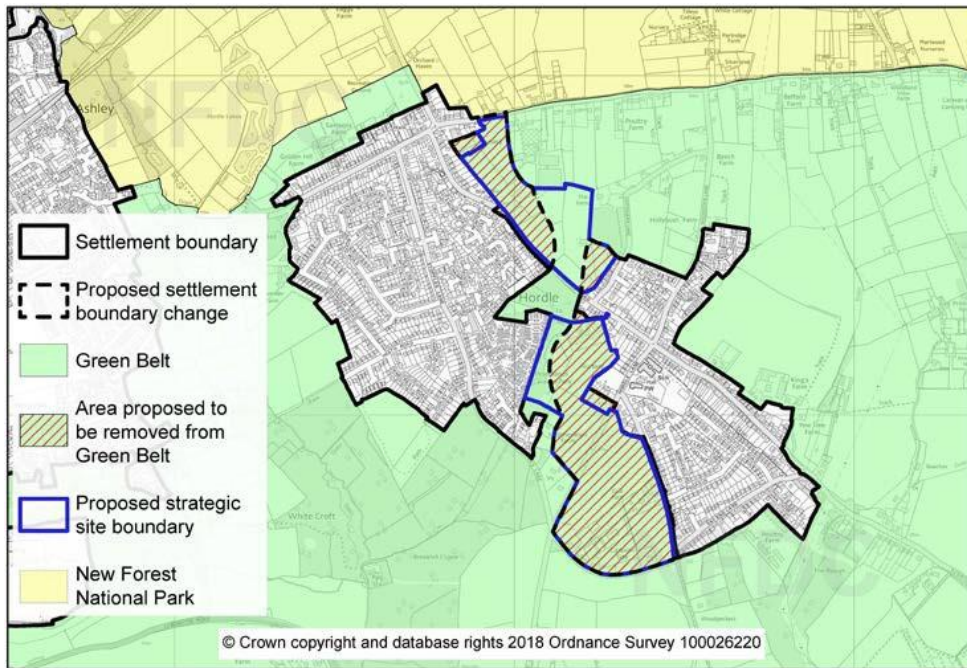
Site SS5 Land at Milford Road, Lymington
Site SS6 Land to the east of Lower Pennington Lane, Lymington



Site SS7 Land north of Manor Road, Milford-on-Sea.



Site SS8 Land at Hordle Lane, Hordle and SS9 Land east of Everton Road, Hordle



Main Modifications further map amendments

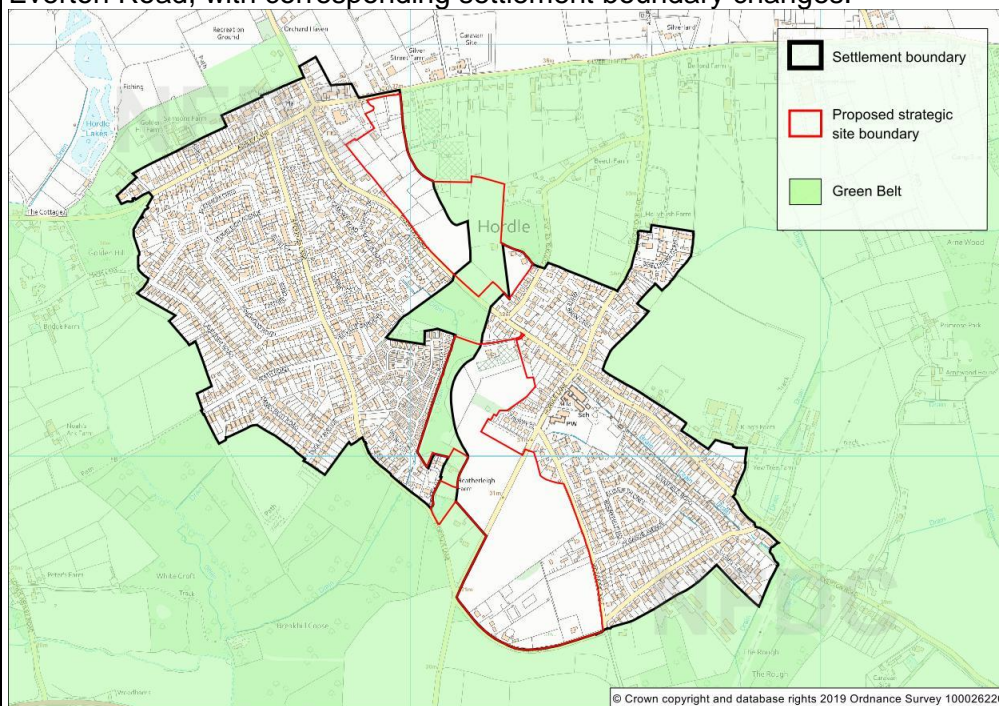
Site SS8 Land at Hordle Lane, Hordle

To define the Green Belt Boundary and to amend the site allocation boundary to:

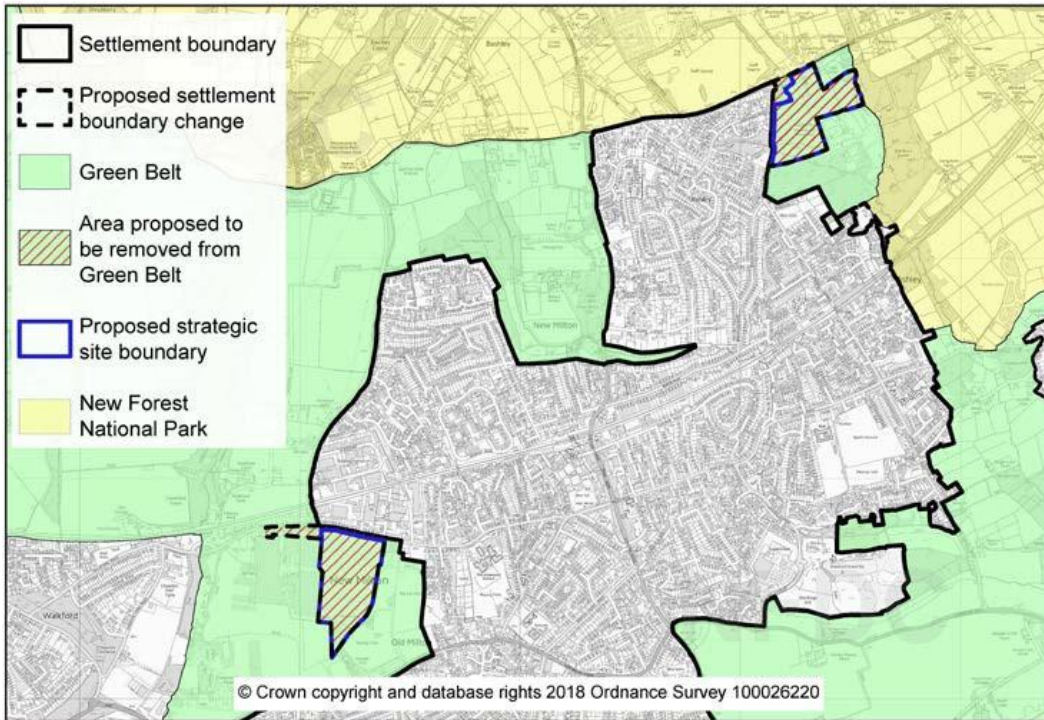
- Exclude the Nursery Close development and its consented allotments area
- include new area of open space north of Stopples Lane (to remain within the Green Belt).

Site SS9 Land east of Everton Road, Hordle

To amend and define a revised Green Belt and site boundaries around Cottagers Lane / Everton Road, with corresponding settlement boundary changes.



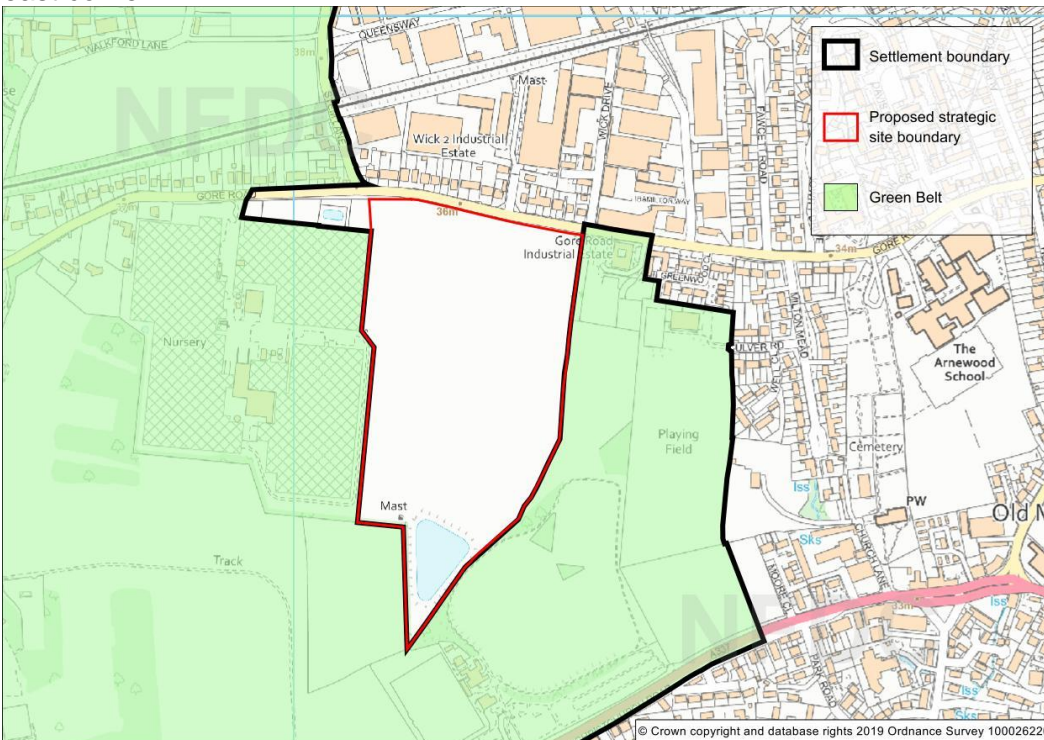
Site SS10 Land to the east of Brockhills Lane, New Milton
Site SS11 Land to the south of Gore Road, New Milton



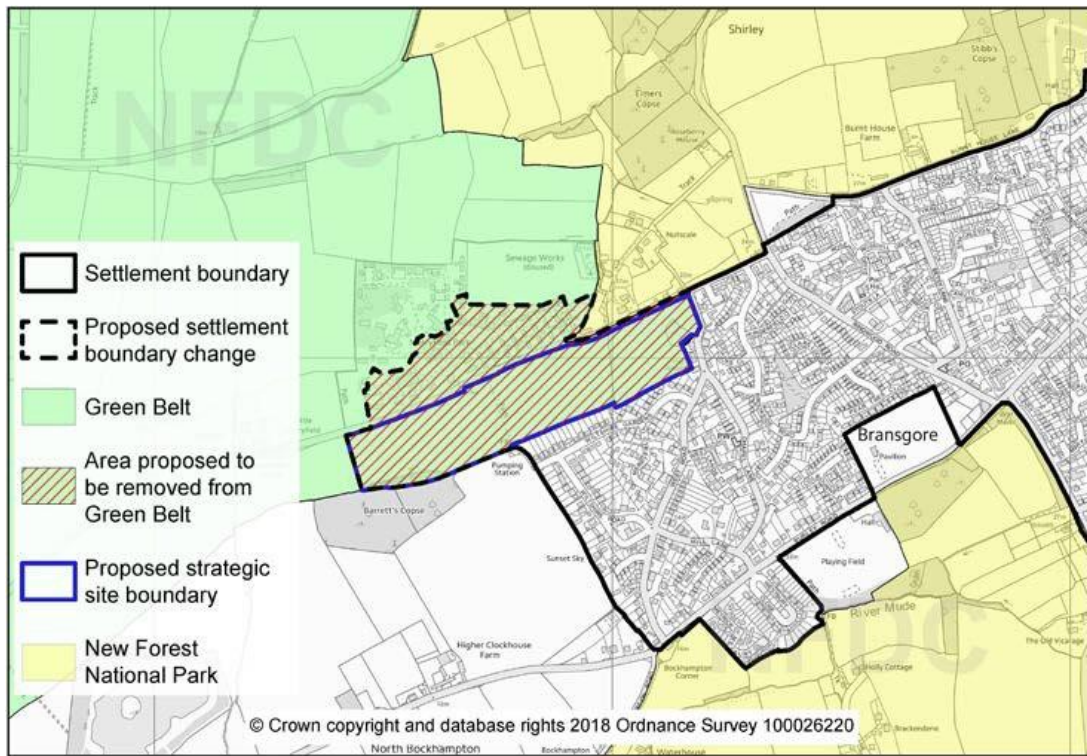
Main Modifications further map amendments

Site SS11 Land to the south of Gore Road, New Milton

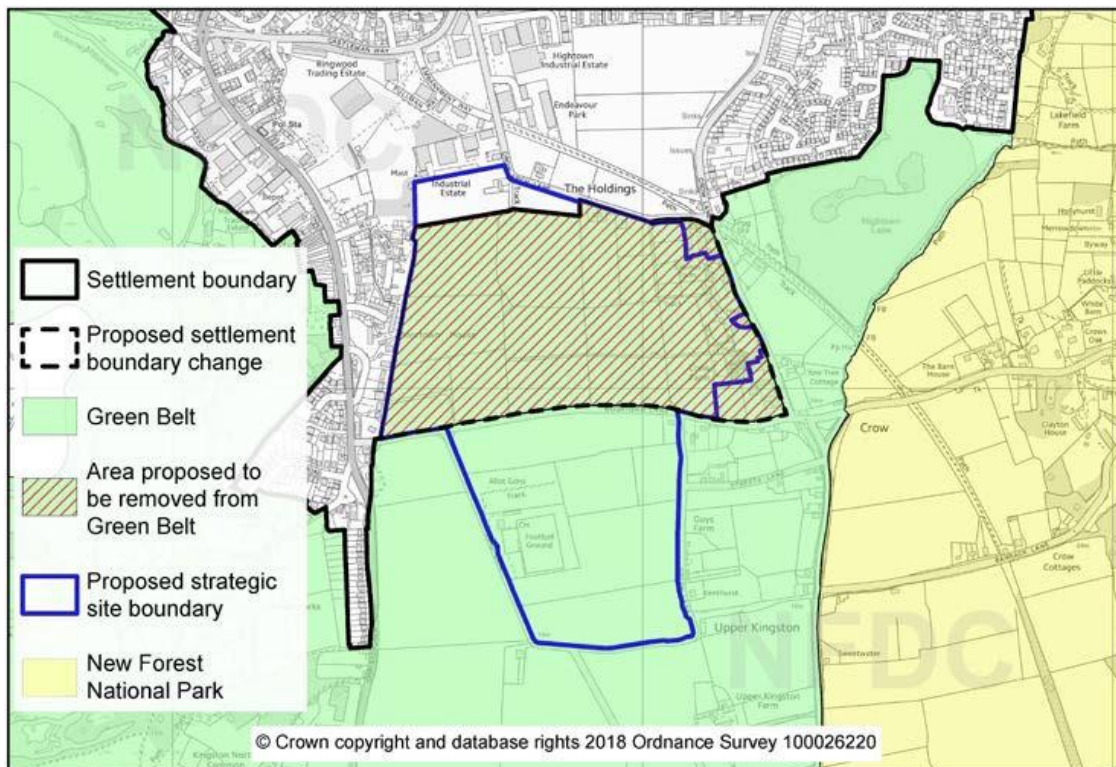
To amend the Green Belt and settlement boundaries to exclude strip of land on the north east corner



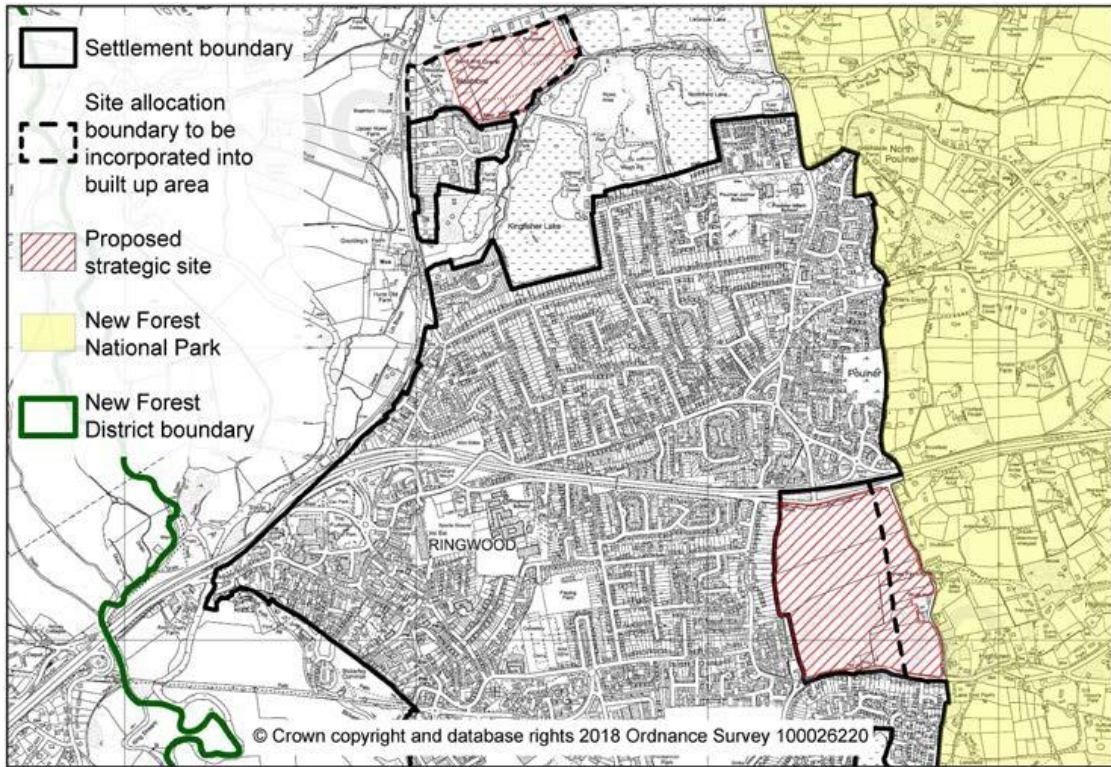
Site SS12 Land to the south of Derritt Lane, Bransgore



Site SS13 Land at Moortown Lane, Ringwood

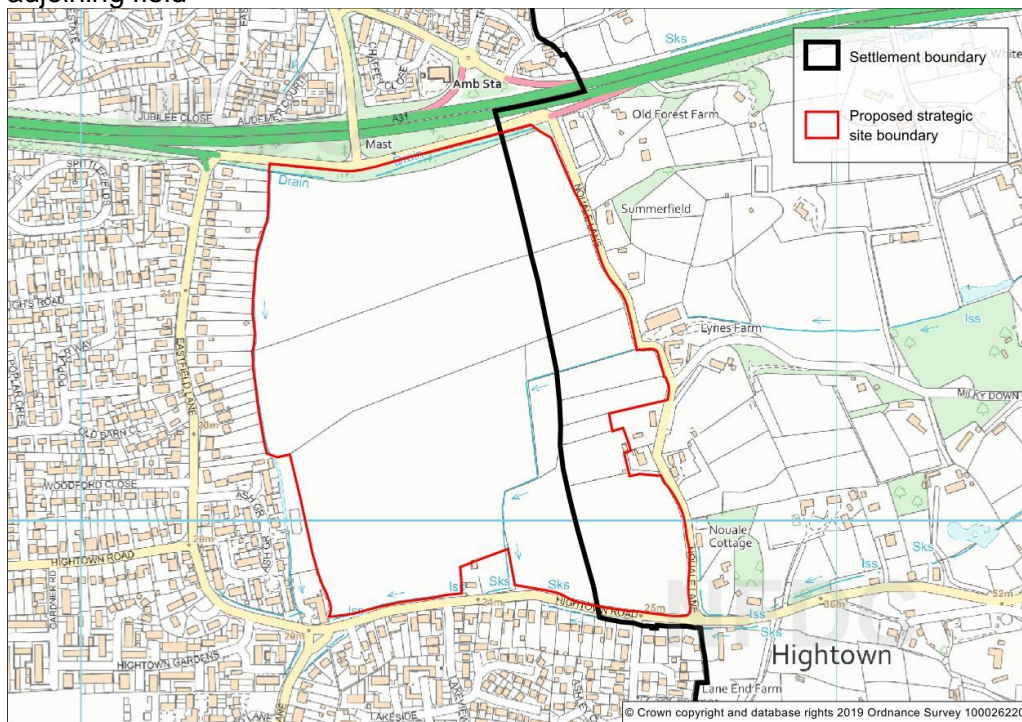


Site SS14 Land to the north of Hightown Road, Ringwood
Site SS15 Land at Snails Lane, Ringwood.

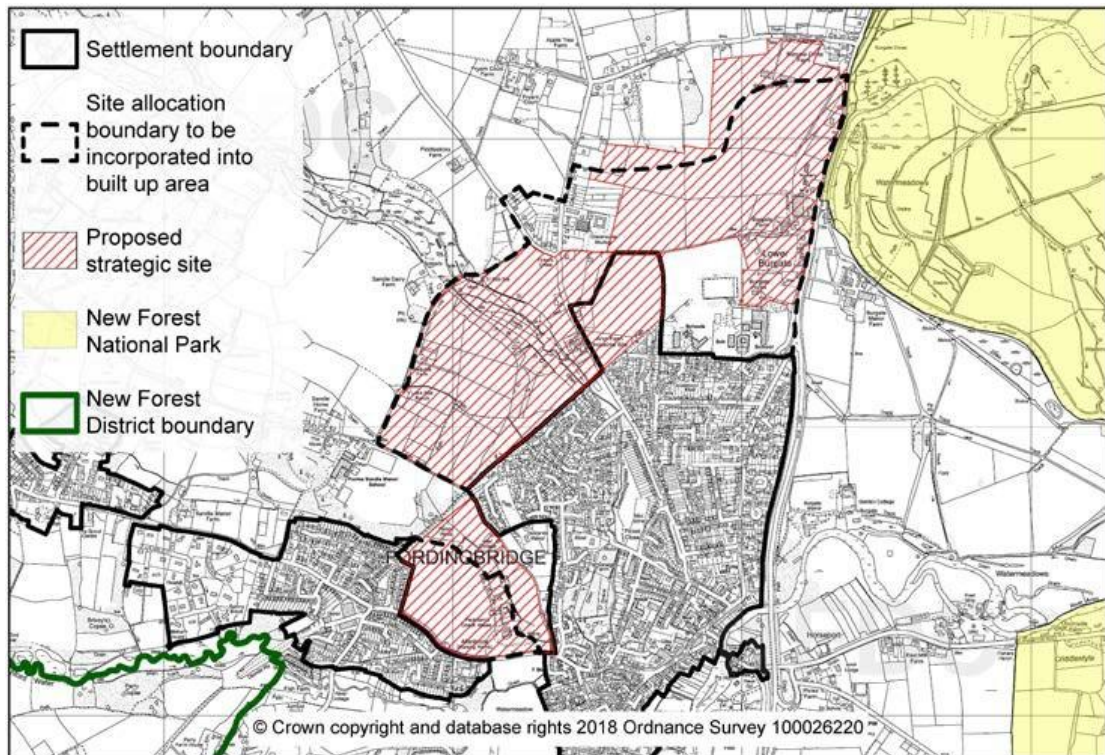


Main Modifications further map amendments,
Site SS14 Land to the north of Hightown Road, Ringwood

To correct the allocation boundary to remove Oak Cottage (140 Hightown Road) and adjoining field



Site SS16 Land to the north of Station Road, Ashford.
SS17 Land at Whitsbury Road, Fordingbridge
SS18 Land at Burgate, Fordingbridge.



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