

RESPONSE TO NEW FOREST NATIONAL PARK LOCAL PLAN POTENTIAL ALTERNATIVE HOUSING SITES CONSULTATION (14 JUNE – 26 JULY 2017)

1. PURPOSE OF REPORT

- 1.1 To agree the Council's response to the New Forest National Park consultation regarding potential alternative housing sites (Local Plan) closing 26th July 2017.

2. BACKGROUND

- 2.1 The New Forest National Park Authority (NFNPA) is consulting on potential alternative housing sites and the comments received will inform the preparation of the Submission draft Local Plan in October 2017.
- 2.2 The review process started in summer 2015. Following an initial public consultation on the main issues to be covered in the review of the Local Plan in 2015, the Authority prepared a draft Local Plan for comment in October 2016. Public consultation on the draft Plan ran for an 8-week period (from 3 October – 28 November 2016). The NFNPA subsequently received advice from Natural England on the issue of greenfield residential development close to the protected habitats of the National Park, and therefore has re-assessed a number of the proposed Local Plan housing site allocations. New Forest District Council working closely with National Park officers on cross boundary issues and has also commissioned a number of joint studies with the NPA as part of our respective evidence base work.

3. PROPOSED RESPONSE

- 3.1 The potential alternative sites that the latest consultation document involve sites which both authorities have engaged positively with. The response therefore focuses on the recent advice from Natural England and the specific options for sites around Fawley Power Station and Calshot village.
- 3.2 See Appendix for the proposed response in full.

5. ENVIRONMENTAL IMPLICATIONS

- 5.1 The potential environmental impact of the National Park Local Plan, especially on the New Forest SPA and SAC, which is being addressed through joint working with the National Park Authority.

6. FINANCIAL, EQUALITY & DIVERSITY and CRIME & DISORDER IMPLICATIONS

6.1 None

7. RECOMMENDATIONS

7.1 To agree the consultation response attached as Appendix 1.

8. PORTFOLIO HOLDER DECISION

I have agreed to the recommendations of this report.

Signed: CLLR E J HERON

Date: 20 JUNE 2017

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Background Papers:

Published documents¹

Date on which notice given of this Decision – 20 July 2017

Last date for call-in - 27 July 2017

Please note, member NFNPA and employment as Chartered Surveyor - EJJ

¹ http://www.newforestnpa.gov.uk/downloads/file/1578/consultation_document

APPENDIX 1

JULY 2017

NEW FOREST NATIONAL PARK AUTHORITY – CONSULTATION ON POTENTIAL ALTERNATIVE HOUSING SITES CONSULTATION (14 JUNE – 26 JULY 2017)

400m allocation buffer to the New Forest SPA

New Forest District Council welcomes that Natural England are now applying a consistent approach to potential development site options that might adversely affect the New Forest SPA.

We recognise that it does not make the New Forest Park Authority's search for potential housing sites any easier and support that potential alternatives are being proposed to enable some level of local housing and affordable housing provision in a highly constrained area.

Potential site allocations at Fawley Power Station and Calshot Village

In the summer of 2016 New Forest District Council consulted on the possibility of allocating the former Fawley Power station site for housing-led mixed use development. Our response to the subsequent New Forest Park Authority's local plan consultation in October 2016 enquired whether the Authority has investigated opportunities on land in the National Park in the vicinity of the former Fawley power station brown field site, as the brownfield area is inset into and surrounded by the National Park.

Since then we acknowledge and welcome that both authorities have engaged positively with each other and the site promoter to consider the potential and sustainability credentials of the site and how our local plans might work together to bring it forward. The site is a strategic brownfield regeneration opportunity that could also benefit a relatively deprived community at Calshot, and provide a large amount of housing and affordable housing. This is in a context where both authorities are facing significant difficulties in identifying sufficient, sustainable and deliverable sites to fully meet our objectively assessed housing needs. We are already jointly engaging with neighbouring authorities under the duty to cooperate to explore whether they may be able to assist in meeting any of our housing needs that we are unable to meet ourselves.

New Forest District Council considers these to be a positive reasons in relation to the first two bullet points of the NPPF major development tests for the Fawley scheme (para 116, the need for the development and a lack of alternative housing sites in our plan areas). Development in the National Park in the form of supporting SANG, open space and community facilities would enable more effective use to be made on the brownfield land for housing.

There is also a positive case to consider for built development of additional housing within the National Park if it supports the viability and deliverability of the scheme as a whole, and this is a matter we are jointly testing.

With regards the final part of the major development test, we consider that the policy outline in your consultation document sets out the key issues to address 'any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated'. We are of the view that overall benefits can also be achieved in this

respect, subject to appropriate design and implementation, which could be managed with a suitable site development policy.

Whilst this work is ongoing we support that the Park Authority is engaging with the local community on this matter.

With regards Calshot Village, New Forest District Council as land owner re-confirms that this land is available, and, in our opinion, suitable and deliverable for housing development. We welcome the proposed allocation as part of the wider approach to regenerating the Fawley and Calshot area.