

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

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

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

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

Annexes

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

2. BACKGROUND - LOCAL PLAN REVIEW APPROACH

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

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

3. THE LOCAL PLAN – KEY MATTERS AND EMERGING POLICIES

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

Housing need

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

Green Belt

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

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

Approach to the former Fawley power station

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

Strategic Flood Risk Assessment (SFRA)

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

Local Plan Housing target

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

Duty to Cooperate

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

Housing sites

Table A: Proposed strategic housing site allocations

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

3.23. Proposed strategic housing site allocations are set out in Table A above. Sites in red text are additions or deletions compared to the 2016 Local Plan Initial Proposals public consultation. The comments field notes any site specific caveats or significant changes since the 2016 consultation. Currently proposed site boundaries are provided at Annex B.

3.24. Our design team continues to explore scope to increase densities in appropriate locations whilst delivering development forms that respect local character and the landscape, so site capacities may change. Most sites are on the rural edge of small towns and large villages, where development forms need very careful treatment and it is anticipated that significantly higher forms of density are not appropriate.

Site allocation policies

3.25. A site specific policy will guide development on allocated sites. Site boundary maps are provided at Annex B. The final site policies will include a concept masterplan showing how development can be integrated into the landscape with open space and habitat mitigation areas, these will be included in the officer presentation for this report.

3.26. The site policy will also set out

- homes to be provided including affordable homes and any other forms of housing
- other required or appropriate uses
- any constraints to be addressed or policy issues to be taken into account
- infrastructure and facilities to be provided or enabled by developer contributions to meet the needs of new residents or offset their impact on existing facilities
- design guidelines. The key principles are summarised in Annex B. The aim is to provide attractive living environments that are in character with the settlements they will become part of, with open areas that will benefit existing and new residents.

3.27. Our site policies will enable development proposals that come forward in accordance with the site masterplans to be fast-tracked, using our discretion to grant 'permission in principle' (which is broadly equivalent to outline planning permission). If land owners wish to pursue a different approach, they can apply for planning permission in the normal way.

Diversifying housing supply

3.28. The Housing White Paper set out Government aims including to widen the choice of homes available by type and tenure. New regulations have been introduced to support self-build and the Government has recently reaffirmed its commitment to support the provision of more private rental accommodation. In our context widening housing choices is an important part of ensuring that market as well as affordable housing is built to meet the needs of our population, and not just to serve strongest demand.

3.29. Our housing policies will seek that a proportion (provisionally 20%) of market housing on all strategic housing sites be provided in 'non-standard' housing forms and tenures such as those listed below. The forms of diversified provision should be split equally between tenures likely to be attractive younger/working age housing needs, and those meeting the needs of older households.

- Serviced plots for self and custom build homes
- Lower cost market homes including starter homes
- Homes for rent
- Downsizer homes
- Sheltered and extra-care accommodation

Affordable housing

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

Figure 1: Housing provision balance

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

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

Ageing population

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

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

3.39. Using national benchmarks:

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

3.40. We propose the following policy response:

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

Schools

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

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

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

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

Business and the economy

3.43. The Local Plan will put in place policies that support and enable the vision in our emerging Strategy for Business, to create a sustainable local economy, a vibrant business and visitor destination with an unparalleled quality of life, where highly productive businesses create quality jobs for local people.

3.44. Our employment land supply is broadly in balance with likely needs based on medium term development trends, but there is a need to renew our commercial stock and to be able to respond positively to specific business needs. The recommended policy approach is:

- To identify, protect and encourage the modernisation of existing employment sites that remain suitable for employment use. These provide important opportunities for existing businesses to grow and to accommodate new enterprise, and our evidence indicates that these areas are necessary to meet projected needs.
- To take an enabling approach to supporting and retaining existing businesses to help them grow and adapt to changing needs in an environmentally appropriate manner.
- To give particular encouragement and policy support to the growth of micro business as they are a strong feature of our local economy. This sector is not always well served by the speculative commercial development market and would benefit from a more flexible approach.
- To enable the provision of facilities that provide training, skills development and business support

3.45. Our infrastructure policies will require new development be connected to high speed broadband services.

Ports and Dibden Bay

3.46. We propose to include a new policy setting out a constructive approach to working with Associated British Ports should they progress their published intention to seek consent for port development at Dibden Bay. The [Nationally Significant Infrastructure Projects \(NSIP\)](#) regime would apply with proposals considered by an independent inspector reporting to the Secretary of State who takes the final decision.

3.47. The proposed policy focuses on our role in the statutory NSIP process, to produce a Local Impact Report, with the policy aim to achieve the best outcome for the district and affected communities in particular. The policy for Solent Gateway (Marchwood Military Port) will be updated to take a consistent approach whilst also recognising that this is an established port site thus additionally providing guidelines for future development.

3.48. The Local Plan will acknowledge that a Local Plan review may be needed should significant port development be consented at Dibden Bay.

Habitat Mitigation

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

4. DOCUMENTS THAT WILL ACCOMPANY THE LOCAL PLAN

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

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

4.4 Related guidance

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

5. NEXT STEPS AND TIMETABLE

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

6. FINANCIAL IMPLICATIONS

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

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

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

7. **CRIME & DISORDER IMPLICATIONS**

- 7.1 No direct implications.

8. **ENVIRONMENTAL, EQUALITY & DIVERSITY IMPLICATIONS**

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

9. **RECOMMENDATIONS**

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

For further information contact:

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Background Papers:

Published documents

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

Annex A: Local Plan summary

Annex B: Strategic Sites

Annex C: Schedule of adopted policies