

ANNEX A: LOCAL PLAN DOCUMENT SUMMARY

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These three introductory sections are not included in the summary below.

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SS.2	West of Marchwood (around 760 homes)
SS.3	North of Marchwood (Cork's Farm) (around 150 homes) [Subject to SFRA level 2]
SS.4	SS 4 the former Fawley Power Station (brownfield site, mixed use) (around 1,380 homes in NFDC area)
South Coastal Towns	
SS.5	South-west of Lymington (around 160 homes)
SS.6	South of Lymington (around 100 homes)
SS.7	North-east of Milford-on-Sea (around 110 homes)
SS.58	Central Hordle (around 180 homes)
SS.9	North Hordle (around 100 homes)
SS.10	North-east New Milton (around 130 homes)
SS.11	South-west New Milton (around 120 homes)
Avon Valley and Downlands	
SS.12	West of Bransgore (around 100 homes) [Subject to SFRA Level 2]
SS.13	South of Ringwood (around 400 homes) [Subject to SFRA Level 2]
SS.14	East of Ringwood (around 250 homes) [Subject to SFRA Level 2]
SS.15	East of Ashford (around 130 homes)
SS.16	North-west of Fordingbridge (around 290 homes excl. Ford 1)
SS.17	North of Fordingbridge (Burgate) (around 350 homes)

1. Introduction

2. Area profile and context

3. Key issues and strategic objectives

Introductory sections not included in this report.

4. Achieving sustainable development

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Sustainable Development in the New Forest

An overarching and signposting policy identifying the key matters that proposals should address to achieve sustainable development in NFDC, identifying the most relevant site or issue specific policies including but not limited to:

- Mix and choice of homes and affordable homes
- Habitat mitigation
- Our statutory Duty of regard for the purposes of the New Forest National
- Local distinctiveness
- Green Belt protection
- Landscape character and quality
- Air quality where most relevant

Settlement hierarchy

Descriptive policy categorising the district settlements into 4 levels based on an assessment of their facilities and proximity to opportunities and services, and describes the broad types or scale of development appropriate at each level to help minimise the need to travel.

- Level 1: larger towns and service centres
- Level 2: small towns and employment centres
- Level 3: Defined villages
- Level 4: Smaller villages/hamlets (built up area not currently defined on the Policies Map)

The Spatial Strategy

A broad-brush policy that summarises the local plan strategy, setting out the various forms of development planned-for, including identified development needs, and explaining where and/or how they will be met or provided for to deliver sustainable development for the Local Plan taken as a whole (mainly by signposting the relevant strategic policies).

5. Our high quality environment

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Protecting and enhancing our unique landscape and countryside

A criteria-based policy to protect and enhance our unique landscape and countryside. The policy could include the following:

- Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character
- Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) or other relevant studies.
- Proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced
 - The locally distinctive pattern of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
 - The character of settlements and their landscape settings.
 - Visually sensitive skylines, soils, geological and topographical features.
 - Landscape features of cultural, historic and heritage value.
 - Important views and visual amenity.
 - Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
 - Landscape functions including places to live, work, relax and for recreation.
 - Special qualities of the Cranbourne Chase Area of Outstanding Natural Beauty (AONB) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.
- That the relevant management plans are taken into consideration including for development outside of the AONB and the National Park that is sufficiently prominent to have an impact on these areas' special qualities.

The South West Hampshire Green Belt

A policy that

- Protects the openness and permanence of the Green Belt with reference to the national purposes of Green Belt
- Supports development that is or may be appropriate in the Green Belt under national policy

- Additionally supports habitat mitigation and public open space as locally appropriate development where it supports proposed housing development and accords with the relevant Local Plan policies
- Acknowledges that some other forms of development may be appropriate in exceptional circumstances (this may include some flexibility for Neighbourhood Plans to make local Green Belt boundary changes where there is public support for them at referendum stage)
- Identifies implementation matters that must be addressed by any development in the Green Belt to minimise or mitigate harm to the openness of the Green Belt and to landscape character or visual amenity

Strategic Site Policies and Green Belt boundaries (Policies Map)

- Remove weak to moderately performing Green Belt land parcels from the Green Belt land in a sustainable location for housing development
- Allocate the removed/former Green Belt land for housing development (Green Belt policies will no longer apply to the released sites).

Nature conservation, biodiversity and geodiversity

A policy to

- protect, retain and, where possible, enhance international, national and local sites, species or features of recognised importance for nature conservation and Regionally Important Geological/Geomorphological Sites
- achieve a net gain for biodiversity, water courses and wildlife where development takes place, maintaining and enhancing existing green infrastructure networks
- minimise and if necessary mitigate or compensate for any harmful effects from development, cross reference to -

Mitigation of impacts on European nature conservation sites

A policy setting out that

- Development will only be permitted where the Council is satisfied that any necessary mitigation is included such that, in combination with other developments, there will not be adverse effects on the integrity of international nature conservation sites (SPA, SAC, Ramsar)
- All residential developments that result in additional dwellings will be required to provide for appropriate mitigation and/or financial contributions towards off-site mitigation
 - On sites of 50 or more dwellings the full mitigation requirements should be met by provision of SANGS on-site or close to the site at 8 ha. per 1,000 population
 - SANGS land provided as part of a development to be transferred to the Council at nil-cost including maintenance in perpetuity, however in certain circumstances other means of management of the land may be considered
 - Development contributions required for in-perpetuity funding of a ranger service and for monitoring the impacts of new development on the European sites
- Set (or signpost to SPD) standards for the provision and design of alternative natural green spaces (SANGS) and how they can deliver alternative recreational routes as well as new or improved open space

- Make reference to access and visitor management measures/strategies to manage the number of recreational visits to the New Forest European sites and the Solent Coast European sites

Design quality and local distinctiveness

A policy promoting design and master planning that starts from an analysis and understanding of the site in its landscape/townscape context to protect and maintain local character and distinctiveness and create high quality development that fits the place:

- buildings that complement the context, setting and built form of their surroundings
- provide public and private spaces that are well-designed, safe and attractive
- legible structure and street hierarchy providing appropriate streetscapes and spaces integrating car parking, pedestrian routes, cycle routes and facilities into the layout
- integrate habitat mitigation, open space provision, planting and the retention and enhancement of existing green features and walkways to provide a strong green infrastructure framework with a net gain for biodiversity
- be accessible to those with disabilities
- minimise opportunities for anti-social behaviour
- buildings and spaces should be designed to be flexible to respond to future changes
- use Sustainable Drainage systems (SUDS) where practical
- encourage innovation in design, construction methods and environmental standards
- cross reference to Policy 'Protecting and enhancing our unique landscape and countryside' and the various design and local distinctiveness SPDs

Green infrastructure

Retain adopted Local Plan Part Two Policy DM9 Green Infrastructure Linkages with minor updating to reference habitat mitigation and remove reference to a Green Infrastructure SPD.

Heritage and Conservation

Proposed policy approach

- ensure that new development conserves or enhances designated heritage assets and non-designated heritage assets and their setting, and the character and appearance of Conservation Areas;
- resist proposals that would cause harm to a designated heritage asset except in exceptional circumstances;
- seek to ensure that historic buildings are appropriately re-used
- encourage appropriate development proposals that would reduce the number of buildings on the "Buildings at Risk" Register;

6. Housing our people

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Housing Target

A policy that sets our housing target of around **9,900 homes** and identifies the main components of supply

- 4,280 homes on Strategic Sites of 100 or more homes as set out in the table below
- cross reference to site allocation policies when finalised
- 1,380 at Fawley in NFDC out of 1,500 total, reference to an aligned policy in the New Forest National Park local plan
- Around but not limited to 200 homes in New Milton and around 200 homes in Lymington and Pennington to be bought forward through Neighbourhood Development Plans (additional to strategic sites)
- Around 400 homes to be bought forward on smaller sites of under 100 homes to be allocated in other Neighbourhood Development Plans and/or the Local Plan Part Two
- Current planning allocations and permissions for 2,700 homes
- Future windfall sites will contribute around 750 homes

Strategic Site	Homes
Totton and the Waterside	3,210
SS 1 north of Totton	920
SS 2 west of Marchwood	760
SS 3 north of Marchwood (Cork's Farm) [Partly subject to SFRA level 2]	150
SS 4 the former Fawley Power Station (mixed-use)	1380
South Coastal towns	930
SS 5 south-west of Lymington	180
SS 6 south of Lymington	100
SS 7 north-east of Milford-on-Sea	110
SS 8 central Hordle	180
SS 9 north Hordle	100
SS 10 north-east New Milton	130
SS 11 south-west New Milton	130
Avon Valley and Downlands	1,520
SS 12 west of Bransgore [Subject to SFRA level 2]	100
SS 13 south of Ringwood [Partly subject to SFRA level 2]	400
SS 14 east of Ringwood [Subject to SFRA level 2]	250
SS 15 east of Ashford	130
SS 16 north-west of Fordingbridge	290
SS 17 north of Fordingbridge (Burgate)	350
All strategic sites	5,660

Diversifying housing choice

A policy requiring that (provisionally) 20% of market housing on all strategic housing sites is provided in 'non-standard' housing forms and tenures. 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 – as broadly illustrated in the table below.

Older households	Younger households
Specialist downsizer homes including bungalows	Homes for private rent
Extra Care and Sheltered housing	Starter homes and other lower cost market homes
Park homes (static 'mobile' homes)	
Self and custom build homes	

There should be a mix of provision for each broad age group including some lower cost housing. Off-site provision of suitable development land may be acceptable in lieu.

The policy may include conditions for local occupancy in a form that is not unduly restrictive on the market or development viability. For example: giving the first opportunity to take up the housing for a defined period to occupiers who can demonstrate a local connection to New Forest district.

Housing type and sizes

A policy setting out

- The overall target mix for both market and affordable housing, by number of bedrooms, broadly correspond to our demographic profiling of future household formation.
- Guidelines on application of flexibility eg by broad type of location

	1 bed	2 bed	3 bed	4+ bed
Affordable Homes	30%	35%	30%	5%
Market Homes	5%	40%	45%	10%

Affordable housing policy

A policy or policies covering the following:

- The percentage requirement for affordable housing either across the whole plan area or varying by sub-area. This is likely to be in the range of 35% to 50%. The final figures will depend on the affordable tenures and mix preferred and how that affects development viability.
- The affordable housing tenure mix between rental and lower cost home ownership products (provisionally 75:25 subject to further viability testing)
- Alternative levels or forms of affordable housing provision the Council would accept if the policy target level or mix cannot be provided for viability or other reasons indicating priorities and preferences. Flexibility to negotiate variations in tenure mix, reduced levels of affordable provision, off site provision, then land or financial contributions in lieu.

- Any particular circumstances where off-site provision might be preferred.
- That older person's self-contained accommodation falls within the scope of the policy
- Our preferred form of provision within each tenure type
 - within rental tenures, 50:50 social: affordable rented
 - intermediate housing at (subject to viability) the Housing White Paper minimum level of 10% of site homes, with shared equity as the preferred affordable housing tenure to support home purchase (starter homes are insufficiently affordable to quality but form part of the lower cost market housing provision under the policy for diversifying housing choice).

Housing exception sites

A criteria-based policy to enable departures from constraining local plan policies to provide affordable homes for local people:

- To meet specific local affordable and lower cost housing needs that cannot otherwise be provided for
- Primarily for rural areas including Green Belt and AONB but could cover other types of policy departure eg housing on employment sites, identifying any preconditions
- Guidance on potentially appropriate locations eg related to a settlement, access to services
- Minimising visual impact and impact on landscape, ecological and heritage assets
- Occupancy conditions and ensuring affordability in-perpetuity

Residential accommodation for older people

A policy to set out how the council will address the needs arising from a significant increase in older households over the plan period. Matters to consider include:

- That the growth in older households is our residents ageing, not an influx of retirees from elsewhere
- That the Waterside area will 'catch up' in age profile to the rest of the district
- A proportion of homes provided on each site address the needs of older people
- Guidance for the location of homes for older people and guidance for institutional care homes
- Cross reference to policies for Affordable Housing (proposed to be sought on self-contained housing schemes for older people), Diversifying Housing Choice (which will promote housing forms suitable for older households and downsizers as part of the market housing offer) and Housing Standards (promoting accessible and possibly some wheelchair standard homes).

Gypsies, travellers and travelling showpeople

A criteria-based policy to enable appropriate sites to come forward, covering the following:

- Location and access to services and facilities

- Visual impact and impact on landscape, ecological and heritage assets
- Impact on local environment
- Access issues
- Suitable onsite facilities including electricity, water and sewerage
- Recognising a need for culturally appropriate accommodation
- Save Testwood Farm site allocation (Policy TOT 10) to maintain a five year pitch supply for Travellers who meet the 'travelling' definition.

Housing standards

A policy requiring higher than minimum Building Regulations standards for home accessibility and water efficiency responding to our particular environmental and ageing population pressures

- All or most new homes constructed should comply with Accessible and Adaptable dwellings standards (optional technical standards of Part M4(2) of the Building Regulations 2010)
- All or a proportion of new homes built for occupation by older households to comply with Wheelchair User dwelling standards (Part M4(3) of the Building Regulations 2010).
- All homes to meet the optional higher water efficiency standard

7. Business and the economy

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26 (S)	Marchwood Military Port

Supporting a strong local economy

A policy that outlines a positive, strategic approach to promoting sustainable economic growth and supporting local businesses. Signpost other policies that deal with particular matters.

- retain existing businesses and assist them to adapt or grow as their needs change;
- encourage a greater presence of appropriate high value and knowledge-based businesses in the Plan Area;
- encourage the marine sector by retaining suitable employment sites with direct access to the coast for marine-related businesses;
- encourage small-scale and start-up businesses, and the provision of flexible workspace;

- encourage the development, redevelopment or intensification of employment uses on existing employment sites through refurbishment, modernisation and/or more effective use of existing sites and premises
- support proposals for new employment development in accordance with Policy XX Facilitating business and employment development
- retain existing employment allocations and employment sites except in the circumstances identified in Policy XX Retaining business and employment sites
- support visitor-based service sector jobs and the local tourism industry as set out in Policy XX Tourism
- support proposals that address workforce skills to help meet the needs of local businesses;

Facilitating business and employment development

Policy to address new business development proposal;

- Support proposals for the development, redevelopment or intensification of employment uses on existing low density, underused or poorer quality employment sites particularly where this will create appropriate higher value employment uses
- Set out the main criteria for determining proposals for employment development including additional criteria for proposals on sites not in or allocated for employment use (such as suitable HGV access and the lack of suitable sites allocated or designated for employment) with cross reference to policy support for rural enterprise
- Particular encouragement will be given to proposals for employment development that provide flexible workspace and/or accommodation suitable for small/micro businesses, secure local skills and training provision relevant to the needs of local business sectors, and improve workforce skills and employability

Retaining business and employment sites

Proposed policy approach

- Protect the district's main business sites for continued business use
- List the locations protected by the policy and define them on the policies map (first deleting any existing protected employment sites that are no longer fit for purpose)
- Define appropriate uses on these employment sites (using the existing broad definition in the adopted Local Plan Part 2, para. 2.85)
- Enable transition to alternative beneficial and appropriate use where the site is demonstrated to be no longer suitable or viable for any appropriate employment use and there is evidence of a lack of commercial demand for the site despite reasonable efforts to sell or let it for business use on fair terms and at a realistic price.

Rural economy

Set out a strategy for the rural economy to:

- encourage agricultural, horticultural and forestry enterprises and farm diversification, and support commoning and back-up grazing
- retain existing rural businesses and employment sites that are in environmentally appropriate locations, and encourage improvements and redevelopments that will help sustain them
- support the conversion/adaptation of existing buildings and small-scale development of commercial premises in appropriate rural and village locations, with particular encouragement of enterprises that have little adverse environmental impacts
- support the local delivery of services and developments essential to support a rural workforce including the retention of local shops and pubs. Cross reference to saved policy DM21 seasonal agricultural worker accommodation.

Town, district, village and local centres

A strategy to maintain and enhance the vitality and viability of the above centres (which are set out in the Settlement Hierarchy policy) by creating safe, attractive and accessible town and district centres, providing a good range of shopping, food and drink uses, services, offices, and entertainment and leisure facilities, and high quality public spaces

- Maintain active ground floor frontages, within town centres, district centres and local centres with appropriate town centre uses
- Maintain the primary retailing role of the defined primary shopping areas in town and district centres whilst recognising the benefits of and supporting a broader mix of uses
- Within village and local centres, ensure active ground floor frontages are maintained and permit new retail and other commercial, service and leisure uses that help meet the day to day needs of the local community
- The four town centres and two district centres will be the preferred location for new large scale development for retail and other main town centre uses. Other locations may be suitable subject to the sequential and impact tests where applicable

Tourism

Renew and retain existing Policy CS19 Tourism which sets out a strategy to support the local tourism industry.

Port development: Dibden Bay and Marchwood Military Port

A policy for Dibden Bay that

- recognises that development would be a Nationally Significant Infrastructure Project for determination by the Secretary of State, and approaches that prospect constructively to seek

the best local for the district and directly affected communities outcome if port development were consented

- that the role of the council would be to prepare a Local Impact Report to inform the decision-making process and outlining the social/community, economic and environmental matters a LIR would address
- setting out the key consideration for determining any subsequent planning applications following issue of a development consent order

A policy for Marchwood Military Port that

- acknowledges the positive opportunity presented by its opening for commercial as well as military use
- safeguards the site for port-related development
- sets out the key consideration for determining any subsequent planning applications, acknowledging these may also be large enough to qualify as NSIP whereupon a similar approach would be taken to that set out for Dibden Bay.

8. Community safety and climate change.

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A Community wellbeing and safety	
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32	Developers' contributions
33	Open spaces, sport and recreation
34	Contaminated Land (reproduce)
B Meeting the challenge of climate change	
35	Flood risk
36	Renewable and Low Carbon energy generation
37	Coastal Change Management area (reproduce)
38	Restrictions on new soak aways
39	Energy and resource use (reproduce)

Community wellbeing and safety

Safe and healthy communities

Updating existing policy CS5 of the same name to focus on

- Controlling development that may cause safety or pollution hazards

- Managing development on sites affected by safety or pollution hazards (including coastal change) especially for vulnerable uses, taking where possible opportunities to reduce, remove or remediate existing issues

The 'Design quality and local distinctiveness' policy covers design elements of public safety.

Provision of infrastructure and community facilities

A policy setting out the Council strategy to ensure the provision of adequate infrastructure and services by working positively with all infrastructure providers and securing developer contributions.

- Support given the provision of all forms of infrastructure including open space, public transport and education in appropriate locations (identifying key criteria for determining infrastructure development proposals).
- Cross reference to Strategic Site allocation policies and the Infrastructure Delivery Plan
- Cross reference to Transport Proposals, Ports, Green Infrastructure and Public open Space policies, and to site allocation policies and the Infrastructure Delivery Plan
- Presumption against any loss of any community infrastructure services unless redundant or implemented as part of a wider plan following service review
- Provision for alternative uses on sites of built infrastructure that can no longer reasonably operate.
- All new developments to include a minimum broadband speed connection of 30Mbps unless demonstrably unviable.
- Requirements for specific electric car charging points to be made available for all new development, including communal parking areas.

Transport proposals

A policy to define the key transport projects that will help to deliver a safer and more sustainable transport network

- List committed transport projects and where needed safeguard the land required on the Policies Map. Existing priorities include:
 - A31 Ringwood – Highways England scheme currently under consultation
 - Capacity and traffic management improvements on A35 east of A326
 - Capacity improvements including bus priorities on junctions along A326
- Identify emerging strategic projects that have some evidence base justification but are not fully funded commitments and define 'areas of interest' for these projects on the Policies Map
 - Seeking the reinstatement of passenger services on the Waterside branch railway
 - Land for provision of new passengers railway stations
 - Associated pedestrian and cycle links – Jacobs Gutter Lane, Hounslow, Plantation Drive, Marchwood and New Road car park (southern end), Hythe.
 - Proposals that may emerge from the HCC Waterside transport study in progress

- Support other/future infrastructure and other improvements which increase scope for public transport services unless there are overriding environmental objections
- Supporting improvements to public transport interchanges and facilities in town and district centres

Promoting safe and sustainable travel

A policy outlining a strategy for promoting safe and more sustainable travel to minimise the impact of new development on the existing transport infrastructure

- factually updating current policy CS24 Transport considerations by removing the reference to maximum parking standards and 'site' travel plans
- adding cross references to Strategic Site Allocation policies, Transport Proposals policy, Policy DM26 Development generating significant freight movements' and the Parking Standards SPD
- Specific site policies will include a requirement to consider site specific measures such as cycle and pedestrian routes and access arrangements

Developer contributions

A policy for securing contributions to mitigate the impacts of development including the burdens growth places on existing facilities and services.

- Development proposals will be required to provide, or meet the reasonable costs of providing, the on-site and off-site infrastructure, facilities and/or mitigation necessary to make a development acceptable in planning terms, including the mitigation of the effect of cumulative developments
- ensure that the appropriate mitigation will be provided where it is necessary to ensure that the development is acceptable in planning terms.
- recognise economic viability considerations and the policy tests of being necessary, reasonable and proportionate
- make clear that failure to make the necessary contributions to mitigate harmful impacts is grounds for refusal of planning permission

Open spaces, sport and recreation

Strategic open space policy setting out that

- there is a presumption against the loss of existing open space except where it can be provided in an equally accessible location of equal or better quality
- the minimum standard of open space to be provided and the mix between formal, informal and play identified (provisionally the same as the current standard of 3.5 ha per 1000 population of which 1.25 ha is for sports pitch provision)
- the strategy for formal open space (sports pitch) provision. Strategic site allocation policies include on-site formal playing pitch provision or other contributions required.

- identifying improvements to existing facilities where new development takes place
- provision of allotments to meet local need
- work collaboratively with other local authorities and partners to develop green infrastructure strategies

Contaminated Land

Renew unchanged policy DM5 of the same name to ensure that new development safeguards the health, well-being and safety of people and the environment throughout the Plan area.

Meeting the challenge of climate change

Flood risk

Update adopted Policy CS6: Flood Risk to

- Avoid inappropriate development in areas at current or future risk from flooding
- Direct development away from areas of highest flood risk
- Require the implementation of appropriate Sustainable Urban Drainage Systems (SUDS)
- Provide general criteria for minimising or mitigating any flood risk in developments
- Allow for the possibility of development for some sites at risk of flooding where are on previously developed land and provide regeneration benefits (e.g. Fawley Power Station), subject to criteria based on the Exception test
- Ensure coastal protection and flood defences (subject to Shoreline Management Plans)
- Encourage use of permeable surface materials which reduce surface water run-off
- Map of areas at risk of flooding

Site allocation policies

- Provide site specific guidelines for managing, minimising or mitigating flood risk.

Coastal Change Management area, Restrictions on new soak-aways

Renew existing policy DM6 Coastal Change Management area unchanged, and save policy DM7 Restrictions on new soak aways (both adopted 2014).

Renewable and Low Carbon energy generation

Renew adopted Policy DM4: Renewable and low carbon energy generation which gives significant weight to the benefits of renewable energy generation subject to effects on the environment, landscape and residential amenity.

9. Implementation and monitoring

Implementation and monitoring

To follow

- Monitoring framework and indicators for policies
- Housing delivery trajectory and five year land supply

10. Strategic site allocation policies

See Annex B.