

## Pre-Submission Plan CONSULTATION APRIL-MAY 2018

Please find attached our comments on the pre-consultation document from a Property and Estates perspective where the Council has a landowner interest. You have of course already received a response from a planning policy perspective from Louise. Our Property & Estates Team will respond separately in relation to sites where the Council has a landowner interest.

As with [REDACTED], we (in Estates) would be very happy to arrange a 'working' meeting with NMTC to go through some points of detail and to help you clarify some of the policies before you undertake the public consultation.

Kind regards

[REDACTED]  
Service Manager  
Estates and Valuation  
New Forest District Council  
Tel: **023 8028 5588** | Mob: [REDACTED]

### New Milton Neighbourhood Plan Pre Submission Document

Dear Sirs

New Forest District Council Estates & Development team (E&V) have considered the latest draft of the New Milton Neighbourhood Plan from a landowner's perspective. You have received separate representations from the Council from a planning policy perspective. Overall E&V consider it is high in aspiration, but suggest that more consideration be given to its implementation, especially the economic hurdles that need to be overcome to bring such schemes to fruition.

E&V is happy to work with New Milton Town Council to deliver on the aspirations contained in the Plan in particular on sites where New Forest District Council has an interest.

The Council owns and runs 5 car parks in the town centre. This plan includes 3 and a 4<sup>th</sup> (Elm Avenue Car Park) has been removed since the previous draft. The viability of the town centre will be supported by the provision of parking, especially given the connectivity to smaller rural settlements, which public transport is unlikely to serve, especially if night time entertainment is promoted (e.g. Town Centre Site B), therefore proper parking provision within the town centre should be maintained.

The Council has a land ownership interest in the following Town Centre sites:

Site B: North of Osborne Road

Site E: Station Road/Elm Avenue (adjoining land ownership interest)

Site G: Old Milton Road Vintage Quarter

Site H: Health & Wellbeing Centre

#### Site B: North of Osborne Road

This site is made up of a number of third party ownerships (both commercial and residential), so a single comprehensive redevelopment will be difficult to achieve in our opinion. E&V suggests consideration be given to altering the policy to allow single use development which can act as a catalyst for other redevelopments of the site.

Policy NM7D (Buildings of Local Heritage & Townscape Value) especially, i. Lloyds Bank building, 47 Station Road, and iii. The former Milton Hall (presently a furniture showroom) may affect this site. Retention of the former Milton Hall could be a constraint on redevelopment opportunities in the area. Retention of these buildings may have an effect on viability and therefore deliverability, or may simply deter developers from pursuing the site for redevelopment.

#### Site G: Old Milton Road Vintage Quarter

This is another site made up of many third party interests, both residential and commercial which could make it difficult to deliver. In addition the site is a secondary shopping location and may therefore be difficult to motivate new occupiers to pay higher rents should development take place. Therefore this proposal may only be achievable with funding from external bodies. In addition, the Council would be concerned about proposals that may devalue its land assets.

#### Site H: Health & Wellbeing Centre

In the previous draft, the adjoining community centre was incorporated in this site. During any redevelopment the provision of the existing services would need to be maintained throughout its construction. It is unlikely this can be accommodated on the currently allocated site and therefore inclusion of the community centre would enable more flexibility and a higher likelihood that the aspiration can be realised. Given the public sector ownership of the car park and health centre, we would consider it preferable for the community centre to be re-included in the plan.

#### Site E: Station Road/Elm Avenue

Whilst the Council does not have an interest in this site, it appears to be one of the most deliverable with a motivated owner. It adjoins the Council's Elm Avenue car park, which was known as "Site C" in the previous draft. E&V understands that as part of the Site E, pre-app advice from this Council made reference to the Council's car park and that it could be used for additional parking, and potentially decking could be used to accommodate more capacity. Therefore the car park should be reintroduced to the plan to provide options for additional parking and the potential for enabling development to fund additional parking provision.

#### Other Comments

##### Site A: New Milton Station and Heritage and Information Centre

In order to realise this aspiration, the Town Council will need to consult with Network Rail to establish whether their operational requirements support the form of development proposed and that it would motivate them to allocate resources to proceed with such a scheme.

The full address of, "(iii) The former Milton Hall (presently a furniture showroom)" under policy NM7D (Buildings of Local Heritage & Townscape Value) is not defined, so it's not clear where this building is located.

In order to achieve a 'more vibrant town centre,' changes to High Streets such as greater pedestrianisation might be considered.