

**From:** [REDACTED]  
**Sent:** 10 May 2018 10:04  
**To:** Suna King <Suna.King@newmiltontowncouncil.gov.uk>

**Subject:** NFDC Response to New Milton Neighbourhood Plan Pre-Submission Document

Hi Suna,

Please find attached our comments on the pre-consultation document. Our Property & Estates Team will respond separately in relation to sites where the Council has a landowner interest.

We 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]

[REDACTED]

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#### NFDC Response to New Milton Neighbourhood Plan Pre-Submission Document

New Forest District Council congratulates New Milton Town Council on the progress that has been made with the preparation of their Neighbourhood Plan. The Council is very pleased that comments made by this Council at earlier stages in the Plan's preparation have been taken into account, and as a result areas of potential concern have been addressed.

We have some detailed comments about the wording of some of the policies, and possible 'unintended consequences' which may result, and would be happy to give further guidance to ensure your policies reflect your intentions. We suggest this would best be done through a meeting between officers.

There are some issues in relation to duplication of policies that will be in the Local Plan Review document that this Council is currently preparing. Clearly as we have not published our document yet we appreciate it is very difficult for you to identify such matters. However, as a matter of principle the Neighbourhood Plan's policies should aim to supplement rather than duplicate Local Plan policies. A particular example of this is where the Neighbourhood Plan has attempted to deal with habitat mitigation issues in site specific policies. It would be preferable to cross refer to Local Plan mitigation requirements, rather than try to address this issue again in the Neighbourhood Plan.

The proposed policy for Land at Caird Avenue (NM5) is at variance from our own Local Plan policies for this area which for many years have been directed towards removing this sand and gravel processing operation from this locality and securing residential and employment development in this area. We are concerned that the Neighbourhood Plan does not appear to support the removal of the processing plant. Please also be aware that the future of mineral operations in this area is a matter for Hampshire County Council as the minerals planning authority and therefore cannot be dealt with in the Neighbourhood Plan. (Plan D should not identify land for a particular company.) We assume that you have evidence to support the need for the retail scheme referred to on this site (NM5c) in the context of the sequential test set out in the National Planning Policy Framework?

The Economic Development Officer is supportive of the approach being followed in the Neighbourhood Plan and makes following comments:

“I recognise and support the desire to change the direction of New Milton’s demographic profile, away from that of an aging population to that which is more attractive to young people. This by definition will alter the economic focus of the town and its surrounds as it will result in a shift toward a high proportion of residents being working age population versus those who are of retirement age. Assuming these individuals are seeking employment opportunities within the town (as opposed to out-commuting), the resultant effect will be a demand for local employment opportunities and the sites on which these exist.

“Whilst reference is made to New Milton having good transport (rail in particular) access to Southampton and Bournemouth, it important that in developing a vibrant local economy that we seek to retain (young) skilled workers in the district as opposed to them out-commuting. In this respect, the linking with existing education establishments (specifically the schools – but also local colleges and universities) is key to ensure that people leaving full-time education are sufficiently skilled to be able to take advantage of locally created skilled jobs within New Milton.

“Reference is also made to utilising ultra-fast broadband speeds as a means to growing the local economy. Specifically key new employment sites (such as the emerging Incuhive development) should be integrated with this strategy. I very much welcome the rollout of Virgin’s ultra-fast broadband within the town centre and immediate surrounding area but recognise that a number of (business) premises within the town centre have not received this upgrade and will run the risk of being digitally excluded or left behind. It is important that this is prevented either through full superfast coverage of the BDUK enabled network or further extension of the Virgin enabled service.

“I support the notion of an innovation / business centre and believe there to be an undersupply of this accommodation type in the local area. This builds on extensive work which we have carried out with the Town Council to date and integrates neatly with the emerging Economic Development Strategy.

“The Council’s emerging Economic Development Strategy recognises that the traditional High Street is changing and that existing retailers are coming under increasing pressure from a variety of forces. Whilst the District Council has a programme of work to support existing High Street businesses, it also recognises that we cannot necessarily control the often global impact of a changing retail environment. As such, although we will continue to support existing businesses we recognise the

shift toward a more leisure focused High Street environment and see this as a preferable option to extensive vacant premises or loss of employment altogether. “