



NEW MILTON
T O W N C O U N C I L

NEW MILTON NEIGHBOURHOOD PLAN
2016 - 2036
BASIC CONDITIONS STATEMENT

Published by New Milton Town Council under the Neighbourhood Planning (General) Regulations 2012

May 2019

1.INTRODUCTION

1.1 This statement has been prepared by New Milton Town Council ("the Town Council") to accompany its submission of the New Milton Neighbourhood Plan ("the Neighbourhood Plan") to the local planning authorities, New Forest District Council ("the District Council") and the New Forest National Park Authority ("the National Park Authority"), under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

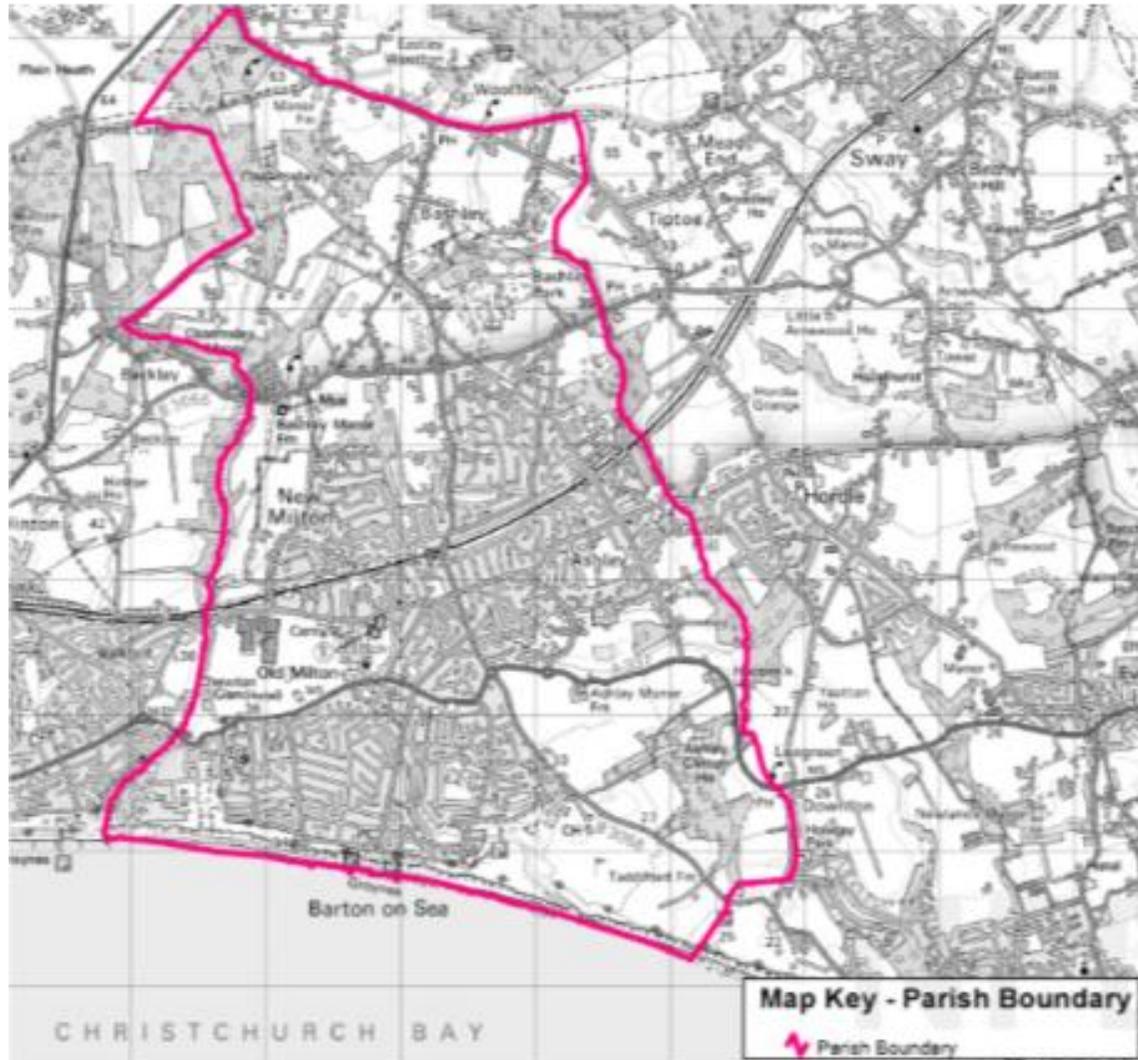
1.2 The Neighbourhood Plan has been prepared by the Town Council, a qualifying body, for the Neighbourhood Area, which coincides with the boundary of the Town of New Milton, with the northern part falling within the New Forest National Park. The Neighbourhood Area was designated by the District Council and the New Forest National Park Authority in February 2015 (see Plan A overleaf). The Town Council has consulted the local community, the statutory bodies and other stakeholders throughout the preparation of the Neighbourhood Plan, as required by the Regulations. This is detailed in the Consultation Statement, which is published separately as part of the submission documentation.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. They do not relate to 'excluded development', as defined by the Regulations. The plan period of the Neighbourhood Plan is from 1 April 2016 to 31 March 2036, which corresponds with the plan period of the forthcoming New Forest District Local Plan and the forthcoming New Forest National Park Local Plan.

1.4 The statement addresses each of the four 'Basic Conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the conditions if:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- The making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with EU obligations



Plan A: New Milton Designated Neighbourhood Area

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Town Council in 2015. A key driver of this decision was a need to focus on the regeneration of town centre area to effect demographic change and to support a rebalancing of the towns demographic profile as a whole. This approach reflected the 2026 Spatial Strategy as described in the New Forest Core Strategy¹ and earlier conclusions² which highlighted the need for a rebalancing of the New Forest economy to retain or attract the 16 to 44 age group 'through the development of niche sectors including creative and media industries based on an unparalleled quality of life'. This trend resulting in a contraction of the working age profile and growth in the elderly age structure continues³ ⁴. It also reflected earlier community planning work by the Town Council in 2005. This goal has shaped how other planning issues in the town may be addressed, including the role of the town centre, new employment and retail opportunities and securing new recreation areas to provide alternatives to visiting the National Park.

2.2 A steering group was formed comprising residents and Town Council representatives. The group has been given delegated authority by the Town Council to make day-to-day decisions on the preparation of the Neighbourhood Plan. However, as the qualifying body, the Town Council approved the publication of the Pre-Submission plan in April 2018 and the Submission plan now.

2.3 The Town Council has consulted local communities extensively over the duration of the project. It has also worked closely with officers of the District Council and National Park Authority since the start of the project to collate and examine the evidence base, to design and iterate policy proposals and to define the proper relationship between the Neighbourhood Plan and the adopted Core Strategies of the two Planning Authorities and the District Council's Sites and Development Management Development Plan; and the reasoning and evidence of the forthcoming New Forest District Local Plan 2016 - 2036 and the forthcoming New Forest National Park Authority Local Plan 2016-2036. The outcome of that work is the submission version of the Neighbourhood Plan.

2.4 The Neighbourhood Plan contains nineteen land use policies, some of which are defined on the Policies Map. The Plan has deliberately avoided containing policies that duplicate saved or forthcoming development plan policies or national policies that are already or will be used to determine planning applications. The policies are therefore a combination of site-specific allocations or other proposals and of development management matters that seek to refine and/or update existing and emerging policies to secure their specific application within the designated area.

¹ NFDC Core Strategy Paragraphs 9.35 and 9.36 <http://www.newforest.gov.uk/CHttpHandler.ashx?id=12401&p=0>

² New Forest: An Economic Profile 2006 (Executive Summary) <http://www.newforest.gov.uk/CHttpHandler.ashx?id=24819&p=0>

³ NFDC New Forest Economic Profile 2018: (Population projections pg 3 – 8) <http://www.newforest.gov.uk/CHttpHandler.ashx?id=36332&p=0>

⁴ NFDC Demographic Projections Final Report (Justin Gardner Consulting, JGC 2017)

3.CONFORMITY WITH NATIONAL PLANNING POLICY

3.1 The Neighbourhood Plan has been prepared with full regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating Neighbourhood Plans. The NPPF was first published in 2012 and subsequently revised in July 2018 and in February 2019. In overall terms, there are three NPPF paragraphs (§28 - §30) that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded.

3.2 The Neighbourhood Plan contains non-strategic policies to manage development in the Town. The Town Council believes the Neighbourhood Plan is planning positively to support the strategic development needs of the District, as framed by the adopted Core Strategies and emerging Local Plans, by supporting regeneration opportunities to deliver additional homes in the town centre while also supporting economic and community development in the town centre. The Plan represents a vision, objectives and policies for the Town that reflect the desires of the majority of the local community for the kind of place that the town centre and the wider Town should become and how they may change for the better in coming years.

3.3 The Town Council believes the policies of the Neighbourhood Plan are in general conformity with the policies of the development plan and effectively anticipate the policies of the emerging Local Plans. It is considered to strike a positive balance between the physical and policy constraints of the area and the desire to steer development of the right type to the right locations.

3.4 None of the policies of the Neighbourhood Plan have required a balancing exercise to be undertaken having regard to national policy as none are considered to be inconsistent with national policy.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	Commentary
NM1	A Spatial Plan for New Milton	<p>New Milton and Barton on Sea are expected to fulfil their role in the of a large village and service centre, the most sustainable locations for more new development, however such development needs to be consistent with maintaining and enhancing their character as set out in the District Council's Core Strategy Policy 9 and 10. It also plays a role as an important local employment centre contributing to the needs of residents in the New Forest National Park. The Neighbourhood Plan uses this definition of the town in the settlement hierarchy as a 'clear starting point' for its 'non-strategic policies' (§21). There are three distinct areas that make up the designated neighbourhood area, defined as the town of New Milton, Barton-on-Sea, and the countryside around Bashley, which lies in the New Forest National Park, and to the east of Barton-on-Sea, which lies in the Green Belt. The policy defines these three distinct areas for the purposes of applying Core Strategy Policy 9 and 10 to retain clarity as to 'how a decision maker should react to development proposals' (§16d).</p>
NM2	Diversifying Housing	<p>The 'size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies' (§61). The District Council's Spatial Strategy as described in the Core Strategy⁵ and the community planning work of the Town Council in 2005 indicates that there is an imbalance in New Milton's demographic profile. The Town Council believes that housing typologies that support the needs of younger people and families should be encouraged. The emerging Local Plan continues to seek diversity in local housing supply. The policy therefore requires that a special emphasis is given to delivering homes that are suitable for first time buyers or those looking to rent their first homes. The policy gives effect to the direction of §61 in seeking to meet the housing need of different groups, in this case younger people and families. In practise, the policy is broadly in line with the Government's intent in introducing the new 'Entry-Level' homes product (§71) for which the Neighbourhood Plan cannot make specific provision given the town is inset within the Green Belt and in part lies within the New Forest National Park. Such provision in these areas is not permitted. (NPPF Footnote 34)</p>

⁵ N FDC Core Strategy Paragraphs 9.35 and 9.36

NM3	Land east of Caird Avenue	<p>The policy replaces and updates policies NMT4 and NMT5 of the adopted New Forest Sites and Development Management Plan adopted in 2014. In some ways, the policy continues to reflect the constraints of the sites, notably in respect of making 'efficient use of land, taking into account... viability... capacity of infrastructure and services – both existing and proposed...' (§122), being 'sympathetic to the surrounding built environment and landscape setting' (§127c), 'protecting and enhancing sites of biodiversity' (§170a), identifying 'opportunities to promote sustainable transport modes', 'safe and suitable access' and mitigation for 'significant impacts... on the transport network' (§108).</p> <p>The policy 're-allocates land for a more deliverable use' (§120b). The residential element of Policy NMT4 will now be accommodated elsewhere and a mixed-use development scheme that includes employment, food retail, and infrastructure, that offsets the remediation costs of the land, has been confirmed as a viable scheme (§57). As the retail scheme will be located at an out of centre site the policy requires an appropriate 'sequential test' (§86). Having regard to the 'agent of change' principle (§182), the policy also recognises the importance of the ongoing minerals operations of the adjoining land but cannot seek to modify those operations, as this is defined as 'excluded development' for a Neighbourhood Plan.</p>
NM4	Design Quality	<p>'Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development' (§125). The policy seeks to bring 'clarity about design expectations' in the Town, as articulated in the New Milton Local Distinctiveness Supplementary Planning Document (§126). The specific matters included in the policy 'provide a framework for creating distinctive places' to deliver a 'consistent and high quality standard of design'. When the Town Council considers planning applications as a consultee, these matters are those that in its experience lead to successful or unsuccessful design outcomes, and so they are 'tailored to the circumstances' in the Town but 'allow a suitable degree of variety', reflecting the existing variety between the three distinct areas in the designated neighbourhood area.</p>
NM5	New Milton Town Centre Regeneration	<p>'Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking appositive approach to their growth, management and adaptation.' (§85). The policy does this by 'defining the extent of the town centre' as a Town Centre Regeneration Area as part of its 'positive strategy' or vision that the plan sets out for its 'future' (§85b).</p>

		<p>The policy also recognises the role residential development will play ‘in ensuring the vitality’ of the town centre (§85f) and therefore encourages regeneration opportunities to include the delivery of new homes. ‘Planning policies ... should support development that makes efficient use of land’ and it should do so by ‘promoting regeneration and change’ (§122). A number of opportunity areas have been identified within the defined Town Centre Regeneration Area and capacity work indicates that collectively, at least 250 new homes can be achieved, in combination with retail, cultural, health and business investment. Policies NM6 – NM9 allocates some of these opportunity areas where sufficient information has been provided in order to do so.</p> <p>As part of the vision for the Town Centre, the policy also identifies ‘opportunities to promote walking, cycling and public transport use’ (§102c) and requires proposals to take this into account. Additionally, it identifies specific areas to ‘enhance existing markets’ at Station Road and ‘create new ones’ (§85c) at Old Milton Road in line with the ‘positive strategy’ or vision for the town centre.</p>
NM6	Heritage Information Centre	<p>The policy allocates the old Station Building as part of a Town Centre redevelopment scheme and supports proposals for its conversion. In doing so it is ‘allowing’ the site to ‘diversify in a way that can respond to changes in the retail and leisure industries’ (§85a) due to the site’s location and proximity to the starting point for other leisure activities offered in and around the designated neighbourhood area. The policy makes ‘clear’ the use ‘permitted...as part of a positive strategy for the future.’ (§85b).</p>
NM7	Cultural/Arts Hub	<p>The policy allocates the current community and ancillary buildings as part of a Town Centre redevelopment scheme and supports proposals for its delivery. In doing so it is ‘allowing’ the site to ‘diversify in a way that can respond to changes in the retail and leisure industries’ and the policy ‘reflects their distinctive character’ (§85a) due to the position of the site in the centre of the town and its opportunity to provide public realm functions and ‘promote social interaction...through strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages’ (§91a).</p> <p>As part of the vision for the Town Centre, the policy also identifies a specific footpath link as ‘opportunities to promote walking, cycling and public transport use’ (§102c).</p>
NM8	Health & Wellbeing Centre	<p>The policy allocates a site in Spencer Road as part of a Town Centre redevelopment scheme and supports proposals for its delivery. In doing so it is planning ‘positively for the</p>

		provision and use of...local services to enhance the sustainability of communities' (§91a) while also taking 'into account and support(ing) the delivery of local strategies to improve health...well-being for all sections of the community' (§92b).
NM9	Innovation and Business Centre	<p>The policy allocates an Innovation/Business Centre as part of a Town Centre redevelopment scheme and supports proposals for its delivery. In doing so it makes 'clear' the use 'permitted...as part of a positive strategy for the future.' (§85b) and in creating 'the conditions in which businesses can invest, expand and adapt' (§80).</p> <p>It is recognised that New Milton is well placed to drive the strategic objective of a high growth/low impact digital economy and the policy therefore 'takes into account both local business needs and wider opportunities for development'.</p>
NM10	Buildings of Local Heritage and Townscape Value	<p>'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.' (§185).</p> <p>The District Council is "mindful of the desire to collate a list of locally listed buildings", however it does not currently have a specific process for identifying buildings, structures or landscapes as non-designated heritage assets. The policy therefore seeks to identify buildings and structures which are considered to have local heritage value. The policy also sets out criteria that reflect that value to engage the provisions of §197.</p> <p>NOTE: All of the buildings identified are in the District Council area and there is therefore no need to engage with the National Park Authority's established process for this purpose.</p>
NM11	Mitigating Effects on European Sites	<p>'Planning policies ... should contribute to and enhance the natural and local environment by ... protecting and enhancing ... sites of biodiversity or geological value ... in a manner commensurate with their statutory status or identified quality in the development plan ... recognising ... the wider benefits from natural capital and ecosystem services ...' (§170).</p> <p>The policy does this by seeking to support the existing development plan in relation to mitigating effects on designated European Sites. Although the policy provisions repeat those of national and strategic policy, it is intended to draw attention to this specific matter and is not therefore an unnecessary duplication (§16).</p>

NM12	Promoting Walking and Cycling	<p>Planning policies should consider transport issues from an early stage so that:</p> <p>'... Opportunities to promote walking, cycling and public transport use are identified and pursued' (§102c) and 'patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.' (§102e).</p> <p>'Planning policies should ... provide for high quality walking and cycling networks' (§104d).</p> <p>The policy does this, by defining the existing network, including opportunities as part of the 'Green Loop', and seeks its protection from unnecessary loss or obstruction, requiring suitably-located development schemes to respond positively to opportunities to improve route connectivity, particularly with the Town Centre where the need for sustainable methods of transport is most acute.</p>
NM13	Barton-on-Sea	<p>'Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development' (§125). The policy seeks to bring 'clarity about design expectations' in the Barton-on Sea area. The specific matters included in the policy 'provide a framework for creating distinctive places' to deliver a 'consistent and high quality standard of design'. When the Town Council considers planning applications as a consultee, these matters are those that in its experience lead to successful or unsuccessful design outcomes, and so they are 'tailored to the circumstances' in the Barton-on Sea area but 'allow a suitable degree of variety', reflecting the existing variety between the two character areas of Barton-on Sea.</p>
NM14	The Rural Areas in the National Park	<p>The policy endorses the existing position in the development plan for the rural areas in the National Park. Although the Town Council recognises that the policy does not materially differ from the development plan, it considers that its absence is conspicuous, and as it is such an important asset for New Milton the local community will expect a policy on the area. It is therefore not considered 'unnecessary duplication' (§16f).</p>
NM15	Employment	<p>The policy seeks to protect existing employment land and safeguards this land for future employment uses as part of 'a clear economic vision and strategy which positively and proactively encourages sustainable economic growth' (§81a). It also allows a degree of</p>

		flexibility where it can be established that the land is no longer a competitive location to 'accommodate needs not anticipated in the plan ... and to enable a rapid response to changes in economic circumstances' (§81d).
NM16	Tourism	The policy encourages investment in the tourism offer of the area in terms of tourist accommodation at New Milton and Barton-on Sea. This will enable the town to 'retain and enhance existing markets', which in this case relates to the economic value of tourism in the area (§85c).
NM17	Early Years Facilities	The policy effectively anticipates the success in changing its demographic and seeks to 'plan positively for the provision and use of ... local services to enhance the sustainability of communities and residential environments.' (§92a) by anticipating a shortfall in early years facilities and encouraging proposals that will help address this anticipated need.
NM18	Education	The policy supports the expansion of local schools, but seeks to ensure that '... opportunities to promote walking, cycling and public transport use are identified and pursued' (§102c) and that '... patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.' (§102e) form part of any proposal.
NM19	Connecting the Town	<p>'Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being ... Policies should set out how high quality digital infrastructure ... is expected to be delivered ... and should prioritise full fibre connections to existing and new developments ... (§112).</p> <p>As the rural areas in the designated neighbourhood area forms part of the market failure to provide good connectivity, the policy encourages proposals to 'prioritise full fibre connections' requiring any above-ground network installations to be 'sympathetically designed' (§113). It sets out how development will be expected to contribute to the delivery of communications infrastructure, requiring this to be demonstrated in the form of a connectivity statement submitted as part of planning applications.</p>

4.CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 The joint planning authorities determined that the Neighbourhood Plan is required to have a Sustainability Appraisal (incorporating a Strategic Environment Assessment) of its policies to ensure that it will not cause significant environmental harm and represents a package of sustainable development proposals, in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 and under the European Directive 2001/42/EC.

4.2 Comments were sought from the statutory bodies on the draft Sustainability Appraisal (incorporating a Strategic Environmental Assessment) Report and the final report takes these comments into account. The report concludes:

“5.61 The assessment has concluded that the current version of the NMNP is likely to lead to significant long term positive effects in relation to the ‘Population and Community’, and ‘Transportation’ SA themes. These benefits largely relate to the NMNP’s focus on enhancing the quality of life of residents through the regeneration of the town centre, seeking to deliver a range of housing types and tenures, including prioritising housing to attract a younger demographic profile, and improving accessibility to enhanced services and facilities. The NMNP will further support accessibility for residents and visitors through the protection and enhancement of green infrastructure networks in the Neighbourhood Plan area, an expansion of high quality local pedestrian/cycle networks, and enhancements to the public realm.

5.62 The NMNP plans positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure, with particular focus placed on the European and national designations in the New Forest. In addition to supporting the natural environment, this will have benefits for residents and the visitor economy. In relation to the Neighbourhood Plan allocations at the Land at Caird Avenue and in the town centre, it is expected that potential effects will be mitigated through the detailed design provisions identified through Policy NM3 (Land at Caird Avenue) and other relevant policies identified within the NMNP. These set out a range of provisions for facilitating biodiversity enhancements. In relation to the Local Plan Review allocations in the Neighbourhood Plan area, the NMNP provides additional provisions for protecting and enhancing ecological networks in these areas. As such overall long term minor positive effects in relation to the Biodiversity SA theme are anticipated as a result of the Neighbourhood Plan.

5.63 It is recognised that improvements in green infrastructure networks and ecological networks through the NMNP will lead to indirect positive effects on the ‘Climate Change’ and ‘Land, Soil and Water’ SA themes, through effective water management, pollution and climate control.

5.64 The NMNP has the potential to lead to residual positive effects in relation to the 'landscape and historic environment' SA theme. Whilst it is recognised that the strategic site allocations may lead to adverse effects upon the setting of the New Forest National Park, it is anticipated that these elements will be considered through the Local Plan Review, including its accompanying SA process, and mitigation measures delivered. In the case of Land at Caird Avenue, it is expected that adverse effects have the potential to be mitigated through the detailed masterplanning proposed through Policy NM5. It is also recognised that the Neighbourhood Plan policies' focus on the protection of landscape character and local distinctiveness may further address adverse effects where they may arise, and secure enhancements. A further key element in relation to this SA theme is that the redevelopment of underutilised sites in New Milton town centre has significant potential to lead to enhancements in the quality of the public realm, townscape character and local distinctiveness in the town centre."

4.3 In which case, the Town Council considers the Neighbourhood Plan will contribute to the achievement of sustainable development.

5. GENERAL CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for the District, that is the New Forest District Council Core Strategy (adopted in 2009) (“DCCS”) and the New Forest District Council Sites and Development Management Plan (adopted in 2014) (“DCDPD”). The New Forest Local Plan 2016 – 2036 (“DCLP”) will replace the Core Strategy in due course, but the Neighbourhood Plan will be examined before that plan is adopted. Similarly, the New Forest National Park Local Plan 2016 – 2036 (“NPLP”) will replace the National Park Core Strategy & Development Management Policies DPD (2010) (“NPCS”), and the Neighbourhood Plan examination will take place before this plan is adopted. Therefore, its reasoning, evidence base and policies have been taken into consideration during the preparation of the Neighbourhood Plan.

5.2 The Regulation 19 version of the New Forest District Local Plan continues to define New Milton as a ‘Town’ in the settlement hierarchy of the District and contains two strategic site allocations on land proposed to be released from the Green Belt. The emerging Plan also requires at least 800 homes on sites within the defined towns and large villages to be allocated in Local Plan Part Two or in Neighbourhood Plans, specifically 200 new homes in New Milton. The Submission version of the New Forest National Park Local Plan of January 2018 also continues to define the town of New Milton as a town outside the National Park that is an important local employment centre and provides services to meet most needs.

5.3 None of the policies of the Neighbourhood Plan have required a balancing exercise to be undertaken in having regard to general conformity with strategic policy as none are considered to be inconsistent with strategic policy (either as expressed in the current development plan or in the emerging Local Plan).

5.4 An assessment of the general conformity of each policy with the current development plan (DCCS, DCDPD/NPCS), and its relationship with forthcoming Local Plans (DCLP/ NPLP) policies where relevant, is contained in Table B below.

Table B: Neighbourhood Plan & Development Plan Conformity Summary

No.	Policy Title	Commentary
NM1	A Spatial Plan for New Milton	<ul style="list-style-type: none"> • <i>“Larger towns and service centres ... New Milton and Barton on Sea ... are the main towns with a wide range of employment, facilities and services. These are the most sustainable locations for most new development (consistent with maintaining and enhancing their character) in terms of access to local services and facilities.” (DCCS Policy 9)</i> • <i>“The spatial strategy is to provide for sustainable development to help meet the needs of local communities and the local economy by: <ul style="list-style-type: none"> (a) locating new residential development, (in accordance with the settlement hierarchy set out in Policy CS9) primarily within the towns and larger villages ... and ensuring it retains and enhances the settlement’s character in accordance with Policy CS2; ... (l) supporting the local tourism industries (as set out in Policy CS19) (m) maintaining and enhancing the vitality and viability of centres within the Plan Area to support the following hierarchy of shopping centres (as set out in Policy CS20); <ul style="list-style-type: none"> • Town centres: ... New Milton...; (n) securing the future of the rural areas and countryside as set out in Policies CS20(f), CS21 and CS22 (o) retaining and supporting the Green Belt (as illustrated on the Key Diagram, Fig. 1, Fig. 17 and Fig. 18) in order to: <ul style="list-style-type: none"> • check the sprawl of the built-up areas of ... New Milton • safeguard the countryside and coast from encroachment by built development; • preserve the setting of towns and villages ...” (p) securing appropriate management and use of the coast and countryside ...” (DCCS Policy 10) </i> • <i>“... Investment and development in town centres and villages that is in accordance with the settlement hierarchy will be supported on environmentally appropriate sites provided that the development achieves a high standard of design that maintains and enhances local character and amenity and delivers a net environmental gain. Beyond locations where site specific policies apply and the built-up area boundary of</i>

		<p>settlements (as defined on the Policies Map), the primary objectives are to conserve and enhance the countryside and natural environment... ” (Emerging DCLP Policy 3)</p> <ul style="list-style-type: none"> • “The settlement hierarchy identifies three tiers of settlements and sets out the nature and scale of development that would be appropriate for each type of settlement... i. Towns: ... New Milton ... offer access to a wider range of employment, facilities and services... the most sustainable locations for large-scale residential, retail, leisure, cultural and business development to improve their self-containment and to support and consolidate their local service offer...” (Emerging DCLP Policy 4) • “The towns of ... New Milton ... are important local employment centres and provide services to meet most needs of National Park residents.” (paragraph 2.10 in NFCS and the emerging NFLP) <p>The policy is consistent with the current and emerging spatial strategy for the town. It does not attempt to revise the ways in which development plan policies apply to the area, it simply refines the spatial plan in more detail by defining the three distinct areas – New Milton, Barton-on-Sea and the rural areas in the National Park – consistent with maintaining and enhancing their character.</p>
NM2	Diversifying Housing	<ul style="list-style-type: none"> • “All new residential development should address the housing needs of local people by: (a) maximising the provision of additional affordable housing within the overall provision of new residential development; (b) ensuring new residential development includes housing suitable for newly forming local households; (c) requiring dwellings, including small dwellings, to be designed to provide flexible accommodation which is capable of future adaptation; (d) providing additional family housing in the social-rented sector; and (e) providing housing which meets the needs of older people (in accordance with policy CC5 of the South East Plan). (DCCS Policy 13) • “(d) Within the other defined towns and villages, the target is for 40% of all new dwellings to be affordable housing, of which 25% of the total dwellings will be social rented housing and 15% of the total dwellings will be intermediate housing.” (DCCS Policy 15(d)) • “The strategy is to ensure that residential development addresses the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size and cost in general accordance with Figure 6.1, with each development contributing appropriately to achieve this....Strategic Site Allocations

		<p><i>and other developments of 100 or more homes must include: ...</i></p> <p><i>A diversity of housing types, to include provision of at least three of the following types of home:</i></p> <ul style="list-style-type: none"> • <i>Entry level housing including around 5% of market provision in the form of discounted starter homes</i> • <i>Undeveloped, serviced plots made available individually for purchase by self-builders</i> • <i>Homes specifically developed for private rent</i> • <i>Homes for downsizing older households in the form of bungalows or sheltered or extra care housing."</i> (Emerging DCLP Policy 16) • <i>"There is a requirement for all new developments of 11 or more dwellings, or of more than 1,000 sqm gross internal area of residential floorspace, to provide affordable housing as follows: ...</i> <ul style="list-style-type: none"> <i>iii. The tenure mix requirement is to provide 70% of affordable homes for rent, split equally between social and affordable rent, and 30% intermediate or affordable home ownership tenures including shared ownership..."</i> (Emerging DCLP Policy 17) <p>The local population imbalance, with a significantly higher and growing proportion of older people, is an historic issue as referenced in paragraph 2.1 of this statement. DCCS Policy 13 requires residential development to address local need, although it also requires that this is done in a number of ways and with a broad focus of housing typologies which allows flexibility in typology as is evident by Policy 15 (a-d). The purpose of this policy is to focus on securing the types and tenures of homes suitable to address the demographic trends evidenced in the town and achieve the 'Vision for New Milton' which places emphasis on homes suited to first time buyers, younger families and those looking to rent their first home. Therefore, in seeking future residential schemes to focus on the needs of a younger age profile, the policy may appear to be in conflict with DCCS Policy 13 and 15d, but, in practice, the policy does not specifically exclude schemes which meets the needs of older people. It is therefore considered that the policy is in general conformity with DCCS Policy 13 and 15d.</p> <p>In any event, the DCCS was adopted prior to the first publication of the NPPF and its subsequent revised versions in July 2018 and February 2019. Additionally, the evidence base of the emerging Local Plan changes the requirements for housing mix and the provision of affordable housing in the designated neighbourhood area. Although the Plan lacks a clear signal of the types and tenures of homes needed in New Milton to address its population imbalance, a specific tenure mix of market and affordable homes is set out Policy 16. Policy</p>
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		<p>NM2 requires that this tenure mix concentrates on the types of homes that will support the needs of first time buyers or those looking to rent their first home, in line with the definitions in the revised NPPF 2019 Annex 2 and in line with three of the four housing options that are consistent with the forms of tenure needed in New Milton. As such, it is considered that the policy reflects the economic and demographic evidence (see Paragraph 2.1) of the 'DCLP' and will be general conformity with emerging DCLP policies 16 and 17 if adopted.</p>
<p>NM3</p>	<p>Land east of Caird Avenue</p>	<ul style="list-style-type: none"> • <i>“Land east of Caird Avenue, south of Carrick Way is allocated for residential development, including affordable housing in accordance with Policy CS15(d) of the Core Strategy...” (DCDPD Policy NMT4)</i> • <i>“Land east of Caird Avenue is allocated for employment development in accordance with Policy CS17 of the Core Strategy...” (DCDPD Policy NMT5)</i> • <i>“New development will be required to: ... (d) provide appropriate green spaces and landscaping ... All new buildings should be designed to meet sustainable building standards and utilise Sustainable Urban Drainage systems (SUDS) wherever practical...” (DCCS Policy 2)</i> • <i>“The special characteristics of the Plan Area's natural and built environment will be protected and enhanced through: ... (k) extending specific protection to important trees and hedgerows including those not currently included within designated sites; ... (l) ... ensuring any unavoidable impacts are appropriately mitigated for...” (DCCS Policy 3)</i> • <i>“The strategy is to support improvements that reduce congestion, improve accessibility and improve road safety ... providing they can be achieved without an unacceptable impact on the local environment and communities.” (DCCS Policy 23)</i> • <i>“The spatial strategy seeks to ... minimise the impact of new development... Where appropriate development shall make provision for improvements to pedestrian and cycle routes running through or alongside the site...” (DCCS Policy 24)</i> <p>The policy replaces Policies NMT4 and NMT5 of the DCDPD, of which the District Council considers the residential element of policy NMT4 a commitment in terms of counting its 54 homes within its housing trajectory. This residential element is no longer considered to be viable or deliverable on this site due to land stability issues which preclude residential development and the resulting reduction in residential capacity is addressed as part of Policy NM5 (see below).</p> <p>Instead the policy, which now forms the whole of that which was allocated in policies NMT4 and NMT5, is allocated for a mixed-use development comprising business and food retail</p>

		uses and green infrastructure. The site is located within the New Milton built-up area boundary and the policy continues to accord with each of the environmental and connectivity policies, and in some cases, supplements them to draw specific attention to key mitigation measures. None of the currently adopted policies have had to be compromised in any significant way.
NM4	Design Quality	<ul style="list-style-type: none"> • <i>“New development will be required to be well designed to respect the character, identity, and context of the area’s towns, villages and countryside... New development will be required to: (a) provide public and private spaces that are well-designed, safe, attractive, and complement the built form; ...” (DCCS Policy CS2)</i> • <i>“Development proposals and other initiatives should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets.” (DCDPD Policy DM1)</i> • <i>“All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are: functional ... appropriate ... attractive ...” (Emerging DCLP Policy 13)</i> <p>The policy refines DCCS Policy CS2 and emerging DCLP Policy 13 by identifying specific design features of the town and by cross referring to the New Milton Local Distinctiveness SPD. Its provisions are also consistent with adopted and emerging strategic policy on heritage assets in relation to the New Milton Conservation Area, listed buildings and buildings of local heritage and townscape value in the Town.</p>
NM5	New Milton Town Centre Regeneration	<ul style="list-style-type: none"> • <i>“... locating new residential development, primarily within the towns and larger villages ... maintaining and enhancing the vitality and viability of centres within the Plan Area to support the following hierarchy of shopping centres</i> <ul style="list-style-type: none"> • <i>Town centres: ... New Milton ...” (DCCS Policy 10)</i> • <i>“Create 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 ... Protect the primary retailing role of the defined primary shopping areas in town centres ...” (DCCS Policy 20)</i> • <i>“The settlement hierarchy identifies (New Milton as a) ...town...” (Emerging DCLP Policy 4)</i> • <i>“Provision will comprise: ... iii. At least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in</i>

		<p><i>the Local Plan Part Two or in Neighbourhood Plans, which may include sites of 100 or more homes provided that they are within the settlement boundary, to include: ... around 200 homes on sites to be identified in New Milton Neighbourhood..."</i> (Emerging DCLP Policy 5)</p> <p>The policy supports the provisions of the adopted and emerging Local Plan policies in respect of its boundary, connectivity and in providing high quality public spaces to enable New Milton to maintain its existing role. The policy also makes provision for the 54 committed homes in adopted Policy NMT4, which can no longer be delivered as envisaged, along with identifying a number of opportunity sites which can collectively meet the housing need identified in emerging DCLP Policy 5 to the period 2036 for around 200 homes.</p>
NM6	Heritage Information Centre	<ul style="list-style-type: none"> • <i>"Create 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 ..."</i> (DCCS Policy 20) • <i>"The strategy is to:</i> (a) <i>encourage a greater presence of high value and knowledge-based businesses in the Plan Area;</i> (b) <i>encourage small-scale and start-up businesses including through the provision of additional managed workspace;</i> (c) <i>encourage the redevelopment and intensification of existing employment sites, particularly those sites located within the main towns and those with good access by a variety of transport modes;</i> (e) <i>encourage and make provision for office development within the town centres where this is appropriate to the scale and role of the centres in the settlement hierarchy; ..."</i> (DCCS Policy CS17) • <i>"Proposals for the development, redevelopment or intensification of employment uses will be supported on existing employment sites, and on other suitable sites within defined town centre boundaries..."</i> (Emerging DCLP Policy 21) • <i>"The strategy is to support the renewal of and investment in town centres and large villages by applying a 'town centres first' approach in determining development proposals for retailing and the other Main Town Centre Uses, as defined in the supporting text..."</i> (Emerging DCLP Policy 25) <p>These policies are consistent with the provisions of these adopted and emerging policies in respect of their encouragement of, services and leisure facilities in the case of Policies NM6 – NM8, and B1 flexible, affordable office accommodation in the case of Policy NM9.</p>
NM7	Cultural/Arts Hub	
NM8	Health & Wellbeing Centre	
NM9	Innovation and Business Centre	

NM10	Buildings of Local Heritage and Townscape Value	<ul style="list-style-type: none"> • <i>“All heritage assets will be protected in proportion to their significance. The more significant the heritage asset, the greater the presumption in favour of its conservation ... The local planning authority will work with others, and in particular with local communities, to identify, record and give appropriate recognition to heritage assets not subject to a national designation, but which are of local significance.”</i> (DCDPD Policy DM1 intended to be saved as emerging DCLP Policy 11) <p>The New Milton Study (Assessment of Potential Designation as a New Conservation Area) October 2014 identifies and describes the value of these non-designated heritage assets in the town. By identifying and assessing these non-designated heritage assets, it engages the above extant and forthcoming development plan policy.</p>
NM11	Mitigating Effects on European Sites	<ul style="list-style-type: none"> • <i>“(i) in order to prevent adverse effects on internationally designated nature conservation sites, the Council will work with other local authorities to develop and implement a strategic approach to protecting such sites from recreational pressures, including provision for new and enhanced open spaces... The Council will work with the Partnership for Urban South Hampshire (PUSH), the National Park Authority and other local authorities to develop green infrastructure strategies; and with landowners and local communities to preserve and enhance green infrastructure and green links between open spaces.”</i> (DCCS Policy 7) • <i>“Except as provided for in the first paragraph of Policy DM2, 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: ... (European Sites) ... For residential development, the required suite of mitigation measures relating to the European nature conservation sites consists of a combination of the following measures: ...”</i> (DCDPD Policy DM3 and the updated emerging DCLP Policy 10) <p>The policy supports the provisions of these adopted and emerging development plan policies in respect of mitigating effects on European Sites. It also makes specific provision to protect the integrity of European sites within the Solent. Although the Town Council recognises that the policy does not materially differ from the adopted and emerging development plan, it considers the issue is of such importance the local community will expect to see a policy on the matter in the Neighbourhood Plan.</p>
NM12	Promoting Walking and Cycling	<ul style="list-style-type: none"> • <i>“Walking and cycling will be promoted by:</i>

		<ul style="list-style-type: none"> • Safeguarding land for improvements to pedestrian and cycle networks. • Ensuring all development has safe and convenient links to: <ul style="list-style-type: none"> • existing pedestrian and cycle routes • proposed pedestrian and cycle routes including those on adjacent developments..." (DCCS Policy 24) • "Development proposals should maintain, and where possible enhance, the integrity of the network of green infrastructure within settlements... In designing new development, even where the loss of some trees and hedgerows or other existing green infrastructure is unavoidable, developers should seek to: ... <ul style="list-style-type: none"> • maximise the potential to create links with adjoining green infrastructure; ...") (DCDPD Policy DM9) • "... there is a requirement to retain ... existing or potential ... footpath connections and other green links that do, or could, connect the site to form part of an integrated green infrastructure network ..." (Emerging DCLP Policy 14) • "Proposals which create, maintain and enhance a network of green infrastructure will be supported ..." (NPCS Policy CP3) • "Proposals which create, maintain and enhance green infrastructure will be supported ..." (Emerging NPLP Policy SP9) <p>The policy is consistent with these adopted and emerging policies to acknowledge the extent of the existing Green Infrastructure Network in the Paris, including opportunities for further connections.</p>
NM13	Barton-on-Sea	<ul style="list-style-type: none"> • "New development will be required to be well designed to respect the character, identity, and context of the area's towns, villages and countryside..." (DCCS Policy CS2) • "All development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are: functional ... appropriate ... attractive ..." (Emerging DCLP Policy 13) <p>The policy refines DCCS Policy CS2 and emerging DCLP Policy 13 by identifying specific design features of the two character areas in Barton-on-Sea.</p>
NM14	The Rural Areas in the National Park	<ul style="list-style-type: none"> • "The Authority will support small-scale development proposals to meet local needs, including employment, retail and community facilities within the four 'Defined

		<p><i>Villages' of Ashurst, Brockenhurst, Lyndhurst and Sway provided that the proposals conform with other policies in the Core Strategy.</i>" (NPCS Policy CP9)</p> <ul style="list-style-type: none"> • <i>"Development proposals will only be permitted outside the Defined Village boundaries and allocated development sites where:</i> <ol style="list-style-type: none"> <i>a. It is in accordance with Policy SP28 on Rural Exception Sites; or</i> <i>b. It is in accordance with Policy DP44 on employment sites; or</i> <i>c. There is an essential need for a countryside location, or</i> <i>d. It meets the specific locational needs for commoners, Estate Workers or agricultural dwellings; or</i> <i>e. It is an appropriate reuse or redevelopment of an existing building(s) in accordance with Policy DP49.</i>" (Emerging NPLP Policy SP4) <p>The policy supports the provisions of the adopted and emerging development plan policies in respect of development, including rural exception sites, in rural areas of the National Park. Although the Town Council recognises that the policy does not materially differ from the adopted and emerging development plan, it considers the issue is of such importance the local community will expect to see a policy on the matter in the Neighbourhood Plan.</p>
NM15	Employment	<ul style="list-style-type: none"> • <i>"The strategy is to keep all existing employment sites and allocations for employment use ..."</i> (DCCS Policy 17) • <i>"Employment sites that remain suitable for employment use will be retained for continued employment use wherever possible..."</i> (Emerging DCLP Policy 22) • <i>"Existing employment sites will be retained throughout the National Park to contribute to the sustainability of local communities."</i> (NPCS Policy CP15) • <i>"Existing employment sites will be retained throughout the National Park..."</i> (Emerging NPLP Policy SP43) <p>The policy is consistent with the provisions of these adopted and emerging strategic policies in respect of the retention of existing employment land. It also makes specific provision for circumstances in which employment sites remain suitable.</p>
NM16	Tourism	<ul style="list-style-type: none"> • <i>"The strategy is to support the local tourism industry by: ... supporting the provision of new serviced accommodation in towns and villages..."</i> (DCCS Policy 19 intended to be saved in the emerging DCLP as Policy 27) • <i>"Within the defined built-up areas, new serviced visitor accommodation and facilities will be permitted outside of the primary shopping areas, having regard to</i>

		<p><i>compatibility with adjoining uses and the need to avoid unacceptable impacts...</i>" (DCDPD Policy DM13)</p> <p>The policy is consistent with the provisions of these adopted and emerging strategic policies in respect of tourist accommodation to enable New Milton and Barton-on-Sea to maintain its existing role.</p>
NM17	Early Years Facilities	<ul style="list-style-type: none"> • <i>"Proposals for new and improved health care, education and social facilities that result in improvements in meeting the needs of the Plan Area's population will be supported..."</i> (DCCS Policy CS8) • <i>"In order to ensure the provision of adequate infrastructure and services to meet the current and future needs of residents and businesses in the Plan Area:</i> <ul style="list-style-type: none"> <i>i. The Council will work with:</i> <ul style="list-style-type: none"> <i>a. Community service and infrastructure providers and business interests, to support or enable their delivery of transport, utilities, communications and community service infrastructure projects and facilities that help to address the current and future needs of communities and businesses in the Plan Area; ..."</i> (Emerging DCLP Policy 8) <p>The policies are consistent with the provisions of these adopted and emerging strategic policies in respect of the provision of early years facilities and new school place capacity.</p>
NM18	Education	
NM19	Connecting the Town	<ul style="list-style-type: none"> • <i>"New Forest District Council will work with service and infrastructure providers with the aim of ensuring the delivery of adequate infrastructure and services..."</i> (DCCS Policy CS8) • <i>"In order to ensure the provision of adequate infrastructure and services to meet the current and future needs of residents and businesses in the Plan Area:</i> <ul style="list-style-type: none"> <i>i. The Council will work with:</i> <ul style="list-style-type: none"> <i>a. Community service and infrastructure providers and business interests, to support or enable their delivery of transport, utilities, communications and community service infrastructure projects and facilities that help to address the current and future needs of communities and businesses in the Plan Area; ..."</i> (Emerging DCLP Policy 8) • <i>"New development will meet or exceed the following standards: ... Provision of a high speed fibre broadband connection to the property threshold..."</i> (Emerging DCLP Policy 35) <p>The policy is consistent with, and refines, the provisions of the adopted and emerging strategic policies in respect of the provision of local fibre or internet connectivity.</p>

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6. COMPATABILITY WITH EU LEGISLATIONS

6.1 As noted in Section 4 above, the Town Council has complied with EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan using a Strategic Environmental Assessment (in this case incorporated into a Sustainability Appraisal). The Final Sustainability Appraisal report is published as a separate document for submission and examination.

6.2 The proximity of the town to a number of designated European sites also requires that a screening assessment be undertaken under the Habitats Regulations. This is to ensure that the Plan will avoid significant adverse effects on the integrity of those European nature conservation sites. As a result, a Habitats Regulations Assessment was necessary, in accordance with the European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2010 (as amended). The Habitats Regulations Assessment, published separately as part of the submission documentation, confirms that:

“6.5 It has been concluded that the New Milton Neighbourhood Plan will not affect the integrity of European sites in relation to recreational pressure due to provisions in the Neighbourhood Plan itself e.g. Policy NM11: Mitigating Effects on European Sites, and overarching provisions in the New Forest District Local Plan Part 1 and Mitigation Strategy for European Sites, with which all net new housing in the Neighbourhood Plan will need to comply. These strategies have been put into Local Plan policy including Policy CS7 of the LPP1 and DM3 of the LPP2 of the New Forest District Local Plan.

6.6 It has been concluded that the New Milton Neighbourhood Plan does not affect the integrity of European sites in relation to air quality. This conclusion was reached through the evidence which includes: Although the NFDC LPP1 HRA found that the traffic modelling data provided uncertainties with regards to the New Forest SAC especially in areas that were not shielded by woodland. The NFDC LPP1 includes a section within Policy 10 to ensure that precautionary principles are adhered. This involves a small developer contribution to the periodic monitoring of vegetation within the New Forest SAC. The contributions will also go towards mitigation if the monitoring highlights an effect in the future. Policy NM11 ensures compliance with Policy 10 of the NFDC LPP1 with regards to air quality where it states that residential schemes will “where necessary [provide] financial contributions for ongoing monitoring of the New Forest SAC”.

6.7 For the Solent sites it was concluded that the distance between the European sites and New Milton would create a dispersal effect in terms of options for travel increasing with greater distance. This would mean that the number of journeys being made passed the European sites due to the growth in New Milton

would likely be limited and therefore a contribution that would be insignificant. This coupled with the fact that the areas around the nearest section of SAC to be affected are likely to be controlled more heavily in terms of nitrogen concentrations by the washing of the tide, rather than by vehicular movements.

6.8 For the Dorset sites, the area closest to New Milton is located on Hengistbury Head, this is a remote location with limited vehicular access (visitor car park is located 400m west of the SAC). The area of SAC which is north of Fairmile is approximately 7km west of the New Milton Town boundary, at this distance the traffic dispersal will increase as well as the SAC being remote from any large east west commuting routes.

6.9 It has been concluded that the New Milton Neighbourhood Plan does not affect the integrity of European sites within the Solent in relation to water quality. This conclusion was reached through the evidence which includes: water quality is not an issue that New Milton can address alone, it is a much wider issue that must be addressed strategically by water companies, local councils and stakeholders such as the Environment Agency and Natural England. The Partnership for Urban South Hampshire have introduced a strategy for the south of Hampshire, to ensure that facilities for water treatment are upgraded when necessary to ensure sustainable growth without detriment to the environment. The New Forest District Council LPP1 states that the council will proportionally support the agencies in the development of strategic solutions to reducing nutrient input into the Solent. New Milton also include a clause within Policy NM11 which supports the PUSH Policy 13 regarding wastewater treatment as well as including provision to ensure that development within the Town over the Plan period will keep pace with treatment capacity and infrastructure so as not affect the integrity of the Solent sites.

6.10 Provided the above recommendations are included within the Neighbourhood Plan it can be concluded that the Plan document will not result in an adverse effect on the integrity of any European sites either alone or in combination."

6.3 The Town Council has been mindful of the fundamental rights and freedoms guaranteed under the European Convention on Human Rights in process of preparing the Neighbourhood Plan and considers that it complies with the Human Rights Act.