

APPENDIX B: BROWNFIELD SITES

Set out in this appendix is information on the selection of the sites that form Policy NM5 and Policy NM24 of the modified New Milton Neighbourhood Plan (NMNP). The schedule explains the rationale for selection and how each site has been assessed as being suitable. In this regard, as explained in the supporting text, the same approach has been adopted as if the sites were considered for inclusion on Part Two of the New Forest District Council Brownfield Land Register to grant Permission in Principle, i.e. suitability of location and land use and approximate housing capacity.

The Town Council and Steering Group aim is to maximise the number of brownfield sites to be included within the modified Neighbourhood Plan to reduce, albeit modestly, the significant quantum of Green Belt release required through the emerging Local Plan process, given the increase in the standard method calculation for the New Forest District from 729 per annum to 1,501 per annum. Whilst no indicative figure has been provided by NFDC to accompany this plan, it is clear that meeting the new standard method targets will be extremely difficult and will need to consider significant growth in the most sustainable locations within the settlement hierarchy.

Local Plan Policy STR5: Meeting our Housing Needs states that “Around 200 homes on sites to be identified in New Milton Neighbourhood” are to be delivered through the Neighbourhood Plan. Whilst the modified NMNP identifies in excess of this figure, it remains consistent with the spatial strategy and the settlement hierarchy which places New Milton as a principal town.

Process

In scoping the review of the NMNP, the Steering Group (SG) identified that it is seeking to achieve the following objectives through refining a number of the existing policies and the potential addition of new policies:

- Facilitate a future for the town which is better suited to young people and families.
- Provide a response to the NFDC Local Plan review, knowing the town will continue to be a focus for growth in the future
- Unlock underused or redundant brownfield town centre sites for alternative uses.

This brownfield development opportunities exercise commenced with a settlement capacity study to explore and assess the potential scope for new development within the existing neighbourhood plan area to provide an updated evidence base for the modification of the existing town centre policy (NM5) and the introduction of a new brownfield development policy (NM24)

The policies have the intention of signalling to land interests and investors that the community is keen to see the reuse of brownfield sites, making the most efficient use of land to deliver new homes, bringing forward high quality development which is designed to attract young people and families to New Milton with the aim of slowing the progression of New Milton as a town with a significantly ageing demographic and securing housing in sustainable locations close to local services and facilities.

The resulting capacity assessment on the final list of sites indicates to NFDC how the modified NMNP is able to demonstrate that the town is able to make a contribution to housing numbers through brownfield sites, over the plan period, with the aim of setting out a brownfield first approach to development, prior to the release of further land in the Green Belt.

The first step in this process was to identify and map as many opportunities as possible. ONH undertook a desk-based study considering:

- Town centre sites which include active retail uses and car parks.
- Individual infill sites on land that is either vacant or underused.
- Infill sites comprising garages and underused open spaces within existing housing areas.
- Individual sites with potential for redevelopment
- Community use sites which could benefit from enabling development to fund new or upgraded facilities.
- Significant areas of employment use.

A long list of sites was produced and reviewed by both the SG and Officers from the NFDC asset team (a number of the sites are owned by the local authority). The SG added other land or buildings, not identified in the initial desktop study, which were worthy of inclusion from their own local knowledge.

Once the list was completed then the SG determined some high-level parameters to start to refine and shape the list. The Town Council wrote to all of the landowners of sites under consideration to explain the process, ask for their comments and to indicate if they wished their site to be removed from the list for any reason.

Sites were removed where:

- 1) The capacity is less than 5 and likely to be considered windfall
- 2) Where schemes have planning permission and are being implemented
- 3) Where a site is outside of the defined built-up area of New Milton.
- 4) Where the location of the identified land, is poorly situated in terms of proximity to existing services and facilities,
- 5) Where there be a harmful economic effect to developing any site for other uses, e.g it is a large employer and social and environmental benefits would not outweigh any economic loss.

ONH then reviewed the responses to these questions and review the list assessing any exclusionary criteria based on national and strategic policies. The list of sites was then subject to informal engagement as part of a wider exercise on the emerging modified Neighbourhood Plan, at the beginning of March. This report has also been supplied to the consultants preparing both the SEA and HRA which accompany the Plan.

The resulting table, below, on the remaining sites, details the rationale for inclusion, site size, high level capacity assessment, suitability of the location and the suitability of the land use, supported by the identification of any constraints/opportunities.

Some opportunities may be subject to other provisions in the modified NMNP being engaged.

New Milton Brownfield Mapping with Flood Risk

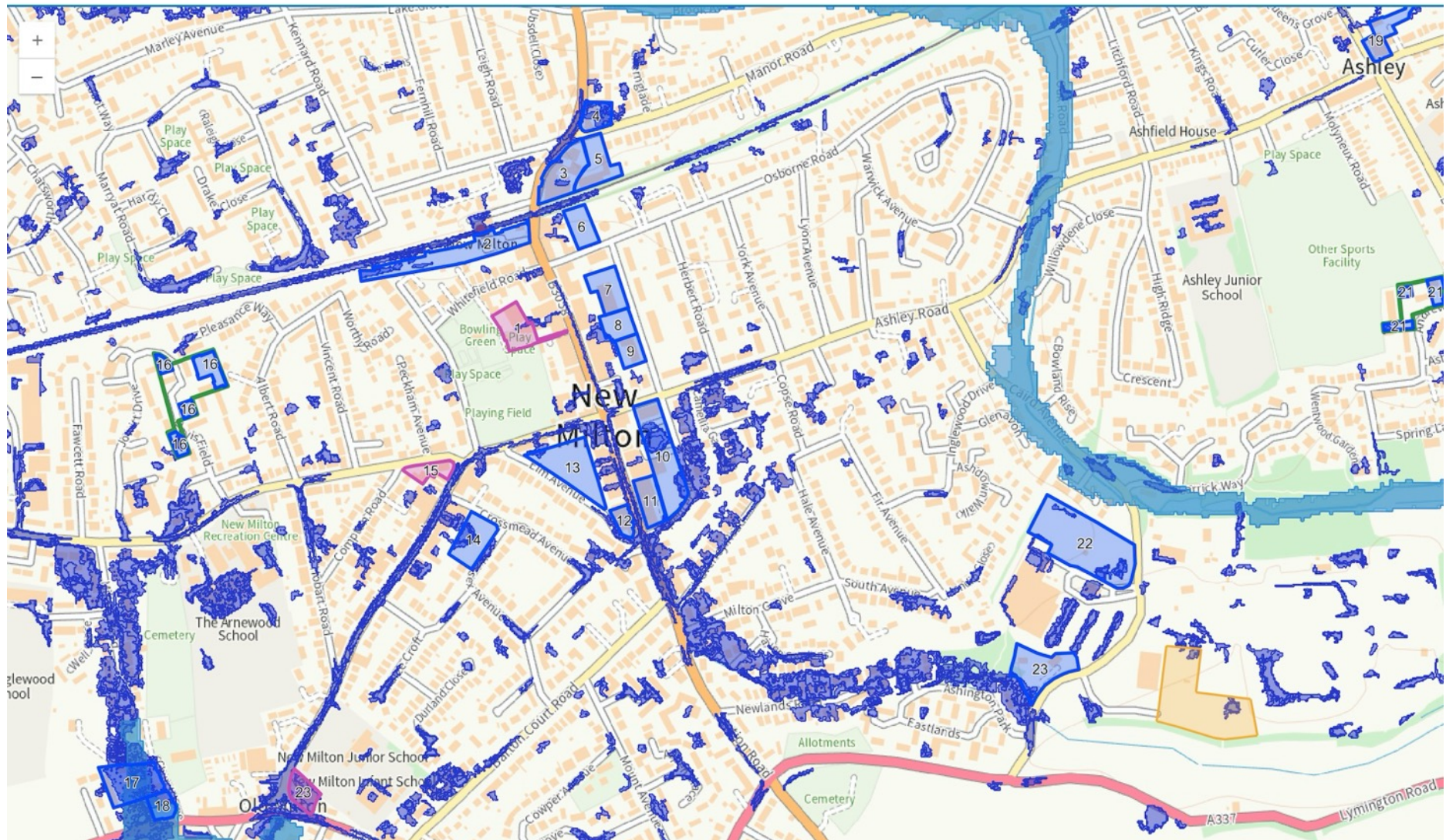


Figure 1 – New Milton Brownfield Mapping with surface and fluvial flood risk overlay.

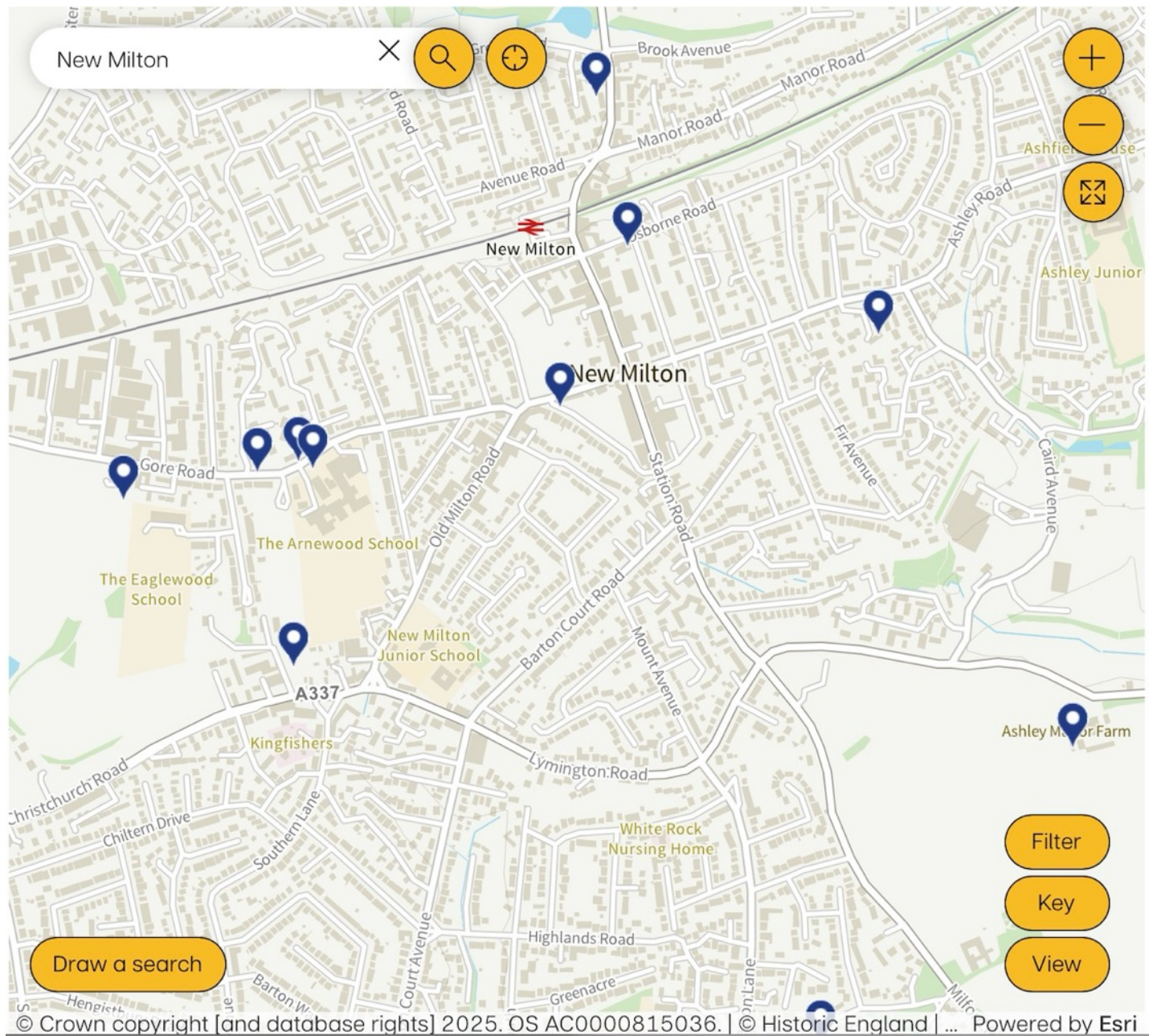


Figure 2 – Listed Buildings within proximity of brownfield sites.

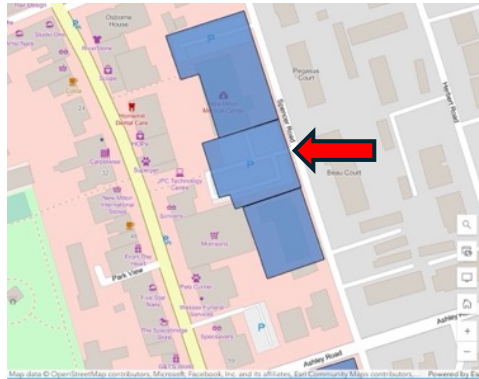
Site No.	Location, Size and Indicative Capacity	Rationale for selection and suitability	Constraints
1	Memorial Centre .32ha 28 units (apartments) based on 40% plot coverage and apartments@70m2/unit plus 2,000m2 Community Hub  	Chosen to bring forward enabling development to fund policy NM7 Cultural and Community Hub, which would also serve as to provide new facilities to two other community locations identified within NM5 Town Centre site allocations policy to enable the redevelopment of those sites. The site is suitable for residential 1- and 2-bedroom apartments on 2 upper floors with the ground and first floor designated for community use. Located within the built-up area just off the High Street and very close to main public transport routes (train and bus), recreational facilities and the town centre. Not within the setting of any designated heritage assets. Owned by the Town Council. The aspiration is that by also opening a connecting pedestrian route to the High Street that this will also help re-align the currently linear layout of the town centre; provide a strong focal point and public realm function that is able to play an enhanced role in the life of the town centre.	Parking shared with community facilities. Existing uses within the community building would need to be relocated during the redevelopment of the site.

			
2	Station Road 1.08ha Up to 42 units (see Masterplan for calculations) 	Already listed on the NFDC Part 1 Brownfield Register (BLR_Newm_008) with a different site entrance which has now been removed. Also contained within the existing NMNP (NM5). See Town Centre Masterplan for indicative layouts. Not within the setting of any designated heritage assets. Owned by Network Rail who have confirmed interest in bringing the site forward. Site is located within flood zone 1 and is not prone to flooding. The linear station area on the south side of the railway line is relatively undeveloped with little to serve visitors. It comprises a storage area, parking, a car hire facility and building formerly used as a taxi business.	Located within NM25 Area of Special Character and within the setting of the Grade II listed Water Tower Parking for station users which need to be retained within the site within a multistorey building.

			
3,4 & 5	Station Road East & Manor Road North 0.41ha, 0.18 and .34ha respectively. 35 units in total  	Sites 3 and 5 already listed on the NFDC Part 1 Brownfield Register (BLR_Newm_009) and contained within the existing NMNP NM5. 25 – 27 Station Road already has consent under 24/10368 Site is located within flood zone 1 and is not prone to fluvial or surface water flooding. 	Located within NM25 Area of Special Character and 25 – 27 identified as part of NM10 as a building of Townscape value (Local Listing) 3 and 5 are also located within the setting of the Grade II listed Water Tower. Location is in multiple land ownerships.

			
6	Osborne Road Car Park (BH25 6AD) .24ha 11 units (see Town Centre Masterplan for calculations)  	This is a highly accessible town centre location within a short walk of the High Street, local bus routes and a 2-minute walk to the train station. Already listed on the NFDC Part 1 Brownfield Register (BLR_Newm_010) and contained within the existing NMNP. See Town Centre Masterplan for indicative layouts, which are suited to a terraced arrangement of houses of a mix of sizes, with a combination of on-plot and communal parking. Owned by NFDC. Site is located within flood zone 1 and is not prone to flooding.	Located within NM25 Area of Special Character and within the setting of the designated heritage asset of the Water Tower. Site currently used as a public car park. Pay and Display parking may be need to be relocated depending on current occupancy rates (44 long stay, 36 short stay, 4 disabled) The site is bounded on its northern and eastern edges by a dense cluster of mature trees. While not on site, there are four TPO trees located near the site's eastern boundary. Utilities on site include a telegraph pole and a overhead cables beginning at the site's southeastern corner, continuing east along Osborne Road.

7	Spencer Road (GP & Car Park) .28ha 26 units (or 0 if healthcare use retained) – See Town Centre Masterplan.  	This is a highly accessible town centre location within a short walk of the High Street, local bus routes and a 5-minute walk to the train station. Site contained within the existing NMNP (Policy NM8) and currently in use as a health centre and pay and display car park. Site considered as suitable for residential apartments should the healthcare facility be unable to be delivered. See Town Centre Masterplan for indicative layouts. Owned by NFDC. Site is located within flood zone 1 and is not prone to flooding. 	Because the aspiration is to see the delivery of existing policy NM8, the potential yield has not been included within the overall number for delivery through the Neighbourhood Plan. However, the Town Centre Masterplan provides alternative options for the site as either residential development or a multistorey car park if required to mitigate parking lost elsewhere within the town centre through development on existing car parks, if NFDC decide not to progress the redevelopment of the site for healthcare uses. Three trees along the site's southern boundary are protected by TPOs
8	Spencer Road (Morrisons Car Park) BH25 6EA .20ha 15 units (apartments) assuming 450m2 footprint, and 3 storeys with units @70m2/unit	This is a highly accessible town centre location within a short walk of the High Street, local bus routes and a 5-minute walk to the train station, suitable for 1 and 2 bed apartments, with lower car ownership expected. Indicative capacity allows for 12 parking spaces. Site is located within flood zone 1 and is not prone to flooding. Site owned by NFDC.	Site currently in use as a car park with 29 short stay spaces and 2 disabled spaces. Visitors would need to park in alternative car parks.



9	Spencer Road (Tel Exchange) .15ha 21 units (apartments) based on 614m2 footprint across 3 storeys with units @70m2/unit	This is a highly accessible town centre location within a short walk of the High Street, local bus routes and a 5-minute walk to the train station. Suitable for 1 and 2 bed apartments, with lower car ownership expected. Indicative capacity allows for 12 parking spaces. The site is located within flood zone 1 and is not prone to flooding. The developable area would follow the existing	
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	 	building footprint. Mature trees along the road frontage provide screening along Spencer Road. Site owned by British Telecom. 	
10	Spencer Road Car Park BH25 6BZ .70ha 30 units (See town Centre masterplan)	The opportunity to create up to 30 x 1 and 2 bedroom apartments would be focused on the north of the site on the existing car park between the Town Hall and Marks & Spencer's. The M & S car park would be retained as parking. The building is currently occupied by the New Milton Town Council, the Police, and Housing Association flats on upper floors. There is an opportunity to retain these buildings and create an additional Site is located within flood zone 1 and is not prone to flooding. The site is in single ownership (NFDC)	Could also be used as a Multi Storey Car Park to mitigate for loss of other car park sites – See Town Centre Masterplan. Should the current occupants vacate the civic buildings there would be an opportunity to convert the building for residential use or retain it as a commercial office building.



11
Shops East of Bradbeers Dept Store
.228ha
25 units (apartments)

The location is at a key entrance to the Town Centre which together with site 12, would create a landmark redevelopment opportunity in this sustainable location close to public transport routes. Proposals for the site will look to enhance and improve the retail area across from Bradbeers Department Store. The location would seek to include apartments above ground floor retail. These will be kept at a maximum of 5 storeys in height to maximise the development opportunity while retaining a feeling of gentle density appropriate for the town centre location. The enhanced height of this development will serve as a key gateway into the town centre when

Located with the setting of a non-designated heritage asset (The Olds Post Office (Sorting Office) detailed in policy NM10

		arriving from the south of Station Road. The heights of each building will be gently stepped down, eventually matching other buildings along Station Road. This will ensure that prevailing heights along the high street are maintained. Parking is included within the site along with provision to allow for retail servicing and deliveries. There is also the opportunity to make substantial improvements to the surfacing and overall public realm including upgrades to street furniture, new planting and street trees, providing environmental improvements including sustainable drainage. Already listed on the NFDC Part 1 Brownfield Register (BLR_Newm_012). Site is located within flood zone 1 and is not prone to flooding. Site is in single ownership (Bradbeers)	
12	Bradbeers Department Store 0.12ha 6 units (apartments)	The Department Store site, which has been a part of New Milton Town Centre since the 1940's, offers the opportunity to create new or updated retail floorspace with residential development above and combined with the redevelopment opportunity on land opposite has the potential to serve as a significant anchor for the further regeneration of the town centre. In addition, this location at the gateway to the southern end of the town centre may provide an opportunity for a landmark building redevelopment which makes a positive contribution to the town in this highly sustainable location close to public transport routes. Proposals retain three floors for retail	Located with the setting of a non-designated heritage asset, the Old Post Office (Sorting Office) detailed in policy NM10. (Note masterplan refers to the location as site 11a)

	 	space, one for offices, and the two upper storeys for residential. The building should be kept at a maximum of 5.5 storeys in height to maximise the development opportunity here, while retaining a feeling of gentle density appropriate for the town centre location. (See Town Centre masterplan) The enhanced height of these developments will serve as a key gateway into the town centre when arriving from the south of Station Road. The heights of each building will be gently stepped down, eventually matching other buildings along Station Road. This will ensure that prevailing heights along the high street are maintained. Proposals will include below ground car parking accessed from Elm Avenue. This will serve Bradbeers Department Store and residents living in upper storeys of the building. New proposals will also feature substantial improvements to the surfacing and overall public realm around each site. This should also include upgrades to street furniture, new planting and street trees, providing environmental improvements including sustainable drainage. Already listed on the NFDC Part 1 Brownfield Register (BLR_Newm_012). Site is located within flood zone 1 and is not prone to flooding. Site is in single ownership (Bradbeers)	
13	Elm Avenue Car Park (BH24 6HE) 0.59ha 30 units (apartments) based on 70m2 /unit	Located in a highly sustainable location within the Town Centre, an indicative layout for the Elm Avenue car park is contained within the New Milton Town Centre Masterplan (Referred to in report as site 12) Site is located within flood zone 1 and is not prone to fluvial flooding.	Pay and Display parking may be need to be relocated depending on current occupancy rates (120 long stay, 50 short stay, 11 disabled) .

		The site is owned by NFDC and is confirmed as available for redevelopment in the future. 	
14	Crossmead Avenue Car Park (BH25 6NF) .40ha. 20 units (@70m2/unit) 	Crossmead Avenue car park is a less utilised town centre locations, with good established tree canopy cover. The developable area would be contained within the area currently used as parking. Site is located within flood zone 1 and is not prone to flooding. The site is owned by NFDC and is confirmed as available for redevelopment in the future.	Partially within Area F on current NMNP. Not delivered so policy now focused just on car park. Within the setting of the designated heritage asset of the Grade II listed War Memorial. Site currently used as a public car park. Pay and Display parking may be need to be relocated depending on current occupancy rates (88

			long stay, 50 short stay, 11 disabled)
15	Gore Road Library 0.214ha 21 units (apartments) @70m2/unit 625m2 footprint across 3 storeys, (possibly 4 with undercroft parking)  	The library site is located within easy walk of the High Street, adjacent to a bus stop of Gore Road, within walking distance of the Station and with easy access to local recreational space at New Milton Recreation Ground. Site is located within flood zone 1 and is not prone to fluvial or surface water flooding. Site owned by Hampshire County Council. 	Site is currently in use as a library and would only be redeveloped if the library were relocated within New Milton, ideally to the Community and Cultural Hub. Due to the limited site size, the developable area would likely require undercroft parking, with overall building height 3 or 4 storey

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Site No.	Location, Size and Indicative Capacity	Rationale for selection and suitability	Constraints
16	Garages Off Davis Field. 2 plots of land within the site (0.045ha, & 0.066ha) 19 units (apartments) based on 70m2/unit, with 1 space per dwelling parking. 	Situated within an existing residential estate, the site comprises of two garage blocks (amenity land originally included has been removed). Site is located within flood zone 1 and is not prone to flooding. Land owned by NFDC. N.B At the Regulation 14 stage, two additional plots within the Davis Field site on amenity land, were considered but subsequently removed given the response from local residents.	Parking would need to on plot; on street parking already maximised. Limited private garden space and existing residential properties adjacent.
17	Travis Perkins West of Church Lane .47ha 37 apartments based on 1,180m2 3 storey (ground floor non-resi), 40% plot coverage and 80m2/unit.	Current operation of the main established commercial use (Travis Perkins) of the site in what is now a predominantly residential area. The site creates an opportunity to deliver new homes in a sustainable location and to improve local amenity within the Old Milton Conservation Area, particularly the frontage onto Church Lane. The designated heritage asset (Parish Church) lies immediately to the east and redevelopment should enable an improved visual relationship between the two as new buildings replace the existing poorer quality design of industrial buildings.	The site is partially located within Flood Zone 2 and 3 and surface water flooding. As such, the buildings should be 3 storey in height with undercroft parking at ground floor level. Within the setting of the Grade II listed Parish Church of St Magdalene and located within the Conservation Area.



The commercial use of the site is light industrial and is therefore better suited to be relocated to one of the main employment locations identified and protected under policy NM13?
Well located for road access and active travel routes.
Very close to local shops. Land in single ownership (also owner of site 18)



18 Bathroom Tile West of Church Lane
0.15 ha
12 apartments, based on 40% plot coverage, 3 storey building with ground floor retained for retail @80m2/unit

Current established use is commercial (Bathroom Tile) but site is available for redevelopment and creates an opportunity to deliver new homes in a sustainable location and to improve local amenity within the Old Milton Conservation Area and the frontage onto Manor Farm Close. The designated heritage asset (Parish Church) lies to the north and redevelopment should enable an improved visual relationship between the

The site is partially located within Flood Zone 2 and 3 and surface water flooding. As such, the buildings should retain retail uses on the ground floor to strengthen the local centre with residential above.

	 	two as new buildings replace the existing poorer quality design of industrial buildings. The commercial use of the site should be retained at ground floor level as part of the local retail centre with the active frontage onto Christchurch Road. Well located for road access and active travel routes. Very close to local shops Land in single ownership (also owner of site 17)	Within the setting of the Grade II listed Parish Church of St Magdalene and located within the Conservation Area. A recent planning application 24/11090 for 9 including part of the site footprint was recently submitted and subsequently withdrawn.
19	Motor Repairs North of Ashley Lane .27ha 10 dwellings	Redevelopment of Ashley Cross Garage and Motor Repairs for residential use would provide environmental improvements, given its location in a residential area. Close to shops at Ashley and with a nearby bus stop, the site is also close to local schools and recreational amenities. The site is currently allocated Adopted Local Plan Part 2 (2014) (policy NMT8) and included as	Trees on the northern boundary of the site should be retained.

		BLR_Newm_005 on the NFDC Part 1 brownfield register. Site is located within flood zone 1 and is not prone to flooding.	
20	Open Spaces/Garages Off Thornham Road 0.10ha 5 houses	The parcel is owned by NFDC and represent an opportunity to make better use of the land which is currently two blocks of single storey garages and a small area of amenity space. Site is located within flood zone 1 and is not prone to fluvial or surface water flooding. This could provide an infill development of 5 x two storey houses to match those surrounding it, in an existing residential area. The site is close to the recreation ground and within	Loss of existing small amenity space. Parking on site is limited and may require conversion of adjacent verge areas to accommodate

		walking distance of the local shops at Ashley which is also on an established bus route.	
21	Garages near Andrew Lane Three parcels 0.08ha, 0.03ha and 0.65ha 12 apartments 	The parcels are owned by NFDC and represent an opportunity to make better use of the land which is currently single storey garages. The site is close to the recreation ground and within walking distance of the local shops at Ashley which is also on an established bus route. In an existing residential area. Could support 3 blocks of 4 x 1 or 2 bed 2 storey apartments (one on each parcel) The site is located within flood zone 1 and is not prone to fluvial or surface water flooding.	Parking on site is limited and may require conversion of adjacent verge areas to accommodate.

	 A map showing the area around Ashley Junior School and Ashley Rec. The school is a yellow polygon on the left, and the rec is a green polygon in the center. Surrounding streets include Ashley Road, Ash Tree Close, and Spring Lane. There are blue building footprints to the east of the rec.		
22	Tesco car park West of Caird Avenue .90ha 68 apartments @75m2/unit  An aerial photograph of a car park area outlined in red. The area is surrounded by trees and greenery on three sides. To the south and west are commercial buildings and parking lots. A road runs along the eastern boundary.	This site represents an opportunity to create a high-quality residential development of 3 storey apartments conveniently located near one of the main entry points into New Milton, on this underused car park area, currently used for Click and Collect. The developable areas should be contained within the current car park footprint to retain the mature trees and natural spaces which wrap around it on three sides. Good access onto the road network and east/west links along the A337 and within close proximity to supermarkets. Close to bus stops, this site presents an opportunity to improve walking and cycling routes, including links to the housing developments to the north and GI connectivity.	The site is located within a predominately commercial location and is a 10 – 15 minute walk into the Town Centre. Whilst the site is located within flood zone 1 but a small area to the southeast of the site is at risk of surface water flooding. Its redevelopment should enable SuDS to significantly reduce surface water runoff. Potential yield would trigger provision of on-site ARNG, however, due to brownfield urban location, this may be mitigated through financial contribution as per the NFDC Mitigation Strategy. Site is currently allocated for redevelopment for employment

			uses under the Local Plan (Policy NMT9)
23	S&B Offices West of Caird Avenue 0.56ha 38 apartments based on two blocks of 600m² footprint each x 3 storeys @75m² /unit 	This site represents an opportunity to create a high-quality residential development of 3 storey apartments conveniently located near one of the main entry points into New Milton. The developable areas should be contained within the existing development footprints to retain the mature trees and natural spaces which surround it. Good access onto Caird Avenue and then to east/west links along the A337 and within close proximity to supermarkets. Within 400m of a bus stop, this site presents an opportunity to improve walking and cycling routes, including links to the housing developments to the north and GI connectivity. There is a good landscape buffer to the supermarket to the north and there is a community use building (Scout Hut) immediately to the south.	The site is located within a predominately commercial location and is a 10 – 15 minute walk into the Town Centre. Whilst the site is located within flood zone 1 but the southern boundary of the site, which would remain undeveloped has a risk of surface water flooding. Its redevelopment should enable SuDS to reduce surface water runoff. Whilst site yield could be higher with an increased developable area, this proposal maximises the existing green infrastructure on site. The site also lies within the safeguarded buffer zone of the Caird Avenue operations and in close proximity to the Ashley Manor Farm site. At the request of the County Council, as Minerals and Waste planning

