

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

The New Milton Neighbourhood Plan was made by the Local Planning Authorities New Forest District Council and New Forest National Park Authority in June and July 2021 respectively. The Qualifying Body, New Milton Town Council now proposes to modify some parts of the made Plan but not to the extent that it considers will change the nature of the Plan.

The schedule below sets out each of the proposed material modifications to the made Plan alongside the original text. A clean version of the Neighbourhood Plan has been prepared and is submitted separately. The “clean” modified neighbourhood plan also contain0 other, non-material modifications to bring the new document fully up to date and renumbering in some instances. It is not necessary for such modifications to be included in this Schedule.

Proposed draft policies list: (items in green unchanged from original plan, red= deleted)

NM1	A Spatial Plan for New Milton (retained)
NM2	Diversifying Housing (modified)
NM3	Land East of Caird Avenue (modified)
NM4	Design Quality (modified)
NM5	New Milton Town Centre Regeneration (modified)
NM6	Heritage and Information Centre (retained)
NM7	Cultural & Community Hub and War Memorial Recreation Ground (retained)
NM8	Health and Wellbeing Centre (retained)
NM9	Business and Innovation Centre (deleted)
NM10	Buildings of Local Heritage and Townscape Value (modified)
NM11	Mitigating Effects on European Sites (retained)
NM12	Walking and Cycling (modified)
NM13	Barton on Sea (modified)
NM14	The Rural Areas in the National Park (modified)
NM15	Employment (modified)
NM16	Tourism (retained)
NM17	Early Years Facilities (retained)
NM18	Education (retained)
NM19	Connecting the Town (retained)

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

New Policies.

- NM20 Biodiversity
- NM21 Energy Efficiency
- NM22 Maintaining and enhancing the conservation area.
- NM23 Local Shops
- NM24 Brownfield Sites
- NM25 Area of Special Character.

POLICY	EXISTING POLICY WORDING	PROPOSED POLICY WORDING (CHANGES IN RED/STRIKETHROUGH)
NM1 Spatial Plan	<i>The Neighbourhood Plan directs all significant residential, employment, commercial and cultural development to the town of New Milton, as shown on the Policies Map.</i> <i>Barton-on-Sea, as shown on the Policies Map, is mainly suited to small scale, infill residential and tourism development, as opportunities arise.</i> <i>Development outside New Milton town and Barton-on- Sea will only be supported if it accords with the development plan policies relating to the Green Belt or the New Forest National Park, as relevant.</i>	<i>The Neighbourhood Plan directs all significant residential, employment, commercial and cultural development to the town of New Milton, as shown on the Policies Map.</i> <i>Barton-on-Sea, as shown on the Policies Map, is mainly suited to small scale, infill residential and tourism development, as opportunities arise.</i> <i>Development outside New Milton town and Barton-on- Sea will only be supported if it accords with the development plan policies relating to the Green Belt or the New Forest National Park, as relevant</i>
NM2 Diversifying Housing	<i>Proposals for all residential development should seek to include in their housing mix a type and tenure suitable for first time buyers or those looking to rent their first home.</i> <i>In the case of Strategic Site allocations and other developments of 100 homes or more, proposals must include a diversity of housing types as follows:</i> • <i>Homes suitable for first time buyers or those looking to rent their first home including approx. 5% of market provision in the form of affordable homes for sale;</i>	<i>Proposals for all residential development should seek to include in their housing mix a type and tenure suitable for first time buyers or those looking to rent a their first home.</i> <i>In the case of Strategic Site allocations and other developments of 100 homes or more, proposals must include a diversity of housing types as follows:</i> • <i>Homes suitable for first time buyers or those looking to rent their first home including approx. 5% of market provision in the form of affordable homes for sale;</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

	• <i>Undeveloped, serviced plots made available individually for purchase by self-builders; and</i> • <i>Homes specifically developed for private rent.</i>	• Undeveloped, serviced plots made available individually for purchase by self-builders; and • Homes specifically developed for private rent <i>A. Proposals for housing development of 10 or more dwellings, must deliver 50% affordable housing on site.</i> <i>B. Affordable housing must be delivered in the form of:</i> <i>30% affordable home ownership</i> <i>70% affordable rent and social rent, with the mix to be determined on a site-by-site basis at the planning application stage.</i> <i>C. Proposals for residential development will be expected to provide a mix of dwelling types and sizes to address the nature of local needs and contribute to the objective of creating a mixed and balanced community. To achieve this objective, provision should be made for smaller dwellings (1 & 2 bedrooms) which should comprise 50% or more of the total in schemes of five or more dwellings</i> <i>D. All Development proposals should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2) unless evidence can be provided to demonstrate that such provision would be impracticable or render the scheme unviable. The provision of homes constructed to Building Regulations Part M4(3) for wheelchair accessible homes will also be supported.</i>
NM3 Land East of Caird Avenue	<i>The Neighbourhood Plan allocates land east of Caird Avenue, as shown on the Policies Map, for a mixed-use development comprising business and food retail uses and green infrastructure.</i> <i>Development proposals should be made in the form of a comprehensive masterplan and should have full regard to the</i>	<i>The Neighbourhood Plan allocates land east of Caird Avenue, as shown on the Policies Map, for a mixed-use development comprising business innovation centre and hub, and/or health care food retail uses facilities and green infrastructure.</i>

following principles and the retail scheme subject to an appropriate sequential test:

- a. The employment scheme shall comprise land to deliver 1,800 sqm GEA of B1 floorspace to be accessed from the southern access road only;*
- b. The food retail scheme shall comprise land to deliver approx. 1,800 sqm GEA of A1 floorspace to be accessed from the southern access road only;*
- c. The green infrastructure scheme shall comprise:*
 - i. an effective landscape buffer to screen the adjoining minerals operations, the employment land from residential development and to screen Carrick Way Woodland a Site of Importance for Nature Conservation;*
 - ii. the retention of existing trees on the southern boundary and retention of the existing shelter belt of mature trees / hedgerow and green verges on the western boundary to maintain the green setting of Caird Avenue; and,*
 - iii. any measures that are required to satisfy the Habitat Regulations and the adopted Mitigation Strategies or any future relevant requirements;*
- d. the layout of the schemes allows for, and does not compromise, the continuing minerals operations adjoining the site boundary; and*
- e. The infrastructure scheme shall comprise:*
 - i. A comprehensive package of on and off-site transport and movement measures that link to the movement network defined in Policy NM12 to satisfactorily mitigate the effect of the comprehensive scheme on local roads and to encourage the use of sustainable modes of transport; and*

~~Development proposals should be made in the form of a comprehensive masterplan and should have full regard to the following principles and subject to an appropriate sequential test~~ **to prevent inappropriate class E development in this out of town centre location.**

- a. The employment scheme shall comprise land to deliver approximately 1,800 sqm GEA of **Class E(c) E(e) or E(g)** floorspace to be accessed from the southern access road only;*
- b. Any class E(c) or E(g) Business Innovation Hub should comprise flexible, affordable office accommodation to serve start-up businesses will be supported to assist in the diversification of the local economy and should include access to ultra-fast broadband and providing a support hub for local businesses including training and seminar facilities*
- c. Any class E(e) Health and Wellbeing Hub development proposals will be supported for the co-location of health and wellbeing services and for an expanded facility to serve a larger and more diverse local community.*
- ~~*b. The food retail scheme shall comprise land to deliver approx. 1,800 sqm GEA of A1 floorspace to be accessed from the southern access road only;*~~
- ~~*e.*~~ *d The green infrastructure scheme shall comprise:*
 - i. an effective landscape buffer to screen the adjoining minerals operations, the employment land from residential development and to screen Carrick Way Woodland a Site of Importance for Nature Conservation;*

	<i>ii. The delivery and maintenance of an effective sustainable drainage system including the protection of Danes Stream and the retention of at least an 8m buffer zone.</i> <i>f. The layout of the site is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</i>	<i>ii. the retention of existing trees on the southern boundary and retention of the existing shelter belt of mature trees / hedgerow and green verges on the western boundary to maintain the green setting of Caird Avenue; and,</i> <i>iii. any measures that are required to satisfy the Habitat Regulations and the adopted Mitigation Strategies or any future relevant requirements;</i> <i>d.e the layout of the schemes allows for, and does not compromise, the continuing minerals operations adjoining the site boundary; and</i> <i>f. The site 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 Authority, this site will be required to demonstrate that it has considered these safeguarded sites in any forthcoming proposal. This could be in the form of a Safeguarding Assessment or through discussions with the safeguarded site's operator.</i> <i>e g. The infrastructure scheme shall comprise:</i> <i>i. A comprehensive package of on and off-site transport and movement measures that link to the movement network defined in Policy NM12 to satisfactorily mitigate the effect of the comprehensive scheme on local roads and to encourage the use of sustainable modes of transport; and</i> <i>ii. The delivery and maintenance of an effective sustainable drainage system including the protection of Danes Stream and the retention of at least an 8m buffer zone.</i> <i>f.h The layout of the site is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.</i> <i>i. To minimise the risk of sewer flooding and protect water quality,</i>
--	--	---

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>surface water will not be permitted to discharge to the foul or combined sewer network</i>
NM4 - Design Quality	<i>All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed to reflect the distinctive character of the town, as described in the, New Milton Local Distinctiveness Supplementary Planning Document, and of the settlements within the New Forest National Park. All applicants will be required to demonstrate that development:</i> <i>i. is of high-quality design and layout and includes appropriate landscaping and well-connected greenspace integrated with existing landscape features;</i> <i>ii. contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open space to provide natural surveillance;</i> <i>iii. creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;</i> <i>iv. contributes to local distinctiveness and where possible should enhance local character and heritage including the special character of the New Forest National Park;</i> <i>v. protects open spaces, trees and gardens that contribute to the character of the area;</i> <i>vi. does not cause significant harm to the amenities, health and wellbeing of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight;</i> <i>vii. creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;</i>	<i>All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed to reflect the distinctive character of the town, as described in the New Milton Local Distinctiveness Supplementary Planning Document, and of the settlements within the New Forest National Park. All applicants will be required to demonstrate that development has full regard to the New Milton Design Guidance and Codes including the following:</i> <i>i. is of high-quality design and layout and includes appropriate landscaping and well-connected greenspace integrated with existing landscape features;</i> <i>ii. contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open space to provide natural surveillance;</i> <i>iii. creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;</i> <i>iv. contributes to local distinctiveness and where possible should enhance local character and heritage including the special character of the New Forest National Park;</i> <i>v. protects open spaces, trees and gardens that contribute to the character of the area;</i> <i>vi. does not cause significant harm to the amenities, health and wellbeing of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight;</i>

viii. incorporates well integrated parking that does not dominate the street environment. Consideration should be given to availability of electric vehicle charging points in communal parking areas;

ix. positively addresses climate change through early consideration of layout and building design, and through passive design, energy and water efficiency, and renewable energy measures;

x. takes the opportunity to encourage community interaction by creating layouts with a focus on community;

xi. optimises the potential of the site to deliver housing typologies suited to younger people and families in accordance with other policies of the development plan; and of the development plan; and

xii. optimises the potential of the site to accommodate development.

In addition to the above requirements, all development proposals must ensure the protection of local biodiversity assets and should seek to provide additional habitat resources for wildlife and green spaces for the community that result in a biodiversity ‘net’ gain for the town.

Larger developments of over 50 homes should include areas which will provide a community focus and amenities such as communal gardens.

New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.

vii. creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;

viii. incorporates well integrated parking that does not dominate the street environment. Consideration should be given to availability of electric vehicle charging points in communal parking areas;

ix. positively addresses climate change through early consideration of layout and building design, and through passive design, energy and water efficiency, and renewable energy measures;

x. takes the opportunity to encourage community interaction by creating layouts with a focus on community;

xi. optimises the potential of the site to deliver housing typologies suited to younger people and families in accordance with other policies of the development plan; and of the development plan; and

xii. optimises the potential of the site to accommodate development

xiii. takes account of flood risk through their location and design, existing flow routes and drainage features within the site should be identified and preserved eg ditches, seasonally dry watercourses, historic ponds.

xiv. integrates sustainable drainage systems, to minimise and control surface water run-off, provide flood storage capacity and improve habitats and species migration. SuDS measures should include source control components such as rainwater re-use/harvesting, green roofs, rain gardens, trees, permeable paving. Multi-functional SuDS features should be used to meet several planning policy requirements within the same area of the site eg biodiversity, amenity, green infrastructure, flood risk, drainage.

xv minimises the risk of sewer flooding and protects water quality, by not discharging surface water to the foul or combined sewer network.

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>In addition to the above requirements, all development proposals must ensure the protection of local biodiversity assets and should seek to provide additional habitat resources for wildlife and green spaces for the community that result in a biodiversity 'net' gain for the town.</i> <i>Larger developments of over 50 homes should include areas which will provide a community focus and amenities such as communal gardens.</i> <i>New and improved utility infrastructure will be encouraged and supported in order to meet the identified needs of the community.</i>
NM5 New Milton Town Centre Regeneration	<i>The Neighbourhood Plan identifies the New Milton Town Centre area, as shown on the Policies Inset Map, for the purpose of supporting regeneration opportunities to deliver at least 250 homes and retail, cultural, health and business investment.</i> <i>Proposals for redevelopment will be supported provided they demonstrate how they will contribute to the Town Centre Vision and accord with relevant policies of the Development Plan.</i> <i>Development proposals, where adjoining a proposed route defined in Policy NM12, must ensure that the needs of pedestrians, cyclists and public transport users are fully taken into account and that commercial uses can continue to be serviced.</i> <i>Proposals to create livelier and more active street frontages and an improved public realm along Station Road and Old Milton Road, will be supported. Such proposals might include widened footpaths, attractive pedestrian and cycle crossings, the introduction of areas of shared space, street planting and junction improvements.</i>	<i>The Neighbourhood Plan identifies the New Milton Town Centre sites 1 - 15 shown on the Policies Inset Map and listed below, for the purpose of supporting regeneration opportunities to deliver at least 250 homes and retail, cultural, health and business investment</i> <i>1. Memorial Centre (.32ha)</i> <i>2. Station Road (1.08ha)</i> <i>3. Station Road East (.41ha)</i> <i>4. Manor Road North (.18ha)</i> <i>5. Manor Road South (.34ha)</i> <i>6. Osborne Road Car Park (.24ha)</i> <i>7. Spencer Road (GP & Car Park) (.28ha)</i> <i>8. Spencer Road (Morrisons Car Park) (.20ha)</i> <i>9. Spencer Road (Tel Exchange) (.15ha)</i> <i>10. Spencer Road Car Park (.70ha)</i> <i>11. Shops East of Bradbeers Dept Store (.228ha)</i> <i>12. Bradbeers Dept Store (.12ha)</i> <i>13. Elm Avenue Car Park (.59ha)</i> <i>14. Crossmead Avenue Car Park (.40ha)</i> <i>15. Gore Road Library (.214ha)</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>A Proposals for redevelopment will be supported provided they demonstrate how they will contribute to the Town Centre Vision Masterplan and accord with relevant policies of the Development Plan.</i> <i>B Development proposals, where adjoining a proposed route defined in Policy NM12, must ensure that the needs of pedestrians, cyclists and public transport users are fully taken into account and that commercial uses can continue to be serviced.</i> <i>C Proposals to create livelier and more active street frontages and an improved public realm along Station Road and Old Milton Road, will be supported. Such proposals might include widened footpaths, attractive pedestrian and cycle crossings, the introduction of areas of shared space, street planting and junction improvements.</i> <i>D In order to assess available network capacity, the wastewater and water infrastructure provider will be consulted on planning applications as early as possible to review the development proposals and work with the developer on the intended delivery programme, this will assist with identifying any potential network reinforcement requirements. Where there is a capacity constraint, the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.</i>
NM6 Heritage and Information Centre	<i>The Neighbourhood Plan identifies the old Station Building, as shown on the Policies Inset Map, as a Town Centre redevelopment scheme. Development proposals will be supported for the conversion of the Station Master's house to a D1 heritage/information centre.</i>	<i>The Neighbourhood Plan identifies the old Station Building, as shown on the Policies Inset Map, as a Town Centre redevelopment scheme. Development proposals will be supported for the conversion of the Station Master's house to a D1 heritage/information centre.</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

NM7 Cultural & Community Hub and War Memorial Recreation Ground	<i>The Neighbourhood Plan identifies the provision of a Cultural & Community Hub, as shown on the Policies Maps, as a Town Centre redevelopment scheme.</i> <i>Development proposals will be supported for the redevelopment of the current community and ancillary buildings to create a new multi-purpose cultural facility for the town and the improvement of the War Memorial Recreation Ground as the main town park.</i> <i>The proposals must include the provision of a footpath link within the site to improve connectivity between Old Milton Road and Gore Road to Station Road and Whitefield Road.</i>	<i>The Neighbourhood Plan identifies the provision of a Cultural & Community Hub, as shown on the Policies Maps, as a Town Centre redevelopment scheme.</i> <i>Development proposals will be supported for the redevelopment of the current community and ancillary buildings to create a new multi-purpose cultural facility for the town and the improvement of the War Memorial Recreation Ground as the main town park.</i> <i>The proposals must include the provision of a footpath link within the site to improve connectivity between Old Milton Road and Gore Road to Station Road and Whitefield Road.</i>
NM8 Health and Wellbeing Centre	<i>The Neighbourhood Plan identifies a Health & Wellbeing Centre, as shown on the Policies Maps, as a Town Centre redevelopment scheme.</i> <i>Development proposals will be supported for the co-location of health and wellbeing services and for an expanded facility to serve a larger and more diverse local community.</i>	<i>The Neighbourhood Plan identifies a Health & Wellbeing Centre, as shown on the Policies Maps, as a Town Centre redevelopment scheme.</i> <i>Development proposals will be supported for the co-location of health and wellbeing services and for an expanded facility to serve a larger and more diverse local community.</i>
NM9 Business and Innovation Centre	<i>The Neighbourhood Plan identifies the Innovation/ Business Centre, as shown on the Policies Maps, as a Town Centre redevelopment scheme.</i> <i>Development proposals for new B1 flexible, affordable office accommodation to serve start-up businesses will be supported to assist in the diversification of the local economy.</i> <i>Proposals should include access to ultra-fast broadband and providing a support hub for local businesses including training and seminar facilities</i>	DELETED

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

NM10 Buildings of Local Heritage and Townscape Value	<i>The Neighbourhood Plan identifies the following buildings and structures as having local heritage and townscape value:</i> <i>i. Lloyds Bank building, 47 Station Road</i> <i>ii. New Milton Station buildings, platforms and canopies – both sides</i> <i>iii. The former Milton Hall (presently a furniture showroom)</i> <i>Development proposals that will result in the loss or substantial harm to a Building of Local Heritage & Townscape Value will not be supported, unless it can be demonstrated that the benefits of the development outweigh the significance of the asset.</i>	<i>The Neighbourhood Plan identifies the following buildings and structures, as shown on the policies map, as having local heritage and townscape value:</i> <i>i. Lloyds Bank building, 47 Station Road</i> <i>ii. New Milton Station buildings, platforms and canopies – both sides</i> <i>iii. The former Milton Hall (presently a furniture showroom)</i> <i>iv) Nos 25-27 Station Road</i> <i>v) Post Office Sorting Office, Station Road</i> <i>Development proposals that will result in the loss or substantial harm to a Building of Local Heritage & Townscape Value will not be supported, unless it can be demonstrated that the benefits of the development outweigh the significance of significant harm to the asset.</i>
NM11 Mitigating effects on European Sites	<i>Residential schemes will be required to include proposals for mitigating their effects on European sites. This could be through on-site provision or off-site financial contributions in accordance with the requirements of the development plan, including compliance with the Mitigation for European Sites SPD as it applies to New Forest SPA, SAC and Ramsar site, Solent Maritime SAC, Solent and Southampton Water, SPA and Ramsar site, and where necessary financial, contributions for ongoing monitoring of the New Forest SAC.</i> <i>In addition to the above requirements, all development proposals should have regard to:</i> <i>i. water quality and the mitigation of nutrient enrichment so as not to undermine Policy 13 of the South Hampshire Strategy October 2012; and</i> <i>ii. treatment and infrastructure capacity to avoid water quality impacts on the integrity of European sites within the Solent.</i>	<i>Residential schemes will be required to include proposals for mitigating their effects on European sites. This could be through on-site provision or off-site financial contributions in accordance with the requirements of the development plan, including compliance with the Mitigation for European Sites SPD as it applies to New Forest SPA, SAC and Ramsar site, Solent Maritime SAC, Solent and Southampton Water, SPA and Ramsar site, and where necessary financial, contributions for ongoing monitoring of the New Forest SAC.</i> <i>In addition to the above requirements, all development proposals should have regard to:</i> <i>i. water quality and the mitigation of nutrient enrichment so as not to undermine Policy 13 of the South Hampshire Strategy October 2012; and</i> <i>ii. treatment and infrastructure capacity to avoid water quality impacts on the integrity of European sites within the Solent</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

NM12 Walking and Cycling	<i>The Neighbourhood Plan identifies a walking/cycling network, as shown on the Policies Map, to promote sustainable travel.</i> <i>Proposals which create new walking and cycling routes to connect the existing and new residential areas of the town with the Town Centre will be supported.</i> <i>Development proposals on land that lies within proximity of the 'Green Loop' will be supported where they:</i> <i>i. demonstrate how they sustain or enhance the collective function of the network;</i> <i>ii. In proximity to Danes Stream and Becton Bunny opportunities are taken to open up culverts and create habitat enhancements while maintaining at least an 8m buffer from any works; and</i> <i>iii. have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the network, while avoiding having an urbanising effect on any existing Public Rights of Way.</i> <i>Development proposals requiring the preparation and agreement of travel plans as planning conditions or obligations, are required to prioritise in their travel interventions the making of financial contributions to footpath and cycleway improvement projects connecting their schemes with the town centre, including the strategic allocations at Land at Brockhills Lane and Land South of Gore Road.</i>	<i>The Neighbourhood Plan identifies a walking and cycling network, as shown on the Policies Map with the purpose of supporting healthy and safe active travel opportunities.</i> <i>Proposals which create opportunities to improve this network, including new walking and, cycling and Public Rights of Way routes to connect the existing and new residential areas of the parish with the Town Centre will be supported.</i> <i>Development proposals on land that lies within proximity of the 'Green Loop' will be supported where they:</i> <i>i. demonstrate how they sustain or enhance the collective function of the network;</i> <i>ii. In proximity to Danes Stream and Becton Bunny opportunities are taken to open up culverts and create habitat enhancements while maintaining at least an 8m buffer from the top of the riverbanks and/or culvert location <u>any works</u>; and</i> <i>iii. have regard to how their landscape schemes, layouts, access and public open space provision and other amenity requirements may contribute to the maintenance and improvement of the network, while avoiding having an urbanising effect on any existing Public Rights of Way</i> <i>Development proposals requiring the preparation and agreement of travel plans as planning conditions or obligations, are required to prioritise in their travel interventions the making of financial contributions to footpath and cycleway improvement projects connecting their schemes with the town centre, including the strategic allocations in the current NFDC Local Plan (2016-2036 or subsequent version) at Land at Brockhills Lane and Land South of Gore Road.</i>
---	--	---

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

	<i>Development proposals that will result on the unnecessary loss or obstruction of a section of cycleway or footway, that cannot be satisfactorily mitigated, will be resisted.</i>	<i>Development proposals that will result on the unnecessary loss or obstruction of a section of cycleway or, footway, or Public Right of Way that cannot be satisfactorily mitigated, will be resisted.</i>
NM13 Barton on Sea	<i>In line with the role for new development at Barton-on-Sea as set out in Policy NM1, development proposals will be supported, provided they have regard to the following design characteristics:</i> <i>Barton Seafront</i> <i>i. Openness of frontage, spaciousness, views and skyline</i> <i>ii. Consistent building lines</i> <i>iii. Consistent boundary heights</i> <i>iv. Consistent eaves and ridge heights</i> <i>v. Consistent forms of building mass, height and the building line</i> <i>vi. Deep fronted garden margin</i> <i>vii. Wide green verge, uninterrupted by cars</i> <i>viii. Variety of architecture</i> <i>ix. Open grassed cliff-top plateau and grass verge</i> <i>x. Shoreline scrub and characteristic wind pruned trees</i> <i>xi. Deep garden margin</i> <i>xii. Occasional landmark trees</i> <i>Barton Gardens</i> <i>xiii. Consistent set back creating a margin of garden to almost every street;</i> <i>xiv. Well stocked and maintained front gardens</i>	<i>In line with the role for new development at Barton-on-Sea as set out in Policy NM1, development proposals will be supported, provided they have demonstrated regard to the New Milton Design Guidance and Codes as they relate to Barton-on-Sea design characteristics as follows:</i> <i>Barton Seafront</i> <i>i. Openness of frontage, spaciousness, views and skyline</i> <i>ii. Consistent building lines</i> <i>iii. Consistent boundary heights</i> <i>iv. Consistent eaves and ridge heights</i> <i>v. Consistent forms of building mass, height and the building line</i> <i>vi. Deep fronted garden margin</i> <i>vii. Wide green verge, uninterrupted by cars</i> <i>viii. Variety of architecture</i> <i>ix. Open grassed cliff-top plateau and grass verge</i> <i>x. Shoreline scrub and characteristic wind pruned trees</i> <i>xi. Deep garden margin</i> <i>xii. Occasional landmark trees</i> <i>Barton Gardens</i> <i>xiii. Consistent set back creating a margin of garden to almost every street;</i> <i>xiv. Well stocked and maintained front gardens</i>

xv. Low frontage enclosure xvi. Mown grass road verges xvii. Occasional pine trees xviii. Consistency of street rhythms, building lines, gaps between buildings, eaves heights and roof forms in bungalow area - predominantly uninterrupted hipped simple roofs and simple building forms xix. Peaceful green internal spaces to the blocks xx. Consistent urban grain of separate units of similar footprint laid out in a clear perimeter; block structure xxi. Underlying retained lanes xxii. Occasional special buildings xxiii. Lane edges of trees, occasional field hedge remnants, banks and informal verges xxiv. Avenues xxv. Garden 'islands' where strips of trees and larger shrubs and hedges are created especially in longer garden areas xxvi. Deep margins of front garden space xxvii. Mown grass road verges xxviii. Occasional pine trees Becton Bunny All development proposals in proximity to Long Meadow should seek opportunities to enhance Becton Bunny and wherever possible provide additional flood capacity and habitat improvements.	xv. Low frontage enclosure xvi. Mown grass road verges xvii. Occasional pine trees xviii. Consistency of street rhythms, building lines, gaps between buildings, eaves heights and roof forms in bungalow area - predominantly uninterrupted hipped simple roofs and simple building forms xix. Peaceful green internal spaces to the blocks xx. Consistent urban grain of separate units of similar footprint laid out in a clear perimeter; block structure xxi. Underlying retained lanes xxii. Occasional special buildings xxiii. Lane edges of trees, occasional field hedge remnants, banks and informal verges xxiv. Avenues xxv. Garden 'islands' where strips of trees and larger shrubs and hedges are created especially in longer garden areas xxvi. Deep margins of front garden space xxvii. Mown grass road verges xxviii. Occasional pine trees Becton Bunny All development proposals in proximity to Long Meadow should seek opportunities to enhance Becton Bunny and wherever possible provide additional flood capacity and habitat improvements.
---	---

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

NM14 The rural areas in the National Park	<i>Development proposals in that part of the designated Neighbourhood Area that lies in the New Forest National Park will only be supported if they are consistent with the adopted development plan policies for that area.</i> <i>Proposals for rural exception housing schemes that meet the development plan definition will be supported within or adjoining the rural settlement of Bashley.</i>	<i>Development proposals in that part of the designated Neighbourhood Area that lies in the New Forest National Park will only be supported if they are consistent with the adopted development plan policies for that area.</i> <i>Proposals for rural exception housing schemes that meet the development plan definition will be supported within or adjoining the rural settlement of Bashley, as indicated on the Policies map.</i> <i>Proposals which would result in the visual coalescence of Bashley(New Forest National Park) with the New Milton will not be supported.</i>
NM15 Employment	<i>Development proposals that will result in the loss of existing employment land will only be supported if it can be satisfactorily demonstrated that the land is no longer in a competitive location to support a continuation of an employment use.</i>	<i>The Neighbourhood Plan identifies land in established employment use as shown on the Policies Map at:</i> <i>Gore Road Industrial Estate Williams Industrial Park Hamilton Business Park New Milton Business Centre Wick One Wick Two Queensway / Stem Lane Industrial Estate Double H Nurseries.</i> <i>These sites are of strategic economic value to the town and fundamental to its spatial strategy.</i> <i>A. Proposals for the intensification of employment uses on, or to extend, a site for new Class E(g) and B2 uses, will be supported, provided they will not cause significant harm to the amenity of adjoining residential areas.</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>B. Proposals that require planning permission for the change of use of land or premises on a site to a non-Class E or -Class B use will not be supported in any circumstance.</i> <i>C. Development proposals that will result in the loss of existing employment land elsewhere in the parish will only be supported if it can be satisfactorily demonstrated that the land is no longer in a competitive location to support a continuation of an employment use</i>
NM16 Tourism	<i>Proposals for the development of new visitor accommodation in New Milton and Barton-on-Sea, or for a change of use to such accommodation, will be supported provided it can be demonstrated there will be no adverse effect on European Sites.</i>	<i>Proposals for the development of new visitor accommodation in New Milton and Barton-on-Sea, or for a change of use to such accommodation, will be supported provided it can be demonstrated there will be no adverse effect on European Sites.</i>
NM17 Early Years Facilities	<i>Proposals to develop new day nursery or similar forms of early years education, or to change the use of other buildings for this purpose, will be supported in New Milton, provided they will not cause harm to the amenities of adjoining residential areas that cannot be satisfactorily mitigated.</i>	<i>Proposals to develop new day nursery or similar forms of early years education, or to change the use of other buildings for this purpose, will be supported in New Milton, provided they will not cause harm to the amenities of adjoining residential areas that cannot be satisfactorily mitigated.</i>
NM18 Education	<i>Proposals to extend, improve and introduce new school place capacity will be supported provided:</i> <i>i. the scale of the buildings and structures minimise the effect of the scheme on local residential amenity by way of traffic, on-street car parking and outdoor noise and lighting pollution; and</i> <i>ii. there is adequate provision to encourage walking and/or cycling to and from the school.</i>	<i>Proposals to extend, improve and introduce new school place capacity will be supported provided:</i> <i>i. the scale of the buildings and structures minimise the effect of the scheme on local residential amenity by way of traffic, on-street car parking and outdoor noise and lighting pollution; and</i> <i>ii. there is adequate provision to encourage walking and/or cycling to and from the school</i>
NM19 Connecting the Town	<i>Development proposals to provide access to an ultrafast broadband network and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area. Proposals for housing and employment schemes must provide appropriate</i>	<i>Development proposals to provide access to an ultrafast broadband network and to improve the speed of existing services, will be supported, provided the location and design of any above-ground network installations reflect the character of the local area. Proposals for housing and employment schemes must provide appropriate</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

	<i>ducting suited to fibre communications technologies that is either connected to the public highway; through satellite broadband; a community led local access network; or to another location that can be justified.</i> <i>Proposals should demonstrate how any development will contribute to and be compatible with local fibre or internet connectivity. This should be through a 'Connectivity Statement' provided with relevant planning applications. Such statements should include details of:</i> <i>i. The intended land use and the anticipated connectivity requirements of the development.</i> <i>ii. Known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, 5G, fibre, satellite, microwave, etc.).</i> <i>iii. Realistic viability and delivery assessments of connection potential or contribution to any such networks.</i> <i>iv. Measures taken by the applicants to work with Telecom providers to ensure that Ultrafast Broadband is available at the point of occupation.</i>	<i>ducting suited to fibre communications technologies that is either connected to the public highway; through satellite broadband; a community led local access network; or to another location that can be justified.</i> <i>Proposals should demonstrate how any development will contribute to and be compatible with local fibre or internet connectivity. This should be through a 'Connectivity Statement' provided with relevant planning applications. Such statements should include details of:</i> <i>i. The intended land use and the anticipated connectivity requirements of the development</i> <i>ii. Known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, 5G, fibre, satellite, microwave, etc.).</i> <i>iii. Realistic viability and delivery assessments of connection potential or contribution to any such networks.</i> <i>iv. Measures taken by the applicants to work with Telecom providers to ensure that Ultrafast Broadband is available at the point of occupation.</i>
NEW POLICIES		
NM20 Biodiversity		<i>The Neighbourhood Plan identifies a Green Infrastructure Network, as shown on the Policies Map, for the purpose of increasing biodiversity, promoting ecological connectivity, providing outdoor recreation, sustainable movement through the town and into its surrounding countryside, and helping mitigate and adapt to climate change.</i> <i>A. Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining and improving the functionality of the Network in the design of their layouts, landscaping</i>

		<i>schemes and public open space provisions. Proposals that will harm the functionality or connectivity of the Network, will not be supported.</i> <i>B Proposals for new development requiring the provision of on-site open space will be supported where the design of open space is integral to the scheme and is effectively connected to any adjoining green infrastructure assets. Proposals for smaller infill schemes should also create opportunities to connect their landscape schemes with adjoining green infrastructure assets. Where appropriate, developers will be expected to enter into a planning obligation to secure satisfactory arrangements for the long-term management of this open space.</i> <i>C New development will also be required to retain trees and hedgerows and to secure opportunities to create connected habitats suitable for species adaptation to climate change. Where they are unavoidably lost, replacement trees and hedgerows using indigenous species must be planted (two trees must be planted for every one lost. All proposals for development in the Plan area must ensure that any potential impacts upon rare and threatened species are fully assessed, and that, where necessary, mitigation measures are incorporated to safeguard and protect those species.</i> <i>D. Save for householder applications, development proposals on sites outside the Town Centre as defined on the Policies Map, and 0.5 ha or more, are required as a minimum to achieve a future canopy cover of 20% of the site area principally through the retention of existing trees and the planting of new trees. Where it can be demonstrated that this is impracticable, the use of other green infrastructure (e.g. green roofs and walls) can be used where they are capable of offering similar benefits to trees.</i>
--	--	---

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>E. Development proposals in the Town Centre as defined on the Policies Map, and on sites below 0.5 Ha, are required to maximise the opportunities available for canopy cover, including tree retention and planting or the provision of other green infrastructure (e.g. green roofs, walls and rain gardens)</i>
NM21 Energy Efficiency		<i>A. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, for each building type, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.</i> <i>B. All Buildings proposed to be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m2/year will not be subject to the provisions of Clause A.</i> <i>C. All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.</i> <i>D. A Sustainability Statement will be submitted to demonstrate compliance with the policy (except for householder applications). Designers shall evaluate the operational energy use using realistic information on the intended use, occupancy and operation of the building to minimise any performance gap.</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>E. All planning applications for major development are also required to be accompanied by a Whole Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions taken to reduce embodied carbon resulting from the construction and use of the building over its entire life.</i>
NM22 Maintaining and enhancing the Conservation Area		<i>A. Proposals within the Conservation Area or its setting which demonstrate that they preserve or enhance the special architectural and historic interest of the Area, complying with the New Milton Design Guidance and Codes and the Old Milton Green Character Statement, will be supported.</i> <i>B. Proposals which would result in considerable improvements to energy efficiency, carbon emissions and/or general suitability, condition and longevity of existing buildings in the Conservation Area (as shown in the Policies map) will be supported, with significant weight attributed to those benefits. These benefits will be balanced against the NPPF, with weight accorded to the significance of heritage assets.</i>
NM23- Local Shops		<i>The Neighbourhood Plan identifies the following local shopping frontages and dispersed local shops as shown on the Policies Map as follows:</i> <i>Ashley Parade Bashley (post office, shop and garage) Bashley Local shop (Holiday Park) Beechwood Avenue (local shop) Ferndale Road. Lymington Road Supermarket Marine Drive Local Shops & Cafes Naish Local Shop (Holiday Park) Old Milton Parade Station Road (local supermarket)</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>Winston Parade</i> <i>Sea Road (local supermarket)</i> <i>A. In each location, proposals comprising of Class E, or any other everyday community need, will be supported in principle where it complies with §97 of the NPPF.</i> <i>B. Proposals defined in Clause A may be delivered as ground floor units in a scheme with housing on upper floors if designed to manage any potential for conflicts in amenity between those uses.</i> <i>C. Proposals that will result in the partial or total loss of a local shopping frontage or dispersed local shop will be resisted unless it can be clearly demonstrated that:</i> <i>i. all reasonable efforts have been made to market the premises for its existing use (and/ or other permitted uses within Class E or other everyday uses) for at least 12 months and no other potential occupier can be found; and</i> <i>ii. all reasonable efforts have been made to improve the operation and management of the business or facility; and</i> <i>iii. the land is no longer a suitable location for a retail uses and suitable alternative shops exist to meet the needs of the local community;</i>
NM24 Brownfield Sites (outside the Town Centre)		<i>A. The Neighbourhood Plan identifies 9 previously developed ('brownfield') locations, listed below and identified as sites 16 – 24 on the Policies Map that are considered suitable in principle to a change of use to residential or residential-led development, for up to 200 homes. Redevelopment proposals on the land will be supported provided they can show that their social and environmental benefits will outweigh any economic cost.</i> <i>16 Garages Off Davis Field</i> <i>17 Travis Perkins West of Church Lane</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		18 Bathroom Tile West of Church Lane 19 Motor Repairs North of Ashley Lane 20 Open Spaces/Garages Off Thornham Road 21 Garages near Andrew Lane 22 Tesco car park West of Caird Avenue 23 S&B Offices West of Caird Avenue 24 Arts Centre East of Old Milton Road <i>B. In order to assess available network capacity, the wastewater and water infrastructure provider will be consulted on planning applications as early as possible to review the development proposals and work with the developer on the intended delivery programme, this will assist with identifying any potential network reinforcement requirements. Where there is a capacity constraint, the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.</i>
NM25 Area of Special Character		<i>The New Milton Neighbourhood Plan designates an Area of Special Character, at Station Road, as shown on the Policies Map. Development proposals located within the Area of Special Character should demonstrate that they have had full regard to the characteristics that contribute to the significance of its local architectural and historic interest as evident in:</i> <i>A) The survival of the road layout and buildings of the new early 20C settlement</i> <i>B) The presence of the original late 19C railway buildings that founded the settlement around it and the role it plays in bolstering the sense of arrival.</i>

NEW MILTON NEIGHBOURHOOD PLAN SUBMISSION MODIFICATION PROPOSAL – SEPTEMBER 2025.

		<i>C) The survival and prominence of Milton Hall together with Nos 29, 31 and 35 Station Road alongside it in terminating the view from the Station, both arriving from across the bridge around the slight bend in the road and from the westbound platform up the incline to Station Road</i> <i>D) The survival of Nos 25-27 Station Road, which as the home to the first post office which gave the town its name has important local historical value, and its prominence in the streetscene in views into the town centre from the north</i> <i>E) The prominence of the Water Tower in views from the station and in glimpse views along Osborne Road and between buildings in other locations inside and into the ASC</i> <i>F) The prominence of the tall, octagonal turrets at Nos 12 and 47 Station Road to enhance the entrance to the ASC from along Station Road to the south and in punctuating views into the ASC along Whitefield Road and Osborne Road, with the slight offset in the arrangement of buildings around the Station Road, Osborne Road and Whitefield Road junction that makes the Lloyds building and Nos 14-16 Station Road more prominent in punctuating views into the space.</i> <i>G) The strong building lines on Station Road and on Whitefield Road.</i> <i>H) The regular rhythm of the roofscape from Lloyds to Milton Hall and of Nos 4-10 and Nos 14-20 Station Road formed by the full gabled dormers as well as the large gabled roofs of the Hall and No.35</i>
--	--	---