

NEW MILTON NEIGHBOURHOOD PLAN
BASIC CONDITIONS STATEMENT
SEPTEMBER 2025

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(as amended)

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1.INTRODUCTION

The Neighbourhood Plan

1.1 This Statement has been prepared by ONH on behalf of New Milton Town Council (“the Town Council”) to accompany its submission of the New Milton Neighbourhood Plan Review (“the Neighbourhood Plan”) to the local planning authority, 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, the ‘Qualifying Body’, for the Neighbourhood Area (“the Area”), which coincides with the boundary of the Civil Parish of New Milton shown on Plan A below. The Area was designated by the District Council and the National Park Authority in February 2015. The New Milton Neighbourhood Development Plan (“the Made Plan”) was made in June 2021.

1.3 ONH has provided the professional planning advice and support to the Town Council throughout the project, alongside occasional help from officers of the District Council and National Park Authority.

1.4 The Neighbourhood Plan contains 25 land use policies which are defined on the Policies Map where they apply to a specific part of the Area. The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Area. They do not relate to ‘excluded development’, as defined by the Regulations. The plan period of the Neighbourhood Plan is up to 2042.

1.5 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 policies.

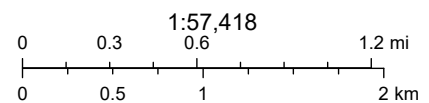
New Milton Neighbourhood Plan Boundary



11/20/2025

 New Milton Parish Boundary

World_Hillshade



Esri, Intermap, NASA, NGA, USGS, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

The Basic Conditions

1.6 The statement addresses each of the four 'Basic Conditions', which are relevant to this plan, 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.

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

- A. 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;
- D. The making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;
- E. 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); and
- F. The making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations.

1.8 It is noted that the Levelling Up & Regeneration Act 2023 has made provision for Condition E to be amended by replacing the current requirement with a narrower condition in respect of not undermining the housing site allocation provisions in an adopted Local Plan. However, at the time of the expected examination of the Neighbourhood Plan, the regulations enabling that part of the Act have not been made.

2.BACKGROUND

2.1 The decision to proceed with a Neighbourhood Plan was made by the Town Council in early 2024. The key driver of this decision was a sense of wanting to plan positively for the future of the Town, with the District Council undertaking a full review of their Local Plan and a number of changes to National Policy. New Milton remains a semi-rural, peaceful location close to the sea and the New Forest, with a range of small-town facilities, the Town Council considered having an updated Plan would improve the way in which future development proposals are managed.

2.2 The steering group was reformed comprising the residents and Town Council representatives. The group has been delegated authority by the Town Council to make day-to-day decisions on the preparation of the Neighbourhood Plan Review. However, as the qualifying body, the Town Council approved the publication of the Pre-Submission modified plan on the 2nd June 2025 and the Submission Plan now.

2.3 The Town Council has consulted the local community over the duration of the project. It has also worked 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 development plans, as well as the direction of the emerging Local Plans (which are still at an early stage, not yet reaching the Regulation 18 consultations)

3. CONDITION (A): REGARD TO 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 PPG in respect of formulating Neighbourhood Plans. As demonstrated in Table A, this plan has taken to opportunity to revise development plan policies to reflect the amendments to the Use Classes Order introduced in September 2020 as they apply to this Area (PPG 13-009c). In overall terms, there are four NPPF paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

General Paragraphs

3.2 The Town Council believes the Neighbourhood Plan “support(s) the delivery of strategic policies contained in local plans ... and ... shape(s) and direct(s) development that is outside of these strategic policies” (§13). It considers the Neighbourhood Plan contains only non-strategic policy proposals or proposals that refine strategic policy to fit the circumstances of the Area without undermining the purpose and intent of those strategic policies (§18). It considers that the Neighbourhood Plan sets out more “detailed policies for specific areas” including “the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies” (§29).

3.3 The Town Council considers that its Neighbourhood Plan has provided its communities the power to develop a shared vision for the Area that will shape, direct and help to deliver sustainable development, albeit in a modest way, by influencing local planning decisions as part of the statutory development plan. Whilst the Plan encourages the re-use of brownfield sites within the town boundary and does not contain any policies that will result in less development than set out in the strategic policies for the area (§30), it does not seek to engage §14, so in this regard, the NPPF provisions of meeting local housing needs (as per §69/§70) are therefore not relevant to this Neighbourhood Plan. The Plan is underpinned by relevant and up-to-date evidence. This is considered to be adequate and proportionate, focused tightly on supporting and justifying the policies concerned (§32)

Specific Paragraphs

3.4 Each policy engages one or more specific paragraphs of the NPPF. Those that are considered to be of the most relevance and substance are identified in Table A below.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	Commentary
NM1	A Spatial Plan for New Milton	The policy accords with plan-led approach (§15) containing a positive vision and promoting sustainable development (§16). There are three distinct areas that make up the designated neighbourhood area, defined as the town of New Milton, the settlement of 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 providing clarity as to ‘how a decision maker should react to development proposals’ (§16d). This policy promotes the development in the most sustainable locations therefore making effective use of land (§124) There is also a focus on conserving and enhancing the landscape of the National Park (§189).
NM2	Diversifying Housing	The policy seeks to meet housing needs, secure affordable housing provision and support a mixed community. This policy seeks to diversify New Milton’s housing stock with a particular focus on supplying a mix of homes (§61), especially those suitable for younger people (§8b NPPF), contributing to creating a mixed and balanced community for the future (§64b NPPF) The policy also seeks to ensure sufficient supply of homes for older persons (§63), through the requirement for new development to be accessible and adaptable.
NM3	Land east of Caird Avenue	The policy seeks to promote an effective use of land (§124) recognising that this site can no longer be considered for residential use and has delivered its retail use. The policy accords with §125b) in recognising that undeveloped land can form many functions including for wildlife and recreational as well as using suitable brownfield land for ..other identified needs...and support appropriate opportunities to remediate unstable, derelict or degraded land” (§125c) “Planning policies and decision need to reflect changes in the demand for land...reallocate the land for a more deliverable use” (§127a) , in this case for either a business hub or for additional health facilities
NM4	Design Quality	NM4 ensures that development proposals have full regard to the relevant local SPD and design principles, which set out clear design vision and expectations, meaning development positively reflects the local area and its defining characteristics (§132). The modified plan also introduces a New Milton Design Guidance and Codes in accord with §134, which also helps to provide “<i>maximum clarity about design expectations at an early stage</i>” (§133)
NM5	New Milton Town Centre Regeneration	This policy encourages the redevelopment of a number of key brownfield sites in the town centre which would be appropriate for housing development (§125c), promoting the development of underutilised land and buildings, where land supply is constrained and available sites could be used more effectively, including car parks, space above shops and

		railway infrastructure (§125d) , with a focus on supplying a balanced mix of homes (§63) and particularly those suitable for younger people (§8b), contributing to creating a mixed and balanced community for the future (§64b). The policy also supports (§90f) in <i>“recognising the residential development often plays an important role in ensuring the vitality of town centres and encourage residential development on appropriate sites”</i> ‘Planning policies ... should support development that makes efficient use of land’ (§124). 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. 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. This policy promotes the identification of brownfield land for development (§73a), encouraging the redevelopment of a number of key brownfield sites in the town centre which would be appropriate for housing development (§125c), with a focus on supplying a balanced mix of homes (§63) and particularly those suitable for younger people (§8b), contributing to creating a mixed and balanced community for the future (§64b).
NM6	Heritage Information Centre	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’ (§90a) 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.’ (§90b).
NM7	Cultural and Community Hub & War Memorial Recreation Ground	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’(§90a) 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). 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).
NM8	Health & Wellbeing Centre	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 in accord with §96c) which seeks to “enable and support healthy lives, through both promoting

		good health and preventing ill-health. Additionally, it supports the delivery of local strategies to improve health for all sections of the community (§98b) in promoting enhanced medical and wellbeing facilities for the community .
NM9	Innovation and Business Centre	POLICY DELETED
NM10	Buildings of Local Heritage and Townscape Value	'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.' (§203). 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 §207/208. 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.
NM11	Mitigating Effects on European Sites	'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 ...' (§187). 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 and fundamental matter and is not therefore an unnecessary duplication (§16).
NM12	Promoting Walking and Cycling	Planning policies should consider transport issues from an early stage including: "<i>identifying and pursuing opportunities to promote walking, cycling and public transport use</i>" (§109e) 'Planning policies should ... provide for attractive and well-designed walking and cycling networks' (§111d). 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.
NM13	Barton-on-Sea	NM13 ensures that development proposals have full regard to the relevant local design principles, which set out a clear design vision and expectations, meaning development positively reflects the local area and its defining characteristics (§132 NPPF). The modified plan also introduces a New Milton Design Guidance and Codes in accord with §134, which

		also helps to provide “ <i>maximum clarity about design expectations at an early stage</i> ” (§133)
NM14	The Rural Areas in the National Park	The policy endorses the existing position in the development plan for the rural areas in the National Park. Although the policy does not materially differ from the development plan, it considers that its absence would be 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). In addition, the enhanced duty set out in section 245 of the Levelling Up & Regeneration Act 2023 to seek to further the statutory National Park purposes in preparing the Neighbourhood Plan applies. As such this policy seeks to evidence compliance with §189.
NM15	Employment	The policy “helps create the conditions in which business can invest, expand and adapt (§85) through seeking to protect existing employment land and safeguarding this land for future employment uses as part of ‘a clear economic vision and strategy which positively and proactively encourages sustainable economic growth’ (§86a).
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 (§90c).
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.’ (§98a) by anticipating a shortfall in early years facilities and planning positively to encourage proposals that will help address this anticipated need.(§100)
NM18	Education	The policy supports the expansion of local schools to ensure sufficient choice (§100) but also seeks to ensure that ‘... opportunities to promote walking, cycling and public transport use are identified and pursued’ (§109c) and that ‘... patters of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.’ (§109e) form part of any proposal.
NM19	Connecting the Town	This policy aims to encourage the provision of new digital communications infrastructure that is vital for facilitating future businesses and homes in the Parish, supporting high quality communications (§119) 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’ (§120). 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.

NM20	Biodiversity	This policy aims to protect and enhance the many green infrastructure assets across the Parish to contribute to wider nature recovery strategies and to increase accessibility to recreational spaces. In relation to §96c, the policy addresses the provision of safe and accessible green infrastructure. The policy is aimed at maintaining and enhancing networks of habitats and green infrastructure (§187) Policy NM12 also requires development proposals to provide a minimum standard of tree cover and other means of urban greening where appropriate in order to mitigate environmental and social challenges in built-up areas, therefore avoiding increased vulnerability to climate change and its impacts (§164b)
NM21	Energy Efficiency	This policy intends to ensure new developments are 'zero carbon ready' and deliver buildings which meet design expectations on efficiency for whichever standard of building is adopted, therefore contributing to a movement towards a low carbon economy (§8c) and mitigating and adapting to climate change (§162).
NM22	Maintaining and Enhancing the Conservation Area	This policy accords with §203, setting out “ <i>a positive strategy for the conservation and enjoyment of the historic environment</i>” The NPPF also stated that Local planning authorities should give “significant” weight to the need to support energy efficiency and low carbon hearing improvements to existing buildings (§167) Given this would affect the conservation area, the policy accords with §208 in seeking to balance the significance of the heritage asset with proposals to retrofit.
NM23	Local Shops	This policy identifies a number of local shops and supports proposals which positively contribute to the needs of local people (§98a), and create strong neighbourhood centres to promote social interaction (§96a) NM23 supports the retention of commercial, business and service use within Local Shopping Frontages, planning positively for the future and retaining the sustainability of the community and its existing local services and guarind against their unnecessary loss (§98a, b, c & d). The policy also accords §97 in identifying where locations would be unsuitable for hot food takeaways and fast food.
NM24	Brownfield Sites (outside the Town Centre)	This policy encourages the redevelopment of a number of key brownfield sites outside of the town centre which would be appropriate for housing development (§125c), making effective use of land (§124) with a focus on supplying a balanced mix of homes (§63) and particularly those suitable for younger people (§8b), contributing to creating a mixed and balanced community for the future (§64b)
NM25	Area of Special Character	This policy accords with §202 in seeking to conserve the named assets in a manner appropriate to their significance. The policy also supports §216 in identifying a group of a non-designated heritage assets through the Area of Special Character using the policy to set out the significance of the assets.

4. CONDITION (D): CONTRIBUTING TO ACHIEVING SUSTAINABLE DEVELOPMENT

4.1 A separate SEA Report sets out the environmental effects of the policies of the Neighbourhood Plan. There is no legal requirement for Neighbourhood Plans to have a sustainability appraisal, however the 'basic conditions' require a qualifying body to demonstrate how its plan will contribute to the achievements of sustainable development in a systematic way. In terms of environmental effects, the draft SEA Report concluded:

"Significant positive effects are predicted under the community wellbeing theme. This is due to the NMNPR contributing to the housing need identified for the neighbourhood area, and its focus on improving accessibility, supporting physical and mental health, protecting important infrastructure, and safeguarding and promoting economic opportunities.

Minor positive effects are considered likely for the remaining themes. This reflects the focus of the NMNPR policies on bringing forward development within the existing built up areas in New Milton, as well as safeguarding existing and bringing forward new green infrastructure to enhance the natural environment. This is anticipated to mitigate flood risk and contribute to carbon capture and storage, as well as safeguard important resources and maintain and enhance biodiversity connectivity. It is also anticipated to contribute positively towards maintaining and enhancing landscape and townscape character, and the setting of the historic environment. Transportation is also likely to be positively impacted by encouraging development to come forward within proximity to active and sustainable travel opportunities".

4.2 The draft Strategic Environmental Assessment (SEA) was prepared by AECOM and published by the qualifying body along with the Pre-Submission NMNPR in June 2025 for consultation. AECOM was unable complete the final Report due to the ending of the Government's Neighbourhood Plan Support Programme, which funded the production of the draft Report. It is confirmed that there have been no material policy modifications made to the NMNPR for submission following the consultation period, principally as the production of the NMNPR was informed by the draft SEA work. Its findings at the draft stage are thus unaltered and in effect are the final version.

4.3 In addition, a summary of the sustainability performance of the policies is set out in Table B below by identifying the potential of each policy to lead to positive (green) neutral (amber), or adverse (red) effects, taking into account any proposed mitigation measures.

Table B: Neighbourhood Plan & Sustainable Development

Policy	Social	Economic	Environmental	Commentary
NM1 A Spatial Plan for New Milton				This policy has a positive social impact for New Milton by defining the most appropriate uses of land in the various parts of the parish, directing significant development to the town of New Milton, fostering a balanced and cohesive community. The economic impact is positive, as the policy protects existing employment land and growth opportunities within the town of New Milton as a sustainable community and promoting the use of land at Barton on Sea for tourism development The environmental impact of this policy is positive, as it prioritises countryside and National Park conservation, environmental enhancements and heritage preservation, safeguarding the rural landscape and biodiversity.
NM2 Diversifying Housing				The social impact of this policy is likely to be positive, as it supports a diverse and inclusive community by addressing local housing needs, promoting smaller dwellings and ensuring accessibility for various demographics. The economic impact is likely to be positive overall. Accessibility requirements and the provision of smaller dwellings may increase development costs, but the provision of varied housing types enhances the market appeal of New Milton to attract those who are economically active and looking to contribute to the local economy. The environmental impact is potentially positive, as whilst the policy does not directly impact environmental factors but it can encourage more efficient land use by supporting smaller, adaptable housing units.
NM3 Land east of Caird Avenue				This social impact of this policy is likely to be positive through the provision of facilities for the community use and come together at the health and wellbeing hub. The economic impact is positive as the site will provide employment opportunities across the health and wellbeing hub and the business innovation hub. The green infrastructure scheme to accompany the proposals which also forms part of the policy provides a positive environmental benefit as does the protection of water quality and support for sustainable drainage.

NM4 Design Quality				The social impact of this policy is likely to be positive through ensuring development is high quality, safe and attractive for residents, as well as enhancing local character and heritage. The economic impact is thought to be positive as well designed and low carbon properties reduces long term maintenance costs. The environmental effects are also positive as the policy seeks to protect open space, trees and gardens as well as promoting sustainable design and landscaping.
NM5 New Milton Town Centre Regeneration				The social impact of this policy is positive as it seeks to revitalise the town centre, improving social and cultural life, increasing accessibility and inclusivity. The economic impact is considered to be positive as the policy seeks to attract investment in the town centre in developing brownfield sites for residential use as well as boosting local retail and service economy as set out in the Town Centre Masterplan. The policy also has an overall positive environmental benefit as it encourages sustainable transport as well as public realm and green infrastructure in the town centre.
NM6 Heritage Information Centre				The social impact of this policy is positive as it preserves and promotes local heritage and identity and provides an educational and community resource. Its economic impact is positive as it seeks to attract visitors, supporting the local economy and potentially creating jobs in heritage and tourism sectors. The environmental impact is also positive as it encourages the conservation of an historic building, promoting sustainable re-use of existing assets
NM7 Cultural and Community Hub & War Memorial Recreation Ground				The social impact of this policy is considered positive as it provides space for community events and activities, supporting general health and wellbeing. It has a positive economic impact as it seeks to increase footfall in the town centre for local businesses and boost support for local clubs and organisations. The environmental impact is also considered to be positive as it seeks to enhance green space and biodiversity as well as promoting sustainable local facilities.
NM8 Health & Wellbeing Centre				This policy has a positive social impact as it improves access to health services in support of good health and wellbeing. It could be considered to have a positive economic benefit, as it could result in a reduction in health related issues and a reduction in costs from poor health outcomes which impacts the NHS but also will attract additional jobs in the health centre. The policy also encourages sustainable building design and reuse of previously developed land as well as supporting the use of active travel to access the facilities in this sustainable location. It is therefore considered to have an overall positive environmental impact.
NM10 Buildings of Local Heritage and Townscape Value				This policy is considered to have a positive social benefit as it seeks to protect local identity and promote local key buildings which engender civic pride in heritage and local history. It has a positive economic impact as it could be said to enhance the overall attractiveness of the area for visitors and investors. The preservation of historic buildings supports the sustainable reuse of existing buildings.

NM11 Mitigating Effects on European Sites				This policy has a positive social benefit through protecting appropriate access to high quality natural spaces for recreation and wellbeing. The policy has a positive economic impact, as whilst there is a cost to developers in securing mitigation, it ensures development can proceed and thus supports local growth. The environmental impact is positive as it safeguards internationally important habitats and species and reduced recreation and nutrient impacts on protected sites.
NM12 Promoting Walking and Cycling				The social impact of this policy is likely to be positive, as the policy enhances community health and well-being by promoting active travel, creating safer walking and cycling routes, and improving access to key local amenities. The economic impact is likely to be positive, as the policy encourages walking and cycling, reducing transport costs arising from the use of the private car for residents. The environmental impact is likely to be positive, as the policy prioritises sustainable transport options, reduces reliance on cars, contributing to improved environmental quality.
NM13 Barton-on-Sea				The social impact of this policy is considered to be positive as it seeks to maintain local character which helps support local community cohesion and identity. The economic impact is thought to be positive as well designed and low carbon properties reduces long term maintenance costs. The environmental effects are also positive as the policy seeks to protect open space, trees and gardens as well as promoting sustainable design and landscaping.
NM14 The Rural Areas in the National Park				The social impact of this policy is considered positive as it supports rural community vitality, the provision of affordable housing and seeks to protect the local community of Bashley from inappropriate development, maintaining village cohesion. The policy is considered to provide an economic benefit by allowing development proposals which support the furtherance and vitality of the rural economy, agriculture and countryside businesses within the National Park. The policy also has a positive environmental benefit by protecting the character of the landscape including preventing the coalescence of settlements by maintain green gaps between Bashley and New Milton.
NM15 Employment				The social impact of this policy is likely to be positive, as it supports local employment opportunities, sustaining locations and promoting an expanded local workforce within the defined locations. The economic impact is likely to be positive, as by encouraging employment site intensification and protecting existing job-generating uses, the policy fosters economic stability and growth within the town. The environmental impact is likely to be positive, as while potential intensification may impact traffic and infrastructure, requirements for transport assessments and sustainable travel improvements help mitigate adverse environmental effects.

NM16 Tourism				This policy is likely to have a positive impact as it seeks to enhance leisure and cultural opportunities for residents and visitors. It is also beneficial to the economy through attracting visitors who spend money in the town, which in turn supports local businesses, accommodation and jobs. Finally, it has a positive environmental impact through promoting sustainable tourism and protects and enhances natural and heritage assets to benefit residents and those visiting the town.
NM17 Early Years Facilities				This policy is likely to have a positive social impact, as it supports the community's long-term well-being by ensuring the future viability of early years provision. The economic impact of this policy is likely to be positive, as supporting early years provision can boost local employment, attract families, supporting the local economy and help young residents grow and develop through excellent access to locally based education opportunities. The environmental impact of this policy is likely to be positive, as having early years provision in the parish reduces the need for families to rely on use of the private car to access facilities outside of the parish, which in turn impacts local emissions and congestion. The policy may encourage sustainable development practices in any proposed expansions
NM18 Education				This policy is likely to have a positive social impact, as it supports the community's long-term well-being by ensuring the future viability of local schools. The economic impact of this policy is likely to be positive, as expanding the schools can boost local employment, attract families, supporting the local economy and help young residents grow and develop through excellent access to locally based education opportunities. The environmental impact of this policy is likely to be positive, as having education provision in the parish reduces the need for families to rely on use of the private car to access education outside of the parish, which in turn impacts local emissions and congestion. The policy may encourage sustainable development practices in any proposed expansions.
NM19 Connecting the Town				This policy has a positive social benefit, seeking to improve social inclusion and access to services; which can support community cohesion and reduce social isolation. The policy has a positive economic impact, through enhancing accessibility for businesses and customers which supports economic activity. The policy can also said to have a positive environmental impact through improving connectivity, enabling activities to be carried out on-line which reduces car dependency for obtaining certain goods and services.

NM20 Biodiversity				This policy is likely to have a positive social impact, as it promotes the creation of green spaces and wildlife habitats, improving the quality of life for residents by enhancing recreational opportunities and biodiversity. The economic impact of this policy is likely to be positive, as incorporating green infrastructure and enhancing biodiversity can make areas more desirable to live in, boosting property values and promoting sustainable, long-term development. The environmental impact of this policy is likely to be positive, as the policy strengthens the local ecological network, contributing to biodiversity, climate change resilience and ecosystem services while encouraging sustainable land management and habitat creation
NM21 Energy Efficiency				The social impact of this policy is likely to be positive, as it promotes healthier and more comfortable living environments while fostering community awareness of sustainable design and energy efficiency and reduces fuel poverty. The economic impact is thought to be positive, as whilst upfront development costs may increase, the long-term operational savings and enhance property marketability provide economic benefits and reduce fuel poverty. The environmental impact is likely to be positive, as the policy supports environmental sustainability by encouraging zero-carbon-ready designs, resource efficiency, and reductions in embodied carbon throughout a building's life cycle.
NM22 Maintaining and Enhancing the Conservation Area				This policy is considered to have a positive social impact through seeking to preserve local heritage and identity which supports community pride and education around local history and providing a sense of connection the heritage of the town. The economic impact is considered to be positive as the policy seeks to ensure development enhances the setting of the conservation area which in turn provides an attractive environment for investment. There is also the economic benefit of seeking to support proposals for retrofitting which will provide long term reduction in energy costs. The environmental benefit is therefore also positive as through support for sensitive retrofitting, it will result in energy efficiency as well as reduction in fuel costs as well improving the longevity of existing buildings in the conservation area.
NM23 Local Shops				This policy has a positive social impact through supporting access to everyday services; maintaining the opportunities for social interaction and reducing social isolation through the provision of local shops in close proximity to local neighbourhoods. The economic benefits are provided through the availability of local job opportunities and the support for smaller, locally run businesses, keeping spending on everyday goods and services within the local economy. The policy is also considered to have a positive economic impact through reducing need to travel in a vehicle for shopping trips, promoting walkable neighbourhoods.

NM24 Brownfield Sites (outside the Town Centre)				This policy can be said to have a positive social benefit through its support for brownfield regeneration opportunities to support the provision of new homes with a focus on smaller units suitable for those seeking to buy or rent a first home, thus providing additional options for local people to stay local, sustaining community cohesion. The policy has a positive economic impact through identifying underused land for development opportunities for residential development. Finally the policy has a positive environmental impact through encouraging the reuse of previously developed land and reducing the pressure on greenfield sites. It supports the effective use of land in sustainable locations.
NM25 Area of Special Character				The policy has a positive social impact through its intention to preserve unique local character and sense of place which in turn supports community identity. The positive economic benefit is principally that the policy identifies the local architectural significance of buildings, which will enhance the attractiveness and appeal of the area for development opportunities, recognising the town centre regeneration and preservation of heritage assets can work alongside each other, enhancing the area for residents, visitors and investors. Finally, the policy has a positive environmental benefit through seeking to preserve and encourage the reuse and redevelopment of existing buildings in this sustainable location, rather than demolishing and rebuilding.

5. CONDITION (E): 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 Local Plan and the New Forest National Park Authority Local Plan both of which are considered to be of a strategic nature (as per Planning Practice Guidance (§41-076)). The modified New Milton Neighbourhood Plan will be judged against the adopted Local Plans.

5.2 In accordance with Planning Practice Guidance (§ 41-009), this Statement does not seek to demonstrate general conformity with the policies of any emerging Development Plan Documents. However, it is noted that the evidence base for emerging Development Plan Documents is important to informing the Neighbourhood Plan and conformity with emerging policies is crucial for the long-term success of the Neighbourhood Plan given that in the event of any future conflict the most recent policy will take precedent.

5.3 The NFDC Local Plan defines New Milton as a town, in the top tier of the settlement hierarchy of the District and the second largest town.

5.4 An assessment of the general conformity of each policy, and its relationship with emerging policy where relevant, is contained in Table C below.

Table C: Neighbourhood Plan & Development Plan Conformity Summary

		NFDC Core Strategy (2009)	NFDC Local Plan Part 2 (2014)	NFDC Local Plan Part 1 (2020)	NFNPA Local Plan (2016-2036)
No.	Policy Title	Commentary			
NM1	A Spatial Plan for New Milton	New Milton is identified as being among the most sustainable locations for more new development, however such development needs to avoid harm to the New Forest National Park and preserve the openness and permanence of the Green Belt as set out in the District Council's Local Plan Part 1 Policies STR1 – STR4 & ENV2 and NFNPA Local Plan Policies SP1, SP3 & SP4. The policy recognises the spatial elements which make up the designated area and their roles within it. It addresses the need to direct development to the most sustainable location in the designated neighbourhood area, the existing town centre of New Milton and also at Barton on Sea, through the use of brownfield land and gentle densification which also serves to preserve the openness and permanence of the Green Belt and further the statutory purposes of the National Park, The policy approach is therefore considered to be in line with the District Council and the National Park's spatial Plans. 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 and Green Belt – consistent with maintaining and enhancing their character.			
NM2	Diversifying Housing	NFDC Local Plan Part 1 Policy HOU1 on housing type, size, tenure and choice, states that proposals should improve the diversity of housing choice. It recognises that the existing housing stock of the Plan Area is predominantly 3- and 4-bedroom homes and that a turnover within the existing housing stock will continue to be the main source of supply for meeting future demand for larger homes. The policy is intended to provide a starting point for proposals in New Milton to ensure an improved diversity of choice. This also broadly aligns with the adopted NFNPA Local Plan which includes several policy approaches to increase the stock of smaller dwellings in the National Park, as well as safeguarding the existing stock of smaller dwellings. The policy approach is therefore considered to be in general conformity with strategic policies. The Policy also aligns with NFDC Local Plan Policy HOU2 in respect of the requirement for affordable housing provision (although this is set at 10 as per the NPPF rather than 11) The Policy also accords with HOU3 in seeking to enable older people to live independently through the provision of adaptable accessible dwellings and broadly aligns with NFDC Local Plan Part 1 Policy IMPL2 in seeking to ensure homes are adaptable to the future needs of occupiers, although the neighbourhood plan has justified why it seeks to exceed the minimum standard set out in the policy.			

NM3	Land east of Caird Avenue	This policy accords with the NFDC Local Plan Part 1 Policy ECON1 and ECON2 in supporting the development/redevelopment of existing employment sites and those not in current employment use, within the built-up area of the town. It also works in support of NFDC Local Plan Part 2 NMT5 which allocates the site for employment development. The policy also supports NFDC Local Plan Policy STR9 (Mineral safeguarding area) as it lies within the safeguarded buffer zone of the Caird Avenue operations and in close proximity to the Ashley Manor Farm site.
NM4	Design Quality	Achieving high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality forms part of the District Council's approach to design as per its Local Plan Part 1 Policies STR1 & ENV3 and NFNPA Local Plan Policy DP18. The policy seeks to ensure that the content of the adopted SPD and other design guidelines continues to carry weight within the system as its content remains relevant and leads to better design outcomes. The policy approach is therefore considered to be in general conformity with strategic policies.
NM5	New Milton Town Centre Regeneration	The policy supports NFDC Local Plan Part 1 Policy STR5 ii in identifying around 200 homes in the New Milton Neighbourhood Plan. The renewal and investment of town centres forms part of the District Council's strategy as set out in the NFDC Local Plan Part 1 Policy ECON5. The policy seeks to make provision for redevelopments to enhance the functions of the Town Centre through improving accessibility, the safety and enjoyment of the active travel environment, the public realm and the green environment and is therefore considered to be in line with the District Council's strategy for the renewal and investment of town centres. In addition to New Milton's position in the District Council's Local Plan, the NFNPA Local Plan also recognises New Milton as a large settlement outside of the National Park and an employment and tourist accommodation and facilities centre within relatively easy reach (§8.5 & §8.26 respectively). The policy seeks to encourage the redevelopment of a number of key regeneration sites within the town centre in order to deliver new homes in a sustainable location and in doing so contribute to the housing requirement of around 200. Redevelopment of all of these sites presents an opportunity to renew and invest in the town centre given their location and relationship with the Town Centre Masterplan. The policy approach is therefore considered to be in general conformity with the District Council and the National Park's spatial strategies.

NM6	Heritage Information Centre	These policies support the NFDC Local Plan Part 1 Policy STR8 in its support of community infrastructure to address the needs of current and future communities. The Memorial Hall is also identified in the NFDC Local Plan Part 2 policy NMT10.4
NM7	Cultural and Community Hub & War Memorial Recreation Ground	
NM8	Health & Wellbeing Centre	
NM10	Buildings of Local Heritage and Townscape Value	The policy support NFDC Local Plan Part 2 DM1: Heritage and Conservation through seeking to conserve and enhance the historic environment and heritage assets.
NM11	Mitigating Effects on European Sites	ENV1: Mitigating the impacts of development on International Nature Conservation sites seeks to secure the appropriate measures within new development to avoid adverse impacts on International Nature Conservation sites. The supporting text for the policy identifies several existing related initiatives The policy supports the provisions of NFDC Local Plan Part 1 ENV1 Part 2 Policy DM3 and NFNPA Local Plan SP5 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 it considers the issue is of such importance the local community will expect to see a policy on the matter in the Neighbourhood Plan.
NM12	Promoting Walking and Cycling	The policy is in conformity with NFDC Local Plan Part 1 Policy STR7 which supports and facilitate projects that improve accessibility for pedestrians and cyclists, provided that they can be achieved without an unacceptable impact on the local environment and local communities. The policy also works in support of NFDC Local Plan Part 1 ENV4 in seeking to enhance and retain footpath connections and CCC2 in promoting a more extensive cycle network and more extensive walking networks. It also supports the promotion of improving walking (leisure) opportunities created by green infrastructure within settlements. The policy also accords with NPNFA Local Plan Policy SP55 in promoting more sustainable forms of transport where it will create a more joined up network for non-motorised traffic and provides opportunities to make existing paths, tracks and road more user friendly.
NM13	Barton-on-Sea	Achieving high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality forms part of the NFDC approach to design as per its Local Plan Part 1 Policies STR1 & ENV3. The policy seeks to ensure that the content of the adopted SPD and other design guidelines continues to carry weight within the system as its content remains relevant and leads to better design outcomes. The policy approach is therefore considered to be in general conformity with strategic policies.
NM14	The Rural Areas in the National Park	The policy supports the provisions of the NFDC Local Plan Policy STR2 in seeking to ensure development does not have an unacceptable impact on the special qualities of the new Forest National Park and its setting as well as policy ENV4 which identifies the landscape setting of settlement, settlement fringes and the open countryside.

		The policy also operates in support of NFNPA Local Plan Policy SP7 in that the character of largely open and undeveloped landscapes between and within settlements will not be eroded or have their setting harmed
NM15	Employment	The policy is consistent with the provisions of the NFDC Local Plan Policy STR6 (Sustainable Economic Growth) in safeguarding opportunities for future business by retaining employment sites which are suitable and viable for continued business use as well as ECON1 which allows for the redevelopment or intensification of use on existing employment sites
NM16	Tourism	NFDC Core Strategy Policy 19 states: “The strategy is to support the local tourism industry by: ... supporting the provision of new serviced accommodation in towns and villages...” NFDC Local Plan Part 2 DM13 also supports the provision of new visitor accommodation and facilities within defined built up areas. NM16 is therefore consistent with the provisions of this retained adopted policy in respect of tourist accommodation to enable New Milton and Barton-on-Sea to maintain its existing role.
NM17	Early Years Facilities	These policies support the NFDC Local Plan Part 1 Policy STR8 in its support of community infrastructure to address the needs of current and future communities.
NM18	Education	
NM19	Connecting the Town	This policy seeks to encourage the provision of the new digital communications infrastructure that will drive technological advancements necessary to support new business and homes. This is in line with the Local Plan Part One Policy STR8, as it supports the provision of adequate infrastructure to meet the needs of current and future residents. It also supports NFDC Local Plan Part 1 Policy IMPL2 : development standards in the provision of high-speed fibre broadband connection to new properties.
NM20	Biodiversity	Maintaining and where possible, enhancing green infrastructure is an important element in delivering sustainable development as per the NFDC Local Plan Part 1 Policy STR1, Local Plan Part 2 Policies DM2 and DM9 and NFNPA Local Plan Policies SP6 and SP9. It seeks to ensure any proposed development which causes harm to the green infrastructure network is not permitted and that new development is expected to enhance existing nature conservation as part of its proposal, providing new spaces and corridors to better connect the network. The policy also works in support of ENV4 in seeking to enhance and retain the green infrastructure network. The policy is therefore considered to be in general conformity with strategic policies
NM21	Energy Efficiency	This policy complements and updates the NFDC Local Plan Part 1 Policy IMPL2, Local Plan Part 2 DM4 and NFNPA Local Plan Policies SP1 & SP11 which seek to ensure that developments meet certain standards, to bring this policy context up to date with contemporary thinking and to align with national climate change policy through seeking to avoid the performance gap that has emerged within the industry.

		The policy also works in support of NFNPA Local Plan Policy SP11 in supporting sustainable design and construction of buildings for energy efficiency. The policy is therefore considered to align itself with the original intent of strategic policies and therefore in general conformity with them.
NM22	Maintaining and Enhancing the Conservation Area	The policy support NFDC Local Plan Part 2 DM1: Heritage and Conservation through seeking to conserve and enhance the historic environment and heritage assets.
NM23	Local Shops	The NFDC Local Plan Part 1 Policy ECON6 recognises the importance of Local Shopping Parades. This policy updates Policy ECON6 which refers to the previous Use Class Order which has been substantially changed. The policy approach is therefore considered to be in general conformity with strategic policies. Policies ECON5 & ECON6 adopts a 'town center first' position for the provision of retailing and other main town centre uses and directs other uses which meet the day-to-day needs of local communities to Local Shopping Frontages only. These District Council policies also recognise the importance of convenience and accessibility for neighbourhoods. In recognizing that Local Shopping Frontage uses are now subject to more lenient planning controls and considering the benefits of the 20-minute neighbourhoods concept, the policy seeks to improve the liveability of the town's neighbourhoods by providing more flexibility on the location of new uses which seek to meet day-to-day needs. That flexibility does not extend to the provision of main town centre uses and focusses solely on meeting day-to-day needs. The policy also works in support of NFDC Local Plan Part 2 DM19 in support of small local shops where development proposals resulting in their loss will not be permitted where it would leave the local area without such a facility. The policy approach is therefore considered to be in general conformity with strategic policies.
NM24	Brownfield Sites (outside the Town Centre)	The policy supports NFDC Local Plan Policy STR5 ii in identifying around 200 homes in the New Milton Neighbourhood Plan. The location at Ashley Garage is also contained within NFDC Local Plan Part 2 Policy NMT8 Land West of Caird Avenue is allocated for employment in NMT9, however this site remains underused as car parking for the adjacent supermarket and this position has not changed in the last decade since the policy was adopted, so an alternative use for residential is considered to be appropriate.
NM25	Area of Special Character	The policy support NFDC Local Plan Part 2 DM1: Heritage and Conservation through seeking to conserve and enhance the historic environment and heritage assets.

6. CONDITION (F): COMPATABILITY WITH EU-DERIVED OBLIGATIONS

6.1 The District Council and the National Park Authority provided a screening opinion in November 2024 that determined that a Strategic Environmental Assessment (SEA), in accordance with Regulation 9 of the Environmental Assessments of Plans and Programmes Regulations 2004 (as amended), was required, following consultation with statutory bodies as per those Regulations.

6.2 As set out in Section 4 the Town Council has met its obligations in relation to the EU Directive 2001/42 in respect of assessing the potential for significant environmental effects of the policies of the Neighbourhood Plan. The SEA Report is published as a separate document for submission and examination.

6.3 The Town Council has also met its obligations in relation to the habitats provisions of EU Directive 92/43/EEC (and the associated Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2017 (as amended)). In this regard, the Town Council has provided the District Council and the National Park Authority with all the necessary information it required for the purposes of determining whether an Appropriate Assessment was required or to carry out the Appropriate Assessment as required. The District Council and National Park Authority Habitats Regulations (HRA) Screening Assessment concludes that the making of the Neighbourhood Plan is likely to have a significant effect on a European site (as defined in the 2017 Regulations) either alone or in combination with other plans or projects. An HRA has been provided separately.

6.4 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. The Neighbourhood Plan has been subject to extensive engagement with those people local to the area who could be affected by its policies and their views have been taken into account in finalising the Plan.

6.5 In respect of Directive 2008/98/EC – the Waste Framework Directive – the Neighbourhood Plan does not include any policies in relation to the management of waste, nor does the area include a waste management site. On that basis, this Directive is not considered relevant to the Neighbourhood Plan and therefore could not be breached.

6.6 In respect of Directive 2008/50/EC – the Air Quality Directive – the Neighbourhood Plan includes some policies relevant to Air Quality. These policies are tested in accordance with national policy and guidance relevant to their content. The policies are not considered to breach the requirements of the Air Quality Directive as they comprise small-scale interventions and do not negate from the framework for measurement and improvement of air quality set in the Directive.

7. SUMMARY

7.1 In Section 3 it is considered that each of the policies have had full regard to national policy, with no incidence of two or more national policies being in tension, nor of the Town Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (a).

7.2 In Section 4 it is considered that each of the policies either contributes to the achievement of sustainable development or is neutral in its impact on one of more of the three sustainability themes. Where it is considered that a policy has the potential to have a minor or moderate adverse effect, even with mitigation measures in place, the SEA Report explains how the nature and scale of that effect are outweighed by other positive effects, either of the policy itself or of other policy(s). As a result, the Neighbourhood Plan, as a whole, meets Condition (d).

7.3 In Section 5 it is considered that all of the policies are in general conformity with the strategic policies of the adopted and emerging development plan, with no incidence of two or more strategic policies being in tension, nor of the Town Council having to strike a balance between them. As a result, the Neighbourhood Plan, as a whole, meets Condition (e).

7.4 In Section 6 it is considered the making of the Neighbourhood Plan accords with all EU-derived environmental and other obligations. As a result, the Neighbourhood Plan, as a whole, meets Condition (f).