



THE PARISH OF NEW MILTON NEIGHBOURHOOD PLAN

2016 – 2036



NEW MILTON
TOWN COUNCIL

Published by New Milton Town Council under the
Neighbourhood Planning (General) Regulations 2012
and in accordance with
EU Directive 2001/42



July 2021

This page has been left intentionally blank.

Contents

Guide to reading this Plan	4
Foreword	6
List of Land Use Policies	8
1. Introduction and Background	10
2. The Neighbourhood Area	15
3. Planning Policy Context	21
4. Community Views on Planning Issues	25
5. Vision & Objectives	28
6. Land Use Policies	32
7. Implementation	72
Policies Maps	76
Appendix A: Schedule of Evidence	
Appendix B: Biodiversity Designations and Habitats	
Appendix C: Listed Heritage Assets–All Grade II listed	
Appendix D: Old Milton Green Conservation Area	
Appendix E: Fluvial Flood Risk	
Appendix F: Solent European Sites Buffer Zone	
Appendix G: Proposed ‘Green Loop’	
Appendix H: Use Class Order Explanatory Note	
Glossary of Terms	

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to this Neighbourhood Plan.

2. The Neighbourhood Area

This section details many of the features of the parish of New Milton and its facilities together with many of the issues which have been raised during the various Surveys and Consultations. It is supported by a series of maps.

3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of New Forest District Council and the New Forest National Park Authority.

4. Community Views on Planning Issues

This section explains the extensive Community involvement there has been over the last few years.

5. Vision & Objectives

This section provides a statement on the Neighbourhood Plan Vision and Objectives.

6. Land Use Policies

This is the key section. It details Policies covering site allocations to the protection of green spaces which are proposed to address the issues in Section 4. These Policies are listed opposite. There are policy maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

7. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Town Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

Ballard Water Meadow

WELCOME TO BALLARD WATER MEADOW AND WOODLAND

Ballard water meadow and woodland is home to a wealth of wildlife all year round.

Helping the meadow thrive

In spring the livestock arrive to graze and help to maintain the meadow by eating the fast-growing grasses, and browse on the bramble and trees that would otherwise shade the delicate wildflowers. Sometimes the meadow needs to be cut and the hay is removed to give the wildflowers a helping hand.



Common Hawthorn

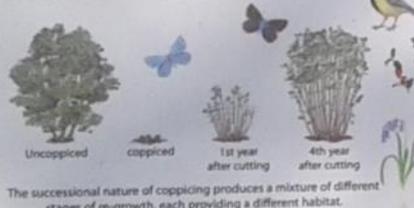
Pipistrelle Bat

Common Spotted Orchid

Common Frog

Old oaks and new glades

In winter the woodland is managed to create more open sheltered sunny glades that butterflies and other insects will benefit from, in turn benefiting the birds and bats that rest and roost in the woodland. Holly is thinned and hazel coppiced to encourage woodland wildflowers such as bluebells.



The successional nature of coppicing produces a mixture of different stages of re-growth, each providing a different habitat.

Wildflower delights

In summer the meadow is alive with flowers, insects and birds. Butterflies and day-flying moths are on the lookout for sweet nectar on the flowers. Surveys take place to help find out what grows and lives here.



Marsh Marigold

Water Mint

Ragged Robin

Selfheal

Knappweed

Common Spotted Orchid

Spring

Summer

Autumn

A mosaic of places for wildlife
In the autumn volunteers start to cut back some of the bushes and brambles to maintain the meadow. A display of colourful berries attracts birds such as redwings in the late autumn and winter.



Redwing



Bramble

Hazel

Designed and produced by www.ballardwatermeadow.co.uk

Ballard Water Meadow is owned and managed by New Milton Town Council with help from the Friends of Ballard Water Meadow, and support and funding from the New Forest Land Advice Service, the New Forest National Park Authority and Natural England.

Please help us to look after the meadow and woodland by picking up after your dog, and taking all litter home with you. Local volunteers carry out regular conservation tasks. To get involved contact the Clerk to Milton Town Council on 01425 619120.



FRIENDS OF BALLARD WATER MEADOW MAINTENANCE 'CAN YOU HELP US?'

11 DAYS ANNUAL SUNDAYS 10.30 - 12.30

TOPICALS, LUNCH (CASH AHEAD - ON BEHALF BASIS) NEW MILTON

Helping to look after meadows and woodlands is a vital part of our environment. We are looking for people who are interested in helping to look after our meadows and woodlands. If you are interested in helping to look after our meadows and woodlands, please contact us on 01425 619120 or email us on friends@ballardwatermeadow.co.uk

Friends of Ballard Water Meadow

Newsletter 2017

It was a pleasure to have 100 people at the meeting in the 10th year of the Friends of Ballard Water Meadow. The meeting was held in the meadow and was a great success. We had a lot of people who had never been before and we were able to talk to them about the meadow and the work we do. We had a lot of people who had been before and we were able to talk to them about the meadow and the work we do. We had a lot of people who had never been before and we were able to talk to them about the meadow and the work we do.

Foreword

Cllr Steve Clarke

Chair of New Milton Neighbourhood Plan Working Group

New Milton benefits from a Neighbourhood Plan which enables the community to influence development across the parish.

After 5 years of consultations, the local community were asked whether they supported the Neighbourhood Plan. 87.9% of the ballots cast voted 'Yes' (on a turnout of 35.7%).

As over 50% voted in support of the plan, the two planning authorities, New Forest District Council and New Forest National Planning Authority formally adopted the New Milton Neighbourhood Plan and it now forms part of the statutory development plan, and has full development plan weight for decision making purposes within the New Milton Parish.

[Why do we need a Neighbourhood Plan?](#)

To enable our residents to shape the future of our Town, ensuring a New Milton-centred approach that is inclusive and empowering and benefits our local communities, businesses and town.

With this Plan, we influence the way New Milton develops - to ensure a strong and sustainable future for our Parish: with affordable new homes, new community buildings, new green spaces - while driving innovation and new employment opportunities. Something for everyone of all ages.

[A blueprint for an exciting future](#)

The Neighbourhood Plan sets out:

1. Policies for the type of homes we want developed, and where we want them – to meet the needs of local people.
2. Priorities for local infrastructure – to support more people and homes.
3. An exciting Community Vision – for town centre regeneration.
4. A set of ambitious and inspirational projects, in and around the town centre – to provide new community facilities.



Foreword

With the Neighbourhood Plan adopted, the Parish also benefits from increased developer contributions for investment in local infrastructure, known as Community Infrastructure Levy.

What is the Community Vision behind the Plan?

Our Community Vision is for a sustainable town with a more balanced age profile. The focus is on a vibrant town centre that is a social and economic hub for shopping, living, working and leisure – with new shops and eateries, a wellbeing centre, an iconic community hub, a heritage centre and flexible office space – all set within an attractive environment that's easy to get around and more connected to the green space of the Recreation Ground.

How will we deliver the Vision?

New Milton Town Council works in partnership with local organisations and community leaders, residents, local businesses, site owners and developers - collaborating with New Forest District Council, New Forest National Parks Authority and Hampshire County Council.

How can I stay updated and get involved?

Simply send an email to: subscribe@newmiltontc.gov.uk

You will then have the opportunity to receive updates on the progress of Neighbourhood Plan projects, and be involved in surveys and consultations.

Alternatively send a letter to the Town Council to request printed information.



List of Policies

NM1

A Spatial Plan for New Milton

NM2

Diversifying Housing

NM3

Land east of Caird Avenue

NM4

Design Quality

NM5

New Milton Town Centre Regeneration Area

NM6

Heritage and Information Centre

NM7

Cultural & Community Hub and War Memorial Recreation Ground

NM8

Health & Wellbeing Centre

NM9

Innovation and Business Centre

NM10

Buildings of Local Heritage and Townscape Value

NM11

Mitigating Effects on European Sites

List of Policies (continued)

NM12 Promoting Walking and Cycling

NM13 Barton-on-Sea

NM14 The Rural Areas in the National Park

NM15 Employment

NM16 Tourism

NM17 Early Years Facilities

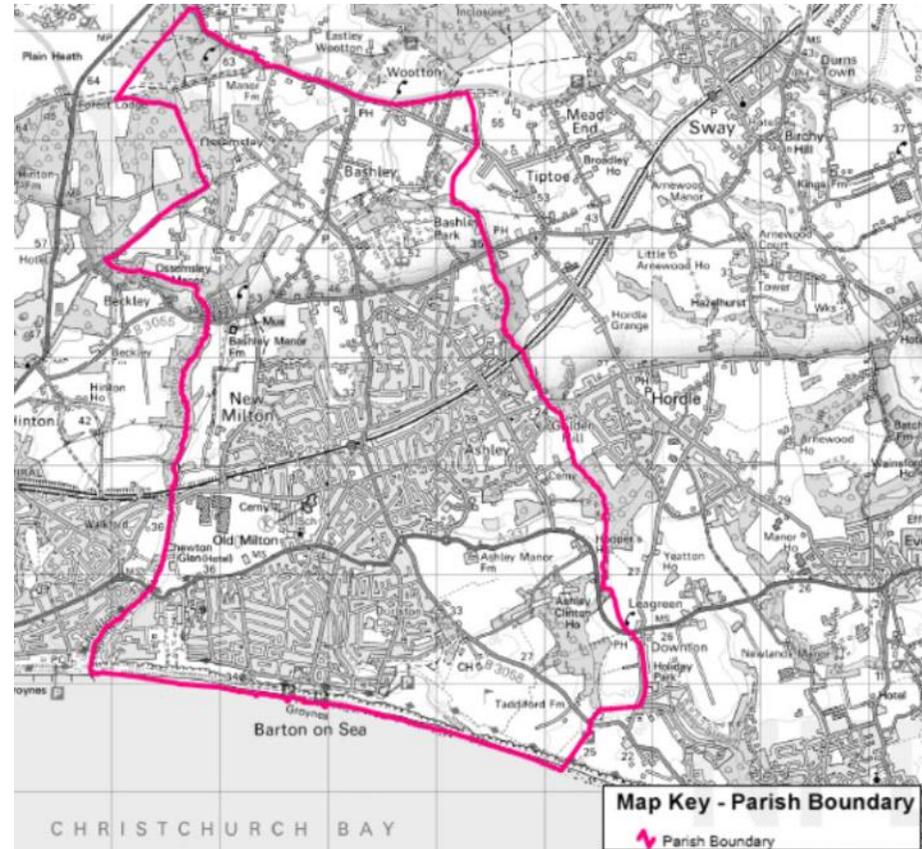
NM18 Education

NM19 Connecting the Town

1. Introduction and Background

1.1 New Milton Town Council prepared this Neighbourhood Plan for the whole of its parished area, which lies in the New Forest District, with the northern part falling within the New Forest National Park. The parished area was designated by the respective local planning authorities, New Forest District Council and the New Forest National Park Authority, in February 2015, under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations (as amended) 2012. The designated area is shown in Plan A to the right.

1.2 The Neighbourhood Plan covers the same period as the forthcoming New Forest District Local Plan and New Forest National Park Authority Local Plan from April 2016 to March 2036. Its purpose is to make planning policies that will be used to determine planning applications in the area alongside other policies of the development plans of the two local planning authorities. Neighbourhood Plans provide local communities, like New Milton, with the chance to plan positively to shape the future of their areas. Once approved at referendum, the Neighbourhood Plan becomes a statutory part of the development plans for both planning authorities.



© Crown Copyright and Database Rights 2016 Ordnance Survey 100050666

Plan A: Designated New Milton Neighbourhood Area

1. Introduction and Background

1.3 Neighbourhood Plans can therefore only contain land use planning policies that can be used for this purpose. This often means that there are other important issues of interest to the local community that cannot be addressed in a Neighbourhood Plan if they are not directly related to planning.

1.4 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plan must meet some 'Basic Conditions':

- Is the Plan consistent with the national planning policy?
- Is the Plan generally consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the plan met the requirements of European Directives?

1.5 In addition, the Town Council must be able to show that it

has properly consulted local people and other relevant organisations during the process of making the Plan and it has followed the 2012 Neighbourhood Planning Regulations as amended.

1.6 These requirements have been tested by an independent examiner. The examiner recommended to the joint planning authorities that the Plan should proceed to a referendum of the local electorate following some amendments, which have been incorporated into this referendum version. If a simple majority of the turnout at the referendum votes for the Plan, then it becomes adopted as formal planning policy for the area.

Planning Issues in the town

1.7 The Town Council has prepared the Plan primarily to enable a more balanced demographic profile of the town over the next couple of decades. In practice, this means encouraging younger people – individuals, couples and families – to live in the town, with more employment and leisure opportunities, thereby creating a more sustainable town. This goal is not new; it reflects the District Council's Spatial Strategy as originally described in the Core Strategy¹

¹ NFDC Core Strategy Paragraphs 9.35 and 9.36

1. Introduction and Background

and the community planning work of the Town Council in 2005. The consultations undertaken so far on the Plan have confirmed the importance of taking action to achieve a more balanced profile.

1.8 This goal has shaped how other planning issues in the town may be addressed, including the role of the town centre, new employment and retail opportunities and securing new recreation areas to provide alternatives to visiting the National Park.

The Pre-Submission Plan

1.9 The Town Council consulted on a Pre-Submission version of the Plan in April/May 2018. Comments were received from local people and statutory bodies and landowners. It is clear there is overwhelming support from the local community for the Plan, but a few changes have been necessary to improve the clarity and application of policy wording that will ensure the Plan meets the Basic Conditions.

1.10 Of necessity, the Neighbourhood Plan is a technical document, to be used by the local planning authorities to determine planning applications. Section 5 contains the vision and objectives and Section 6 contains the 19 land use

policies. It follows a description of the town and its features (in Section 2), an overview of the planning policy context (Section 3) and a summary of the community engagement work done (Section 4). The final Section 7 describes how the Plan will be implemented and references non-planning initiatives that cannot form part of Section 5 but are closely related to realising its vision.

Sustainability Appraisal & Habitats Regulations Assessment

1.11 The joint planning authorities determined that the Neighbourhood Plan is required to have a Sustainability Appraisal (incorporating a Strategic Environment Assessment) (SA/SEA) of its policies to ensure that it will not cause significant environmental harm and represents a package of sustainable development proposals.

1.12 It has therefore followed the statutory process, and a draft SA/SEA Report was consulted on alongside the Pre-Submission version of the Plan. The Submission Plan and the final SA/SEA Report, published alongside this Submission Plan, have both considered comments received on those documents.

1. Introduction and Background

1.13 The proximity of the town to a number of designated European sites also required that a screening assessment be undertaken under the Habitats Regulations. This is to ensure that the Plan will avoid significant adverse effects on the integrity of those European nature conservation sites. As a result, a Habitats Regulations Assessment (HRA) of the Plan was necessary, in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended). The Town Council therefore commissioned an HRA from consultants AECOM, and a final report (including an Appropriate Assessment) is published separately. Its recommendations have been incorporated into the policies of this Plan.



2. The Neighbourhood Area

2.1 The parish of New Milton lies within the administrative areas of New Forest District Council with the northern part falling within the New Forest National Park Authority in South West Hampshire. Situated on the edge of the New Forest, the town is about 6 miles west of Lymington town centre and, to the east, about 6 miles from Christchurch and 12 miles from Bournemouth town centre. New Milton has a population of 25,717 (2011 census) and has an older population than the national average with the mean age being 45 years old in the New Forest compared with England's average of 39.

2.2 New Milton is predominantly a modern settlement, having been created almost from scratch following the opening of the railway station in 1888. Many of the buildings within the town centre date from the twentieth century, with a significant amount of replacement having taken place during the 1960s and 1970s.

2.3 New Milton's main features are the 'Old Water Tower', which has been there for over 100 years, and St Mary Magdalene Church, which holds the graves of the first ever inhabitants of New Milton.

A Short History

2.4 The earliest settlements still evident or referenced in place names today are those of Ashley (Esselei), Barton (Burmintune), Milton (Mildeltune) and Bashley (Baillocheslei) mentioned in Domesday.

2.5 Eighteenth and nineteenth century development of small estates such as that at Ashley Arnewood, as well as more isolated farmsteads such as Gore Farm, are also still evident in today's urban landscape although many have been surrounded by later development and require a forensic search to discover them.

2.6 The second half of the nineteenth century saw the arrival of the railway and the development of New Milton. In this period Station Road, with its distinctive straight north-south axis, was set out together with the establishment of a regular pattern of individual plots on land to the east of Station Road, occupied by large, detached buildings; some of these still remain, for example on Osborne Road. Immediately north of the railway line, smaller pairs of semi-detached and short terraces of dwellings began to appear (Manor Road), and to the north-west development took the form of generous, loose grid pattern of the residential roads that still exist today.

2. The Neighbourhood Area

2.7 During the early part of the twentieth century development of the 'centre' of New Milton advanced slowly. Construction of already planned areas to both north and south of the railway line followed the pattern that had already been established nearby. By the middle of the century the west side of Station Road south of the railway line had also been developed with the continuous string of commercial buildings that can be seen today. The east side of the road remained as large residential buildings in generous plots of land. However, these were to disappear after the Second World War to be replaced by the 1960s and 1970s commercial buildings that can be seen today. A framework for a town centre of broad, spacious avenues had been established and the heart of the town had been laid out with a recreation ground and war memorial.

2.8 By the middle of the twentieth century the town had grown to both west and east. To the west, streets of inter-war detached dwellings sit in narrow, strip plots with generous back gardens, to the east the continuing development of large detached or semi-detached dwellings set within their plots extended slowly eastwards.

2.9 In the early 2000s, national planning policies encouraged higher proportions of development to be within existing towns and villages, to reduce the need for new development on 'green field' sites. High demand for land for development and associated high land values resulted in significant pressure for the redevelopment of established residential areas. For New Milton, the result has been a gradual loss of nineteenth century detached houses immediately beyond the centre of New Milton and on the seafront at Barton and their replacement with blocks of flats and higher density developments. These often fill the entire plot from side to side and in some cases front to back, changing the character of an area and losing garden land and green spaces.

Demographic Profile

2.10 The New Milton Vision has an overarching ambition to attract a younger demographic profile to live and work in the town. This approach is a response to the population imbalance with a significantly higher than usual proportion of older people aged over 65 (40% in 2009) and an under representation of people in the 20 to 40 year age group. Subsequent analysis indicates this proportion has increased and this trend will likely to continue under a 'business as usual' scenario.

2. The Neighbourhood Area

Amenities

2.11 The town has a high street and holds a market every Wednesday. New Milton has a number of sports facilities including New Milton Town Football Club, which plays at Fawcetts Field, New Milton Rugby Club and New Milton Cricket Club. The town's leisure amenities include: a park with children's play area, a skate park a multi-use games area, Fawcetts playing fields, a community centre, tennis courts, outdoor/indoor bowling, a library - and a sports centre with swimming pool, sauna, gym, squash courts and multi-activity sports hall. Being near the New Forest, the town is also a good location to be based for walking, cycling and riding. There are many holiday and caravan parks in the surrounding area.

2.12 The schools that serve the town are:

Ashley Infant School

Ashley Junior School

Hordle Church of England Primary School

New Milton Infant School

New Milton Junior School

Tiptoe Primary School

The Arnewood School (Secondary)

Ballard School (Independent)

Durlston Court School (Independent)

Eaglewood School (Alternative Provision)

2.13 Around New Milton, colleges include Brockenhurst, Totton and Bournemouth College; and universities at Southampton, and Bournemouth.

Land Based Environmental Designations

2.14 Internationally, nationally and locally designated sites are present in the New Milton Neighbourhood Plan (NMNP) designated area and illustrated on the map in Appendix B. Full details can also be found in the SA Scoping Report (July 2017).

2.15 Internationally designated sites are located in a small area at the northern extent of the designated area within the New Forest Ramsar site and includes the New Forest Special Area for Conservation (SAC) and New Forest Special Protection Area (SPA). These are sites designated under the Habitats Directive, called Natura sites, and are internationally important.

2. The Neighbourhood Area

2.16 The coastline at New Milton has an exceptionally rich and interesting geological area and the Highcliffe –Milford stretch of coastline is recommended by Natural England as a Geological Place to Visit. The Highcliffe to Milford Cliffs SSSI (Site of Special Scientific Interest) is located at the south of the area and runs along the coast.

2.17 The most northerly part of the designated area lies within the New Forest SSSI which extends north beyond the parish boundary and covers almost 30 hectares. 54% of the area is assessed as in 'favourable' condition and 43% are designated as 'unfavourable but recovering'. The New Forest SSSI was notified under the Wildlife and Countryside Act 1981 in 1987 and was last revised in 1996. The area extends into units 528 – Wotton Lawns which is favourable, 229 – Marlborough Deeps which is unfavourable – recovering and 538 – Little Wootton which is also unfavourable and recovering but classified under high threat level.

2.18 The area also contains eleven Sites of Importance for Nature Conservation (SINCs). These are:

- Chewton Glen Farm Meadow (1.9ha) designated for grassland and wetlands;

- Walkford Moor Copse and Castleford Copse (11.1ha) designated for woodland;
- Great Woar Copse South (1.5ha) designated for woodland;
- Great Woar Copse (0.4ha) designated for woodland;
- Lake Grove Road Meadowland (2.9ha) designated for grassland and wetlands;
- Barton Common (12.16ha) designated for heathland;
- Barton Common North (3.2ha) designated for woodland and notable species;
- Becton Bunny (7.07ha) designated for heathland;
- Stanley's Copse (4.78ha) designated for woodland;
- Carrick Way Woodland (22.3ha) designated for woodland; and
- Ashley Meadows (3.48ha) designated for grassland and wetland.

Heritage Assets

2.19 There are 31 Grade II listed buildings in New Milton. A full list is available in Appendix C with links to the British Listed Buildings website for full details of each designation and

2. The Neighbourhood Area

location map. The town centre also contains some locally important buildings of historic and/or architectural value that play an important part in defining the townscape character and legibility of the town centre.

2.20 Old Milton Green Conservation Area, Appendix D, covers the village centre of Milton (now Old Milton) around the Green and the Parish Church. When the railway station opened in 1888, the focus of activity moved away from Old Milton although the area continued to develop. The conservation area was designated in June 1993, to protect the remaining parts of the original village and to ensure that the area's character is respected.

Flood Risk

2.21 There are several areas of fluvial flood risk in the neighbourhood plan area (see Flood Risk Map, Appendix E) associated principally with Walkford Brook, Becton Bunny and Danes Stream. The New Forest Catchment Flood Management Plan (2009) states that the main risk to the NMNP area is from river flooding, with low to medium risk from surface water flooding - although some areas of the town have drainage problems.

2.22 The 2017 Strategic Flood Risk Assessment also identified 7 areas that Southern Water record as historical sewer flooding events in Boldre Close, Brook Avenue, Fernhill Lane, Marine Drive West, Seaward Avenue, Spencer Road and Sunnyfield Road.

Character Areas

2.23 New Forest published the New Milton Local Distinctiveness Special Planning Document (SPD) in 2010. This usefully documents in detail the townscape character and divides the town into 13 distinctive character areas.



3. Planning Policy Context

3.1 New Milton lies within New Forest District Council (NFDC) and New Forest National Park Authority (NFNPA) planning authority areas.

3.2 The National Planning Policy Framework (NPPF), first published in 2012 and subsequently revised in July 2018 and again in February 2019, is an important guide in the preparation of local plans and neighbourhood plans. The Neighbourhood Plan must demonstrate that it is consistent with the provisions of the NPPF, the following paragraphs of which are especially relevant:

- Achieving sustainable development (§8)
- Delivering a wide choice of high quality homes (§61)
- Planning for larger scale development (§72)
- Creating a shared vision with communities of the residential environment and facilities they wish to see (§91)
- Delivering the social, recreational and cultural facilities and services the community needs (§92)
- Access to high quality open spaces and opportunities for sport and recreation (§96)
- Protecting and exploiting opportunities for the use of sustainable transport modes (§110)
- Setting out the quality of development (§127)
- Green Belt boundaries (§136)

- Managing flood risk (§155)
- Minimising pollution and other adverse effects on the local and natural environment (§170)
- Planning positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure (§171)
- Conserving and enhancing landscape and scenic beauty in National Parks (§172)
- Habitats and biodiversity (§177)
- Sustaining and enhancing the significance of heritage assets (§185)

3.3 The extent to which the Plan has reflected these policies in its own policies is set out in a separate Basic Conditions Statement that accompanies the Plan. It is the role of the Plan to strike the right balance between these policies as they apply to New Milton.

The New Forest Development Plan

3.4 The development plan for the town is currently formed by the New Forest District Council Core Strategy (adopted in 2009), the NFDC Local Plan Part 2 (2014) and the New Forest National Park Core Strategy and Development Management DPD (2010) as well as separate minerals and waste plans. The Core Strategies set the primary policy framework for the

3. Planning Policy Context

Neighbourhood Plan, which cannot contain policies relating to or affecting minerals or waste development.

3.5 The following saved policies of the NFDC Local Plan Part 1: Core Strategy 20109 are relevant to the New Milton Neighbourhood Plan area:

- Policy CS7: Open spaces, sport and recreation
- Policy CS19: Tourism

3.6 In April 2014 the District Council adopted a Sites & Development Management Plan as the Part 2 of the Local Plan (with the Core Strategy forming Part 1). In line with Policy CS12, the Plan allocated five small housing sites (at Gore Road, Moore Close, Park Road, Fernhill Lane and Ashley Lane) and a fourth and larger mixed use scheme at Caird Avenue). It also identified four sites in the town centre as 'opportunity sites' for retail, office and/or cultural redevelopment (at The Post Office, Station Road, Manor Road and the Memorial Hall). And it made a series of green infrastructure proposals (at Fernhill Lane, Lymington Road and Pitts Place) and transport/cycling/footpath proposals (in the town centre, at Caird Avenue, Chatsworth Way/Gore Road/Stem Lane and Dark Lane). One of the roles of the Neighbourhood Plan has been to review these proposals to determine if they are still valid and worthwhile pursuing.

The New Forest District Local Plan Review Part 1 2016 - 2036

3.7 The Local Plan Review was adopted on the 6th July 2020 and establishes the strategic context for the town (outside the National Park) over the next sixteen years, including its housing supply strategy which requires a significant uplift in housing growth compared to previous years.

3.8 The key policy matters affecting New Milton are:

- The release of Green Belt land in two locations for at least 290 homes (SS10 Brockhills Lane and SS11 South of Gore Road)
- The need for either the saving of the Local Plan Part 2 sites policies or their replacement and/or addition by the Neighbourhood Plan.
- The need for around an additional 200 homes to be planned for by the New Milton Neighbourhood Plan (STR5)
- Housing on developments to include a broad mix of new homes. (HOU1)
- A target of 50% affordable housing to be delivered in the coastal areas of the District. (HOU2)
- Mitigation measures to manage the cumulative effects of residential development across the District on the designated European sites, including the use of

3. Planning Policy Context

Alternative Natural Recreational Greenspace (ANRG) and other on-site and off-site measures. (ENV1)

New Forest National Park Local Plan Review Part 1(2016-2036)

3.9 The Local Plan Review was adopted on the 29th August 2019, and establishes the strategic context for the parish (within the National Park) over the next sixteen years.

3.10 While not an exhaustive list, the Local Plan Review includes a number of relevant policies that apply in the rural areas of the parish within the National Park:

- GP2: General Development principles
- SP5: Nature Conservation Sites of International Importance
- SP6: The Natural Environment
- SP7: Landscape Character
- SP17: Local Distinctiveness
- DP18: Design Principles
- SP28: Rural Exception Sites

Changes to Use Class Orders

3.11 Since this Plan was examined, the Government has amended the Use Classes and these changes, including changes to permitted development rights, brought into effect on the 1st September 2020 through the Town and

Country (Use Classes) (Amendment) (England) Regulations 2020 may have an impact on what is, and is not, within planning control. An explanatory note on the changes to the Use Class Order is available in Appendix H.



4. Community Views on Planning Issues

4.1 The New Milton Neighbourhood Plan Working Group comprises a cross-section of local people including Town Councillors, local business people, residents and community leaders. At each stage, the Working Group has sought the views of the community.

A Vision for New Milton

4.2 In October 2016, the people of New Milton were surveyed so that a 'vision' for the future of New Milton could be established. We asked the community what was good about New Milton, for their hopes for future development, for views on NFDC's proposed new housing as well as about healthcare, education and traffic. A survey form was available from the Town Hall, community, health and sports centres and online. Drop-in events were also held around the town. In total, 415 residents gave their views.

4.3 The community told us they loved the semi-rural, peaceful location of New Milton and living close to the sea and New Forest – with a range of small town facilities, including the mainline railway station. They also defined a vision for the future which is encapsulated by the following:

- a. **A more vibrant town centre.** Up to half could see the opportunities that new housing could have to make positive changes for everyone; a more vibrant town centre with character – that stays alive in the evening with restaurants and family pubs.
- b. **Affordable homes** for youngsters and 2-3 bed family homes.
- c. **Jobs:** Greater employment opportunities of a better quality and variety.
- d. **Health & Wellbeing:** Most people are happy with their health care now but can see that more clubs for friendship and activities and better cycle and walkways would improve health and wellbeing.
- e. **Infrastructure requirements** prioritised provision of increased healthcare, education and traffic management. Over half of respondents were not happy with traffic flow, particularly in the town centre, and over 200 suggestions for road improvements were made.
- f. Most parents and students were happy with education now but there were comments about a need for more nursery, pre-school and special needs education.

4. Community Views on Planning Issues

Regenerating the Town Centre

4.4 In March 2017, a questionnaire, seeking advice to guide the direction of the Plan, went to every house in New Milton and was available online. Over 1400 people responded.

- 85% supported regeneration of the Town Centre with some residential development to deliver a more balanced mix of residential, shops and services.
- Views were also gained on site K — originally promoted by NFDC but subsequently removed from their Plan. As the site lies in the Green Belt, it would not be possible for this Plan to allocate this site, given its scale.

Pre-Submission Consultation

4.5 The Regulation 14 consultation on the Pre-Submission Plan was held in the 6 weeks ending 15th May 2018, with key stakeholders and the local community. Stakeholder feedback is provided in the accompanying Regulation 14 Report. The Plan was available at the Town Hall, Town Library, and online. A 4-page flyer, with key points of the Plan, was provided to every house in New Milton. The drop-in events held around the Parish were widely promoted and very well attended. 401 responses were received.

4.6 Community issues raised focused on:

a. **Diversifying Housing.** More support for young and local people, especially key workers, to buy or rent their own homes – including facilitating downsizing.

b. **Brockhills.** 59 people expressed concerns on largely the same issues: Development on green belt, inadequate road infrastructure, poor visibility at Sway junction; inadequate footpaths and pavements.

c. **South of Gore Road.** Concern about excess traffic being generated at Gore Road and Stem Lane junction.

d. **Caird Avenue.** Most concerns related to the extra traffic and lorry movements.

e. **Town Centre.** 40 comments were made — most being about increased traffic/congestion and dangerous junctions. A significant number of comments related to:

- Station Road/Osborne Road/Whitefield Road junction
- Old Milton Road/Lymington Road junction
- Town Centre traffic lights crossings and junction

13 people recommended pedestrianisation of part of Station Road with a one-way system for traffic for a more attractive Town Centre that's easier to navigate.

f. **Site G: Vintage Quarter.** Concerns were raised about increased parking in nearby roads.

g. **Green links.** Better cycling and footpaths were welcomed – especially for connecting with the Town Centre, Railway Station, the forest and the coast.



5. Vision & Objectives

Vision

5.1 The vision of New Milton in 2036:

“With younger people now finding exciting new job opportunities and more affordable homes in the Parish, New Milton can look forward to a strong and sustainable future. The Parish has become a real asset for the New Forest—socially, economically and environmentally.

The Masterplan for the town centre has been realised as it now provides a mix of retail, residential, leisure, health and business uses; and makes the most of the train connections between Bournemouth and London—and the ultra-fast digital infrastructure.

The attractive pedestrian-friendly landscaping provides easy connectivity between town centre destinations—and provides new space for outdoor events such as markets and festivals.

The town centre is easily accessed by local people with new footpaths, cycleways and a regular bus service. For drivers, there is easy parking suited to various purposes from click & collect and shopper visits to longer stays for workers and residents—with plenty of EV charging stations.

The iconic Cultural & Community Hub, on the site of the Memorial Centre, offers a much wider range of community services and activities and attracts users from many miles as

event organisers find the size and flexibility of the space perfect for their needs. An evening trip to the Hub is often combined with a visit to one of the many bars and eateries, now that there is a direct connection with the high street.

Old Milton Road has developed a lively and creative vibe, with its pop-up shops and new creative businesses, attracting younger people. The Film & Green Screen Studio attracts a steady stream of film crews and game developers.

New Milton's town centre is now a place for all ages and has become a strong asset to the New Forest visitor economy.

The landscaping and easy accessibility together with the improvements to the natural and historic environment afforded by the new developments, have created net gains in biodiversity and, as a consequence, improve the health and wellbeing of those who live in or visit the Parish.

Barton-on-Sea has retained its local character and remains a popular place to live especially for our older residents. Some small infill housing schemes have fitted in well. The seafront, although continually challenged by the effects of erosion, remains a popular attraction for local people and visitors.

Our part of the National Park, around Bashley, has maintained its special landscape character, with little change other than through the provision of appropriate small scale rural affordable housing”.

5. Vision & Objectives

5.2 This vision is distinctive to this Neighbourhood Plan in describing how the town will appear and function, building on the town's assets and opportunities provided by development. The Town Council considers this development necessary to create a future for the Parish and the town centre that is sustainable and balanced and in the long-term interests of all who live and work in New Milton.

5.3 The vision has an overarching ambition to attract a younger age profile to live and work in the town. While the town has made clear an ambition for more affordable homes suited for younger people and families, these thresholds are set by strategic policy.

5.4 As the town is surrounded by the South Hampshire Green Belt, it can only grow by using land that makes the least contribution to the purposes of the Green Belt. With the need to maximise the residential opportunity in the Town Centre, a crucial role of the Neighbourhood Plan is to ensure that the residential opportunity in the Town Centre is managed: to ensure that the Town Centre retains and develops its role as a social, cultural and environmental hub, not just for the Parish but its wider catchment area.

5.5 To attract and retain younger households to live in the Parish—particularly in the town centre area (and reduce their dependence on other towns) - will need a corresponding shift in the provision of retail, leisure, recreation, education/early years, health and cultural facilities and services.

5.6 Essential to the positioning of New Milton as a place with an exciting future for investors, new businesses, employees, shoppers and visitors, are the non-planning related market signals (eg place-marketing promotions and campaigns).

5.7 The market signals have to be strong and enduring to encourage businesses and investors to anticipate and plan for this demographic shift. This will require changes of use (primarily in the town centre) of existing premises and provision of new capacity through redevelopment. As that shift happens, so changes to their 'offer' to meet the needs of a growing population of younger households should gain momentum, with provision of a new offer attracting younger households in the long-term. The bid to the Future High Streets fund to support the regeneration of the town centre would be a strong contributory factor in achieving this purpose.

5. Vision & Objectives

5.8 This vision represents a significant and deliberate departure from the way that the town has grown over the last 30-40 years. The nature of the town's facilities and retail offer has, until now, been focused towards its older population, which has continued to grow. This has also shaped the image of New Milton to the outside world, whether that is house buyers, business investors or retailers.

Objectives

5.9 To achieve this vision, the following plan objectives have been agreed:

- To create a more balanced population by reducing the difference in population numbers between the 20-40 age group and 65+ age group
- To widen the role of the Town Centre with retail, cultural, health and business uses as well as a vital housing location
- To increase the capacity of the early years and

education sector

- To protect and enhance the natural environment, supporting net gains in biodiversity
- To increase the recreational opportunities in the parish, reducing travel by local people to the New Forest for short recreational trips
- To increase the number of commuting trips by rail, bus, cycling and walking
- To increase the capacity of the arts/cultural and health sectors
- To increase the health and wellbeing of residents through provision of enhanced medical facilities, more recreational activities and making it easier to get around New Milton and the Town Centre on foot and by cycle.



6. Land Use Policies

6.1 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements. They can also set out the conditions against which development proposals will be judged, in terms of their design, access etc. The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for development that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

6.2 The plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on the key development issues in the area as expressed by the community. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework (NPPF), and the policies from the New Forest development plan, will continue to be used.

6.3 Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a

short statement explaining the intention of the policy and any other relevant background information. At the end of this document are the Policies Maps; where a policy refers to a specific site or area then it is shown on the Maps.

6. Land Use Policies

Policy NM1 A Spatial Plan for New Milton

The Neighbourhood Plan directs all significant residential, employment, commercial and cultural development to the town of New Milton, as shown on the Policies Map.

Barton-on-Sea, as shown on the Policies Map, is mainly suited to small scale, infill residential and tourism development, as opportunities arise.

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.

6.4 This policy establishes the essential spatial principles for development across the designated Neighbourhood Area, which comprises three distinct parts:

- New Milton (including Ashley and Old Milton)
- Barton-on-Sea
- 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.

6.5 In doing so, it provides a policy bridge between the vision and objectives of the Neighbourhood Plan and all its other policies. The policy boundary excludes the minerals area as defined by Local Plan Part 2 Policy NMT6.

6.6 As the second largest settlement in the District, New Milton is an especially sustainable location to accommodate proposals for major development, either on brownfield land within the settlement (especially the Town Centre) or on land at its edges to be released from the Green Belt. A key feature of those proposals will be the contribution they make to achieving the shift in the demographic profile of the town.

6.7 Barton-on-Sea is a distinct community lying between New Milton and the coast. It is fully laid out in regular residential plots with few opportunities for anything other than infill schemes (see Policy NM13).

6.8 The rural area to the north of the Sway Road lies in the National Park around the small village of Bashley and is therefore only suited to the types of countryside development that are consistent with the adopted policies for the National Park (see Policy NM14). The remaining area of countryside to the east of Barton-on-Sea and south of Ashley lies in the Green Belt and contains no settlements and is therefore subject to national Green Belt constraints.

6. Land Use Policies

Policy NM2 Diversifying Housing

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.

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:

- ***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;***
- ***Undeveloped, serviced plots made available individually for purchase by self-builders; and***
- ***Homes specifically developed for private rent .***

6.9 This policy refines the submission Local Plan objective of diversifying local housing supply and is intended to contribute to changing the demographic profile of New Milton over the plan period as a core element of the Neighbourhood Plan vision. The Plan encourages all residential development to include a greater contribution of

the types of homes that will support the needs of younger people and families.

6.10 The policy is intended to encourage the split of affordable and open market homes, as proposed in Local Plan Policy 16, to concentrate on the types of homes, within the affordable and market homes definition, that will enable the delivery of more homes for younger people with the express purpose of reducing the average age of the local population which has been increasing over many years and which in the long term will be unsustainable. These homes will be the equivalent to the new 'Entry-Level' housing product promoted in the National Planning Policy Framework, for which the Neighbourhood Plan cannot make specific provision given the town is inset within the Green Belt. Affordable homes for sale is defined in the Framework at Annex 2 (b—d) as starter homes, discounted market sales housing and other affordable routes to home ownership.

6.11 Submission Local Plan Policy 17 requires the affordable homes provision to provide a tenure mix of 70% as intermediate or affordable homes for rent, and 30% as intermediate or affordable home ownership tenures including shared ownership. Therefore, 30% of the overall

6. Land Use Policies

provision could be provided as Starter or as the equivalent of entry level homes.

6.12 In addition, on developments of 100 homes or more Policy 16 requires provision of three of the following four forms of tenure:

- Entry level housing including around 5% of market provision in the form of discounted starter homes;
- Undeveloped, serviced plots made available individually for purchase by self-builders;
- Homes specifically developed for private rent;
- Homes for downsizing older households in the form of bungalows, or sheltered or extra care housing.

6.13 The first three types are consistent with those forms of tenure in New Milton that will make the greatest contribution to the Neighbourhood Plan vision, but the fourth is not, hence it is not included in Policy NM2. As the Town Council is committed to pursue sustained promotional activities to attract younger people to remain and live in the town, then this policy will be an important complementary tool.

6. Land Use Policies

Policy NM3

Land east of Caird Avenue

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.

Development proposals should be made in the form of a comprehensive masterplan and should have full regard to the 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*
 - 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.**

6. Land Use Policies

f. The layout of the site is planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes.

6.14 This policy updates and carries forward policies NMT4 and NMT5 of the New Forest District (outside the National Park) Local Plan Part 2: Sites and Development Management (2014) by allocating land at Caird Avenue on the south-eastern edge of the town for a mixed use development scheme and associated pedestrian and cycle links.

6.15 The site is in single ownership and has been put forward for development. The policy boundary excludes the minerals area as defined by Local Plan Part 2 Policy NMT6.

6.16 The development principles accord with those of the strategic sites allocated in the Local Plan in terms of ensuring the proper planning of the land and the successful delivery of supporting infrastructure. They are not intended to provide an exhaustive list of every policy requirement – other development plan policies (e.g. on car parking standards) will also apply but are not repeated here.

6.17 The policy establishes the key development principles to deliver a successful and viable scheme that offsets the

remediation costs of the land and that will bring forward the site which has been an aspiration for many years. This is since discovering land stability issues which precludes residential development as was proposed by Local Plan Part 2 Policy NMT4. The site remains well suited to delivering new employment land in a competitive location for the town and the scheme will generate approximately 150 new jobs in addition to retaining almost 100 jobs currently available on site.

6.18 The policy recognises the importance of the scheme not undermining the ongoing minerals operations of the adjoining land but cannot seek to modify those operations, as this is defined as 'excluded development' for a Neighbourhood Plan. Hampshire County Council confirm that the mineral operations are of Strategic Importance in South West Hampshire.

6.19 The policy also responds to the opportunity to consolidate the arrangement of current and future land uses within the site to achieve a better planning outcome.

6. Land Use Policies



6. Land Use Policies

Policy NM4 Design Quality

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. is of high quality design and layout and includes appropriate landscaping and well-connected greenspace integrated with existing landscape features;*
- 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;*
- iii. creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- iv. contributes to local distinctiveness and where possible should enhance local character and*

heritage including the special character of the New Forest National Park;

- v. protects open spaces, trees and gardens that contribute to the character of the area;*
- 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;*
- 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 of*

6. Land Use Policies

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

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 subject to other

the community of New Milton, the District Council and the National Park Authority. The policy requires high quality in design of all new development that contributes positively to the private and public realm (including streets and open spaces), protects and enhances heritage assets, valued townscape and landscapes and creates accessible and healthy environments rich in biodiversity. It also take the opportunity to continue to encourage housing typologies suited to younger people and families.

6.21 Where appropriate the design or proposed development should be informed by the 10 characteristics of well-designed places as explained in Part 2 of the National Design Guide (October 2019).

6.20 The purpose of design policy is to ensure that development creates pleasant, healthy and sustainable places to live. This is a shared ambition of

6. Land Use Policies

Policy NM5 New Milton Town Centre Regeneration Area

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.

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.

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.

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.

6.22 New Milton town centre provides a focal point for local residents containing the majority of the town's retail and leisure attractions, places of employment, health facilities and a railway station. It is the largest town centre in the south of the District in terms of quantity and variety of retail floorspace, but lies within the wider Christchurch, Bournemouth and Castlepoint catchment areas of higher order comparison goods and services.

6.23 The District Council's retail studies, while somewhat dated, projected a shortfall in comparison retail space in the town centre, taking into account its growing population and available expenditure, while its vacancy rates and proportion of A1 uses at that time had held up well during the recession. Not surprisingly, given the age profile of the town as a whole, a large proportion of retailers and service providers focus on an older age profile.

6.24 The Town Council's recent Retail Study updates those earlier conclusions and confirms there are considerable opportunities for enhancing the Town Centre and the comparison goods offer given the vision

6. Land Use Policies

for the town as a whole; not least in broadening its appeal to younger household segments. An increase in the number of younger people living and working in New Milton over the plan period will increase their demand for goods and services, which, if met by new town centre businesses, may in turn increase the attractiveness of the town for such households.

6.25 The study confirms vacancy rates remain low (5%) suggesting the town is performing well and is busier than similarly-sized benchmarked towns. The number of restaurants and cafés (4%) and drinking establishments (1%) are noticeably less than comparable towns however.

6.26 The opportunity is to develop New Milton town centre as a social, economic and cultural hub with an evening economy with more pubs, cafés and restaurants; to become a place that people want to visit for leisure and recreation, local independent shops and multiples, culture, entertainment, business, community uses and public space, as well as for traditional shopping.

6.27 Key recommendations from 2017 Town Centre Retail Study:

- Both sides of Station Road South provide the opportunity for mixed use development or redevelopment with the opportunity of a new public space and shared space proposals.
- A revamped Memorial Centre could provide a key public realm function and focal point and play an enhanced role in developing the social interaction in the town centre.
- Improved access via foot/cycle/bus will be needed to relieve the added pressure to the road network caused by proposed housing growth.
- Smart (app based) Parking in New Milton could improve convenience, costs and congestion.
- A higher than average proportion of businesses in the town centre are shops (60%), professional and financial services (12%). There is a greater than average representation of independent retailers which has the potential to differentiate New Milton from other centres.
- Enhancement of the food and drink offer with a focus on families and children provides an opportunity to attract new visitors to the town.

6. Land Use Policies

- Town Centre Investment Management and Zones are new concepts that could help deliver sustainable development in the Town Centre. This would pool a critical mass of property assets into an investment vehicle to allow stock to be adapted, mix of occupiers to be curated, and the investment asset managed – and the Town Centre to be better marketed.

6.28 These recommendations provide the context for a new long-term vision for the Town Centre that by 2036:

“We have created an attractive, accessible and commercially successful centre with a diverse and well-balanced retail and leisure offer that is able to cater for the needs of all New Milton’s residents as well as those from the wider area.

The town centre has become a more attractive and vital place for a wider range and greater number of people, by offering a mixed retail and entertainment experience

and new homes and cultural and community facilities that support our larger population and enhance the evening economy.

New developments have demonstrated that existing facilities are able to support all additional demands generated by the changing demographic profile without detriment to existing users and where this was not the case they have provided or contributed towards new facilities, including medical and community facilities.

These schemes have enhanced their surroundings by fitting in well with the character of the Town Centre. The design of all new developments has been of a high quality that has complemented and enhanced the existing townscape.

The area around New Milton rail station especially has improved including its connections into and around the Town Centre. The public realm throughout the Town Centre, being designed to the highest standards, encourages walking and cycling into the Town Centre.

6. Land Use Policies

There have also been improved artistic and cultural activities through the creation of a new Cultural & Community Hub as a focal point for events and performance. Community events have grown and increased, with an emphasis on the increased use of the War Memorial Recreation Ground as a central green focus of the town centre."

6.29 The need and capacity for additional retail, leisure and business uses, particularly in the short to medium term has been considered within the context of available opportunities. The ability of New Milton town centre to accommodate some or all of this potential has been addressed through the New Milton Town Centre Retail Study (June 2017). The study has been informed by discussions with land interests to review potential development sites and emerging proposals and supplemented by the Town Council's survey work to determine current retail uses and leasehold arrangements.

6.30 The Town Centre Regeneration opportunity area is drawn wider than the current retail centre of primary

and secondary frontages. In particular, it extends north beyond the railway line to fully embrace the station land and older industrial land off Station Road and Manor Road. It also extends south west along Old Milton Road, to encourage a transformation in its retail and service function.

6.31 Taken as a whole, the Town Centre represents an area of significant and sustained opportunity as a place to live, work, shop and enjoy. The Town Council will work with their partners, developers, landowners, community groups and other relevant organisations to deliver the Town Centre Vision.

6.32 Policies NM6 - NM9 allocate sites that will contribute to the Vision. For example, policy NM6 supports the implementation of the 'No1 New Milton Project' which allocates the old Station Master's house dating from 1886 for a new Heritage and Information Centre.

6.33 There are further opportunities for a mix of redevelopment schemes to increase the residential presence in the Town Centre and the range of

6. Land Use Policies

commercial, evening, community uses and events that contribute to vibrancy and footfall and to increase the number of homes suited to younger households. These opportunity areas are considered to have potential capacity to deliver at least 250 additional homes to contribute to the housing requirement of around 200 homes set out in Policy 5 of the District Council's Submission Local Plan, and will also offset the reduction in the residential number from Policy NMT4 of the Local Plan Part 2.

Town Centre Opportunity Areas: (see Town Centre Inset Map)

6.34 Proposals for the following redevelopment schemes in the opportunity areas will be encouraged and supported, provided they accord with the development principles set out in this policy and with other relevant development plan policies. The estimate of residential capacity of each opportunity area is based on the capacity estimate outlined in the NFDC Strategic Housing Land Availability Assessment: Appendix 9 New Milton dated June 2018.

6.35 New Milton Station (Area A / SHLAA NWM012 - estimated net capacity 75) -

The linear station area on the south side of the railway line is relatively undeveloped with little to serve visitors. It comprises a storage area, parking, a car hire facility and building formerly used as a taxi business. This opportunity area could contribute significantly to Town Centre residential numbers. Uses within this block should include parking at ground level with an additional above ground level; and residential on upper floors. Sufficient parking for the station's needs will need to be accommodated in any development proposals. This site is considered to be particularly suitable for a high density apartment scheme to meet the needs of young people which could:

- i. Improve the sense of arrival into the town in terms of scale, uses, activities and setting;
- ii. Include uses to serve visitors and regular rail users including secure cycle; storage, retail uses and transport links;
- iii. Encourage and serve tourism including bike hire and equipment sales;
- iv. Improve public realm quality and amenity; and

6. Land Use Policies

- v. Improve pedestrian connections and accessibility into the town centre and residential areas including, if possible, a direct connection to Whitefield Road.

6.36 The areas opposite the station south of Manor Road and north of Osborne Road on either side of the railway line have the potential to change the sense of arrival into New Milton by improving and intensifying the uses in and around the station area with new facilities appropriate to a busier station environment and to attract and serve the needs of visitors and tourists to the town, the coast and the New Forest. Residential uses and development of a scale, massing and layout that enhances the gateway function of this area along with enhancing the setting of existing heritage assets and landmark structures could be appropriate as outlined below.

6.37 Manor Road - Station Road (Area B - SHLAA NWM013 - estimated net capacity 35): This opportunity area lies south of the Manor Road frontage to Station Road and forms an important part of the arrival into the town from the station and from the north by road. It offers an opportunity for mixed use development or redevelopment which could include non-residential and

community uses at ground level with office and residential uses at upper levels. A scheme here would be expected to:

- i. improve the gateway from the north;
- ii. create a stronger visual connection across the railway line with the Osborne Road site and the water tower;
- iii. provide a setting for larger scale built form; and,
- iv. provide a setting for uses such as a hotel that would help support tourism and the town centre economy

6.38 Osborne Road - Station Road (Area C - SHLAA NWM014 - estimated net capacity 20): The Station Road frontage also forms an important part of the arrival into the town from the station and from the north by road. Proposals for mixed use development or redevelopment on this site could include retail, office and hotel uses on ground floor with office, residential or hotel uses on upper floors that would benefit from the location without being in conflict with the 'high street'. This block has the potential to:

- i. improve the frontage to the station in terms of

6. Land Use Policies

scale and use;

- ii. provide uses to support the station activities;
- iii. provide a new public open space as part of improvements to the wider station environment; and,
- iv. improve the setting of the water tower as a local landmark and heritage asset

6.39 Station Road - Spencer Road (Area D - SHLAA

NWM015 - estimated net capacity 60) - This opportunity site includes a parade of shops with residential above the former Co-Op store which includes a large car park and servicing area to the rear. It includes one of the largest areas of retail floor space within the town centre. The redevelopment of this site could contribute to town centre residential numbers and provide for a size and quality of retail floorspace that would reinvigorate this end of the High Street, defining its southern extent. Parking to support an anchor retail use will be an important consideration.

6.40 Proposals for mixed use development or redevelopment on this site should include retail uses at

ground floor with office, residential uses at upper levels at an appropriate scale to be determined in any future planning application. The location also provides an opportunity to provide an enhanced frontage to Spencer Road and a new 'shared space' area on Station Road between Spencer Road/Elm Avenue and Ashley Road junctions. Proposals should seek to:

- i. improve the gateway into the town from the south
- ii. establish a southern 'anchor' to the High Street; and,
- iii. provide a use that will help improve footfall and enhance the attractiveness of Station Road.

6.41 Station Road - Elm Avenue (Area E - SHLAA

NWM016 - estimated net capacity 35) - The triangular block defined by Station Road, Elm Avenue and Ashley Road has a frontage onto Station Road which includes a parade of individual shops (Row of 10), the Post Office building and a Department store. The commercial viability and heritage value of the Post Office building make its redevelopment unlikely.

6. Land Use Policies

6.42 However, the Department Store site, which has been a part of New Milton Town Centre since the 1940's, offers the opportunity to create new or updated retail floorspace at ground and first floor level with residential development above and combined with the redevelopment opportunity on land opposite has the potential to serve as a significant anchor for the further regeneration of the town centre. In addition, this location at the gateway to the southern end of the town centre may provide an opportunity for a building which makes a positive contribution to the town (as described in the New Milton Local Distinctiveness SPD) and at a scale and height to be determined in any future planning application.

6.43 In addition to the above locations, the Old Milton Road Vintage Quarter provides opportunities to redevelop some older industrial, office and retail uses and car parking areas to create a distinctive, affordable and diverse independent retail and café/restaurant area. Old Milton Road is within the town centre boundary but is poorly connected to the 'high street'. It includes a number of shops and businesses that are generally of a smaller scale and/or secondary to the high street. It also has a different character to the high

street with the potential for a different offer based on independent lower rent craft, food, interest shop/business model.

6.44 Old Milton Road - Crossmead Avenue (Area F - NMNP estimated net capacity 30) - This opportunity area includes a parade of shops with one and two storeys of residential above plus a large car parking and servicing areas to the rear. It offers opportunities for selective or wholesale development with the parking area having the potential as a secondary multi-functional 'square' space for parking, markets, events etc. with an opportunity for improvements to the street scene and for footway widening to enhance the pedestrian experience and to create 'spill out' space.

6.45 The Old Milton Road - Compton Road block offers similar retail/residential opportunities alongside the new vibrancy created by the Innovation and Business Centre.

6. Land Use Policies

6.46 The Neighbourhood Plan acknowledges that redevelopment of brownfield land may have higher development costs and it may therefore not be possible to deliver the full contribution of affordable homes. This will be supported to enable viable schemes to be delivered but will be subject to justification of a lower proportion of affordable homes due to abnormal site development costs,

6.47 The Neighbourhood Plan also encourages proposals for housing types (e.g. smaller apartments) and tenures (e.g. Starter Homes) that are more attractive to younger households than older households (including 'downsizers'). The Town Centre is already well suited to younger households with its proximity to essential infrastructure for young people and families. The opportunities provided for by this policy is expected to increase its attractiveness to that age range.

6.48 In addition, Policy NM12 seeks to improve pedestrian and cycling accessibility and journey reliability and to contribute to health and wellbeing. This approach is mirrored in the New Forest District Council Transport Statement (Dec. 2013). Hampshire

Manual for Streets (MfS) Guidance should be used to guide the design of the streetscape and public realm. All proposals that come forward in the Town Centre Regeneration Area should demonstrate how the principles outlined in the MfS have been applied.

6.49 There are also local traffic issues that redevelopment in the Town Centre might address, including the resolution to the long-standing issue of traffic delays at the crossroads at Whitefield/Osborne Roads and traffic lights at Spencer Road (New Milton Town Plan 2012).

6.50 The 'Pedestrian Pound' report by 'Living Streets' suggests that well-planned improvements to public spaces can boost footfall and retail performance by up to 40%. (<https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf>)

6.51 The Grimsey Review 2 similarly recommends the prioritising of initiatives to improve the visual appearance of town centres to increase footfall. (<http://www.vanishinghighstreet.com/>)

6. Land Use Policies

Policy NM6 Heritage and Information Centre

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.

6.52 The Neighbourhood Plan has identified a number of specific opportunities that can contribute to the Town Centre Vision and this policy identifies the old Station Building at New Milton Station for this purpose.

6.53 New Milton Town Council and Milton Heritage Society are working together to provide a community-based project for residents and visitors of New Milton to learn and interact with local history. The 'No1 New Milton Project' focuses on converting the derelict Station Master's House into a new heritage centre, providing a unique opportunity to build awareness and interest in the town, telling the story of how Milton parish has evolved

from 1086 through to modern times. The centre will act as the starting point for visitors to the town to take the 'rail trail' to the beach at Barton on Sea or to use the pedestrian and cycle links to explore the New Forest National Park.

6. Land Use Policies

Policy NM7 Cultural & Community Hub and War Memorial Recreation Ground

The Neighbourhood Plan identifies the provision of a Cultural & Community Hub, as shown on the Policies Maps, as a Town Centre redevelopment scheme.

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.

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.

6.54 To contribute to the Town Centre Vision this policy identifies the opportunity to secure a cultural /civic presence. The Town Centre is currently focused on Station Road which is a result of its historic pattern of development and the nature of more recent developments which have done little to redefine this structure or improve connectivity.

6.55 Although the Town Centre has a large green space at

its centre - the War Memorial Recreation Ground - it is hidden behind the 'high street' and does not have the public realm functions that might be expected of a space of this scale in this location. Two sites have the potential to change this and make a significant improvement to the Town Centre. The Memorial Hall building and a single storey garage building (with the bowling club relocated to a suitable site elsewhere in the town) offer an opportunity to redevelop the whole site to provide a Cultural & Community Hub that might include a theatre, library and council offices.

6.56 It will also be essential that an appropriate connection is made between Station Road, the hub and the recreation ground area if they are to play a full part in the life of the Town Centre. The connection should improve visibility between this area and Station Road, and will be a key element in delivering improvements in pedestrian connectivity across the town centre.

6.57 The War Memorial Recreation Ground space will play an important part in this plan if it is to form part of a new focus to the town. The redevelopment of the Memorial Centre site and its relationship to the Recreation Ground, along with the proposals for Old Milton Road will change the demands on this space, increasing the importance of its role in connecting the different parts of the regeneration area.

6. Land Use Policies

Policy NM8 Health & Wellbeing Centre

The Neighbourhood Plan identifies a Health & Wellbeing Centre, as shown on the Policies Maps, as a Town Centre redevelopment scheme.

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.

Hampshire Clinical Commissioning Group and local General Practices to deliver a hub that streamlines the three surgeries and provides additional health services. This policy therefore supports this project.

6.58 The Town Council has the opportunity to work with partners to create a Health & Wellbeing Centre within the town centre at Spencer Road to provide an enhanced health and wellbeing centre with co-designed services that include health assessments and activity plans to protect, maintain and prolong good health.

6.59 Proposals for mixed use development or redevelopment to include a health facility (D1) at ground level with health and wellbeing uses at upper floors will be supported to provide a new, purpose built health and wellbeing centre. The Town Council is currently leading a Steering Group with the West

6. Land Use Policies

Policy NM9 Innovation/Business Centre

The Neighbourhood Plan identifies the Innovation/Business Centre, as shown on the Policies Maps, as a Town Centre redevelopment scheme.

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.

Proposals should include access to ultra-fast broadband and providing a support hub for local businesses including training and seminar facilities.

6.60 NFDC has identified the high growth/low impact digital economy as strategically important. Conveniently located between the emerging digital powerhouse of Bournemouth and Southampton and the excellent connections by rail.

6.61 New Milton is well placed to help drive this strategy. The Innovation/Business Centre has the potential to act as a catalyst for attracting and developing new digital businesses into New Milton and the wider area.

6.62 The A&T print works site has recently launched the IncuHive Innovation and Business Centre, with flexible business accommodation, laboratory/workshop, meeting rooms and seminar facilities. The next phase is to develop a Film and Green Screen Studio that would complement the New Forest District Council's Film:New Forest initiative (to promote the New Forest as a filming location) and a burgeoning gaming industry in the District.

6.63 In addition to the provision of on-site services, the Innovation/Business Centre creates opportunities for graduation office space around the town, including the Caird Avenue site.

6.64 New Milton's unique combination of assets: excellent rail access between Bournemouth and London; ultra-fast broadband; a superb coastal/forest location—and a large opportunity site at the A&T print works in the Town Centre provide the strong potential to attract young digital entrepreneurs to New Milton, supporting a more balanced and flexible local economy which reflects not only the proposed changes to the demographic profile of the town but also the economic needs of the District.

6. Land Use Policies

Policy NM10 Buildings of Local Heritage & Townscape Value

The Neighbourhood Plan identifies the following buildings and structures as having local heritage and townscape value:

- i. Lloyds Bank building, 47 Station Road*
- ii. New Milton Station buildings, platforms and canopies – both sides*
- iii. The former Milton Hall (presently a furniture showroom)*

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.

6.65 Aside from the Water Tower which was statutorily listed in 1974 and is a significant land mark building, the town centre has no other designated heritage assets. However, it does contain some locally important buildings of historic and/or architectural value that play an important part in defining the townscape character and legibility of the town centre. The policy therefore seeks to ensure that redevelopment schemes acknowledge and take into account that value in their design proposals.

6.66 The justification for inclusion of each building in this policy is provided by the New Milton Study (Assessment of Potential Designation as a New Conservation Area) October 2014. The buildings identified in the policy maintain significant townscape presence as described in Section 7.0 of that Study.

6. Land Use Policies

Policy NM11 Mitigating Effects on European Sites

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.

In addition to the above requirements, all development proposals should have regard to:

- i. water quality and the mitigation of nutrient enrichment so as not to undermine Policy 13 of the South Hampshire Strategy October 2012; and***
- ii. treatment and infrastructure capacity to avoid water quality impacts on the integrity of European sites within the Solent.***

6.67 The Habitat Regulations Assessment (HRA) has concluded that the New Milton Neighbourhood Plan will not affect the integrity of European sites in relation to recreational pressure or air quality matters. The provision of alternative recreational opportunities away from the European nature conservation sites is identified as a key objective within the Countryside Access Plan produced by Hampshire County Council for the New Forest and South West Hampshire (<http://www.hants.gov.uk/rh/countryside/access/new-forest.pdf>). Its vision is "To provide a network of access to the countryside where local people and visitors continue to gain pleasure and inspiration from the countryside within South West Hampshire, while understanding and respecting its landscape, wildlife and cultural heritage."

6.68 Residential development proposals are required to mitigate recreational impacts as set out in the development plan as follows:

- Schemes of 50 homes or fewer must make a financial contribution towards NFDC's 'Greenway' mitigation projects;
- Schemes of more than 50 homes will be required to make provision of alternative natural recreational

6. Land Use Policies

green space in accordance with NFDC policy DM3 and the emerging policy 10 or other appropriate arrangements demonstrated by a site specific Appropriate Assessment to be sufficient and effective.

6.69 The HRA also concluded that water quality is not an issue that the New Milton Neighbourhood Plan can address on its own, however the Plan can provide support to the agencies that are developing strategic solutions to reduce nutrient input into the Solent.

6.70 The South Hampshire Strategy (October 2012) provides a framework for local plan preparations and the Submission Local Plan recognises that there is a need to reduce nutrient inputs to the Solent designated sites. The Strategy commits to support other agencies and includes additional mitigation measures for development that directly or indirectly discharges waste water into the Solent. The Neighbourhood Plan therefore requires development to have regard to Policy 13 (Infrastructure) of that Strategy and to take this matter into consideration in preparing development proposals.

6. Land Use Policies

Policy NM12 Promoting Walking and Cycling

The Neighbourhood Plan identifies a walking/cycling network, as shown on the Policies Map, to promote sustainable travel.

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.

Development proposals on land that lies within proximity of the 'Green Loop' will be supported where they:

- i. demonstrate how they sustain or enhance the collective function of the network;*
- 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*
- 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.

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.

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.

6.71 New Milton is a conventional form of town, with its centre located broadly in the centre of the settlement, with rail station close by and various suburbs surrounding it, connected by the main roads leading into the centre from all direction. The main patterns of movement generated from within the town are car-based, comprising mostly one of three types of trip; out-commuting from across the town to Southampton and

6. Land Use Policies

Dorset, shopping trips from suburbs to the town centre, and the school run.

6.72 In addition, there is traffic passing through the town on the east-west A337. There is already considerable congestion at peak hours on the road system, especially on roads heading north to the A35 and Gore Road/A337 heading west. The congestion on Station Road/Ashley Road through the town centre is common across the day. The station (which benefits from frequent and reasonably fast services to Southampton/Thames Valley/London and SE Dorset) is busy but, subject to a number of proposed improvements to the rail network, is likely to be capable of handling significantly higher levels of use for commuting.

6.73 Significant growth on the edges of the town is likely to increase congestion in the town centre (including increasing the demand for car parking space) and on roads heading north and west. There is no prospect of creating additional road capacity in or around the town centre, so the challenge is to provide realistic alternatives to car trips and to invest in junction improvements and town centre road re-configuration.

If the rail station is going to play a major role in attracting new commuting households, its connectivity to all parts of the town by walking, cycling and bus services must be excellent, as there is no prospect of delivering significantly higher levels of car parking on site. This may require dedicated bus and cycle lanes on limited road space and perhaps Park & Ride sites and/or dedicated station-bus services.

6.74 The 'Green Loop' consists of six individual projects that will create a valuable and connected footpath network around the town. One section of the loop (between Ballard Woodland and Ballard Lake) has recently been implemented by NFDC as part of their 'Greenway' initiative. The remaining routes suffer from a lack of signage and thus public awareness of the potential of the network is low. Its use could be enhanced by improving the condition and signage and by interlinking these existing rights of way with green spaces. This provides an opportunity to enhance the network by improving the infrastructure associated with it with information/interpretation boards, benches, dog bins and dog exercise areas, replacing stiles with gates, and improving connections between parts of the footpath (PROW) network.

6. Land Use Policies

6.75 These improvements will make the use of these routes more attractive and encourage more frequent use by new (and existing) residents, and may avoid visits to internationally designated sites. The Town Council has considered a range of routes that could be enhanced which may subsequently be considered suitable as candidate proposals to connect with existing proposals set out in the Mitigation Strategy for European Sites SPD. The network has been selected to ensure it is particularly accessible from the areas where residential development is planned, or to take advantage of a particular local recreation opportunity. This policy does not prevent development, rather it sets out to ensure that any development does not cause harm to these candidate projects. An additional component of the network is a proposed 'Rail Trail' intended to connect New Milton Station to the beach at Barton on Sea to support the town's tourism offer.

6.76 The policy also encourages the provision of new cycleways to connect the new residential and employment developments on the edges of the town with the town centre giving local effect to proposed Local Plan Policy 31 Safe and sustainable

Travel. Cycle route proposals will be expected to contribute to the delivery of a comprehensive network of routes by combining proposals of the District Council in 2009.

6. Land Use Policies

Policy NM13 Barton-on-Sea

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:

Barton Seafront

- i. Openness of frontage, spaciousness, views and skyline*
- ii. Consistent building lines*
- iii. Consistent boundary heights*
- iv. Consistent eaves and ridge heights*
- v. Consistent forms of building mass, height and the building line*
- vi. Deep fronted garden margin*
- vii. Wide green verge, uninterrupted by cars*
- viii. Variety of architecture*
- ix. Open grassed cliff-top plateau and grass verge*

- x. Shoreline scrub and characteristic wind pruned trees*
- xi. Deep garden margin*
- xii. Occasional landmark trees*

Barton Gardens

- xiii. Consistent set back creating a margin of garden to almost every street;*
- xiv. Well stocked and maintained front gardens*
- 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*

6. Land Use Policies

- 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.

6.77 This policy defines the essential characteristics of the two character areas that together form Barton-on-Sea, which is distinctive from New Milton to its immediate north (see the New Milton Local Distinctiveness Supplementary Planning Document for more advice).

Its purpose is to ensure that developers acknowledge and understand these characteristics in determining their design proposals. It does not require a slavish adherence to every single characteristic in every design proposal, but it does require developers to explain why they have chosen not to follow a characteristic.

6.78 Views of the sea and to the Isle of Wight, and the wide open cliff-top green space in front of a varied line of residential buildings characterise this area. Wide road carriageway, verges and deep front gardens add to the sense of space which is dominated by the open green cliff-top plateau. The grassed plateau is public open space and mostly of benefit for walking, sitting and peaceful enjoyment although more active uses such as kite flying and hang-gliding link to typical use of the beach.

6.79 There is a central focus on the sea front with café/ shop. Historically, development on the coast at Barton started in Victorian times with visitors being attracted to the coast to stay at Barton Court Hotel and by Edwardian times also enjoying the golf course. By 1909, Marine Drive was laid out and the land along it divided into a number of wide plots to accommodate

6. Land Use Policies

speculative development of further holiday accommodation. There is only one obvious architectural remnant of the Victorian hotel being the wall and gate pier. However, the layout of roads and division of plots (as is so often the case) still determines much of the character of this area. Further subdivision of plots brought not only flatted accommodation but some larger houses during the interwar period.

6.80 Barton Gardens does not have the strong underlying landscape that the Becton Bunny Valley area has to set its distinctiveness. Flat plain laid out as a loose grid network is sometimes difficult to orientate oneself. Much of the area is characterised by hip roofed bungalows, wide streets with verges and front gardens for every passer-by to admire across low walls or fences. However, bungalows are by no means the whole story - there are areas of large houses, purpose built flats, various chalet dwellings and even terraced streets and more rural cottages. For large areas, the consistency of bungalow forms is important.

6. Land Use Policies

Policy NM14 The Rural Areas in the National Park

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.

Proposals for rural exception housing schemes that meet the development plan definition will be supported within or adjoining the rural settlement of Bashley.

Common Road and the cluster of housing around its junction with St. Johns Road. There is also a significant caravan park to its east. Policy SP28 of the adopted New Forest National Park Local Plan Review allows for rural exception housing schemes in locations where there are appropriate facilities, and the Neighbourhood Plan would therefore support rural exception housing that is compliant with the tests set out in Policy SP19 and other relevant policies of the Local Plan.

6.81 This policy restates for completeness the way in which development proposals will be considered in that part of the Parish that lies within the New Forest National Park, broadly land to the north of the Sway Road and Bashley Cross Road.

6.82 The only rural settlement in that area is Bashley, which contains a linear pattern of housing, sports and commercial uses along the B3058 Bashley Road/Bashley

6. Land Use Policies

Policy NM15 Employment

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.

6.83 This policy seeks to prevent the unnecessary loss of existing employment land beyond the proposals contained in the Neighbourhood Plan (notably at Caird Avenue in Policy NM3). The long term future of New Milton as a modern, vibrant and sustainable town serving a larger economically active population depends on it sustaining and growing its economic base. Its proximity to larger centres of population and businesses in the Solent to the east and in the Bournemouth-Poole conurbation, and its high quality coastal environment, make it an attractive location for business.

6.84 In developing a vibrant local economy it is important that we seek to retain (young) skilled workers in the town as opposed to them out commuting. In this respect the linking with education establishments,

including local colleges and universities, is key to ensure people that people leaving full time education are sufficiently skilled to be able to take advantage of locally created skilled jobs within New Milton.

6. Land Use Policies

Policy NM16 Tourism

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.

6.85 The town, and especially the seafront at Barton-on-Sea, will continue to provide a popular attraction to visitors to the New Forest and the coast. This policy seeks to encourage more hotel and bed and breakfast accommodation in New Milton and Barton-on-Sea to enable the local economy to capture more of the spending power of visitors than it does at present. Together, the two areas have sufficient local infrastructure to support additional accommodation.

6. Land Use Policies

Policy NM17 Early Years Facilities

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.

pollution in quiet neighbourhoods if operating a full day from 0700 – 1900 hours. The policy also requires satisfactory mitigation measures to be implemented in locations where these factors have the potential to lead to harm on the local amenities.

6.86 The town has fewer childcare places as a proportion of its adult population than is normal for this size of town. This is not surprising, given the long term trend of its aging population. But, if the vision of shifting its demographic profile is to be successful, a younger population will place a greater demand on the current facilities in the town.

6.87 The policy therefore seeks to encourage proposals for new facilities, either as new builds or through the change of use and conversion of buildings currently in other uses. Not all locations are suited to such a use, as they can cause traffic congestion at peak periods through drop-off/collections and staff parking, and noise

6. Land Use Policies

Policy NM18 Education

Proposals to extend, improve and introduce new school place capacity will be supported provided:

- 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*
- ii. there is adequate provision to encourage walking and/or cycling to and from the school.*

6.88 Hampshire County Council (the Local Education Authority) have advised that having considered the housing proposals in the Neighbourhood Plan, no new school accommodation would be needed to serve the town and that growth in pupil numbers can be accommodated by expansion of the existing schools in the New Milton education planning area.

6.89 The purpose of this policy is to ensure, where school expansion takes place, that the impacts of this expansion on local traffic and on households in the vicinity are managed effectively.

6. Land Use Policies

Policy NM19 Connecting the Town

Development proposals to provide access to an ultra-fast 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 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.

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. The intended land use and the anticipated connectivity requirements of the development.*

- ii. Known nearby data networks and their anticipated speed (fixed copper, 3G, 4G, 5G, fibre, satellite, microwave, etc.).*
- iii. Realistic viability and delivery assessments of connection potential or contribution to any such networks.*
- iv. Measures taken by the applicants to work with Telecom providers to ensure that Ultrafast Broadband is available at the point of occupation.*

6.90 New Milton has been signposted for early delivery of Ultrafast broadband. In addition, the UK Government has signalled its desire to bring superfast broadband to rural communities (i.e. over 24 mbps - current speeds are as low as 0.25mbps in the New Forest). Availability of high speed broadband is a critical factor in securing the sustainability of the town and rural areas and unlocking untapped economic potential. National Planning Policy supports the need for high quality communications infrastructure, acknowledging its role in supporting economic activity and enhancing the provision of local facilities and services, particularly in rural areas. The Rural Productivity Plan (DEFRA; 2015) places fast and reliable

6. Land Use Policies

broadband services at the top of a ten-point plan to boost rural productivity.

6.91 There has been a market failure to provide good connectivity in rural areas resulting in a number of government backed initiatives to remedy this situation. This failure extends to the rural parts of this area. The ability of these initiatives to deliver good connectivity to all existing and new developments is, as yet, unknown. The National Park Authority is working with New Forest District Council, Hampshire County Council and Wiltshire County Council to help this happen. Many rural communities are going to be connected over the next three years as part of the counties' Broadband Delivery UK roll out. The rural nature of the New Forest means that it is likely to be lower than this in the National Park.

6. Land Use Policies

Monitoring & Review Policy

6.92 In an area where there is likely to be significant change, it is important that the adopted policies are appropriately monitored to ensure that any change in circumstances can be properly addressed. To that end, New Milton Town Council, with the support of the District Council and the National Park Authority, will continue to act as guardian of the Neighbourhood Plan and keep the content and implementation of the policies under review.

6.93 There will be a role for New Forest District Council and New Forest National Park Authority using data collected in the planning monitoring reports of the two local planning authorities. The objectives will form the core of monitoring activity but other data collected and reported at a local level relevant to the Plan may also be included. It is expected that the Plan will be formerly reviewed on a five-year cycle or to coincide with the development and review of the development plan if this cycle is different.



New Milton

New Forest National Park

SOUTH WEST TRAINS

444 045

PREVIOUS 1

7. Implementation

7.1 The NMNP will be implemented through a combination of the local planning authorities consideration and determination of planning applications for development in the Neighbourhood Area, and through steering public and private investment into a series of infrastructure proposals contained in the Plan.

Development Management

7.2 Most of the policies, contained in the NMNP will be delivered by landowners and developers. In preparing the Plan, care has been taken to ensure, as far as possible, that the policies are achievable.

7.3 Whilst the local planning authorities will be responsible for development management, the Town Council will use the Plan to frame its representations on submitted applications, it will also work with District Council and the New Forest National park Authority to monitor progress of the plan and sites coming forward for potential development.

Old Milton Green Conservation Area

7.4 The Town Council proposes to encourage and work with the District Council in preparing a conservation area

appraisal and management plan for the Old Milton Green Conservation Area to add further detail to the character statement published in 2015.

Infrastructure Projects

7.5 New Milton proposes some or all of the following projects for future community levy funding allocated by the local planning authorities to the Neighbourhood Plan:

Town Centre Regeneration

- **Connectivity** - To create a choice of pedestrian routes and flexibility in navigating around the Town Centre. To include attractive, easy and prominent access between the Memorial Centre, and other key facilities, and the High Street.
- **Attractiveness** - To improve the attractiveness of the Town Centre with use of planting, street furniture, paving, shop signage, etc.
- **Information display** – To improve display of useful public information and advice with relevant signposting and through use of technology.

7. Implementation

- **Public realm improvements** - To provide greater community space for social interaction; and for holding events, festivals and speciality markets to create seasonal interest and bring more people into the town centre.
- **Promotion** – A website promoting the wealth of shops, services and attractions the town has to offer – to bring a wider demographic of shoppers and visitors into New Milton. To promote, in particular, the independent businesses - to show the individuality of New Milton.
- **Electric Vehicle** Charging Points. NMTC is working with Hampshire County Council and New Forest District Council on an integrated framework of charging points.
- **Transport & Parking** – A town centre Transport Study is to be undertaken to identify opportunities for traffic improvements in the town centre with the aim of identifying parking requirements and opportunities to protect the interests of pedestrians and cyclists.

Land at Brockhills Lane

- The Council will seek to secure improvements to Sway Junction and pedestrian access from the Land to the East of Brockhills Lane into the New Forest National Park.

Wellbeing

- **The 'Green Loop'** – This proposal will support and encourage walking along a circular route around New Milton including radial routes that connect strategic sites to the Town Centre, rail station and key facilities. This project will include the promotion and signage of the 'Green Loop' which may in the future be considered as candidate 'Greenway' projects by NFDC.
- **Cultural & Community Hub** – To support the redevelopment of the Memorial Centre to broaden the range of leisure facilities for the local and wider community.
- **Youth Facility**—To support the replacement of the lost Phoenix Youth Centre.
- **Health & Wellbeing Centre**—To support the development of an expanded facility at Spencer Road to serve a larger and more diverse community with health and wellbeing services.

Heritage

- **Old Milton Conservation Area** – the conservation area covers the village centre of Milton (now Old Milton) around the Green and the Parish Church (see Plan in Appendix D). The Green is the focus of the area, but its

7. Implementation

historic character is marred by traffic, the clutter of sign posts and dominated by the presence of the Old Milton shopping parade and car park. The Town Council will work with the District Council and land interests to prepare a Conservation Area Appraisal and to identify opportunities to improve the shopping area and to enhance the setting of the Green, which forms the historic focus of the area.

7.6 The Town Council will seek to secure investment from financial contributions from development schemes towards these projects. Contributions will be made in the form of S106 planning obligations if the project has a direct, beneficial relationship with the development scheme in line with the NPPF §173. Otherwise, investment will be secured through the Community Infrastructure Levy (CIL). The list does not include the infrastructure projects that are proposed to be delivered through site specific policies in this Plan.



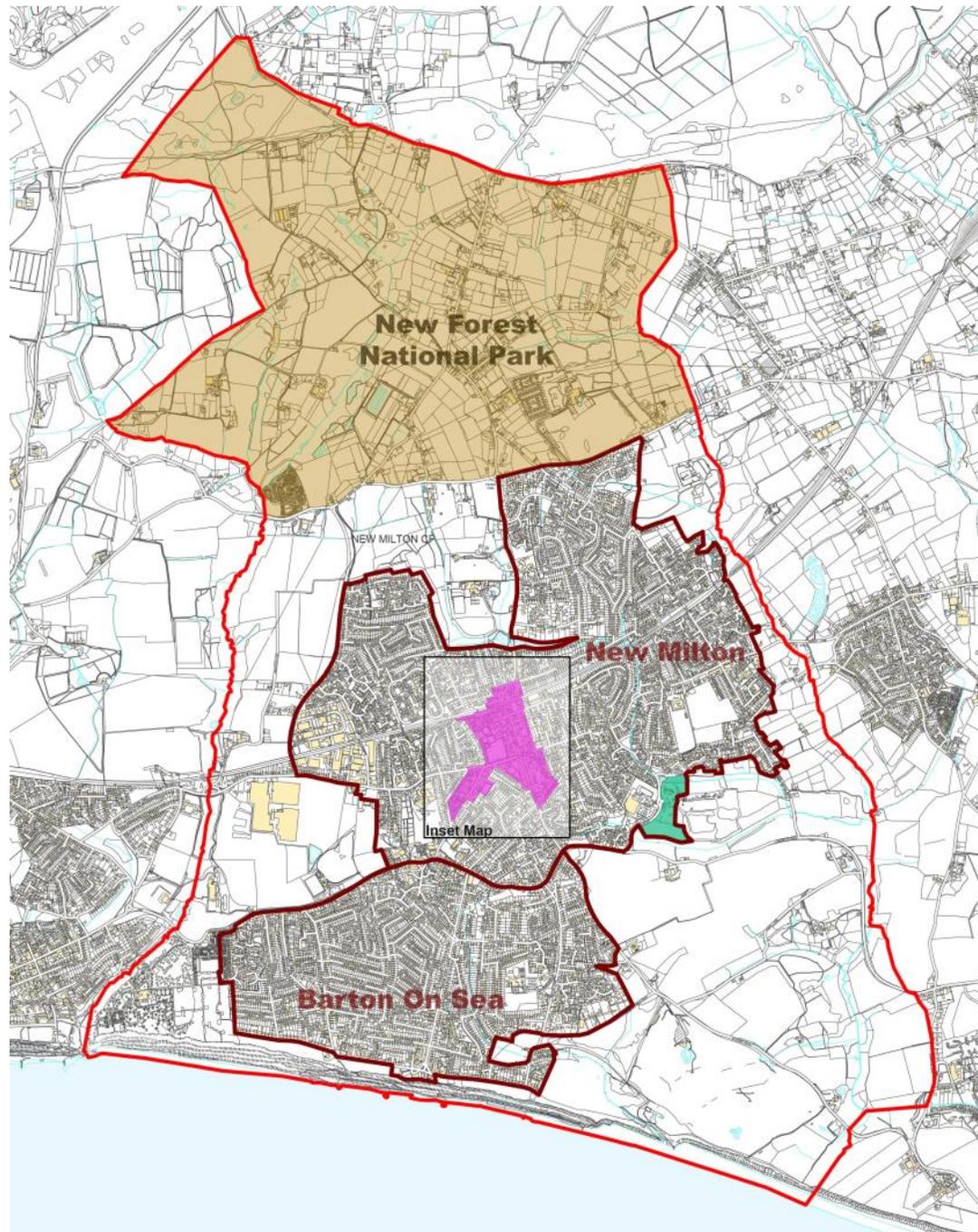
Policies Maps

New Milton Neighbourhood Plan Policies Map

Town Centre Policies Inset Map

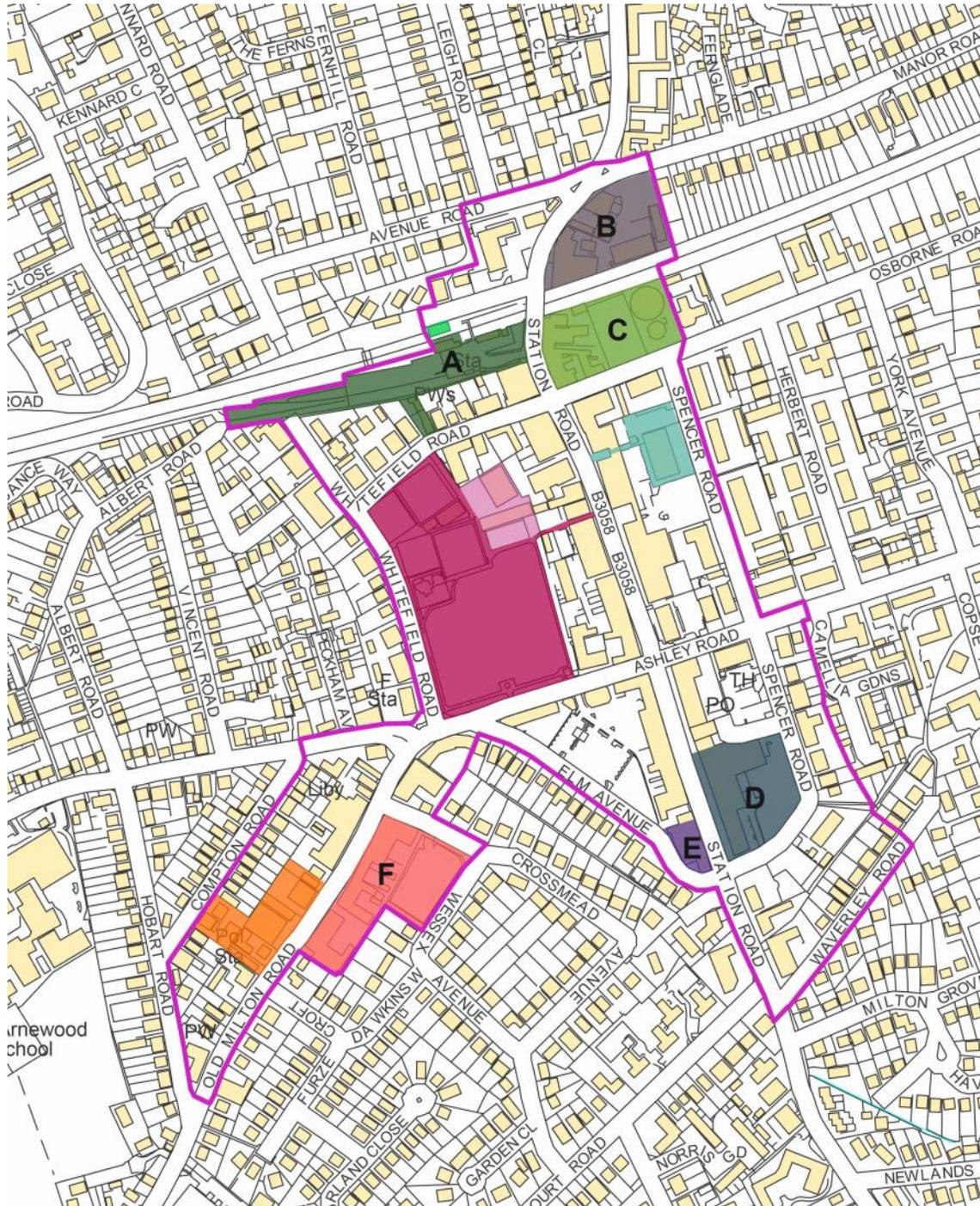
Walking/Cycling Network Map

New Milton Neighbourhood Plan Policy Map Submission Plan May 2019



-  Parish Boundary
-  NM1 A Spatial Plan for New Milton
-  NM3 Land East of Caird Avenue
-  NM5 New Milton Town Centre Regeneration Area
-  NM14 The Rural Area in the National Park
-  Inset Map

New Milton Neighbourhood Plan Town Centre Policies Inset Map November 2019



-  NM5 New Milton Town Centre Regeneration Area
 -  NM6 Heritage Information Centre
 -  NM7 Cultural and Community Hub
 -  NM7 War Memorial Recreation Ground
 -  NM8 Health & Wellbeing Centre
 -  NM9 Innovation & Business Centre
- Town Centre Opportunity Areas**
-  New Milton Station (Area A)
 -  Manor Road - Station Road (Area B)
 -  Osbourne Road - Station Road (Area C)
 -  Station Road - Spencer Road (Area D)
 -  Station Road - Elm Avenue (Area E)
 -  Old Milton Road - Crossmead Avenue (Area F)

New Milton Neighbourhood Plan Walking/Cycling Network Submission Plan May 2019

NM12 Promoting Walking and Cycling



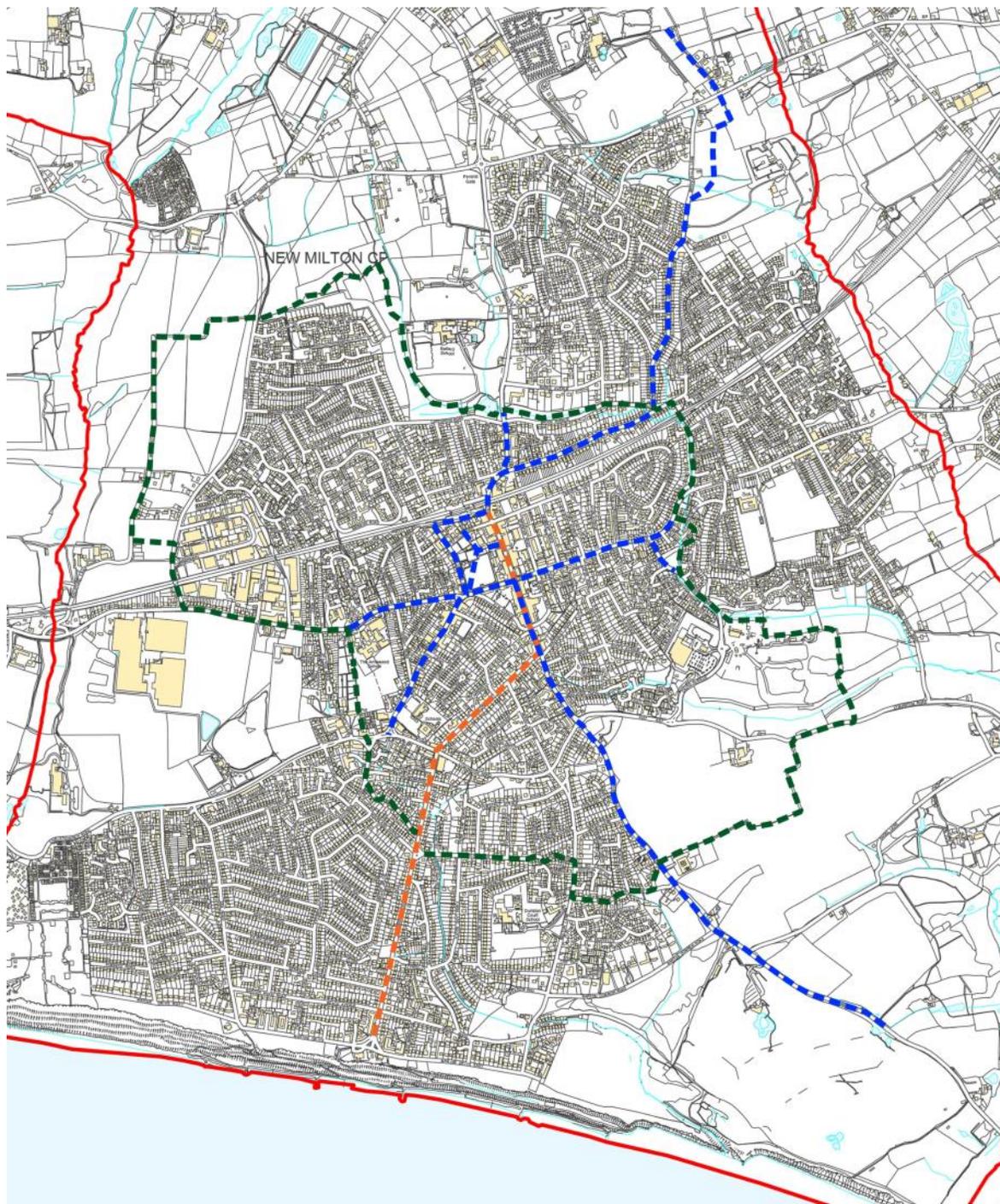
Green Loop



Walking and Cycling Route



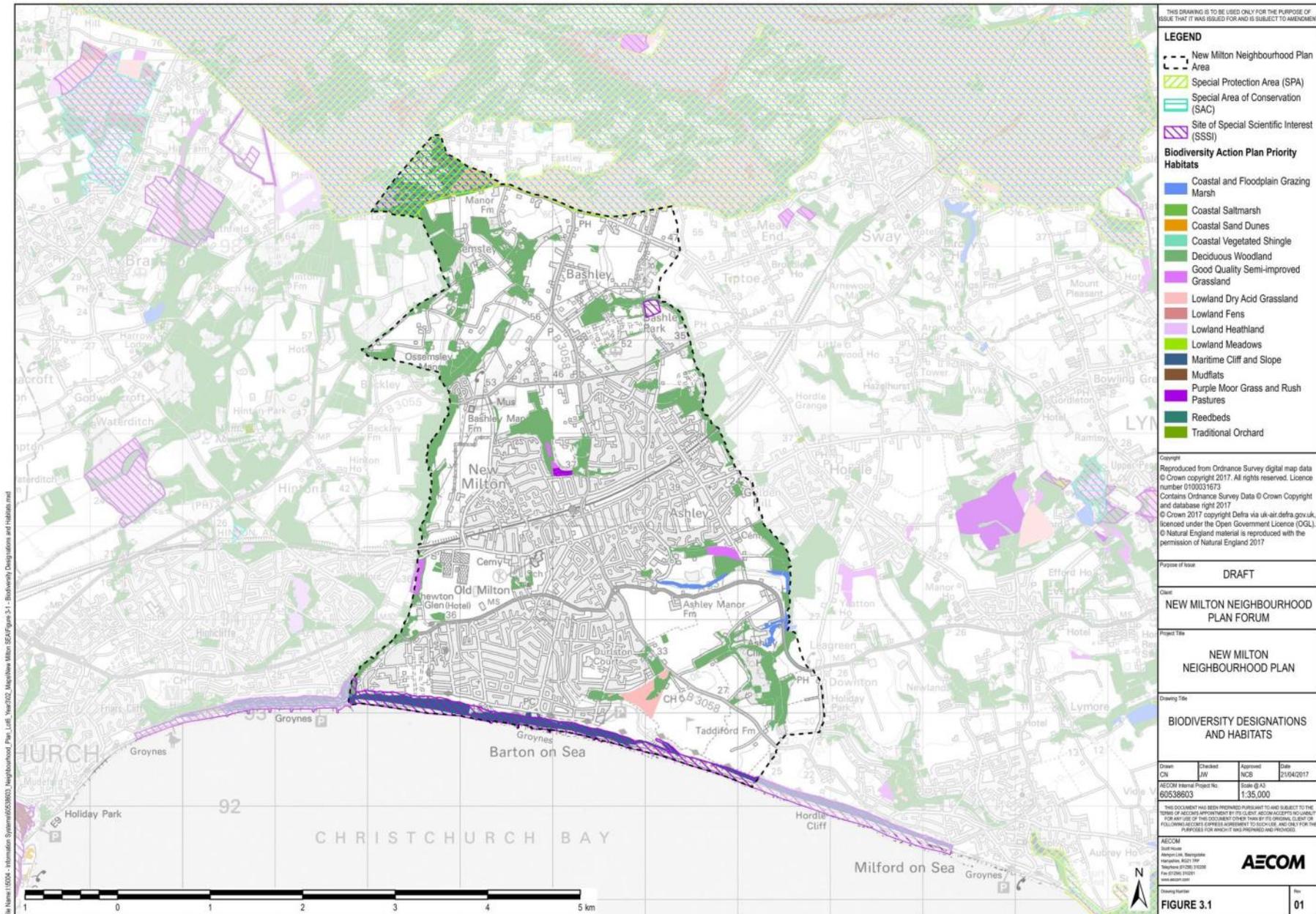
Rail Trail



Appendix A: Schedule of Evidence

NMNP Working Group Documents	NFDC Parking Standards – October 2012
New Milton Town Centre Study – December 2017	NFDC New Milton Local Distinctiveness SPD - 2012
New Milton Town Centre Study Summary – 5 th February 2018	NFDC NFNPA New Forest Strategic Housing Assessment – September 2014
New Milton Business Audit & KPIs – December 2017	NFDC Submission Local Plan 2016-2036 and Evidence Base
Exec Summary: October 2016 Community Engagement – March 2017	NFDC Land Assets Transparency – 20 May 2016
Social Infrastructure Task Group – Final Report – 27 March 2018	NFDC Core Strategy 2009
Economy Task Group – Draft Report – 23 February 2017	NFNPA Core Strategy and DM Policies 2010
New Milton Connectivity Task Group – Draft Report – July 2017	NFNPA Submission Local Plan January 2018 and Evidence Base
New Milton Study (Assessment of Town Centre potential as Conservation Area) – 28 th January 2015	NFDC New Milton Town Centre Strategy Study – July 2006
AECOM - Sustainability Appraisal for the New Milton Neighbourhood Plan – May 2019	Other
AECOM - Habitat Regulations Assessment for the New Milton Neighbourhood Plan – May 2019	Hampshire Health Profile – 4 th July 2017
NFDC and NFNPA Documents	Spatial Planning For Health – 14 th December 2017
NFDC Objectively Assessed Housing Need (OAN) – October 2017	Open Space, Sport & Recreation Study for New Forest Area – 2007
NFDC Mitigation Strategy SPD – June 2014	StepUps Report, Home Business – October 2017

Appendix B: Biodiversity Designations and Habitats

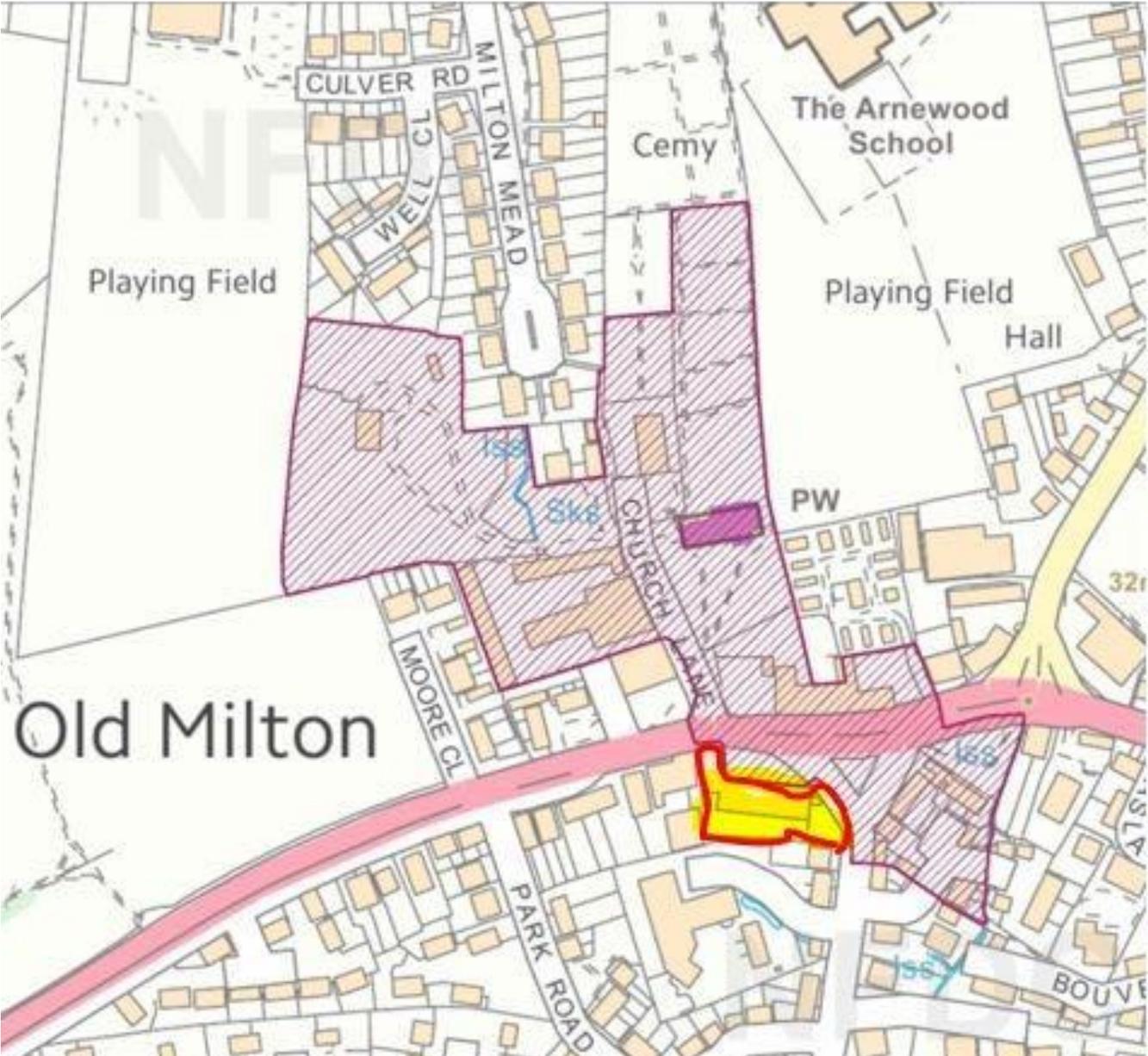


Source: SA Scoping Report: AECOM, June 2017

Appendix C: Listed Heritage Assets—All Grade II listed

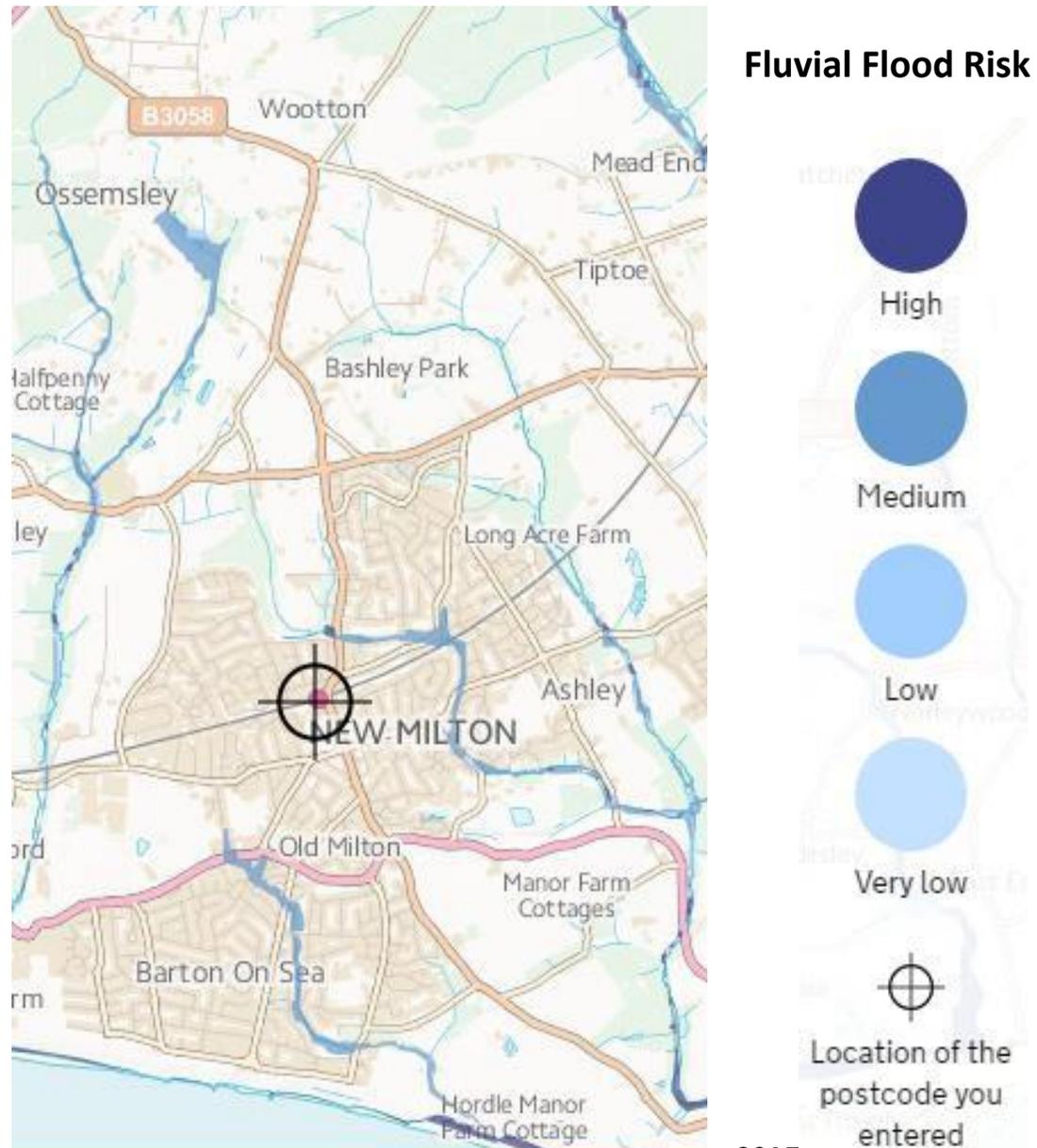
1. [II 104, Lower Ashley Road](#)
2. [II Arreton Farmhouse](#)
3. [II Ashley Arnewood](#)
4. [II Ashley Manor Farmhouse](#)
5. [II Barn at Gore Farm](#)
6. [II Barn at Little Gore Farm](#)
7. [II Chapel](#)
8. [II Cottage on East Corner of Smithy Lane](#)
9. [II Courtyard Surface and Farm Buildings of Ossemsley Manor Farm](#)
10. [II Fernhill Manor](#)
11. [II Former Lodge to Ashley Clinton](#)
12. [II Gore Grange](#)
13. [II Holly Cottage](#)
14. [II Hooper's Hill](#)
15. [II House Next West of Chapel](#)
16. [II Kingscliffe](#)
17. [II Little Gore Farmhouse](#)
18. [II Memorial obelisk marking the Barton on Sea Indian Army Convalescent Depot](#)
19. [II Naish Farm Guest House](#)
20. [II Ossemsley Manor House](#)
21. [II Parish Church of St Magdalene](#)
22. [II Polar Cottage](#)
23. [II Sampson Cottage](#)
24. [II Smugglers Cottage](#)
25. [II Thorneycroft Cottage](#)
26. [II Walkford Farmhouse](#)
27. [II War Memorial in Recreation Ground](#)
28. [II Water Tower](#)
29. [II Wayside](#)
30. [II Willy's Well](#)
31. [II Wootton Hall](#)

Appendix D: Old Milton Green Conservation Area



 Opportunity to improve the setting of Conservation Area

Appendix E: Fluvial Flood Risk



Source: SA Scoping Report: AECOM, June 2017

Appendix F: Solent European Sites Buffer Zone



NEW FOREST NATIONAL PARK

New Forest National Park Authority
 Lynton Town Hall
 Avenue Road
 Lynton
 SO41 9ZG

Tel: 01590 646600
 Fax: 01590 646666

Date: 15 October 2013

© Crown copyright and database rights 2013
 Ordnance Survey 1000114703

Map showing a 5.6km buffer around the following sites:
 - Solent Maritime SAC
 - Solent & Isle of Wight Lagoons SAC
 - Solent & Southampton Water SPA and Ramsar

Legend

 5.6km buffer



Appendix G: Proposed 'Green Loop'



Appendix H: Explanatory Note: Use Class Order

Applying the Use Class Order to the New Milton Neighbourhood Plan

This note explains how policies in the New Milton Neighbourhood Plan that refer to specific use classes should be applied in light of changes to the Use Class Order. The plan was prepared and examined prior to The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 coming into force. The Plan therefore refers to the use classes applicable at the time. In applying the policies in the Plan, the use classes mentioned should be applied as follows.

Where the Plan refers to the specific use classes in Column A of the table, or a combination of these uses, the relevant policies should be applied as if they refer to the corresponding use class in Column B.

Where the Plan refers generally to the 'A' Use Class, the relevant policies should be applied as if this were a reference to Use Classes E(a), E(b), E(c), use as a public house, wine bar, or drinking establishment (sui generis), and use as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (sui generis).

Where the Plan refers generally to the B Use Class, the relevant policies should be applied as if this were a reference

to Use Classes E(g), B2 and B8.

Where the Plan refers to a specific use within the D1 or D2 Use Classes, the relevant policies should be applied as if this were a reference to the relevant specific use within Use Classes E, F.1 or F.2 or the relevant sui generis use.

Any other use classes mentioned in the Plan are not affected by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Column A	Column B
A1	E(a)
A2	E(c)
A3	E(b)
A4	Use as a public house, wine bar, or drinking establishment (sui generis)
A5	Use as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises (sui generis)
B1 (a)	E(g)(i)
B1 (b)	E(g)(ii)
B1 (c)	E(g)(iii)

Glossary

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

Alternative Natural Recreational Greenspace (ANRG)

Greenspace used as mitigation or avoidance to reduce recreational use of the New Forest Special Protection Area.

Amenity

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

Amenity Green Space

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

Biodiversity

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

Brownfield Land and Sites

See: Previously Developed Land

Communities and Local Government

See: Department for Communities and Local Government

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Conservation Areas

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

Core Strategy

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. (See also: Development Plan Documents.)

Density

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Glossary

Development

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."

Development Plan Documents (DPDs)

Development Plan Documents (DPDs) are prepared by local planning authorities and form an essential part of the Development Plan, outlining the key development goals. Once adopted, development control decisions (see definition above) must be made in accordance with them unless material considerations indicate otherwise.

Development Plan Documents include the core strategy and, where needed, area action plans.

Evidence Base

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Examination

The NFDC Local Plan Review Part 1 (2016 - 2036) and the NFNPA Local Plan (2016-2036) have both been subject to independent examination. This considers two matters of legal

compliance and soundness. To be considered 'sound' a Local Plan should be justified, effective and consistent with National Policy.

Flood plain

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

Green Belt

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to check the unrestricted sprawl of large built up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

Green Infrastructure (GI)

A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Glossary

Greenfield Sites

Land (or a defined site) outside defined settlement boundaries that has not previously been developed. See: Definition of Previously Developed Land (as outlined in the NPPF)

Habitats Regulation Assessment

A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

Heritage Assets

Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.

Infrastructure Delivery Plan (IDP)

A document which identifies future infrastructure and service needs for the Borough over the Core Strategy Plan period.

Landscape Appraisal

A method of assessing appearance and essential characteristics of a landscape.

Landscape Character

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Local Nature Reserve (LNR)

A habitat of local significance for nature conservation.

Local Plan

A development plan prepared by district and other local planning authorities.

Ministry for Housing, Communities and Local Government (MHCLG)

The Government Department that sets policy on supporting local government; communities and neighbourhoods; regeneration; housing; planning, building and the environment; and fire.

Glossary

National Planning Policy Framework (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Neighbourhood Plan

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

NFDC - New Forest District Council

The principal planning authority for this Neighbourhood Plan

NFNPA - New Forest National Park Authority

Alongwith NFDC, the NFNPA is one of the two statutory planning authorities for the Neighbourhood Plan Area.

NMNP - New Milton Neighbourhood Plan

The Neighbourhood document and supporting evidence.

Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

land that is or has been occupied by agricultural or forestry buildings

land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures

land in built-up areas such as private residential gardens, parks, recreation grounds and allotments

land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Public Realm

Those parts of a village, town or city (whether publicly or privately owned) available for everyone to use. This includes streets, squares and parks.

Glossary

Saved Policies

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

SINC (Site of Interest for Nature Conservation)

Also known as Local Wildlife Sites, they represent a legacy of good management and rely upon continued stewardship by landowners. Designating a SINC raises awareness of its importance for wildlife particularly with regard to planning and land management decision making.

Site of Special Scientific Interest (SSSI)

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

Smart Parking

Parking made easier by using technology such as sensors allowing drivers to find available parking spaces.

Special Protection Areas (SPA)

Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

Strategic Environmental Assessment (SEA)

A system of incorporating environmental considerations into policies, plans and programmes.

Strategic Housing and Economic Land Availability Assessment (SHELAA)

A study that provides information on housing land supply.

Strategic Housing Market Assessment (SHMA)

Assessment of the local housing market, which studies the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.

Supplementary Planning Documents (SPD)

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of

Glossary

policies and proposals in a 'parent' Development Plan Document.

Sustainability Appraisal (including Environmental Appraisal)

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Drainage Systems (SUDS)

Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to reuse the total amount, flow and rate of surface water that runs directly to rivers through storm water systems.

New Milton Town Council (NMTC)

The producer of this Neighbourhood Plan.

Water Framework Directive (WFD)

The aim of the Water Framework Directive, is to help ensure that water is more effectively and sustainably managed for the benefit of both society and the environment. It brings together management and protection of the whole of the water environment – surface and groundwater – and the activities and processes that impact it.

