



Present – Cllr S Clarke (Chair)

Cllrs J Adams (JA) K Craze (KC) D Hawkins (DH) G Blunden (GB) A Reid (AR)

L Coney – Consultant at onehill homer (LC)

N Saunders – New Milton Heritage Society (NS)

S Larkin – New Milton Residents Association (SL)

J Stamper – New Milton Residents Association (JS)

C Rabbito –Town Development Manager (CR)

G Flexman – Town Clerk (GF)

Apologies - Cllr G Blunden (GB) Cllr W Davies (WD) T Elliott – Assistant Town Clerk (TE)

1. New Milton Neighbourhood Plan Review Action Plan: March 2024

The Chairman summarised to the WP that the NP Review Action Plan is in line with NFDC's Local Plan Review.

LC NFDC are doing a complete review of the Local Plan. CR and I met with representatives in Planning at NFDC to understand the timetable for the Local Plan Review, in order to apply an updated Action Plan, which we will look at in this meeting. The areas marked in green denote my updates as a result of our meeting with NFDC.

Site allocations will be the main discussion, whether the party are willing to consider wider site allocations or brownfield only. If we look at wider sites, discussions are needed with NFDC. If NMTC are willing to review, then NFDC are open to discussion. For this option, we would need to wait for the Local Plan to be finished.

If we are looking at brownfield sites and within settlement boundaries only then we can proceed ahead. We can create a bottom-up number of housing needs, engage with local landowners prior to reg.14. NFDC's LP can make a New Milton Shape hole in the LP before reg.18.

SC suggested Stem Lane would be the only effective strategic site of around 500 houses. This could be advantageous in delivering housing needs but a disadvantage in taking greenbelt land. The other option being the Peter House partnership Stem Lane onto Gore Road to look at from an employment point of view. Brownfield sites we could offer up car parks for housing, in a building style that would not reduce parking allocations.

DH would like to keep to brownfield sites.

NS said that any additional housing of this scale would mean infrastructure would be needed.

SC A local formula was used on the neighbourhood plan, but we would need a housing needs assessment and a national formula.

CR mentioned a previous conversation with the integrated care board had already factored in housing need increases over a considered time frame and numbers on our GP practices.

KC Employment opportunities are needed in the town. Peterhouse looked to create small business units. There is a need to think about and attract a younger population to the town.

JS On devising the original NP, we talked of a STEM college (Science, Technology, Engineering and Mathematics). Bournemouth is the second largest tech hub. In terms of creating a tech centre between Southampton and Bournemouth it ticks a younger demographic and brings employment and bright young ideas to the town.

The Chairman mentioned Meyrick Estates and Peterhouse site X (oldest college of the University of Cambridge) as the landowners at Stem Lane and Gore Road. Access issues would need to be considered. There is a need to calculate site allocations and unit numbers. If we consider brownfield sites, eg Elm Avenue and Crossmead Avenue car parks, the cost of building above a car park is higher but beneficial over greenfield sites.

LC Recommended a desk top study to map brownfield sites, and a capacity assessment to work out the number of units that could be achieved. This would also enable a view on whether numbers are sufficient and whether it would be needed to look elsewhere. A call for sites means some landowners may not realise their land is an opportunity.

AR said there is a need to use Hants and NHS figures, and take into account housing in Hordle, Milford and New Milton.

The Chairman asked if all agreed and would like to focus on a brownfield desktop study, the number of units we could achieve and potential capacity.

All agreed.

The consultant said they would provide raw data on what they've identified. This would provide a basis to begin to screen down. The firms' architect can look into height and dimensions that can be realistically achieved. The consultant also highlighted that Locality (Government grant funder) can provide a technical package via AECOM for a housing needs assessment as there will be a need to evidence.

The chairman asked if all agree to look at Peterhouse commercial site and brownfield housing along with a housing needs assessment.

All Agreed

The consultant informed the party that quarterly meetings will be held with NFDC where it will be relayed that there will not be a wider call for sites.

NM3 Land East of Caird Avenue

The chairman identified the land east of Tesco as a possibility for housing on a brownfield site. West of Caird Avenue a possibility for housing and east of Caird Avenue as commercial / health & wellbeing facility.

NM4 Design Quality

The consultant said that as part of national policy NFDC will have to produce a district wide design code. The chairman asked if this would include the heights we can build to and whether we can specify aesthetics and frontage?

The consultant confirmed this would be the case, that a town centre master plan gives the opportunity to focus on specific areas and design code. The consultant reminded the party to keep an eye on technical packages when they open on Locality, such as a package with AECOM.

NM5 New Milton Town Centre Regeneration

The consultant confirmed she had spoken to NFDC about areas of special character and TE (Assistant Town Clerk) in concentrating on a local list.

NS said he is working with TE on a document of buildings with historic architectural merit.

NM6 Heritage and Information Centre

NM7 Cultural & Community Hub and War Memorial Recreation Ground

NM8 Health & Wellbeing centre.

KC reiterated that hopes to turn no.1 into a heritage centre are now unlikely to be fulfilled due to building structure issues. That the old café on the southbound platform will now be looked at to see if this could be a viable option. KC confirmed we are still looking for a heritage centre, but we are looking for another site.

The chairman said the same applies for the cultural & community hub and health & wellbeing centre, but that talk will be reignited with the relevant parties and landowners, including HCC Library /former Milton Institute.

NM9 Business and innovation Centre has now become site X.

NM10 Buildings of Local Heritage and Townscape Value – is the local list.

NM12 Walking and Cycling

Amend policy to reflect updated position with Brockhills Lane and identify route to Bashley. Work closely with HCC, NFDC & NFNPA on LCWIP (Local Cycling and Walking Implementation Plan).

The chairman reminded everyone we need to modify NM12 in line with Brockhills development and suggested a design code to mark desirability to create a route to Bashley and beyond from the town centre.

The Brockhills developers still need to have infrastructure conversations with us.

NM13 Barton on Sea – update policy, may be linked to Tourism under **NM16** and Connecting the Town **NM19**.

KC said we need to look at the Green Loop and providing more links to tourism in Barton. JA agreed tourism is important as are connections with Bashley that he represents.

The consultant said we can look to include something in the NP to identify and protect the Green Loop that states development will not be supported that imposes on the Green Loop.

With regards to attracting more tourism business potential to the area, as a land use policy it would be possible to include within that policy support of land use to change a building for tourism purposes.

A tricky consideration being short-term holiday lets, as they encourage and support tourism, but they do not support housing. If we desired to restrict second homes use, we would need to include this in the plan for NFDC.

JS suggested brown tourism signage to indicate the coast from the town centre and key places would be a small way to benefit tourism. The Chairman agreed and said this could be considered by Amenities.

JS also suggested Ballard Water Meadow and Barton Common be designated Local Nature Reserves, such status would enhance the town and its tourism.

Again, this comes under Amenities remit.

Potential New Policies

The chairman said above is something that could be looked at and would come under biodiversity net gain.

NM20 BNG could also be looked at by Amenities.

The consultant advised that we would map to show how we can improve that network. Green energy is about local regeneration programmes.

NM21 Green Energy is more about a desire for a renewable district-wide greening policy to generate electricity, providing EV charging points and solar panel use.

NM22 New Zero Buildings is about addressing the performance gap policy on future home builds and green policies to address the performance gap.

The chairman used examples such as Penman House in Totton and Moore Close development in New Milton which is being built by NFDC to future homes standard. The chairman suggested that locally we could look at Moore Close, 100% affordable, shared ownership and some social housing development site for guidance.

NM23 Conservation Areas the chairman said the council owns 52 sites of public open space and local biodiversity areas. SC suggested it may be beneficial to produce one document on this for the NP that could also include more information, such as bird boxes, hedges and highway verges etc.

NM24 Local Shops it may be worth cataloguing all the shops in outlying areas, such as the Ashley Parade, Bashley & Dane Stream shops, Old Milton Road, the Pantiles and Old Milton Green shopping precinct, Beechwood Stores area and Ferndale Road stores and the new Co-op at Westcliffe Buildings in Barton.

The meeting concluded with an agreement to form small WP groups which will look at individual modifications to the NP.

NM25 Site Allocations meeting with the consultant would occur every 2 to 3 months and the consultant will look to mapping brownfield sites within the town. Officers and councillors will begin talks with landowners. Heritage works will continue, and a plan will begin to layout footpaths within the Bashley area to the town centre and beyond.

Date of next meeting – to be confirmed.

Meeting closed 13.00pm