

OPEN SESSION: There was 1 member of the public present who wished to address the Committee, in respect of the impact on residents of the A31 and the future plan for an additional lane. Mr Orchard enquired if the resurfacing works had been completed, as it was patchy in places, and whether noise barriers were to be erected, as in others areas of Hampshire, to reduce noise and pollution for Ringwood residents. The Deputy Town Clerk confirmed that plans to widen the A31 westbound carriageway, between the main Ringwood junction and the Verwood off-slip, had been included in the Highways England Delivery Plan for Year 4 (2018-19). However, there had been no recent consultation with the Town Council. She would seek to get an update from Hampshire County Council and Highways England, regarding the A31 works for the next meeting.

MINUTES OF THE MEETING OF THE PLANNING, TOWN & ENVIRONMENT COMMITTEE

Held on Friday 2nd October 2015 at 10.00am

Cllr Tim Ward (Vice Chairman)
Cllr Philip Day
Cllr Christine Ford
Cllr Mark Steele
Cllr Angela Wiseman

IN ATTENDANCE: Jo Hurd, Deputy Town Clerk
Nicola Vodden, Meetings Administrator
Millie Wells, Student Advisor
Rosie Mabb, Student Advisor

At the start of the meeting the Committee welcomed the new Student Advisors.

P/5235

APOLOGIES FOR ABSENCE

The Deputy Town Clerk reported that apologies for absence had been received from Cllr Treleven, Briers and Blake.

P/5236

DECLARATIONS OF INTEREST

Cllr Day declared a non-pecuniary interest in application 15/11066 and 15/11067 as he is a customer. He also declared a pecuniary interest in application 15/11290 as there is a business and personal connection and took no part in the discussion.

Cllr Ford and Cllr Steele declared a non-pecuniary interest in application TPO/15/0924 as the applicant is a friend.

Cllr Ward declared a non-pecuniary interest in application 15/11066 and 15/11067 as he is a customer, a non-pecuniary interest in TPO/15/0924 as the applicant is a friend and a non-pecuniary interest in 15/11318 as the applicant is a neighbour

All members declared a non-pecuniary interest in TPO/15/0924 in that the applicant's husband was a Councillor.

P/5237
MINUTES OF PREVIOUS MEETING

RESOLVED: That the Minutes of the Meeting held on 4th September 2015, having been circulated, be approved and signed as a correct record.

P/5238
PLANNING APPLICATIONS

Members considered the planning applications as detailed in *Annex A* attached.

15/11066 and 15/11067 - Cllr Day and Cllr Ward declared a non-pecuniary interest as they are customers of the restaurant.

15/11290 - Cllr Day declared a pecuniary interest as the applicant is a business contact and a personal friend. He took no part in the discussion.

15/11318 – Cllr Ward declared a non-pecuniary interest as the applicant is a neighbour.

TPO/15/0924 - Cllr Ford, Cllr Ward and Cllr Steele declared a non-pecuniary interest as the applicant is a friend and the remaining Members as the applicant's husband is a Councillor.

RESOLVED: That the observations summarised in *Annex A* be submitted.

ACTION Nicola Vodden

P/5239
TOWN CENTRE WORKING PARTY

The Committee received the notes from the Town Centre Working Party held on 1st September 2015 (*Annex B*).

Cllr Steele commented that consideration should be given to consulting the Rural Development Officer at the National Park Authority, particularly on matters relating to tourism and transport.

RESOLVED: That the notes from the Town Centre Working Party on 1st September 2015 be received and the proposals therein be approved

ACTION Jo Hurd

P/5240
NEW FOREST NATIONAL PARK LOCAL PLAN REVIEW

The Deputy Town Clerk explained that this was an initial consultation on the scope of the Local Plan review and a 'Call for Sites' (deadline 23rd October) (*Annex C*) and that there would be further consultation on preferred options in Spring 2016.

The general view was that the Committee should respond formally.

In respect of point 4.17, Cllr Steele highlighted that there was a need for improvements in telecommunications development (broadband and mobile phones) and that installation

of infrastructure should be allowed with consultation, as this was an essential requirement both for businesses and residents in the Park.

In relation to suggestions for potential sites within the National Park that could be developed for housing, it was felt that it wasn't for the Town Council to put forward sites, but for developers to submit plans and for the Town Council to then comment.

RESOLVED: That a formal response is submitted to the National Park Local Plan Review, to include the points detailed above

ACTION Jo Hurd

**P/5241
LETTER TO CHRIS ELLIOTT REGARDING HIGHWAYS ISSUES**

The Committee considered the draft letter to Chris Elliott, Head of Planning and Transportation at NFDC, prepared by Cllr Treleaven, in respect of the weight given to Ringwood Town Council's objections to planning applications when there are concerns regarding traffic and highways matters (*Annex D*).

A slight amendment was agreed that the 5th paragraph should read 'help and explain'.

RESOLVED: That the letter be amended, as above, and be forwarded to Chris Elliott, Head of Planning and Transportation, NFDC inviting him to a future meeting

ACTION Jo Hurd

**P/5242
HOUSING STOCK**

Cllr Ward explained that he had asked for the agenda item in order to canvas Members views on adopting a policy of not supporting further conversion of bungalows to two-storey dwellings. His reasoning for this was in order to safeguard this type of property in the town's housing stock, which are frequently subject to applications to extend or re-model.

Cllr Steele had concerns that each planning application should be dealt with separately and that any policy would be restrictive and seen as predetermination, which he did not feel was acceptable. He indicated that NFDC, as the planning authority, set policy, and that the Town Council could have a voice during the review of the Local Plan.

Cllr Wiseman supported Cllr Ward's view in that bungalows were a vital part of the housing stock, which was being lost and the Town Council giving a view on conversions would not necessarily be predetermining.

The Deputy Town Clerk reported that each application has to be dealt with on its own merits and under permitted development rights, some work can be undertaken without planning permission. She had obtained Chris Elliott's advice on the matter and his view was that any policy of this nature could only be introduced through the Review of the Local Plan or the introduction of a Neighbourhood Plan, and any proposal would need to be supported by hard evidence of the need, to ensure that there was a clear rationale to underpin any request to change policy.

RESOLVED: That no policy be introduced in respect of bungalow conversions, but that consideration be given to this issue during the forthcoming review of the Local Plan.

ACTION Jo Hurd

There being no further business, the Chairman closed the meeting at 12:05pm.

RECEIVED
28th October 2015

APPROVED
6th November 2015

TOWN MAYOR

COMMITTEE CHAIRMAN

Note: The text in the Action Boxes above does not form part of these minutes.

Ringwood Town Council - Planning Observations - NFNPA

Number	Site Address	Proposal	Observation	Comments
CONS/15/0919	7, College Road, Ringwood. BH24 1NU	Fell 1 x Conifer tree	Permission (1)	
CONS/15/0939	The Cottage, 58, Southampton Road, Ringwood. BH24 1JD	Fell 3 x Cypress trees Prune group Cypress trees	Permission (1)	
CONS/15/0956	Homestead, Burcombe Lane, Hangersley, Ringwood. BH24 3JT	Fell 1 x Yew tree	Officer Decision (5)	Insufficient information was available, particularly the reason for felling the Yew tree.
CONS/15/0972	Bracken Way, Hangersley Hill, Hangersley, Ringwood. BH24 3JS	Fell 1 x Cherry tree Fell 1 x Conifer tree Prune 3 x Oak trees Fell 6 x Oak trees	Officer Decision (5)	
TPO/15/0924	24, Gravel Lane, Ringwood. BH24 1LN	Prune 1 x Liquid Ambar tree	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission
Recommend Refusal 5 - Will accept officer's decision

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Ringwood Town Council - Planning Observations - NFDC

Number	Site Address	Proposal	Observation	Comments
15/11066	2, West Street, Ringwood. BH24 1DZ	Retention of raised decking; covered roof over store; pergola; fencing; gate; bin store	Refusal (2)	The Committee felt that whilst this was a welcome improvement on the area prior to the development, the pergola was incongruous and this had been a missed opportunity to build or extend in a way which was more in keeping. It supported the Conservation Officer's views that the pergola should be refused and that the applicant be invited to submit a better design. The Committee liked the decking and suggested that tables and chairs with umbrellas would be more attractive and enhance the Market Square.
15/11067	2, West Street, Ringwood. BH24 1DZ	Display 4 awning signs; wall mounted letter sign (Application for Advertisement Consent)	Permission (3)	The Committee felt that in respect of the wall mounted awnings that this had been a like for like replacement, which had previously been in situ for a number of years and that permission should be granted.
15/11105	Railway Hotel, 35, Hightown Road, Ringwood. BH24 1NQ	2 jumbrella's; electrical cabinet to east elevation	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
15/11123	25, Highfield Road, Ringwood. BH24 1RG	Single-storey and two-storey rear extension; roof alterations; roof lights; fenestration alterations	Permission (1)	
15/11177	Austin Park, Forest Gate Business Park, Christchurch Road, Ringwood. BH24 3AJ	Variation of Conditions 1 & 11 of Planning Permission 14/10881 to allow amended plan numbers 3v, 4f, 5d, 6e, 7k, 8d & 9e for the addition of mezzanine floors to units 2, 3a & 3c	Permission (1)	The applicants should be invited to submit a travel plan promoting sustainable methods of transport. It was noted that the proposed additional floorspace would require an additional 6 parking spaces as outlined in the Parking Standards SPD, but that the previous application had exceeded the recommendation by 8.
15/11180	Johndor, 8, North Poulner Road, Ringwood. BH24 1SP	Variation of Condition 3 of Planning Permission 14/10414 to allow south elevation windows to be openable to 8.5cm except for emergency escape	Permission (1)	
15/11197	15, Ashley Close, Ringwood. BH24 1QX	Single-storey side extension; wall	Permission (1)	
15/11208	41, Parsonage Barn Lane, Ringwood. BH24 1PS	Two storey rear extension; fenestration alterations	Permission (1)	

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
15/11210	Monmouth House, 12, West Street, Ringwood. BH24 1DZ	Detached garage	Refusal (4)	The Committee supported the Conservation Officer's objections regarding breaking through the wall, which is part of the curtilage of the Listed Building, the loss of historical fabric and the adverse impact to the Listed Building and its setting. The removal of a large section of the wall would be detrimental to both the Listed Building and the character of the Conservation area. They enquired whether Listing Building Consent was required, in addition to Planning Permission.
15/11221	34, Pelican Mead, Ringwood. BH24 3RH	Fence; greenhouse	Refusal (2)	The Committee supported the Highways Officer's comments in relation to the location of the gates and the method of operation being likely to cause danger and inconvenience to users of the adjacent highway.
15/11228	30, Highfield Drive, Ringwood. BH24 1RL	Single-storey extension to existing garage	Permission (1)	
15/11236	The Orchard, Crow Lane, Crow, Ringwood. BH24 3DZ	One pair of semi-detached houses; parking; partial demolition of existing	Refusal (4)	Members felt that the proposal would be too dominant and out of character within the street scene, particularly as the ridge height would increase from 6.4m to 8.2m and that the dormers would be out of keeping. They also queried the parking arrangements as access to the 4 spaces shown was not clear.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
15/11252	Laken Lea, Hightown Road, Hightown,	Single-storey front extension; garage roof alterations	Permission (1)	
15/11260	Parkers Yard, Parkers Close, Ringwood. BH24 1SD	House; access	Permission (1)	
15/11261	36, Hampton Drive, Ringwood. BH24 1SL	Single-storey rear and side extensions; roof alterations; front extension; front porch; roof lights	Permission (1)	
15/11290	221, Christchurch Road, Ringwood. BH24 3AW	Conservatory	Permission (1)	
15/11304	2, Christchurch Road, Ringwood. BH24 1DN	Display 1 non illuminated fascia sign; 1 non illuminated projecting sign (Application for Advertisement Consent)	Permission (1)	The Committee felt that previous concerns had been addressed.
15/11314	1, Rose Cottages, Christchurch Road, Lower Kingston, Ringwood. BH24 3BJ	Two-storey side extension	Refusal (4)	The proposal does not comply with Policy DM20 of the Local Plan as it would result in the floorspace exceeding the 30% limit. The cottage is located in a prominent position and Members had concerns with the addition of the dormer as this would be out of character from the style of the property.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Number	Site Address	Proposal	Observation	Comments
15/11318	39, Woodstock Lane, Ringwood. BH24 1DT	Single-storey and rear extensions		Decision deferred until the next meeting, on 6th November, when the Officer's report will be available.
15/11319	Keble, 7, Christchurch Road, Kingston, Ringwood. BH24 3AX	Single-storey rear extension		Decision deferred until the next meeting on 6th November, when the Officer's report will be available.

1 - Recommend Permission, but would accept officer's decision 2 - Recommend Refusal but would accept officer's decision 3 - Recommend Permission 4 - Recommend Refusal 5 - Will accept officer's decision

Town Centre Working Party

Notes of meeting held on 1st September 2015

Present: Lara Faramus, Centre Manager, Furlong Shopping Centre
Jon Grant, Grants of Ringwood
Darren Lowe, Food for Thought
Ben Taw, Store Manager, Sainsburys
Karl Caddick, Framptons
Jeff Wickens, Chairman, Ringwood Society
Cllr Philip Day
Cllr Tim Ward
Steve Nash, Town Clerk
Jo Hurd, Deputy Town Clerk

Apologies: Cllr Angela Wiseman
Cllr Chris Treleaven
Sarah Hackleton, Store Manager, Boots
Gloria O'Reilly, Buckman Front Office
Alison Smith, Simply Beauty
Marianne Giles, 4Zero
Joe Moorhouse, Moorhouse Architecture

1. Notes of Previous Meeting

The notes of the previous meeting held on 2nd July 2015 were agreed.

2. Constitution

A draft constitution had been previously circulated and this was discussed, together with amendments to the objectives recommended by Cllr Chris Treleaven. It was agreed that it was necessary to keep the Constitution as simple as possible and it was accepted that it could evolve over time.

AGREED: That the Constitution of Ringwood Business Partnership (*Annex A*) be adopted.

3. Branding

In order to encourage businesses to join the RBP, it would be necessary to give a clear message about the ethos of the Partnership and benefits of membership. This needed to be approached in a professional manner and branding would be an important part of this.

AGREED:

- 1) That SN would provide KC with a draft membership form and leaflet, and details of New Forest Business Partnership, to enable KC to put together some ideas for branding RBP.
- 2) Once agreed, the leaflet would be delivered to businesses, together with information about the forthcoming Christmas event.

4. Membership Fees

AGREED: That membership fees be set as follows:
Up to 50 employees - £52 per annum
51 to 100 employees - £75 per annum
101 + employees - £101 per annum

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It was noted that some of the bigger companies (e.g. Sainsburys and Boots) may have corporate restrictions, meaning that they may not be able to commit to a membership fee. This would need to be given further consideration should the need arise.

5. Funding

SN reported that there were several grants available to promote local businesses and make improvements to town centres. His current focus would be on seeking funding for a Town Development Manager, who would be the lead officer to support RBP, could develop the BID and work on increasing membership and liaising directly with the business community.

As agreed at the last meeting, the Council's Policy & Finance Committee would be considering a request for £500 to pump prime the RBP at its meeting on 16th September.

6. New Forest Business Partnership (NFBP)

SN reported that he had been hoping to secure subsidised membership of the NFBP for members of the RBP, however this had not been possible. It was noted also that none of the membership fees for NFBP would come to Ringwood. The RBP would however have one representative on the NFBP Board.

7. Any Other Business

SN and JG would be attending an event hosted by Emsworth Business Association on 28th September, which aimed to discuss ways in which Business Associations can benefit their towns, promoting good practice and swapping ideas.

It was noted that the Council would be considering a proposal to extend the Castleman Trailway to Burley and beyond. The Tarka Trail (Devon) and Camel Trail (Cornwall) had attracted millions of pounds of investment into the towns along their routes, and it was hoped that the Castleman Trailway could do the same for Ringwood.

AGREED: The working Group gave its full support to the extension of the Castleman Trailway.

8. Next Meeting

It was agreed that the next meeting should take the format of a Business Breakfast, offering an opportunity to network but also to receive a presentation by SN on grants available to businesses.

ACTION: All to invite potential members to the next meeting. Date to be confirmed, venue Framptons.

Ringwood Business Partnership

CONSTITUTION

1. Name

The name of the organisation shall be 'Ringwood Business Partnership' (RBP).

2. Objectives

The objectives of the organisation shall be:

To provide a forum for local businesses in the Ringwood area and to act as an advisory, information and lobby group for projects relating to or involving businesses of the town, including:

- (a) To identify partners from local businesses, community organisations and other authorities and work in partnership on all issues relating to town centre development.
- (b) To identify and follow up funding opportunities to implement town centre development proposals, including the potential for a BID (Business Improvement District) area.
- (c) To review/action relevant issues in the Ringwood Town Plan and Strategic Implementation Programme.
- (d) To identify issues of concern, research best practice and identify potential solutions to local issues.
- (e) To identify unique qualities of the town and create a distinctive brand for the development and identification of the RBP.
- (f) To market the town to residents and potential visitors and draw more people into the town centre.
- (g) To identify all businesses in the town and build a strong business community by improving communication and increasing involvement with RBP and other locally based groups and organisations supporting the objectives above.
- (h) To act as a Forum or Lobby group to Publicly Accountable Bodies in seeking resolutions or changes to improve business opportunities and functions in the town.
- (i) Any other activity which the committee feels would benefit and support the overall objectives of the group.

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3. Qualification for membership

3.1 That the person is a resident or business owner / manager in the area and has been for the previous two months, **or**.

3.2 Has been proposed by a member of the committee with at least six months standing, **or**.

3.3 Is a member of a local school or youth centre **or**

3.3 A person shall be elected if a majority of members eligible to vote, vote by a simple majority to elect them as member of the organisation, **or**.

3.4 People eligible to vote on the election of new members shall be current members of the organisation who must have been members for at least six months.

3.5 All members must enter their names and contact address in the Members' Handbook and must keep these details up to date.

3.6 Subscription

Members of the organisation must pay such subscription fees as the General Committee may from time to time determine.

4. Termination of membership

The general committee shall have the right in the interest of the organisation to terminate the membership of any member of the organisation. The member in question shall have the opportunity and right to be heard before a decision is made.

5. Sub Committees

Sub committees shall be made up from time to time to deal with specific issues, subject to the authority of the general committee and in furtherance of the organisations' objectives. Each sub committee shall be eligible to elect one of its members to the general committee.

6. General Committee

a. The policy and general management of the affairs of the organisation shall be controlled by a general committee.

b. The general committee shall consist of the elected officers and 10 representatives of individual members. The Officers being elected as per paragraph 7.

c. If vacancies occur among the officers of the organisation or its members the Committee shall have the power to fill these from amongst its members and those of the organisation.

- d. In addition the general committee may co-opt further members, who shall be members of the organisation provided that the number of co-opted members shall not exceed one half of the total membership of the committee.

7. Officers

- a. The Annual General Meeting (AGM) shall elect a Chairman from those eligible for election to the committee, also a Secretary, Treasurer and other such Officers as the committee may determine from time to time.
- b. All Chairpersons and Secretaries shall be over the age of 18 years.

8. Annual General Meeting

Every October the General Committee shall convene an AGM of the organisation For the purpose of receiving the annual report of the general committee and the audited statement of accounts; of electing Officers; of electing representatives of individual members to serve on the general committee; of appointing auditors; voting, whenever necessary on proposals to amend the Constitution.

9. Extraordinary Meeting

The chairman of the organisation or the secretary shall call an extraordinary meeting of the organisation:

- a. At any time at their discretion (or)
- b. Within 21 days of receiving a written request to convene an extraordinary meeting signed by at least 5 members having the power to vote and giving reason for the request.

10. Rules for procedure

- a. Voting.
Subject to the provisions of paragraph 14, all questions arising at any meeting shall be decided by a simple majority of those present and entitled to vote.
- b. No member shall exercise more than one vote.
- c. The Chairman shall have the deciding vote in any cases of equal voting.
- d. Quorum
One third of the members shall form a quorum at meetings of the general committee and all other committees. Ten members or one third of the members whichever is the least shall form a quorum at general meetings of the organisation.

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d. Minutes

Minute records shall be kept by the organisation. The general committee and all other committees and the appropriate secretaries shall enter in them a record of all meetings.

11. Finance

- a. All monies raised by or on behalf of the organisation shall be applied to further the objectives of the organisation and for no other purpose.
- b. The treasurer shall keep proper accounts of the finances of the organisation and shall open a bank account in the name of the organisation.
- c. The accounts shall be audited at least once a year by a properly qualified accountant.
- d. All cheques requiring a signature must be signed by two of the authorised signatories of the organisation.

12. Trust Property

The title to all real or personal property which may be acquired by or on behalf of the organisation shall be vested in a corporation lawfully entitled to act as custodian trustee or in not less than 3 or more than 6 individuals (not being members of the general committee).

13. Dissolution

If the general committee by a simple majority decides at any time that on the ground of expense or otherwise it is necessary or advisable to dissolve the organisation it shall call a meeting of all members of the organisation who have the power to vote and of the residents of the area of benefit of the age of 18 years and upwards.

This must be done giving not less than 21 days notice and stating the terms of the proposed resolution.

If at such a meeting it is agreed by simple majority of those present and voting, the general committee shall have the power to dispose of any assets remaining after the satisfaction of any proper debts and liabilities. It is acceptable for the committee to make donations of such equipment to other such like minded charitable groups or organisations within the Hampshire area.

14. Alterations to the constitution

Any proposal to alter this constitution must be delivered in writing to the secretary of the organisation at least 28 days before the date of the meeting at which it is first to be considered.

An alteration will require the approval of a two thirds majority of individual members and representatives of the constituent bodies and sub committees of the organisation. Notice of each such meeting must have been given in accordance with normal procedure but at least 14 days prior to the meeting in question and giving the wording of the proposed alteration.

This constitution was adopted as the constitution of the 'Ringwood Business Partnership' at a meeting held on 1st September 2015.

**REPORT TO PLANNING, TOWN & ENVIRONMENT COMMITTEE
2ND OCTOBER 2015**

NEW FOREST NATIONAL PARK AUTHORITY – LOCAL PLAN REVIEW

1. The New Forest National Park Authority (NFNPA) has published the first public consultation document as part of its review of the local planning policies covering the National Park. Full details can be viewed on the Authority's website: (http://www.newforestnpa.gov.uk/info/20040/planning_policy/361/local_plan).
2. The consultation document (*attached as Appendix A*) summarises the process for preparing a revised Local Plan; the national planning policy context for National Parks; and sets out what the NFNPA considers to be the key planning issues facing the New Forest over the next twenty years.
3. At this early stage in the process, local communities, businesses, stakeholders and statutory consultees are being asked what they think the new Local Plan for the National Park should contain.
4. In addition, as part of the initial work on the review of the Local Plan, the NFNPA is calling for sites to be put forward for consideration for residential, employment or gypsy & traveller use within the Park. Submitted sites will be assessed by the Authority and the results will form part of the evidence base for the next stage in developing the new Local Plan.

RECOMMENDED:

- 1) That Members consider the key planning issues identified in the consultation document (*Appendix A – pages 8-16*) and determine whether or not the Council agrees with these issues and whether there are any other matters that should be addressed as part of the review; and
- 2) That Members consider if there are any potential sites within the National Park that could be developed for housing, employment or gypsy & traveller use.

For further information, please contact:
Jo Hurd, Deputy Town Clerk
01425 484721 jo.hurd@ringwood.gov.uk



NEW FOREST NATIONAL PARK AUTHORITY

SCOPE OF THE LOCAL PLAN REVIEW

INITIAL 'CALL FOR VIEWS'

SEPTEMBER 2015

**(Regulation 18(1) – Notification and consultation on scope
of Local Plan Review)**

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Contents

Introduction	Page 3
Process of the Local Plan Review	Page 4
Evidence Base	Page 6
Scope of the Local Plan Review – Key Issues	Page 6
▪ National Policy Context	Page 7
▪ The Natural Environment	Page 8
▪ The Built Environment	Page 10
▪ Vibrant Communities	Page 12
▪ The Local Economy	Page 14
▪ Transport & Access	Page 16
Indicative Timetable	Page 17
How to get involved	Page 17
Glossary	Page 18

1. Introduction

- 1.1 The New Forest National Park Authority is reviewing the local planning policies for the National Park, currently contained within the adopted *Core Strategy & Development Management Policies DPD*. The review will provide a strategic planning framework for the National Park looking forward to 2036.
- 1.2 Planning is a key way through which the Authority can help deliver the two statutory National Park purposes as set out in the ***National Parks & Access to the Countryside Act 1949*** (as amended by the *Environment Act 1995*):
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the Parks; and
 - To promote opportunities for the understanding and enjoyment of these special qualities by the public.
- 1.3 The New Forest National Park – see map - was designated in March 2005 and the Authority’s primary responsibility is to deliver the two statutory purposes. In pursuing these purposes, the Authority also has a duty to, “...seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic or social development within the area of the National Park.” Planning enables the Authority to influence the scale and location of new development, manage impacts on landscape and biodiversity and enhance the built heritage of the Park.



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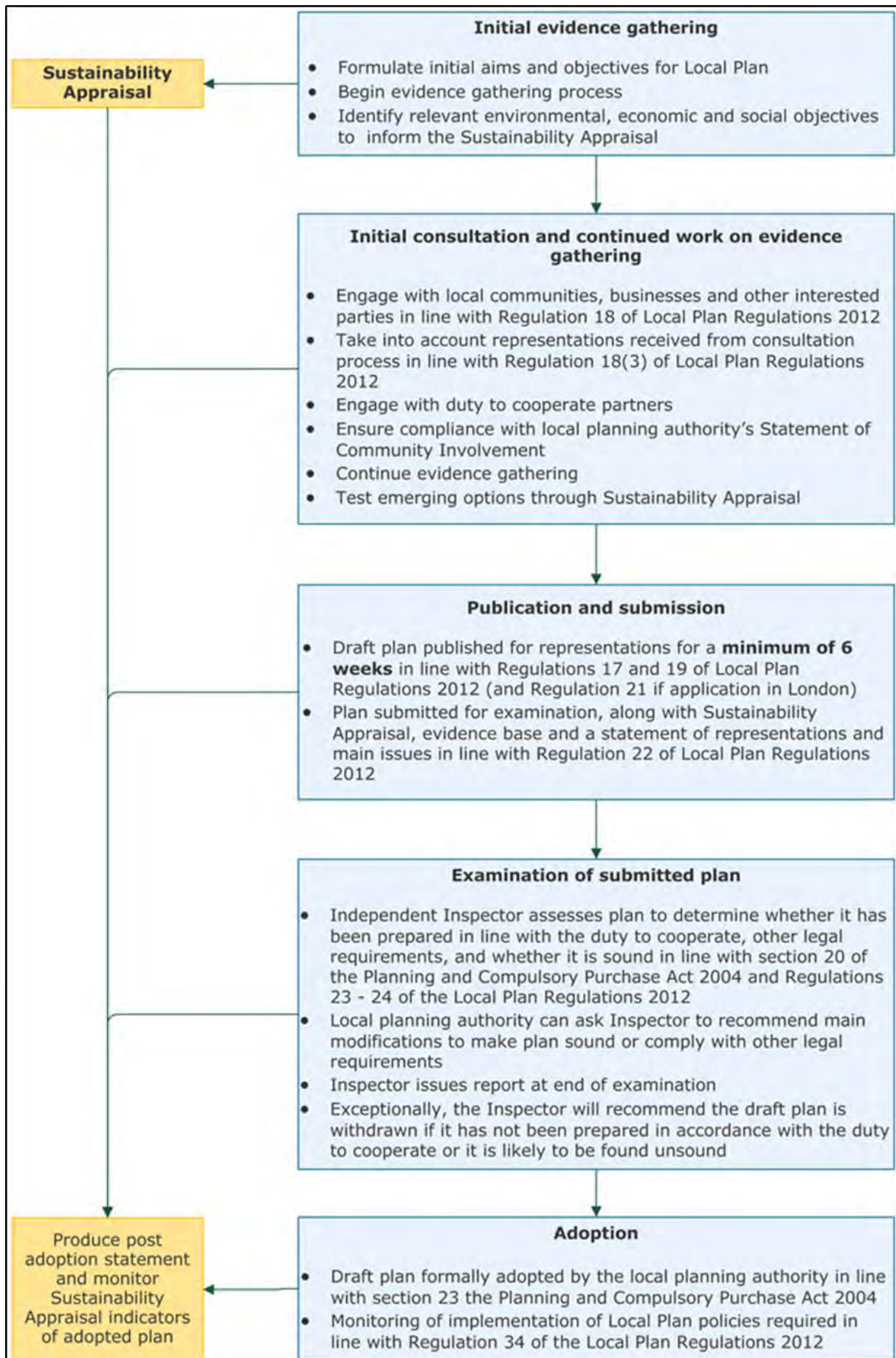
- 1.4 Since the adoption of the Core Strategy in late 2010 there have been significant changes in national planning policy. The *Localism Act 2011* gave local communities statutory plan-making powers for the first time with the introduction of Neighbourhood Plans. The Government's *National Planning Policy Framework* (NPPF) was published in 2012 and consolidated the previous national planning policy documents into a single, succinct framework. The Framework is now supported by the *National Planning Practice Guidance* (NPPG) online resource which was launched in March 2014. The *Regional Spatial Strategy for the South East* – which covered the whole of the New Forest National Park – was formally revoked by the Government in 2013. In addition to planning policy changes, there have also been several amendments to national Permitted Development Rights which have resulted in certain developments no longer requiring full planning permission within the Park.
- 1.5 The Government recognises that, “...*the planning system is a key instrument in the achievement of Park purposes. Planning legislation has a major impact on the form and location of development, is a vital tool for managing the impact of development on landscape and biodiversity and a key part of conserving and enhancing cultural heritage, including the built heritage in Park settlements...*”¹ To ensure the planning system continues to support the delivery of the two statutory Park purposes, it is vital that the Authority has an up-to-date development plan in place to guide planning decisions within the National Park.
- 1.6 The NPPG states that Local Plans are likely to require updating (in whole or in part) at least every five years and that reviews should be proportionate to the issues in hand. The NPPF makes it clear that the Government's preferred approach is for each local planning authority to prepare a single Local Plan for its area (paragraph 153). This is re-emphasised in the NPPG and therefore the Authority is justified in revising the Core Strategy into a single Local Plan.

Process of the Local Plan Review

- 2.1 The relevant Planning Regulations set out the process for the preparation of a Local Plan and these are summarised in the diagram on the following page. This scoping document forms part of the preparation of the Local Plan, during which the relevant Planning Regulations² require the Authority to: (i) notify certain bodies that the Local Plan is being reviewed; and (ii) invite representations on what the revised Local Plan should contain.

¹ Paragraph 136, *English National Parks & the Broads: UK Government Vision and Circular*, 2010

² Regulation 18, Town and Country Planning (Local Planning) (England) Regulations 2012



3. Evidence Base

3.1 The review of the Local Plan should be based on proportionate and up-to-date evidence (para. 158, NPPF). The Authority has an established monitoring system in place and set out below is an indicative list of the types of evidence that may be required in the review to support and justify the particular policies in the Local Plan. All evidence base documents that support the Local Plan Review will be publicly available on the Authority's website during the process.

- Strategic Housing Market Assessment to assess local housing needs
- Strategic Housing Land Availability Assessment to establish the availability of land to meet local housing needs
- A clear understanding of existing and future business needs arising within the Park
- An assessment of the quality and capacity of local infrastructure
- Strategic Flood Risk Assessment for the National Park
- The updated New Forest National Park Tranquillity Map

3.2 An updated Habitats Regulations Assessment (HRA) will be undertaken to assess the potential impacts of the revised planning policies on the protected European nature conservation sites that cover large parts of the New Forest. The Authority will also undertake a Sustainability Appraisal / Strategic Environment Assessment (SEA) as part of the preparation of the revised Plan.

4. Scope of the Local Plan Review – Key Issues

4.1 The review of the Local Plan will establish the future local planning policy framework for the National Park. It should be noted that minerals and waste planning matters are covered separately in the *Hampshire Minerals and Waste Plan*, adopted in 2013, which covers the whole of the National Park.

4.2 Set out on the following pages is: (i) a summary of the national planning context for reviewing the Authority's planning policies; and (ii) a summary of what we consider to be the main issues to be covered by the review (Section 5). At this initial stage, comments are invited on the two key questions below, and respondents can comment on as many or as few issues as they wish.

Your views:

1) Do you agree with the identification of the key planning issues on the following pages? If not, please say which, and why.

2) Are there other key strategic planning issues facing the New Forest National Park over the next 20 years that you feel are important?

National Policy Context

- 4.3 The ***English National Parks and the Broads: UK Government Vision and Circular*** (DEFRA, 2010) confirms that the planning system is a key instrument in the achievement of the Park purposes through its role in guiding the form and location of development; managing the impacts of development on landscape and biodiversity; and conserving and enhancing the built heritage in Park settlements. For these reasons the Government has, through primary legislation, made national park authorities the sole planning authorities for their areas, covering development control, planning policy, minerals & waste and enforcement responsibilities.
- 4.4 In terms of local plan making, the Government's ***National Planning Policy Framework*** (NPPF, 2012) reaffirms that National Parks, "...*have the highest status of protection in relation to landscape and scenic beauty...*" and that great weight should be given to conserving the landscape, wildlife and cultural heritage of National Parks (para. 115). The Framework's general presumption in favour of sustainable development recognises that in some specific areas – including National Parks – development should be restricted (paragraph 14 and footnote 9) and that planning permission should be refused for major development in a National Park except in exceptional circumstances and where it can be demonstrated to be in the public interest (paragraph 116).
- 4.5 The Government's ***National Planning Practice Guidance*** (NPPG, online resource) confirms that National Park Management Plans should be taken into account in the local planning authority's Local Plan. The ***New Forest National Park Management Plan 2015 – 2020*** highlights the challenges facing the National Park (Chapter 4) and sets out a Vision for the National Park of an area which has a unique and immediately recognisable sense of place where people live and work sustainably and contribute to the care of the Forest.

C

The Natural Environment – Key Issues

National and Local Policy Context

- 4.6 The ***Conservation of Habitats and Species Regulations*** provide protection for certain species and habitats in areas designated as Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites. This legislation confirms that plans and projects (including local plans and planning applications) can only go ahead if it can be shown there will be no adverse effects on the integrity of these protected nature conservation sites.
- 4.7 The ***National Planning Policy Framework*** (NPPF) supports the conservation and enhancement of the natural environment. It provides National Parks with the highest status of protection in relation to landscape and scenic beauty and states that the conservation of wildlife and cultural heritage should also be given great weight. The NPPF also requires planning authorities to conserve and enhance biodiversity and protect Sites of Special Scientific Interest (SSSI).
- 4.8 Particular areas of the Park are at risk from flooding and the NPPF outlines that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. The NPPF also requires the reduction of risk from coastal change by avoiding inappropriate development in vulnerable areas on the coast. A Local Plan needs to decide whether a Coastal Change Management Area should be identified in any area likely to be affected by physical changes to the coast, and to clarify what development would be appropriate in such areas and in what circumstances.
- 4.9 The NPPF requires planning authorities to have a positive strategy to promote energy from renewable and low carbon sources; to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed, including cumulative landscape and visual impacts; and to consider identifying suitable areas for renewable and low carbon energy sources.
- 4.10 The ***New Forest National Park Management Plan 2015-2020*** aims to protect and enhance the large-scale cultural landscapes, semi-natural habitats, and the individual characteristics that contribute to the local distinctiveness of the landscape. It also plans for the impacts of climate change on the Forest's special qualities and to reduce the Park's environmental footprint.

Profile and trends of the New Forest's Natural Environment

- 4.11 The New Forest National Park is the smallest of all the English National Parks, covering 56,658 hectares. Of this, more than 35,000 hectares are covered by international, national and local nature conservation designations. Over 32,000 hectares are protected as SSSI, with the vast majority of this area also internationally designated as SPA, SAC and Ramsar sites. There are also Sites of Importance for Nature Conservation, County Wildlife Sites, National Nature Reserves and Local Nature Reserves. Whilst 52% of the SSSI area is currently in favourable condition, a large proportion of the SSSI remains in unfavourable but recovering condition, and a small amount is in unfavourable condition.

- 4.12 The extensive areas of nationally and internationally protected landscapes and habitats are a key consideration when planning for the New Forest. 54% of the total area of the National Park is covered by international nature conservation designations. This means that the New Forest National Park has a higher proportion of its planning area protected by these designations than any of the other 337 district planning authorities in England. Clearly this makes the landscape and habitats central to the character of the New Forest and sets the context for planning in the area. In part, this is one of the reasons why the area was also designated as a National Park.
- 4.13 However, although the landscape and habitats are protected they are under increasing and significant pressure from development within and surrounding the Park. The Authority has identified a range of measures to mitigate some of these pressures and has operated a habitat mitigation scheme since 2012. It is recognised that new or enhanced green infrastructure within or close to the Park has the potential to relieve some of the recreational pressures. It will also be important in this Local Plan to determine whether local communities are keen to identify 'local green spaces' of particular importance to them for special protection, or whether any Nature Improvement Areas would be appropriate.

Key Issues for the New Forest's natural environment

1. Ensuring the conservation and enhancement of the nationally protected landscape and internationally protected habitats of the New Forest (including the coast).
2. Ensuring potentially significant impacts on the European designated sites from new development throughout the Park are avoided or fully mitigated.
3. Supporting commoning and traditional land management practices that help to conserve the landscape character and natural habitats.
4. Addressing the likely impacts of climate change on the Park's habitats, species, landscapes, and coast, and how the New Forest National Park can adapt to climate change.
5. Considering options for addressing the cumulative impact of small-scale development and suburbanisation.
6. Reviewing the current approach to assessing the impacts of air, noise, light and water pollution arising from new development, including reviewing how the Forest's valued tranquillity can be safeguarded through planning policy.
7. Reconsidering the type and scale of renewable and low carbon energy development that would be appropriate in the Park to ensure that adverse impacts, including cumulative landscape impacts, are addressed.

The Built Environment – Key Issues

National and Local Policy Context

- 4.14 The **NPPF** sets out a number of core planning principles which include always seeking to secure high quality design; taking account of the character of different areas and conserving heritage assets. Paragraph 140 of the NPPF emphasises that local planning authorities should set out a “*positive strategy for the conservation and enjoyment of the historic environment*”.
- 4.15 One of the objectives of the **New Forest National Park Management Plan 2015 – 2020** is to conserve and enhance the wealth of individual characteristics that contribute to the local distinctiveness of the villages and landscapes of the New Forest through actions such as fostering a better understanding of archaeology and the built environment which would help to conserve features of interest and encourage greater interest and involvement from land and property owners and local people.

Profile and trends of the New Forest’s built environment

- 4.16 The National Park has a significant amount of **heritage assets** which comprise:
- Over 200 Scheduled Ancient Monuments
 - 7 Historic Parks and Gardens
 - 78 sites on Hampshire’s Register of Historic Parks and Gardens
 - 621 Listed buildings
 - Non-designated locally important buildings
 - 20 Conservation Areas supported by detailed Conservation Area Appraisals
- However, there are currently nine properties on the register of **buildings at risk** through neglect, decay and other threats.
- 4.17 The Authority has an adopted **Design Guide SPD** which sets out how development can sensitively respond to the Forest’s character and distinctiveness whilst encouraging good design. It is supplemented by a number of Village Design Statements which have also been adopted as supplementary planning documents, and focus on the distinctiveness of specific local communities. In addition, the Authority has prepared detailed Conservation Area Appraisals for each of the Conservation Areas within the Park which provide a wealth of information on the Character Areas and buildings of local; importance within each Conservation Area.

Key Issues for the New Forest’s Built Environment

1. Addressing concerns regarding the impact of new development on the local distinctiveness of the New Forest’s built environment.
2. Considering the need to balance making efficient use of land with conserving the rural character of the National Park, including the New Forest’s main villages. This includes concerns over the scale of new development.
3. Reviewing the approach to enabling development (as advocated by Historic

England and the NPPF), whereby development that would be normally be unacceptable in planning terms is supported due to the significant heritage benefits delivered.

4. Assessing the planning policy approach to: (i) the continued protection of designated and non-designated heritage assets and (ii) heritage assets at risk.
5. Determining a Park-specific approach to the Government's commitment to implementing the zero-carbon homes standard in 2016. Small sites of 10 units or fewer will be exempt from the off-site solutions element, but on-site energy performance will still apply.
6. Reconsidering the approach to telecommunications development within the Park within the context of the agreed code of practice in place with the operators and National Parks England. The vast majority of such development can currently be undertaken with the benefit of Permitted Development Rights but these may not always be in place.

Vibrant Communities – Key Issues

National and Local Policy Context

- 4.18 The Authority uses its planning remit to support the sustainability of communities; deliver housing and to ensure new development does not have detrimental impacts on the Park’s special qualities. The **NPPG** states that, “*A thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities.*”
- 4.19 The **NPPF** confirms that planning authorities should, “...*use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework...*” (paragraph 47). The NPPF is clear that in some areas – including National Parks – development may be restrained and it may not be possible to meet the full housing need (paragraph 14, footnote 9). However, all planning authorities – including national park authorities – are required to objectively assess housing needs³ under a ‘policy off’ scenario, before then considering relevant factors such as landscape and nature conservation designations in formulating policy.
- 4.20 The special circumstances relating to the delivery of housing in National Parks are emphasised in the **English National Parks & the Broads: UK Government Vision and Circular** (DEFRA, 2010) which states that NPAs, “...*have an important role to play as planning authorities in the delivery of affordable housing....they should include policies that pro-actively respond to local housing needs. The Government recognises that the Parks are not suitable locations for unrestricted housing and does not therefore provide general housing targets for them. The expectation is that new housing will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services...*” – paragraphs 76 – 78.
- 4.21 The **New Forest National Park Management Plan 2015 – 2020** seeks to strengthen the well-being and sustainability of local communities and improve local facilities and services, including the provision of affordable housing.

Profile and trends of the New Forest’s Communities

- 4.22 The National Park is home to 34,900 residents (2011 Census data) and, with a population density of just over 62 people per square kilometre, is the second most densely populated of the British National Parks. The population of the National Park increased by 2.6% between 2001 and 2011 (Census data) and the housing stock currently stands at 15,650 dwellings, of which 6.8% are holiday homes or second residences. This is above the national figure of 4.4%, but below the average across the English and Welsh National Parks of 13.9%.

³ The Planning Advisory Service (PAS) technical guidance note on ‘Objectively assessed need and Housing Targets’ (2014) defines objectively assessed housing needs as “*the housing that households are willing and able to buy or rent, either from their own resources or with assistance from the state*”. In this definition, total need equals the total housing that would be provided across both affordable and open market sectors if land supply was not constrained.

- 4.23 **Annual monitoring** illustrates that 191 dwellings (net) have been completed within the Park between 2006 and 2014 – an average of 24 new dwellings per annum. Housing has been delivered through development within the four defined villages and through rural exceptions sites in other parts of the Park.
- 4.24 The **Travellers Accommodation Assessment for Hampshire** (Forest Bus Ltd, 2013) covered the whole of the National Park and concluded that two additional permanent pitches are required to meet local gypsy and traveller needs. The Authority will also be responding to the requirements of the NPPF by undertaking a detailed **Strategic Housing Market Assessment** and a **Strategic Housing Land Availability Assessment** to assess the local housing need and potential for new development in the Park.
- 4.25 Meeting the housing needs of older people within the Park will also be an issue over the Plan-period given the projected growth in the over-65 population.
- 4.26 The **Review of the Commoner's Dwelling Scheme** (2011) concluded that the existing legal framework is robust and does not require amendment. Any dwelling built under the Scheme has to meet the highest design standards and currently the maximum size of dwelling permissible is 120 m² floor area. Since the 2011 Review and following the consideration of subsequent planning applications for new commoners' dwellings, Members agreed in March 2013 to carry out a further review of the Scheme concurrently with Local Plan review.

Key Issues for the New Forest's Communities

- 1) Delivering new housing at an appropriate scale, mix and tenure in a way that helps address local housing needs, while at the same time ensuring development does not compromise the delivery of the two statutory purposes.
- 2) Enabling the delivery of affordable housing for local people - within the context of recent changes in national planning policy - to ensure the New Forest remains a living-working area.
- 3) Reconsidering the established settlement hierarchy within the Park, whereby new development is primarily focused on the villages of Ashurst, Brockenhurst Lyndhurst and Sway where a range of services can be provided close together.
- 4) Reviewing the Commoners' Dwelling Scheme as agreed at the Authority meeting held on 28 March 2013
- 5) Assessing the current approach of seeking to reduce the landscape impact of new development and safeguard the stock of smaller dwellings through limiting the size of residential extensions, replacement dwellings and outbuildings.
- 6) Considering how to address the national policy requirement for planning authorities to identify gypsy and traveller sites to meet local needs.
- 7) Considering the housing needs of different groups in the community, including older people given the future projected demographic profile of the area.
- 8) Reviewing the approach to developer contributions in light of recent national policy changes and the introduction of the Community Infrastructure Levy.

The Local Economy – Key Issues

National and Local Policy Context

- 4.27 The ***National Planning Policy Framework*** (NPPF) supports a prosperous rural economy. It outlines that planning policies should support economic growth in rural areas in order to create jobs and prosperity. Local plans should support the sustainable growth of all types of businesses, promote the development and diversification of agricultural and land-based rural businesses, support sustainable rural tourism, and promote the retention of local services and community facilities.
- 4.28 At the heart of the NPPF is the presumption in favour of sustainable development. For plan-making this means local plans should meet objectively assessed needs and allow for change. However, the NPPF clarifies that this does not apply where policies indicate that development should be more restricted, such as in National Parks, or areas affected by international and national nature conservation designations, as found extensively in the Forest.
- 4.29 A key objective of the ***New Forest National Park Management Plan 2015 – 2020*** is to develop a diverse and sustainable economy that contributes to the well-being of local communities and the National Park Authority has a duty to foster the economic well-being of its local communities. The challenge therefore, is that while delivering its two statutory purposes (see paragraph 4.3), the Authority needs to foster a prosperous rural economy in ways which either enhance, or do not compromise the special qualities of the area.
- 4.30 The National Park is covered by the ***Enterprise M3 Local Enterprise Partnership (LEP) and the Swindon and Wiltshire LEP*** who have both developed Strategic Economic Plans for their areas. The Authority should work collaboratively with other planning authorities in consultation with LEPs on strategic planning priorities.

Profile and trends of the New Forest's local economy

- 4.31 The National Park has a diverse local economy, with 2,330 businesses covering a broad range of sectors, with the largest being the 'professional, scientific and technical' sector. Although rural in nature, only about 10% of businesses are now found in land-based businesses such as agriculture, forestry, and commoning. The vast majority of businesses are small, with less than 10 employees. There is a larger proportion of managers, senior officials and people in professional and technical occupations than across England. Average household incomes are higher than other National Parks and higher than the average for the South East. Unemployment is low and has been consistently lower than in Hampshire, the South East, and the UK.
- 4.32 A recent ***Business Needs Survey*** showed overall business confidence, and a resilience to the economic downturn of the past few years. Businesses are largely content with their existing premises, but some expect to require increased space in the future. The natural landscape and rural environment were seen as great assets to many businesses. The main business constraints

were identified as poor transport links, including the local road network, coupled with insufficient provision of public transport. Poor broadband provision and coverage was also cited. There remains a demand for good business advice and skills training to support the diverse economy.

- 4.33 New business floorspace has continued to be developed in the National Park in recent years, and there has also been expansion by local hotels and investment in new leisure developments. The Government's change in Permitted Development Rights to allow offices to be turned into homes without the need for planning permission could have an important impact on the local economy.

Key Issues for the New Forest's Local Economy

- 1) Reviewing the need for new employment development within the Park; the retention of existing employment sites; and the spatial options for new employment development. A recent survey shows that local businesses are largely content with their existing premises, but some expect to require increased business space in the future.
- 2) Sustaining the diverse local economy which has produced consistently low unemployment compared to regional and national levels.
- 3) Reviewing the implications for the local economy and jobs from the recent changes to national Permitted Development Rights to allow offices to be converted to homes without planning permission.
- 4) Assessing the planning policy approach aimed at supporting the visitor economy while avoiding potentially harmful environmental and cultural impacts.
- 5) Reviewing the planning policy approach to farm diversification.
- 6) Assessing the policy options available to support the rural economy, including the provision of fast and reliable communications technology across the Park and flexible working arrangements such as home working.

C

Transport and Access – Key Issues

National and local policy context

- 4.34 The **NPPF** sets out the basic strategy for transport based on actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focusing significant development in locations which are or can be made sustainable.
- 4.35 The **New Forest National Park Management Plan 2015 – 2020** identifies a number of transport related issues of concern to local communities. These include such matters as signage clutter and damage to road verges. The Management Plan also identifies actions to improve the connectivity of the on and off road network in the Park for the benefit of residents and visitors.
- 4.36 In the **English National Parks and the Broads: UK Government Vision and Circular (2010)** there is a clear steer that national parks should promote sustainable transport and consider demand management measures and low carbon transport initiatives such as enhancements to public transport, segregated cycling and walking connections between train stations, local towns, villages and car parks and the local rights of way network.

Profile and trends of the New Forest's Transport and Access

- 4.37 Car use is predicted to rise markedly nationally from 2015 onwards, with a possible 19% rise across the country as a whole up to 2025 (taking the medium prediction of several possible scenarios).
- 4.38 Hampshire County Council and Wiltshire Council, as the Highways Authority for parts of the Park, produce **Local Transport Plans**. Hampshire Local Transport Plan 2011 – 2031, and Wiltshire Local Transport Plan 2011- 2026 both set out local strategic transport objectives which cover the relevant parts of the National Park.
- 4.39 Regard should be had to the latest available data on road network usage, traffic forecasts and levels of road accidents. In addition, there may be usable data from the 2011 Census with regard to travel to work areas that indicate origin and destination points of commuting traffic.

Key Issues for the New Forest's Transport & Access

- 1) Reviewing the need for local parking standards to be established through local planning policy in light of the Government's March 2015 Planning Statement which confirms that such standards should only be imposed with clear and compelling justification.
- 2) Reviewing the role of local planning policies in the implementation of traffic management measures (such as traffic calming and signage) within the context of a nationally protected landscape.
- 3) Reviewing the role of the Local Plan in supporting new footpaths or cycleways, or improvements to existing routes.

5. Indicative Timetable

- 5.1 The timetable for the review of the Local Plan can be broken down into a number of distinct stages as set out in the table below, which corresponds with the relevant requirements in the Government's Planning Regulations. The Authority will, in due course, adopt an updated *Local Development Scheme* setting out in more detail the timetable for the Local Plan review.

Local Plan Stage	Indicative Timetable
Initial evidence gathering and early targeted consultation	July – August 2015
Initial Consultation (Reg. 18)	September – October 2015
Preferred Options Consultation (non-statutory stage)	Spring 2016
Publication of proposed Submission Document for representations to be made (Reg. 19)	Autumn 2016
Submission to Secretary of State for Examination (Reg. 22)	Winter 2016/17
Examination	To be confirmed
Adoption	Summer 2017

6. How to get involved

- 6.1 As outlined in the indicative timetable above, this scoping consultation forms an initial part of the review of the Authority's Local Plan. At this stage respondents are invited to make representations on what matters the review of the Local Plan ought to consider and address, and whether there are any omissions in the list of issues identified by the Authority on pages 7 – 15.

Representations should be sent to:

- policy@newforestnpa.gov.uk or
- Policy Team, New Forest National Park Authority, Lymington Town Hall, Avenue Road, Lymington, Hampshire, SO41 9ZG

In addition, if you would like to keep in touch with the process of the Local Plan Review (even if you have not made a comment at this initial consultation stage) please contact us with your details and we will ensure you receive future updates.

C

7. Glossary of Terms

Term	Definition
Coastal Change Management Area	An area identified in Local Plans as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).
Community Infrastructure Levy	A levy through which the National Park Authority could raise funds from owners or developers of land undertaking new building projects in the National Park.
Core Strategy	The Authority's adopted Core Strategy (December 2010) set out the Park-wide planning policies against which planning applications are assessed.
Defined Villages	The villages of Ashurst, Brockenhurst, Lyndhurst and Sway where appropriate small-scale employment and housing development is supported in the current Core Strategy (2010).
Enabling Development	Development which would be unacceptable in planning terms but for the fact that it would bring heritage benefits sufficient to justify it being carried out, and which could not otherwise be achieved.
European designated sites	A network of nature protection areas made up of candidate Special Areas of Conservation (cSACs), Special Protection Areas (SPAs) and Special Areas of Conservation (SACs) designated respectively under the Habitats Directive and Birds Directive.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets such as listed building and assets identified at the more local level by the National Park Authority.
Local Enterprise Partnership	A body designated by the Government, established for the purposes of supporting the economic growth in the area. The New Forest lies within the Enterprise M3 LEP and close to a number of other LEPs.
Local Plan	The Plan for the future development of the local area drawn up in consultation with the local community. Forms the basis for making decisions on planning applications.
National Planning	Published in March 2012, the Framework sets out the Government's national planning policies for England and how

Policy Framework (NPPF)	these are expected to be applied. The Framework must be taken into account in the preparation of local plans and is a material consideration in planning decisions.
National Planning Practice Guidance (NPPG)	The Government's online planning resource launched in March 2014 which sets out relevant planning practice guidance on a range of issues including housing, local plans, conserving and enhancing the built environment, and the natural environment.
Permitted Development Rights	Certain types of development do not require full planning permission. These are called 'permitted development rights' and are granted by the Government. Different permitted development rights apply within National Parks to other parts of the country.
Rural Exception sites	Small sites developed for affordable housing where sites would not normally be used for housing.

Dear Mr Elliott

Planning Development Control Committee – Town Council Observations – Highways

We are writing on behalf of Ringwood Town Council Planning, Town and Environment Committee to ask your assistance in overcoming the frustration our Members are experiencing regarding the way our comments on traffic and road safety matters are treated at your Committee.

At present, if we should recommend refusal at our consultation stage of a local Application on road safety grounds and not accepting Officers' recommendation, the matter goes to your Committee if your appointed Highways Officer states that there is no HCC Highways objection. The Committee Members are then told that they should not refuse the Application on road safety grounds, as at any subsequent Appeal by the Applicant, Highways would be unable to sustain an objection and costs are likely to be awarded against the Council. This ritual seems to occur on every occasion, and there is no discussion or explanation as to why our objections are considered invalid.

A typical example occurred at the Committee Meeting on August 12th regarding the Industrial warehouse unit application at Embankment Way in Ringwood. Although we had explained our concern (among others) that the extensive car parking at and around the only entrance to the site would lead to dangerous congestion – and we circulated photographs to all Committee Members beforehand showing the narrow road space so caused - the matter was not referred to by the Highways Officer, let alone discussed.

We receive many comments from our residents on road safety concerns regarding particular Applications, and where we as a Committee agree there is indeed a case to address, we recommend refusal to achieve what we hope is a carefully reported assessment of the safety issues on which your voting Members can form a judgement for themselves in debate. At least then we can report to our local residents and fellow Councillors that the matter was considered publicly and give the reasons for the decision outcome. As it is, we can only say that the Highways Officer had no objection and that was that.

We would appreciate you attending one of our forthcoming Committee Meetings to help and explain to us how and indeed why any contribution of ours on road safety and traffic matters is worth making.

We are afraid confidence and public respect for your Committee is being lost as a result of what to local people seems an indifference to their genuinely held local concerns with road safety.

Yours etc

CRT (Chair) TimWard(ViceChair)