

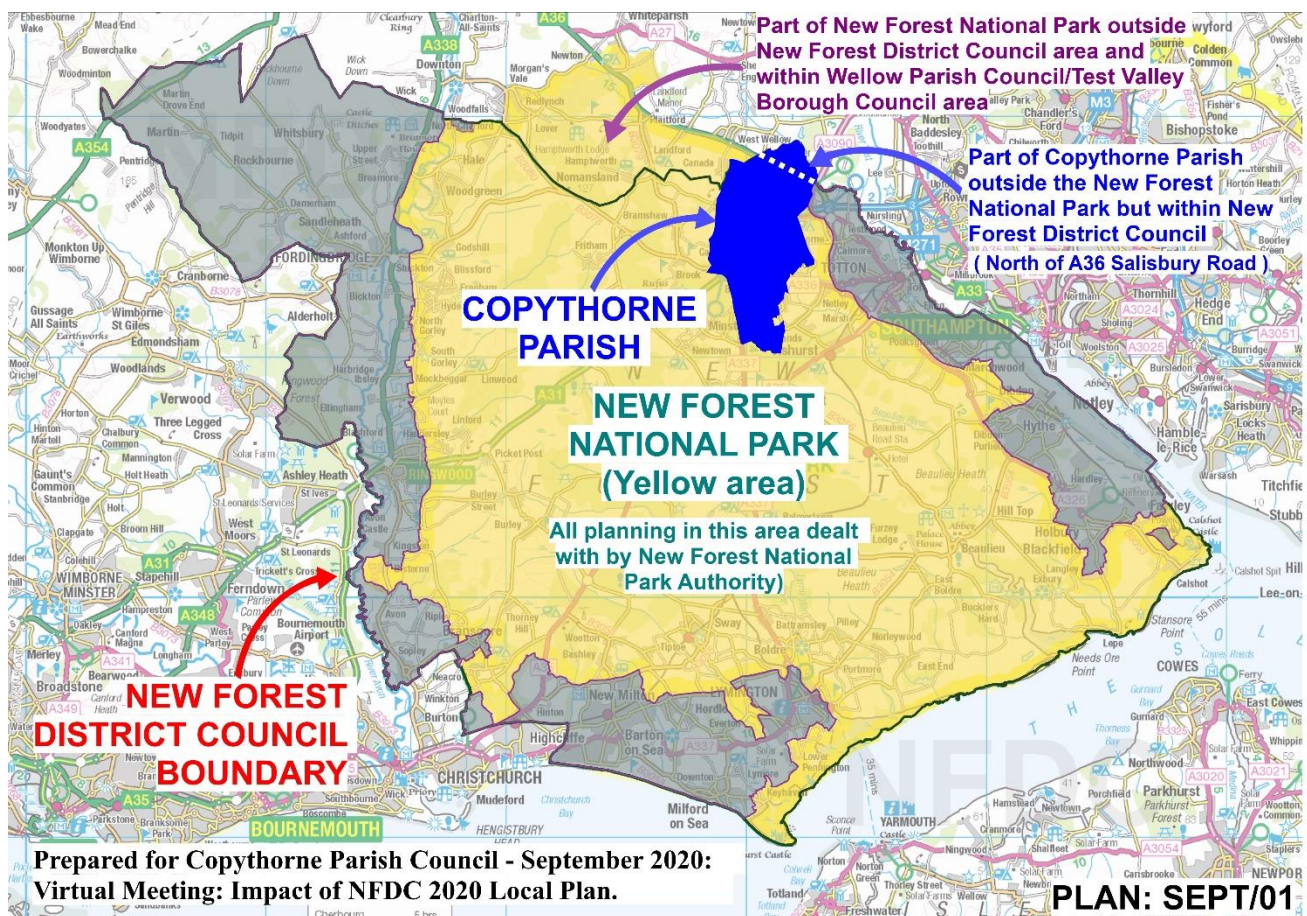
ITEM NO: 11

Report on:

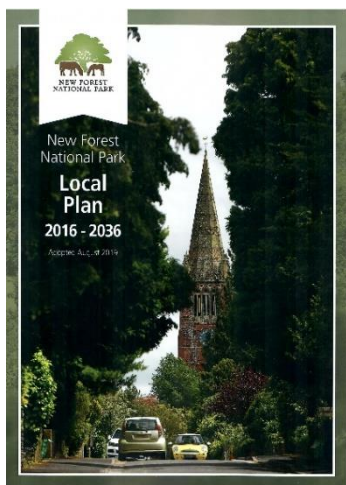
The Impact of New Forest District Council Local Plan on the Parish of Copythorne

1. Introduction:

- i. Copythorne Parish Council is located within both the New Forest National Park Authority (NFNPA) and New Forest District Council (NFDC). NFDC is responsible for all Local Authority administrative functions within that part of the New Forest National Park (NFNP) within its boundaries except for planning matters that are dealt with solely by the NFNPA.
- ii. Copythorne Parish is one of 37 Parishes and Town Councils within the NFDC.
- iii. Copythorne Parish abuts on its northern boundary Wellow Parish Council which is within the administrative area of Test Valley Borough Council within the County of Wiltshire.
- iv. The following plan has been prepared to show the location of Copythorne Parish within both the NFNP and NFDC.



- v. The NFNPA adopted their Local Plan 2016 - 2036 on 29th August 2019 which covers all planning matters within the NFNPA.



- vi. The NFNPA Local Plan, the front cover of the document, being shown on the left, therefore, immediately following adoption, became the planning document for the NFNPA area.
- vii. The completed document can be viewed on the following link:
[NFNPA Local Plan 2016-2036](#)
- viii. All Parish and Town Councillors within the NFNPA have had the opportunity to attend meetings, hosted by the NFNPA, to introduce this new planning document to them.

- ix. The NFDC Plan, the subject of this report, was approved on 26th July 2020.



- ix. The NFDC Plan, the front cover of the document, being shown on the left, therefore, immediately following adoption, becomes the planning document for the NFDC area.



- xi. The complete document can be viewed on this link:
[Local Plan 2016-2036: Part 1](#)

- xii. This report is a very brief overview of some aspects of the NFDC Local Plan and reference should be made to the document for a comprehensive understanding/appreciation of the details.

2. New Forest District Council Local Plan 2016-2036: Part One – Planning Strategy

- i) As stated earlier in this report this Local Plan 2016-2036 Part: Part One: Planning Strategy for the area of the New Forest District outside the New Forest Nation Park was adopted on 6th July 2020.
- ii) A link to the document is available in the previous section.
- iii) The Foreword to this document by our County Councillor representative, Edward Heron, is reproduced below:

The adoption of the Local Plan 2016 2036 Part One: Planning Strategy as the statutory basis for planning decisions brings the development plan up to date with the National Planning Policy Framework (NPPF).

At the heart of the new Local Plan is a step change in housing delivery to meet both local needs and national policy objectives. The change from the previous policy emphasis on development restraint has presented significant challenges to the communities that live in the area, and to the Council in terms of the limited availability of land appropriate for development.

All new residential development within the Plan Area will have an impact on International Nature Conservation sites, whose conservation and protection is of international importance. Residential development (and other forms of development) within the

Plan Area can only be made compliant with the Conservation of Habitats and Species Regulations 2017 if it is accompanied by an extensive package of habitat mitigation measures.

The Government has fully endorsed the Council's balanced vision and strategy for the future of this area. The planning strategy ensures the long-term protection of internationally significant environmental sites, the Green Belt, and the landscape and townscape character of the area whilst providing the right amount and mix of new homes, affordable homes, jobs and facilities that our communities and businesses need.

Councillor Edward Heron - Planning and Infrastructure Portfolio Holder Deputy Leader of the Council

- iv) Part One sets out strategic policies including site allocations capable of accommodating 100 or more homes.
- v) The Local Plan Review 2016-2036 Part Two will focus on development management and other matters of policy detail, on allocations for smaller sites, and the review of the Local Plan (2014) policies that still remain in force.
- vi) Any Neighbourhood Plans that are being prepared must in general conform with this Development Plan.
- vii) There is, as would be expected, a considerable library of evidence-based reports, technical studies and companion documents are available in support of the adopted Plan.

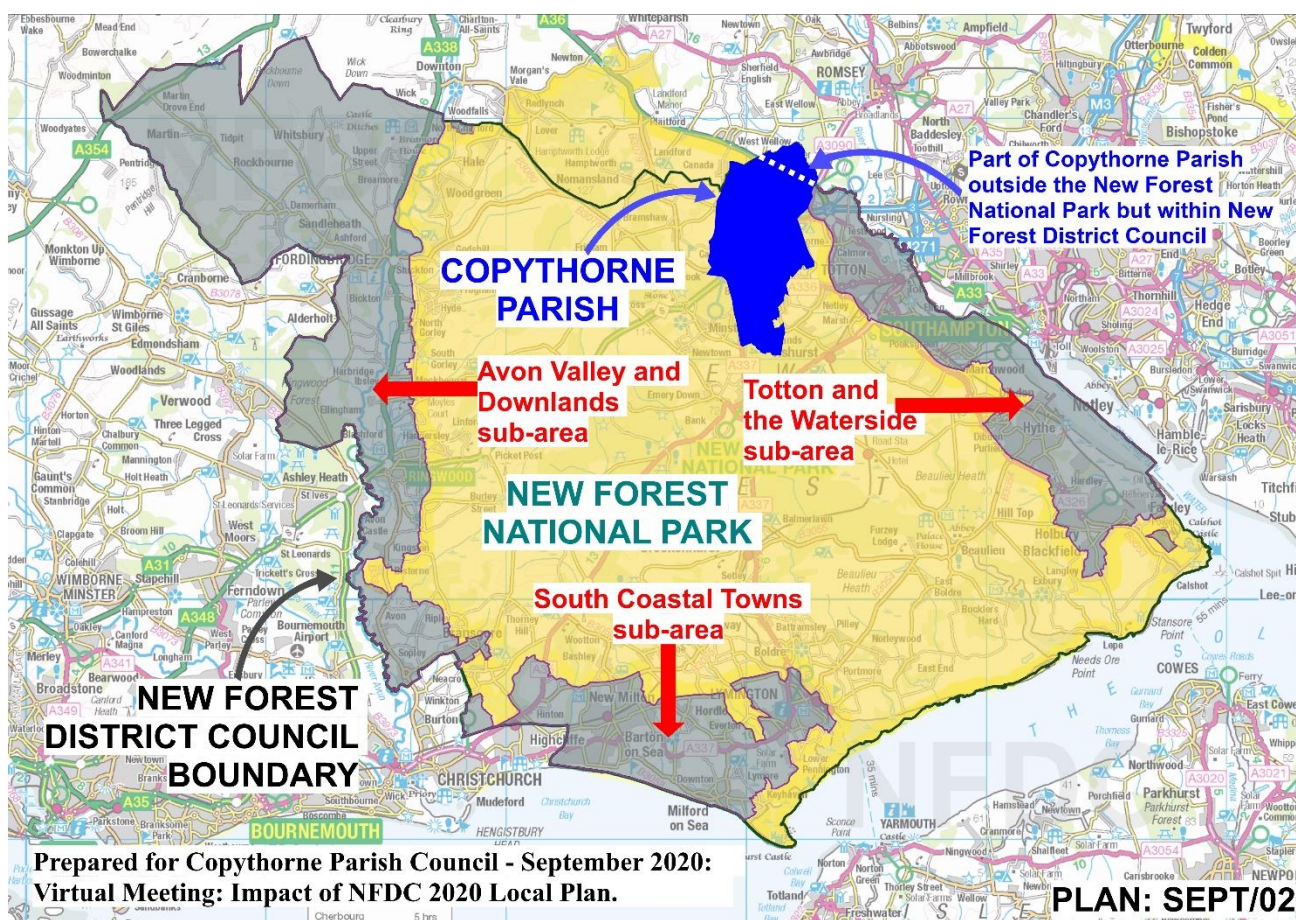
3. Plan Area and Strategic Housing Site Allocations

- i) The Plan area contains 32% of the NFDC area and 81% of the NFDC population. The rest of the District lies within the NFNPA Local Plan area. It comprises three separate sub-areas around the edges of the NFNP, referred to as follows:

- Totton and the Waterside; South Coastal Towns, and Avon Valley and Downlands

The location of these sub-areas is shown on the following plan.

The area of Copythorne Parish within NFDC is within the Totton and Waterside sub-area.



- ii) The identification of land to meet identified future housing needs is one of the primary purposes of this Local Plan. Policy STR5 identifies broadly when and where the objectively assessed need for housing in the Plan Area will be met. The sites and sources of supply have been assessed to ensure that they are suitable, available and likely to be deliverable for housing within the Plan period. Policy STR5 is reproduced in full, below:

Policy STR5: Meeting our housing needs

The target is to provide at least 10,420 additional homes in the Plan Area for the Plan period 2016-2036, phased as follows:

- Approximately 1,500 homes (averaging 300 homes per annum) 2016-17 to 2020-21¹⁸
- Approximately 2,000 homes (averaging 400 homes per annum) 2021-22 to 2025-26
- Approximately 7,000 homes (averaging 700 homes per annum) 2026-27 to 2035-36

Provision will comprise:

- i. At least 6,000 homes on Strategic Site Allocations set out in Figure 4.1, in accordance with [Strategic Site Allocation Policies SS1 – SS18](#).
- ii. At least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in the Local Plan Part Two or in Neighbourhood Plans, which may include sites of 100 or more homes provided that they are within the settlement boundary, to include:
 - a. Around 200 homes on sites to be identified in Lymington and Pennington;
 - b. Around 200 homes on sites to be identified in New Milton Neighbourhood; and
 - c. Around 400 homes on sites to be identified in other towns and large villages.
- iii. Existing commitments of approximately 2,755 homes, including saved site allocation policies¹⁹ from the previous Local Plan Part 2; and
- iv. An estimated 924 homes on small developments of 1-9 homes reflecting past trends, and developments on affordable housing exception sites in suitable locations in the smaller villages to meet local need for affordable and low cost housing for local people in accordance with [Policy HOU5: Rural housing exceptions sites and community-led housing schemes](#).

Strategic Site	Site Policy	Estimated minimum capacity ^a
Totton and the Waterside		
Land to the north of Totton	SS1	1,000 ^b
Land south of Bury Road, Marchwood	SS2	700 ^b
Land at Cork's Farm, Marchwood	SS3	150
The former Fawley Power Station	SS4	1,380 ^c
South Coastal Towns		
Land at Milford Road, Lymington	SS5	185
Land to the east of Lower Pennington Lane, Lymington	SS6	100
Land north of Manor Road, Milford on Sea	SS7	110
Land at Hordle Lane, Hordle	SS8	160
Land east of Everton Road, Hordle	SS9	100
Land to the east of Brockhills Lane, New Milton	SS10	130
Land to the south of Gore Road, New Milton	SS11	160
Avon Valley and Downlands		
Land to the south of Derritt Lane, Bransgore	SS12	100
Land at Moortown Lane, Ringwood	SS13	480
Land to the north of Hightown Road, Ringwood	SS14	270
Land at Snails Lane, Ringwood	SS15	100
Land to the north of Station Road, Ashford	SS16	140
Land at Whitsbury Road, Fordingbridge	SS17	330
Land at Burgate, Fordingbridge	SS18	400

a. Subject to housing mix and detailed testing at planning application stage.

b. Around 40 additional homes will be achievable on each site if it can be demonstrated that primary school education needs can be met by expanding existing schools rather than by new school provision.

c. Around 1,500 homes including land allocated in the New Forest National Park Local Plan 2019 (Policy SP26)

Figure 4.1 Estimated housing capacity of Strategic Site Allocations

iii) In summary therefore, from strategic site allocations

- Totton and the Waterside: a minimum of 3230 homes
- South Coastal Towns: a minimum of 945 homes, and
- Avon Valley and Downlands: a minimum of 1820 homes.

This gives a minimum total number of 5995 homes over the Plan period.

- iv) The target set by the Plan is to provide a minimum of 10,420 homes up to the period ending 2036.

Section 4: Achieving sustainable development, pages 23 to 38, and Section 5: Protecting our special environment, pages 41 to 55 “set out the key implementation principles that will ensure development is delivered in the right place and in a manner that achieves sustainable development that is appropriate to the sensitive environment and character of the Plan Area” and “as set out in Strategic Objective SO2 and Saved Policy DM2 (Local Plan Part 2, 2014) the overall objective is that developments should protect and enhance biodiversity”.

- v) Policy STR5: Meeting our housing needs shown above states the target is to meet the minimum number of 10,560 new homes within the Plan period 2016 - 2036. Policy HOU2: Affordable housing gives the target % for the proposed new development.
- vi) Policy HOU2: Affordable housing is shown below:

Policy HOU2: Affordable housing

There is a requirement for all new developments of 11 or more dwellings, or of more than 1,000 sqm gross internal area of residential floorspace, to provide affordable housing as follows:

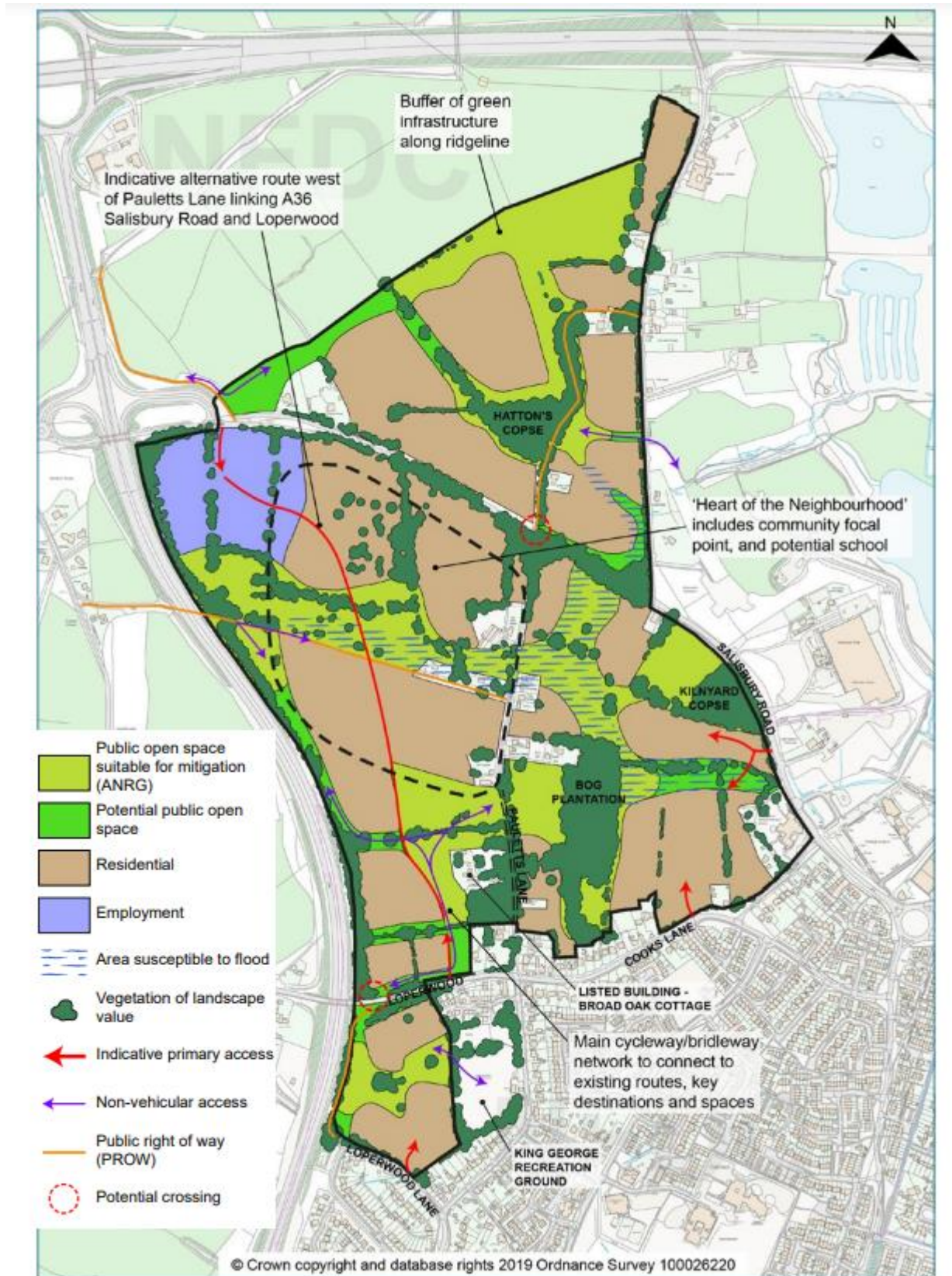
- In Totton and the Waterside area, the target is for 35% of new homes to be affordable housing.**
- In the rest of the Plan Area, the target is for 50% of new homes to be affordable housing.**
- The tenure mix target is to provide 70% of affordable homes for rent, split equally between social and affordable rent, and 30% intermediate or affordable home ownership tenures including shared ownership.**
- Affordable housing provided should be indistinguishable in appearance from the market housing on site, and distributed evenly across the site.**

The viability of development will be taken into account in applying this policy as set out in [Policy IMPL1: Developer contributions](#).

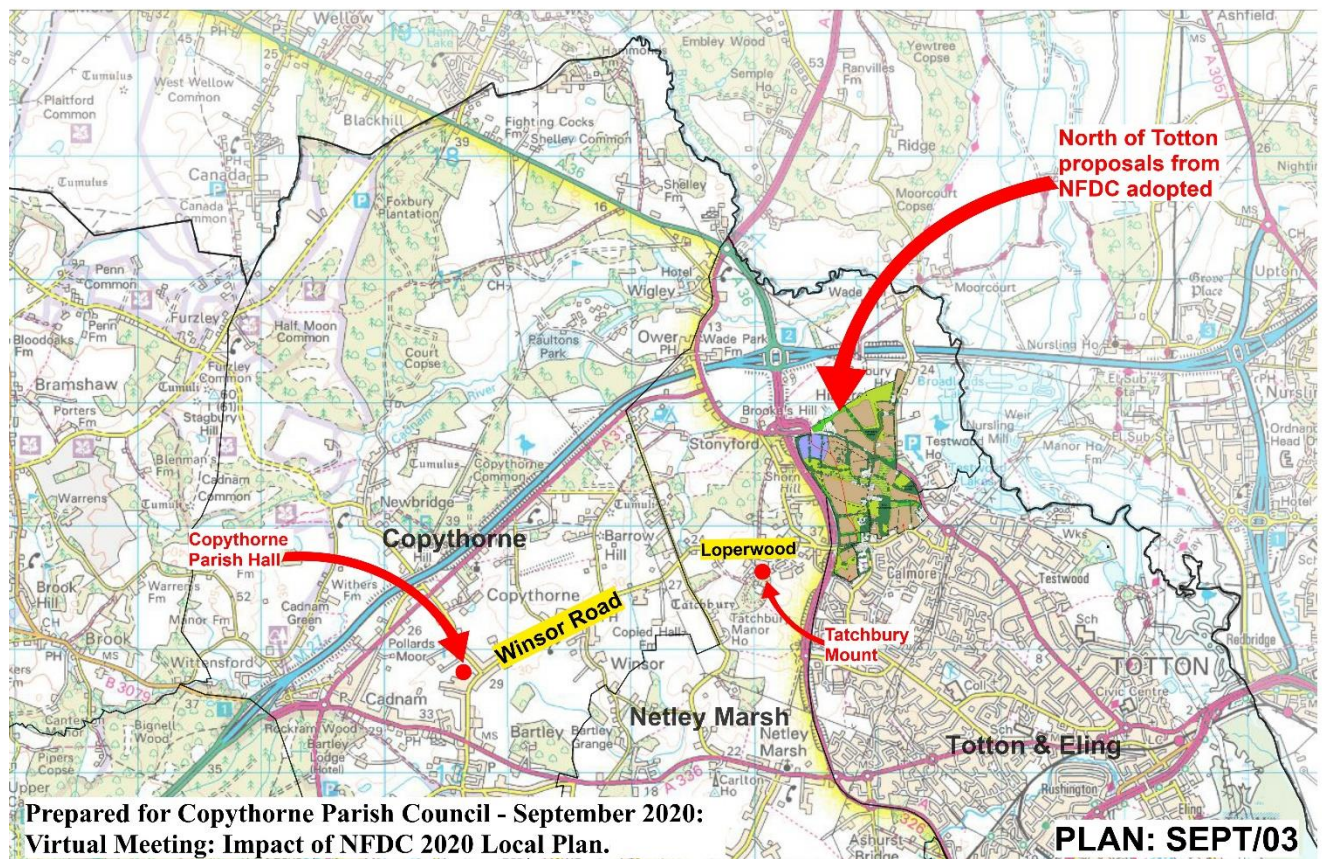
- vii) It can be seen that the provision of affordable homes will be very high with a minimum target of 50% in all the Plan areas except for the Totton and Waterside sub-area where the target is 35%. Although it is not possible to calculate the final number, or percentage, of affordable houses that will be provided during the plan period a “best guess” estimate is that approximately 4,000 of the 10,000 plus homes proposed are likely to be affordable.

4. Land to the North of Totton

- i) The new development that clearly has the most direct impact on Copythorne Parish is the North of Totton proposal. The Local Plan proposal for this strategic site is shown below:



ii) The relationship of this site to Copythorne Parish, and neighbouring councils is shown below:



iii) Actual proposal for sections of the site, to include housing numbers and mix, will be resolved at the detailed planning application stage. Based on indicative master planning of the main land parcels on a stand-alone basis, land to the north can accommodate at least 260 homes. The land to the south is divided by Pauletts Lane, which will deliver at least 330 homes to the west and at least 230 homes to the east. Land south of Loperwood has outline planning permission for up to 80 homes. Through a coordinated approach the site is expected to achieve ‘at least’ 1,000 homes total capacity.

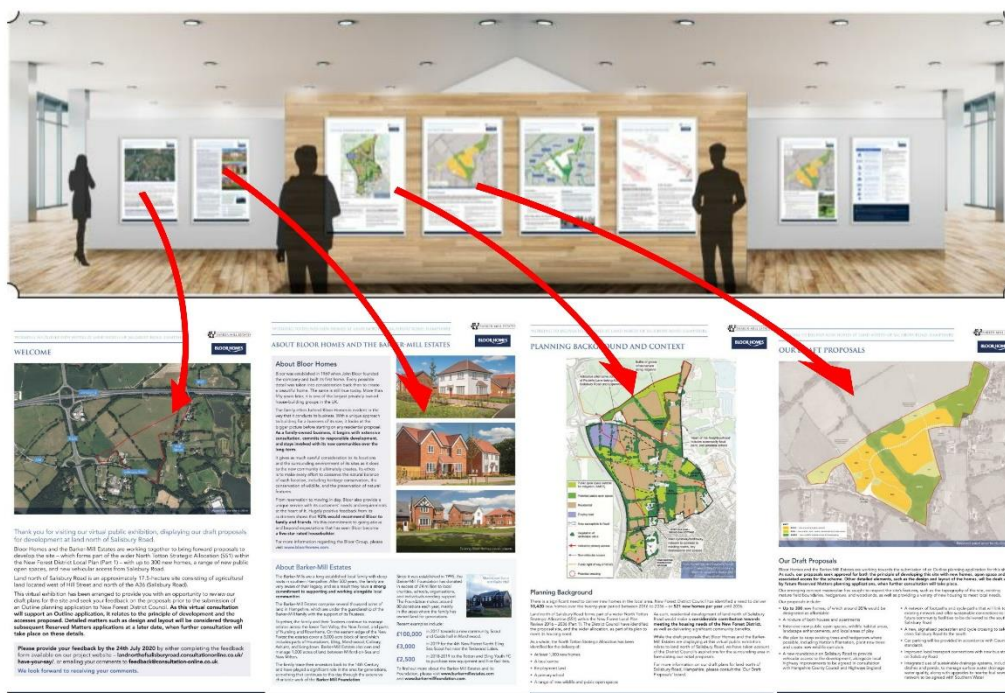
iv) The land to the north has recently been the subject of a “pre-planning” virtual consultation by a consortium of Bloor Homes/Barker Mill Estates. This is the all the allocated land located to the north of the A36 Salisbury Road and south of the M27 motorway.

v) The presentation slide “Our Draft Proposals” states: “Up to 300 new homes, of which 35% would be designed as affordable, A mixture of both houses and apartments.”

iv) Whilst, as stated previously, actual proposals are subject to the rigors of the planning system, it does appear likely that this area will finally be developed, as state in the adopted Local Plan “at least 260 homes”.

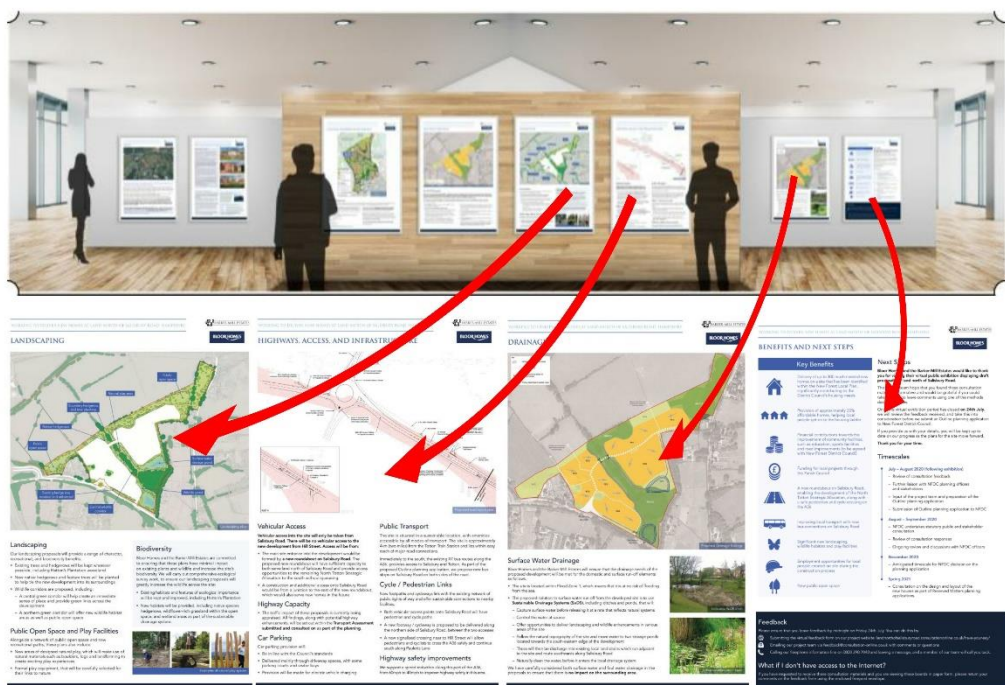
iv) The details of this consultation, which has now ended, are shown on the following slides:

BLOOR HOMES-BARKER MILL ESTATES - Draft virtual consultation proposals for development of part of land allocated North of Totton, prior to making formal planning application.
CONSULTATION NOW CLOSED (Consultation ended 24th July 2020) Plan No SEPT/04



Prepared for Copythorne Parish Council - September 2020: Virtual Meeting: Impact of NFDC 2020 PLAN
 Consultation details available on: <https://landnorthofsalisburyroad.consultationonline.co.uk/consultation/>

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[Link to virtual presentation](https://landnorthofsalisburyroad.consultationonline.co.uk/consultation/)

5. Summary:

- i) Clearly a brief attempt to assess the impact of the now adopted Part I of the NFDC Local Plan can only ever just scratch the surface of the information. The adoption of this Plan follows on from a preparation stage that commenced many years ago and throughout this time used the resources of many professional staff within and outside the NFDC, who should be thanked for assembling such a comprehensive document.
- ii) Anyone within the Parish Council or in the wider community, who is interested in understanding the process, procedures and results must consult the every evolving details that are accessible through the new NFDC website in their [Planning Policy Section](#).
- iii) Whilst the provision, within the years up to 2036, of a minimum of 10,420 additional homes within the New Forest District Council area will have a general impact it is the development North of Totton, which will be within one mile of our Parish Boundary, where at least 1,000 homes are proposed, of which 350 will be affordable, will be significant.
- iv) In addition, it is also worth recalling that the NFNPA have in their adopted Local Plan have proposed 800 new dwellings again in the period up to 2036.

6. Recommendations:

It is recommended that the Parish Council resolves:

- i) To receive this report.
- ii) To note, along with other relevant documents, the adopted NFDC Local Plan Part One in the preparation of the Copythorne Parish Plan which is currently under consideration.

Cllr. John Goodwin

25th August 2020