

**New Forest National Park Authority**  
**Core Strategy and Development Management Policies DPD**  
**Submission (May 2010)**



**The Town and Country Planning (Local Development)**  
**(England) (Amendment) Regulations 2008**

**Regulation 30(1) (e) Consultation Statement**

**May 2010**

**New Forest National Park Authority  
Core Strategy and Development Management Policies DPD (Submission)**

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## **1. Introduction**

1.1 This report has been prepared in accordance with the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 (hereafter referred to as the “Regulations”). Regulation 30(1)(e) requires a local planning authority, when submitting a development plan document to the Secretary of State, to submit a statement setting out:

- (i) if representations were made in accordance with Regulation 28(2), the number of representations made; and
- (ii) a summary of the main issues raised.

This Regulations 30(1)(e) Statement for the New Forest National Park Authority’s Core Strategy and Development Management Policies DPD also contains additional information about who was invited to make representations and how representations were invited.

1.2 The Regulations also require a statement relating to representations made at the Regulation 25 consultation stage early in the process of preparing the Core Strategy. This requirement is fulfilled by the Regulation 30(1)(d) Consultation Statement which was published along with the proposed submission Core Strategy in February 2010.

## **2. About the proposed submission publication stage**

2.1 The proposed submission version of the Core Strategy was published for six and a half weeks from 25 February to 12 April 2010 in order for representations to be made on the ‘soundness’ of the document before submission for independent examination. The time period accords with the relevant Regulations and allowed extra time for the two public holidays that fell within the period.

2.2 The proposed Submission version of the Core Strategy was considered by the Authority’s members at a meeting in public in December 2009. At this meeting the Core Strategy was approved by the Authority as what it considered to be a ‘sound’ document and there followed the six week period for representations to be made on the document.

### 3. Content of the proposed submission Core Strategy

3.1 The Submission draft Core Strategy consists of the following chapters, core policies and development management policies.

Chapter 1 Introduction	
Chapter 2 Spatial Portrait of the New Forest National Park	
Chapter 3 Vision and Strategic Objectives	
Chapter 4 Spatial Strategy	
Chapter 5 Protecting and Enhancing the Natural Environment	
Policy CP1	Nature Conservation Sites of International Importance
Policy CP2	The Natural Environment
Policy DP1	General Development Principles
Policy DP2	Safeguarding and Improving Water Resources
Policy CP3	Green Infrastructure
Policy DP3	Open Space
Policy CP4	Climate Change
Policy DP4	Flooding and the Coast
Policy DP5	Coastal Development
Policy CP5	Renewable Energy
Policy CP6	Pollution
Chapter 6 Protecting and Enhancing the Built Environment	
Policy CP7	The Built Environment
Policy CP8	Local Distinctiveness
Policy DP6	Design Principles
Chapter 7 Vibrant Communities	
Policy CP9	Defined Villages
Policy DP7	Change of Use from Retail in the Defined Villages
Policy DP8	Retail Development outside the Defined Villages
Policy CP10	Local Community Facilities
Policy CP11	Affordable Housing
Policy CP12	New Residential development
Policy DP9	Residential Density in the Defined Villages
Policy DP10	Replacement Dwellings
Policy DP11	Extensions to Dwellings
Policy DP12	Outbuildings
Policy DP13	Dwellings for agricultural or forestry workers
Policy DP14	Removal of Agricultural Occupancy Conditions
Policy CP13	Gypsies, Travellers and Travelling Showpeople

Policy DP15	Infrastructure Provision and Developer Contributions
Chapter 8 A Sustainable Local Economy	
Policy CP14	Business and Employment Development
Policy CP15	Existing Employment Sites
Policy DP16	Redevelopment of Existing Employment Sites
Policy DP17	Extensions to Non Residential Buildings and Uses
Policy CP16	Tourism Development
Policy DP18	Extensions to Holiday Parks and Camp Sites
Policy CP17	The Land-based Economy
Policy DP19	Re-use of Buildings outside the defined villages
Policy DP20	Agricultural and Forestry Buildings
Policy DP21	Recreational Horse Keeping
Policy DP22	Field Shelters and Stables
Policy DP23	Maneges
Chapter 9 Transport and Accessibility	
Policy CP18	Transport Infrastructure
Policy CP19	Access
Chapter 10 Monitoring and Implementation	

#### **4. Who was invited to make comments?**

4.1 The Authority adopted its Statement of Community Involvement in March 2007 following independent examination. Alongside the relevant planning regulations (amended in 2008), the Authority's Statement of Community Involvement sets out the protocol for involving the community in the preparation of planning documents and in making decisions on planning applications. Policy SCI-6 confirms that the Authority will consult on a Submission draft development plan document using some or all of the following methods;

- publication of formal notices;
- notification of consultees including statutory bodies, town and parish councils and interest groups as appropriate;
- publication of the document on the Authority's website;
- circulation of the document to statutory bodies and town and parish councils as appropriate;
- documents made available at the Authority's offices; and
- press releases and general publicity.

4.2 In accordance with the adopted Statement of Community Involvement, the Authority fulfilled its consultation commitments (and those in the relevant Regulations) with consultation on the Submission draft Core Strategy involving all of the methods listed above.

4.3 In accordance with the Regulations, copies of the proposed submission documents were sent to each of the specific consultation bodies (listed in full in Annex A). Also in accordance with the Regulations all general consultation bodies and all other consultees (listed in Annex B) were notified of the publication stage either by letter or email. Everyone who responded to the planning policies contained within the consultation draft National Park Plan (August 2008) was also notified by letter or email that the Core Strategy had been published on 25 February 2010.

## **5. How were comments invited?**

5.1 The proposed submission Core Strategy was printed and published, along with a representation form and guidance notes (illustrated in Annex C), based on the model form developed by the Planning Inspectorate. Representations were invited by email, through the Authority's online consultation system, or by post.

5.2 The 'proposed submission documents' consisted of:

- the Core Strategy document (which included the proposals map);
- the Sustainability Appraisal Report;
- Habitats Regulations Assessment; and
- supporting documents including notice of public consultation, pre-submission Consultation Statement, statement of proposals matters and representations procedure and infrastructure planning delivery document.

5.3 Specific consultation bodies (Annex A) were directly notified of the publication of the Core Strategy and were sent;

- a paper copy of the proposed submission Core Strategy;
- a paper copy of the Statement of Proposals Matters and Representations Procedure; and
- a paper copy of the submission stage Representations Form.

5.4 General consultation bodies and other consultees (Annex B) were sent either a letter or email to notify them of the start of the consultation. Enclosed with this was a copy of the Statement of Proposals Matters and Representations Procedure and a copy of the submission stage Representations Form. The letter made it clear where the publication material was available and that a paper copy of the Core Strategy was available free of charge upon request.

5.5 All of the publication material was made available to view and download on the Authority's website. Copies of the submission documents and evidence base documents were made available for inspection at the Authority's office in Lyminster during the consultation period. The proposed submission Core Strategy only was made available for inspection at the Authority's office in Lyndhurst ("The

Cottage”) and the New Forest Centre in the centre of Lyndhurst throughout the six and a half week consultation period.

5.6 A press release was issued at the start of the publication period (illustrated in Annex D). As required by the Authority’s Statement of Community Involvement and the relevant planning regulations, public notices (illustrated in Annex E) were placed in the following newspapers which cover the geographical area of the National Park.

- Lymington Times (27 February 2010)
- Romsey Advertiser (26 February 2010)
- Forest Journal (25 February 2010)

## **6. How many comments were received?**

6.1 During the six and a half week consultation period, a total of 330 separate representations were received from 62 respondents. The Authority received a number of late representations and elected to register these and include them within the total figures. Detailed numbers relating to representations are shown in Annex F.

6.2 15 respondents (making a total of 75 representations) indicated that they wish to appear at the examination, although it should be noted that the majority of respondents did not indicate any preference.

6.3 A number of respondents did not use the official representation form (based on the template from the Planning Inspectorate) and did not indicate whether they considered the document to be sound or legally compliant.

6.4 It should also be stated that a number of representations did not confirm whether they were objected to or supporting aspects of the Core Strategy (or in some cases, identify which parts of the Core Strategy they were commenting on). The 330 representations fell into the following broad categories:

- 58% of representations received objected to parts of the Core Strategy;
- 26% of representations received commented on parts of the Core Strategy; and
- 16% of representations received supported parts of the Core Strategy.

6.5 The Authority provided a range of methods by which representations could be received. This is reflected in the spread of means by which representations were received, with 42% received by email; 31% received by post and 27% received through the online system.

## **7. What were the main issues raised?**

- 7.1 Regulation 30(1)(e) requires “a summary of the main issues”. This section summarises what the National Park Authority considers to be the main issues raised in the representations. This is not intended to be a definitive list of all representations received; it is a broad summary of the main issues raised. It does not attempt to cover all the issues raised, or the detailed representations made. All of the representations received can be viewed on the Authority’s website and are also available for inspection at the Authority’s office in Lymington during office hours.
- 7.2 There was an even spread of representations made across the 42 planning policies in the Core Strategy, with no single policy receiving more than a dozen representations, as the table in Annex F illustrates. There was also a range of views expressed on individual policies; with representations on the affordable housing policy for example ranging from those seeking 100% affordable housing in the Park, to those who felt the target of at least 50% was too prescriptive.
- 7.3 Set out below is a brief summary of the main issues raised in the representations on the Core Strategy. It starts with the comments received from the South East of England Partnership Board and Government Office for the South East (GOSE), followed by a summary of the representations received in respect of each section of the Core Strategy.
- 7.4 *Conformity with the Regional Spatial Strategy:* The Authority is required to request an opinion from the regional planning authority as to the ‘general conformity’ of the Submission draft Core Strategy with the Regional Spatial Strategy for the South East. The South East England Partnership Board has confirmed that it is of the view that the Core Strategy is in general conformity with the adopted South East Plan.
- 7.5 *Response from GOSE:* The Government Office for the South East (GOSE) confirms that they do not have any fundamental objections to the Core Strategy and are content for it to proceed to Submission and Examination. They raise a number of matters to be considered by the Inspector as part of the Examination, including a concern regarding whether the Core Strategy should indicate the strategic distribution of the main forms of development likely to occur within the Park over the Plan period. The Government Office notes that in making observations it has taken into account the somewhat different circumstances and planning framework that apply within National Parks.

### Chapter 1 – Introduction

- A number of respondents felt the Core Strategy fails to give appropriate emphasis to the local economy. Linked to this point, is

the suggestion that the duty to foster the socio-economic well-being of the Park's communities be elevated to a third statutory purpose.

- Natural England supports the reference to the 'Sandford Principle' in the introduction to the document.
- New Forest District Council, an important partner in a range of areas across the National Park including housing (they are the housing authority for over 90% of the Park) and tourism, consider the document to be legally compliant and sound.

### Chapter 2 – Spatial Portrait of the New Forest National Park

- Concern that the Spatial Portrait fails to recognise the importance of the Solent for the economy and recreation in the area.
- A number of representations on the economic profile of the National Park emphasise the need to promote economic and social development within the National Park in line with the statutory duty.
- Representations also sought clarification over Dibden Bay, with a proposed reference to the adopted New Forest District Core Strategy and the suitability of the site for port expansion.
- Natural England welcomes the production of the Spatial Issues Map and is pleased that potential impacts, including that from proposed housing allocations in neighbouring authorities, are recognised.

### Chapter 3 – Vision and Spatial Objectives

- Representations received on the Vision included those who felt that there is insufficient reference to the economic well-being of the local communities and how it will be fostered.
- Natural England strongly welcomes the Spatial Vision for the New Forest National Park and the nine Strategic Objectives that have been developed to work towards achieving this Vision
- The need for open market housing in the Park, as set out in the Vision, was questioned.
- The view was expressed that the Core Strategy should adopt the same Vision and Objectives as the adopted National Park Management Plan.

### Chapter 4 – Spatial Strategy

- Concerns over whether the Spatial Strategy chapter is sufficiently spatially detailed.
- The level of affordable housing should be arrived at through negotiation between the developer and the local authority. As worded, it is indicated that 50% affordable housing is a minimum and implies that this will not be subject to negotiation.
- Proper consultation on the Strategy has not taken place with surrounding local authorities and parish councils.
- There is a need for a more refined settlement hierarchy with a tier of settlements below defined villages, where exception sites would be accepted in principle.

### Chapter 5 – Protecting and Enhancing the Natural Environment

- The Strategy does not offer enough protection to the landscape of the National Park.
- Specific reference should be made to SSSIs and SINCs in policy CP2 to ensure that the policy is consistent with PPS9.
- Support for developing a Green Infrastructure as it is seen as key to relieving pressures on the natural environment. A collaborative multi-disciplinary approach to support the creation, maintenance and enhancement of green infrastructure is welcomed.
- There is insufficient evidence to warrant a 400m consultation zone for new housing development, particularly based on the very low numbers of new houses anticipated over the plan period.
- Support for Policy CP1 as it will provide a high and appropriate level of protection for the internationally important conservation features in the Park. Particular welcome for the specific requirement in the policy that new housing within 400m of the Special Protection Area boundary will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.
- Consider that the Core Strategy must set out a coherent approach to the implementation of strategic avoidance / mitigation measures in line with all new housing with the core visitor catchment of 20 kilometres from the New Forest Special Protection Area (SPA). The approach should include a presumption against further housing development within a buffer zone around the SPA boundary.
- Disappointed that the Strategy does not refer to the importance of the ‘setting’ of the National Park.
- The policy on climate change is welcomed as the South East is forecast to experience some of the most severe impacts.
- The Strategy’s approach to ensuring that there is no inappropriate development in flood risk areas is welcomed.
- Concern that supporting renewable energy schemes could harm the special qualities of the Park.

### Chapter 6 – Protecting and Enhancing the Built Environment

- The title of the chapter is misleading as it encompasses considerably more than the title suggests, for example archaeology, historic parks and gardens, conservation areas, cultural and historical environment.
- Policy CP7 does not adequately reflect the recently issued PPS5 as it fails to encompass other landscapes that would be included by reference to the European Landscape Convention.
- CP8 is imprecise and provides no certainty to developers as there is no clear guidance as to how an assessment of whether a proposal ‘individually or cumulatively erodes character’ will be taken.

- Concerns raised that the Strategy will be unable to prevent inappropriate and unsympathetic garden infilling from houses with large mature gardens.

### Chapter 7 – Vibrant Communities

- A number of representations sought the retention of the existing 'Areas of Special Character' designation that covers land within three of the four 'Defined Villages'.
- In response to the proposed affordable housing policy (CP11), a number of representations raised concerns that site viability was not adequately covered and that the affordable housing target of at least 50% should be subject to negotiation. Other representations sought a higher percentage of affordable (including those who felt that all housing in the National Park should be affordable).
- In terms of the scale of housing development (Policy CP12), the Government Office noted that the Authority intends to rely on a windfall approach to delivering its housing requirement. The Government Office confirmed they would normally strongly object to such an approach, but acknowledged that the Park has a relatively small number of dwellings to deliver, and has a track record of delivering at this or higher levels.
- A number of representations stated that the figure of 220 dwellings should be regarded as a target figure (which can be exceeded) and not a ceiling figure.
- Policy DP9: Residential Density in the Defined Villages: A number of the representations supported the aims of the policy, while emphasising that opportunities should still be taken where appropriate to make best use of land for development.
- A number of respondents considered policy DP10 (Replacement Dwellings) to be more flexible and not too prescriptive for a Core Strategy document.
- Likewise, a number of respondents considered Policy DP11 (Extensions to dwellings) to be unduly prescriptive in carrying forward the policy approach from the previous New Forest District Local Plan without providing any clear justification for the continuation of this approach.
- Policy DP15 (Infrastructure Provision and Developers' Contributions): The Government Office state that the Core Strategy should set out in more detail how, when and in what documents the Park intends to pursue the opportunities afforded by the new Community Infrastructure Levy regulations, including the impact on the use of S106 agreements.

### Chapter 8 – A Sustainable Local Economy

- Concern that there was the potential for the existing employment sites to be turned to other uses. This together with the policy not to allocate any land for employment use during the plan period would result in a gradual depletion of employment land.

- It was considered that the caveat in Policy CP15 ‘where these contribute to the sustainability of local communities’ is too broad to interpret. Various amendments to the Policy were suggested.
- Unclear what the policy approach to the upgrading and enhancement of existing visitor attractions is. Flexibility is required to enable the attractions to evolve. Similar comments were made in relation to existing holiday parks and hotels outside the defined villages.
- Concerns raised that an increase in visitor facilities and accommodation could lead to increased pressure on the integrity of European nature conservation sites.
- General support for relocation of camping and caravanning sites away from sensitive areas, however, the relocation should not just be dependent on the expansion of other existing sites; provision should be made for the creation of completely new sites in appropriate locations.

#### Chapter 9 – Transport and Accessibility

- There was general support for promoting and delivering more sustainable forms of transport.
- The Highways Agency have raised no objection to the document.
- It was suggested that the evidence base around air quality impacts needs addressing and that based on these findings, appropriate mitigation and avoidance measures will be implemented to conserve designated areas.
- Concerns raised that policy CP19 does not confirm that adverse impacts on European features will be avoided during implementation. While safer access and sustainable transport is to be generally welcomed there is evidence to show that some unregulated access can have adverse impacts on important conservation features.

#### Chapter 10 - Monitoring and Implementation

- It was suggested that further monitoring of animal accidents is required, in addition to traffic levels, recreational use and building activity.
- There was a willingness from some respondents to work with the National Park Authority in developing a more robust set of indicators.
- Queries were raised over whether the monitoring as set out in the Core Strategy is SMART (i.e. specific, measurable, agreed, realistic and timed). Recognition that it will be a matter for the Examination to consider whether monitoring is SMART enough given local circumstances.
- Calls were made for clarity over which body is responsible for monitoring air quality.
- Monitoring the number of permissions granted (for example for renewable energy schemes, agricultural and forestry worker

dwellings) is unlikely to be helpful as a high number of permissions could conflict with landscape and biodiversity objectives. It was suggested that a better approach would be to monitor the number of applications permitted that meet landscape and biodiversity objectives; planning permission granted contrary to Natural England's advice could be monitored.

- It was suggested that monitoring sheer numbers of tourists is unlikely to be helpful in assessing whether sustainable tourism and recreation is being encouraged.

## **8. The Schedule of Proposed Amendments and Submission**

8.1 Following the conclusion to the consultation period in April 2010, the Authority considered the representations received and identified a number of areas where it was considered that the clarity of the document could be improved and in some instances where updating was required. In May 2010, Authority Members considered a paper setting out a summary of the representations received on the Submission draft Core Strategy and approved the 'Schedule of Proposed Amendments' - Annex G. These proposed changes are necessarily brief and deal with matters of clarification and updating, rather than introducing significant new elements into the Core Strategy. Although minor, the proposed changes have been subject to an updated Sustainability Appraisal and Habitats Regulations Assessment.

8.2 Following endorsement by the National Park Authority members, the Core Strategy was submitted to the Secretary of State for examination on 27 May 2010. The following documents were submitted

- The Core Strategy and Development Management Policies DPD
- Proposals Map
- The Authority's adopted Statement of Community Involvement
- Sustainability Appraisal
- Habitats Regulations Assessment
- Regulation 30(1)(d) Consultation Statement
- Regulation 30(1)(e) Consultation Statement
- Submission stage representations
- Schedule of Proposed Amendments
- Evidence base documents
- Topic papers
- Self Assessment of Soundness

## **ANNEX A: SPECIFIC CONSULTATION BODIES**

The Coal Authority	Lyndhurst Parish Council
English Heritage South East Region	Marchwood Parish Council
English Heritage South West Region	Melchet Park and Plaitford Parish Council
Department for Transport	Milford on Sea Parish Council
SEEDA	Minstead Parish Council
South West RDA	Netley Marsh Parish Council
BT Group plc	New Milton Town Council
Mobile Operators Association (MOA)	Redlynch Parish Council
Mobile Operators Association	Ringwood Town Council
NHS Hampshire	Sopley Parish Council
Wiltshire Primary Care Trust	Sway Parish Council
Southern Gas Networks	Totton and Eling Town Council
Bournemouth & West Hampshire Water Plc	Wellow Parish Council
Environment Agency	Whiteparish Parish Council
National Grid	Woodgreen Parish Council
Natural England	Romsey Extra Parish Council
Scottish & Southern Energy Plc	Sherfield English Parish Council
Wessex Water	Nursling and Rownhams Parish Council
Ashurst and Colbury Parish Council	Alderholt Parish Council
Beaulieu Parish Council	Cranborne & Edmondsham Parish Council
Boldre Parish Council	Sixpenny Handley with Pentridge Parish Council
Bramshaw Parish Council	St Leonards and St Ives Parish Council
Bransgore Parish Council	Verwood Town Council
Breamore Parish Council	Burton Parish Council
Brockenhurst Parish Council	Hurn Parish Council
Burley Parish Council	Alderbury Parish Council
Copythorne Parish Council	Coombe Bissett & Homington Parish Council
Denny Lodge Parish Council	Downton Parish Council
East Boldre Parish Council	Odstock Parish Council
Ellingham, Harbridge and Ibsley Parish Council	Stratford Tony Parish Council
Exbury and Lepe Parish Council	West Dean Parish Council
Fawley Parish Council	Hampshire County Council
Fordingbridge Town Council	Wiltshire Council
Godshill Parish Council	Dorset County Council
Hale Parish Council	New Forest District Council
Hordle Parish Council	Test Valley Borough Council
Hyde Parish Council	Southampton City Council
Hythe and Dibden Parish Council	Christchurch Borough Council
Landford Parish Council	East Dorset District Council
Lymington and Pennington Town Council	Hampshire Police Authority
	Wiltshire Police Authority

## **ANNEX B: GENERAL CONSULTATION BODIES**

Age Concern Hampshire	Freight Transport Association
Association of Hampshire and Isle of Wight Local Authorities	Freightliner Ltd
Atlantic Housing Association Ltd	Girlguiding UK
Bluestar	Government Office for the South West
Bournemouth International Airport Ltd	Greenpeace
Bransgore Residents Association	Gypsy and Traveller Unit – Wiltshire Council
British Gas	Gypsy and Traveller Unit – Hampshire CC
British Horse Society	Gypsy Council
British Horse Society (Hampshire)	Hampshire & Portsmouth Learning Partnership
Cadland Estate	Hampshire Association of Parish and Town Councils
Calshot Activities Centre	Hampshire Coalition of Disabled People
Camping and Caravanning Club	Hampshire Conservation Volunteers
Caravan Club	Hampshire Constabulary
CBI South East	Hampshire Council for Voluntary Youth Services
Changing Lives Partnership	Hampshire Cycling/CTC
Chichester Harbour Conservancy	Hampshire Deaf Association
Churches Together in Ringwood and District	Hampshire Federation of Residents' Associations
Civil Aviation Authority	Hampshire Field Club & Archaeological Society
Cleansing Service Group Ltd.	Hampshire Fire & Rescue Service (New Forest North)
Commoners' Defence Association	Hampshire Gardens Trust
Community First, New Forest	Hampshire Playing Fields Association
CPRE Wiltshire	Hampshire Scouts
Cranborne Chase & West Wilts Downs AONB	Hampshire Strategic Partnership
Crown Estate	Hampshire Wildflowers
CTC	Hampshire Young Farmers Club
Defence Estates	Hamptworth Estate
Defra	Hants and Isle of Wight Strategic Health Authority
Don Wark Consultancy	Help the Aged
English National Park Authorities Association	Historic Buildings and Monuments Commission for England
Enichem UK Ltd	Home Builders Federation
Equal Opportunities Commission	Housing Corporation
Exbury Estate	Hyde Housing Association
Exbury Gardens & Steam Railway	Learning Skills Council
Exxon Chemical Ltd	Lepe Country Park
Fordingbridge Society	
Forest Bus (New Forest & Romsey Mobile Community project)	
Forest Holidays	

Lymington & District Chamber of  
 Commerce & Industry Limited  
 Lymington Harbour Commissioners  
 Lymington Society  
 Lymington to Brockenhurst Community  
 Rail Partnership  
 Lyndhurst Residents Association  
 McCarthy & Stone (Developments) Ltd  
 Mercury Telecommunications Ltd  
 Meyrick Estate (& Country Land &  
 Business Association)  
 Ministry of Defence  
 National Farmers' Union  
 Network Rail  
 New Forest & Hampshire County Show  
 New Forest and Hampshire Agricultural  
 Show Society  
 New Forest Association of Local Councils  
 New Forest Beagles  
 New Forest Bird Group  
 New Forest Caravan and Camping  
 Association  
 New Forest Club Cricket Association  
 New Forest Consultative Panel  
 New Forest Cycling Club  
 New Forest Disability Information Service  
 New Forest Equestrian Association  
 New Forest Golf Club  
 New Forest Hounds  
 New Forest Hounds (Combined Hunts)  
 New Forest Otter, Owl & Wildlife Park  
 New Forest Pony Publicity Group  
 New Forest Primary Care Trust  
 New Forest Runners Club  
 New Forest Sports Council  
 New Forest Village Shops Association  
 New Forest Young Persons' Forum  
 North Wessex Downs AONB  
 Persimmon Homes South East  
 Planning Inspectorate  
 Powergen  
 Pylewell Estate  
 Ringwood Chamber of Trade  
 Royal Mail Group  
 Royal Yachting Association  
 Rural Development Service  
 Sandy Balls Estate  
 Setley Ridge Vineyard  
 Solent Forum  
 Somerley Estate  
 South Central Strategic Health Authority  
 South East Climate Change Partnership  
 South East Protected Landscapes  
 South Hampshire CTC District Association  
 South Hampshire Enterprise Agency  
 South West Trains  
 Southampton & New Forest Magistrates  
 Courts  
 Southampton Airport  
 Southern Electricity  
 Southern Tourist Board  
 Sport England  
 Sustrans  
 Swaythling Housing Society  
 Synergy Housing Association  
 Test Valley Partnership  
 The British Wind Energy Association  
 The Forest Rambling Club  
 The Showmen's Guild of Great Britain  
 Tourism South East  
 Wessex Petroleum Ltd  
 Wessex Water  
 Western Challenge Housing Association  
 Wightlink Isle of Wight Ferries  
 Wilts & Dorset Bus Co Ltd  
 Wiltshire Police  
 Wiltshire Wildlife Trust  
 Wiltshire's Family of Partnerships  
 World Wide Fund For Nature (WWF) New  
 Forest Group  
 Youth Forum  
 Youth Hostels Association South Region

## ANNEX C: REPRESENTATION FORM



**New Forest National Park Authority**  
**Core Strategy and Development  
Management Policies Document (DPD)**  
Submission Stage Representation Form

Ref:

(For official use only)

[Please read the attached guidance notes carefully before completing this response form]

**Please return to the New Forest National Park Authority by 5pm on Monday 12 April 2010**

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make

### Part A

#### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title and Name boxes in column 1 below, but complete the full contact details of the agent in column 2.*

#### 2. Agent's Details (if applicable)

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text"/>	<input type="text"/>
Last Name	<input type="text"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text"/>

**Part B – Please use a separate sheet for each representation**

Name of Organisation:

3. To which part of the Development Plan Document does your representation relate?

(please state which paragraph, policy or proposals map)

Paragraph

Policy

Proposals  
Map

4. Do you consider the Development Plan Document is :

(please tick)

4. (1) Legally compliant

Yes

No

4. (2) Sound\*

Yes

No

\* **'Sound'** may be considered in this context within its ordinary meaning of *'fit for purpose'*, *'showing good judgement'* and *'able to be trusted'* and within the context of fulfilling the expectations of legislation.

If you have entered **No** to 4.(2) please continue to Q5. In all other circumstances please go to Q6.

5. If you consider the Development Plan Document is **unsound**, do you consider this because it is not:

(please tick)

(1) Justified

(2) Effective

(3) Consistent with National Policy

Please see the guidance notes in the Annex to this Representation form for an explanation of these Tests of Soundness

6. Please give details of why you consider the Development Plan Document is not legally compliant or is unsound. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Development Plan Document, please also use this box to set out your comments.

(Continue on a separate sheet if necessary)

7. Please set out what change(s) you consider necessary to make the Development Plan Document legally compliant or sound, having regard to the Test of Soundness you have identified at Question 5 above where this relates to soundness. You will need to say why this change will make the Development Plan Document legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on a separate sheet /expand box if necessary)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

8. If your representation is seeking a change, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

9. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

Signature:

Date:

## **ANNEX D: PRESS RELEASE**

**News Release**

**24 February 2010**

### **Final consultation phase for National Park planning strategy**

The final consultation on the New Forest National Park Authority's Core Strategy will take place between Thursday 25 February and Monday 12 April for six and a half weeks.

The Strategy will provide the overall vision, strategic objectives and planning framework for the National Park until 2026. They cover areas such as renewable energy development and affordable housing and a number of planning policies for other forms of development, such as domestic extensions and new dwellings.

Steve Avery, Director of Strategy and Planning at the New Forest National Park Authority, said: 'Following this consultation the Core Strategy and all the comments received will be sent for a Public Examination by an independent Planning Inspector who will decide if the Core Strategy is consistent with national policy and whether it has complied with legislation.'

Once adopted, the Core Strategy will be used by the Authority for determining planning applications and it will be the first time there has been a series of dedicated planning policies for the National Park.

To comment on the Core Strategy visit [www.newforestnpa.gov.uk/corestrategy](http://www.newforestnpa.gov.uk/corestrategy). Comment online or download a response form and email it to [corestrategy@newforestnpa.gov.uk](mailto:corestrategy@newforestnpa.gov.uk) or post it to Policy and Plans, New Forest National Park, South Efford House, Milford Road, Lymington, SO41 0JD. Comments can also be made in writing.

The documents are also available to view at the National Park Headquarters (Monday – Friday 8:45am–5:00pm), The Reference Library at the New Forest Centre, Lyndhurst (Wednesday – Saturday 10:00am–4:30pm), and The Cottage, Queen's House, Lyndhurst (Thursday 9:00am – 1:00pm).

- ends-

#### **Media Contact:**

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## **ANNEX E - PUBLIC NOTICE**

### **NEW FOREST NATIONAL PARK AUTHORITY LOCAL DEVELOPMENT FRAMEWORK**

#### **CORE STRATEGY AND DEVELOPMENT MANAGEMENT POLICIES DPD (SUBMISSION DOCUMENT)**

#### **NOTICE OF PUBLIC CONSULTATION**

In accordance with the Town and Country Planning (Local Development) (England) Regulations 2004 (as amended), the Authority's Core Strategy and Development Management Policies DPD Submission document has been published and is available for inspection and subject to a 6 week period for representations to be made.

The **Core Strategy and Development Management Policies DPD** provides the overall vision, strategic aims and objectives, and spatial planning policies for the National Park for the period to 2026. The document sets out the overarching planning framework for the National Park and subsequent development plan documents prepared by the Authority will be in conformity with the Core Strategy.

#### **Consultation Period**

Representations should be made within the consultation period commencing on Thursday 25 February 2010 and concluding at 5pm on Monday 12 April 2010.

#### **Inspection of Documents**

All submission documents are available to view on the Authority's website at [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk). Representation forms are also available online.

In addition, all submission documents will be available for inspection at:

- South Efford House, Milford Road, Lymington (Mon.– Fri 8:45am – 5pm)

The Submission Core Strategy and Development Management Policies DPD only will be available for inspection at:

- The Cottage, Queen's House, Lyndhurst (Thurs 9am – 1pm)
- The Reference Library, New Forest Centre, Lyndhurst (Wed – Sat 10am – 4:30pm)

#### **Submitting Comments**

Representations may be made in writing or by way of electronic communications through the following ways:

- Via the online consultation system on the Authority's website: [www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)
- By email to: [corestrategy@newforestnpa.gov.uk](mailto:corestrategy@newforestnpa.gov.uk)
- By post to: Policy & Plans Team, New Forest National Park, South Efford House, Milford Road, Lymington, SO41 0JD

#### **Notification of Submission and Adoption**

Please specify in your representation and provide the Authority with your name and address if you wish to be notified at a later date of any of the following:

- that the Core Strategy and Development Management Policies DPD has been submitted for independent examination;
- the publication of the recommendations of the Inspector appointed to carry out the independent examination of the DPD;
- the adoption of the DPD.

**For further information contact: Policy & Plans Team, South Efford House,  
Milford Road, Lymington, Hants, SO41 0JD**

## **ANNEX F: NUMBERS OF REPRESENTATIONS**

### *Number of representations submitted wishing to attend examination:*

Representations	No.	%
Wish to attend examination	75	23
Rely on written representations	70	21
No preference stated	185	56
Total	330	100

### *Representations received breakdown:*

Representations received	No.	%
Reps received by email	26	42
Reps received by post	19	31
Reps received through online system	17	27
Total	62	100

### *Overall representation numbers:*

Representations	No.	%
Objecting to parts of the Core Strategy	191	58
Commenting on parts of the Core Strategy	86	26
Supporting parts of the Core Strategy	53	16
Total	330	100

Detailed comment breakdown:

Part of Plan	Support	Comment	Object	Total
CP1	1	0	2	3
CP2	1	0	2	3
DP1	1	0	2	3
DP2	1	0	0	1
CP3	1	1	5	7
DP3	0	0	2	2
CP4	2	0	1	3
DP4	2	1	0	3
DP5	1	0	1	2
CP5	2	0	1	3
CP6	0	1	5	6
CP7	0	1	2	3
CP8	1	2	5	8
DP6	0	0	1	1
CP9	0	1	7	8
DP7	0	0	1	1
DP8	0	0	1	1
CP10	0	1	1	2
CP11	0	4	5	9
CP12	0	4	2	6
DP9	0	1	10	11
DP10	0	1	5	6
DP11	0	2	5	7
DP12	0	1	1	2
DP13	0	0	0	0
DP14	0	0	0	0
CP13	0	0	2	2
DP15	1	3	3	7
CP14	1	0	5	6
CP15	0	0	6	6
DP16	0	0	2	2
DP17	0	0	2	2
CP16	1	1	8	10
DP18	0	1	3	4
CP17	1	0	3	4
DP19	0	1	1	2
DP20	0	0	0	0
DP21	0	2	3	5
DP22	1	1	0	2
DP23	1	0	0	1
CP18	0	2	4	6
CP19	0	2	7	9
<b>Total</b>	<b>19</b>	<b>34</b>	<b>116</b>	<b>169</b>
Rest of Plan	34	52	75	161
<b>Total</b>	<b>53</b>	<b>86</b>	<b>191</b>	<b>330</b>

## **ANNEX G: SCHEDULE OF PROPOSED CHANGES**

### **Chapter 1: Introduction:**

No changes.

### **Chapter 2: Spatial Portrait of the Park**

No changes.

### **Chapter 3: Vision and Strategic Objectives**

No changes.

### **Chapter 4: Spatial Strategy**

<b>Paragraph / Policy</b>	<b>Proposed Change</b>	<b>Reason</b>
Paragraph 4.4	“In accordance with national planning policy, to <del>minimise</del> <b>avoid</b> harm to the most sensitive and fragile habitats and landscapes of the National Park, new development, including recreational facilities and infrastructure, will be directly away from these areas and towards more accessible locations.”	Minor wording change following representations from Natural England to ensure wording is consistent with national planning policy in PPS9.

### **Chapter 5: Protecting and Enhancing the Natural Environment**

<b>Paragraph / Policy</b>	<b>Proposed Change</b>	<b>Reason</b>
Policy CP2: The Natural Environment	<p>“Proposals should protect, maintain and enhance nationally, regionally and locally important sites and features of the natural environment, including habitats and species of biodiversity importance, geological features and the water environment.</p> <p><b>Development which would harm the notified special interest feature of a Site of Special Scientific Interest, or the nature conservation interest of other nationally important nature conservation sites will normally be refused.</b></p> <p><b>Development proposals which adversely affect locally designated sites, features or species identified in the Hampshire or other local Biodiversity Action Plans will be refused unless the Authority is satisfied that:</b></p> <ul style="list-style-type: none"> <li>▪ <b>An alternative site, habitat or feature, of equivalent value, is provided;</b></li> <li>▪ <b>There are no alternative</b></li> </ul>	Additional wording added following representations from Natural England and the Hampshire and Isle of Wight Wildlife Trust to provide clarity on the level of protection that national and local nature conservation sites will receive, in line with paragraph 5 of PPS9 which confirms that local development framework should make clear distinctions between international, national, regional and locally designated sites.

	<p><b>solutions; and</b></p> <ul style="list-style-type: none"> <li>▪ <b>There are overriding reasons which outweigh the harm.</b></li> </ul> <p>In addition, opportunities to enhance ecological or geological assets should be maximised, particularly in line with local Biodiversity Action Plan priorities, and the South East Plan Areas of Strategic Opportunity.</p>	
Policy CP3: Green Infrastructure	<p>“The Authority will work with adjoining authorities and other partners to develop green infrastructure for the National Park, and to ensure the impacts of development <b>within and</b> outside the Park’s boundary do not affect the Park, especially internationally important nature conservation designations. <b>This will include the implementation of the Authority’s Recreation Management Strategy.</b>”</p>	<p>Minor wording amendments in line with representations from Natural England highlighting:</p> <ul style="list-style-type: none"> <li>(i) the need to mitigate the impacts of development <u>within</u> the Park; and</li> <li>(ii) the importance of the adopted Recreation Management Strategy in mitigating impacts, as highlighted by the HRA of the Core Strategy.</li> </ul>
Policy DP3: Open Space	<p>“Proposals that result in the loss of existing open space <del>and amenity areas</del> will not be permitted.</p>	<p>Minor wording change in response to representation to ensure policy reflects national planning policy in PPG17, which confirms that the definition of ‘open space’ includes a wide range of typologies including parks and gardens; natural and semi-natural greenspace; green corridors, outdoor sports facilities; amenity greenspace (e.g. informal recreational areas, village greens); provision for children and teenagers; allotments and cemeteries.</p>

## **Chapter 6: Protecting and Enhancing the Built Environment**

No changes.

## **Chapter 7: Vibrant Communities**

<b>Paragraph / Policy</b>	<b>Proposed Change</b>	<b>Reason</b>
Policy DP8 Retail Development outside the Defined Villages	<p>“Outside the defined villages small-scale convenience shops within rural settlements that serve local needs and <b>elsewhere</b> farm shops that are part of a farm diversification will be permitted...”</p>	<p>Minor addition in response to representation to clarify the policy in relation to the location of farm shops outside rural settlements.</p>
Policy C11 Affordable Housing	<p>“The development of affordable housing to meet local needs will be</p>	<p>Minor addition in response to representation to clarify that</p>

	permitted: (a) Within <b>or adjacent to</b> the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway; (b) Across the National Park through the release of “exceptions” sites within or adjacent to other villages, provided...”	Policy CP11 should allow consideration to be given to affordable housing exceptions sites adjacent to the defined villages (e.g. Mill Lane, Brockenhurst). As currently worded, a literal interpretation of the policy could preclude this.
Policy DP10 Replacement Dwellings	Suggested additional wording: <b>“In the case of small dwellings, replacement dwellings must not result in a total habitable floorspace exceeding 100 sq. metres and in the case of other dwellings (not small dwellings) outside the Defined Villages...”</b>	Additional wording proposed in response to a number of representations to ensure consistency with policy DP-11 which seeks to restrict extensions to small dwellings within the Defined Villages to a floorspace not exceeding 100 sq metres. The proposed change is consistent with the current NFDC Local Plan policy NF-H4 (Replacement Dwellings).

## **Chapter 8: A Sustainable Local Economy**

<b>Paragraph / Policy</b>	<b>Proposed Change</b>	<b>Reason</b>
Policy CP15 Existing Employment Sites	“Existing employment sites will be retained throughout the National Park <del>where these</del> <b>to</b> contribute to the sustainability of local communities”	Amendment proposed in response to a number of representations to clarify purpose of policy, and remove concerns about interpretation of the condition.
Policy CP16 Tourism Development	Add additional wording to the end of Policy CP16:  <b>Extensions to existing tourism developments will be considered in accordance with Policies DP17 and DP18</b>	Additional wording proposed, in response to representations, to help clarify the scope to extend existing tourism developments, which is contained in Policies DP17 and DP18
Policy CP17 The Land Based Economy	(ii) “maintaining the supply of land available for back up grazing on the enclosed lands <del>and adjacent to the National Park;</del> ”	Minor change in response to representation. Whilst back up grazing outside (adjacent to) the National Park is supported by the South East Plan Policy C1, this is for neighbouring authorities to consider, and the Core Strategy should only contain policies for implementation <u>within</u> the National Park.

## Chapter 9: Transport and Accessibility

Paragraph / Policy	Proposed Change	Reason
Policy CP19	<p>“The Authority will promote safer access and more sustainable forms of transport to and within the National Park for enjoyment, health and well-being, particularly <b>where appropriate</b> by supporting:</p> <ul style="list-style-type: none"> <li>(a) local transport initiatives such as the New Forest Tour;</li> <li>(b) community transport initiatives such as the Lymington to Brockenhurst Community Rail Partnership;</li> <li>(c) improvements to make existing paths, tracks and roads, safer and more user friendly; and</li> <li>(d) opportunities for the creation of a more joined up network of core routes from non-motorised transport.”</li> </ul>	<p>Minor wording change in response to representations from Natural England, the RSPB, and the Verderers. This wording change allows for an assessment of proposals on a case by case basis having regard to impact on the natural environment.</p>

## Chapter 10: Monitoring and Implementation

Paragraph / Policy	Proposed Change	Reason
Chapter 10, pg 63: Second indicator under Objective 1	<p>“Change in areas <b>and populations</b> of biodiversity importance, <b>including:</b></p> <ul style="list-style-type: none"> <li><b>(i) change in BAP priority habitats and species and</b></li> <li><b>(ii) change in areas designated for their intrinsic environmental value including sites of international, national, regional or sub-regional significance.</b></li> </ul>	<p>Wording change in response to a representation from Natural England, which helps to clarify what will be monitored as part of this indicator. This data has been reported on in past Annual Monitoring Reports.</p>
Chapter 10, new indicator and target under Objective 7	<p>Indicator: <b>Numbers of planning applications resulting in back-up grazing land lost to other uses</b></p> <p>Target: <b>no net loss</b></p>	<p>Inclusion of new indicator in response to a representation from Natural England. It is important to maintain a supply of back up grazing land to support the viability of the traditional practice of commoning in the Park.</p>
Chapter 10, new indicator and target under Objective 7	<p>Indicator: <b>Number of applications permitted for farm diversification which replace the farm business or which encourages intensive production methods.</b></p> <p>Target - <b>Zero</b></p>	<p>Inclusion of new indicator in response to a representation from Natural England. To ensure that farm diversification enables farms to remain viable and not to allow the loss of existing farm businesses, which contribute to the traditional land-based economy of the National Park. It supports the objectives of the National Park’s Management Plan.</p>

**Annex 1: Policies superseded by Core Strategy and Development Management Policies**

<b>Paragraph / Policy</b>	<b>Proposed Change</b>	<b>Reason</b>
Annex 1 Policies superseded by Core Strategy and Development Management Policies.	Replace Salisbury District Local Plan Policy H2G with Policy H2F in the list of those 'saved' policies to be replaced by the Core Strategy.	Amendment in response to representation to ensure consistency with Letter of Direction on saved policies.