



David Illsley
Policy Manager
New Forest National Park Authority

Our Ref:

PINS/B1740/429/9

Date:

29 March 2019

Dear Mr Illsley,

Examination of the New Forest National Park Local Plan – Main Modifications

1. Thank you for your letter of 25 March 2019 requesting that we recommend main modifications. Can we also take the opportunity to thank you and your colleagues for your constructive and helpful approach during the examination.
2. We have taken account of the evidence, written statements and discussions at the hearings and consider that a number of main modifications to the submitted Local Plan are required to make it sound. An outline of these main modifications is set out on the attached document.
3. Most of these are taken from the latest schedule of suggested main modifications sent with your letter. In some cases what you have referred to as minor modifications are in our view required as main modifications.
4. Our conclusions on the issues and the reasons for main modifications will be set out fully in our report and we will take account of consultation responses, updated SA and HRA before reaching our final conclusions. We must also stress that we are not inviting or expecting comment on the document we have produced. There will be a full consultation exercise on the actual schedule of main modifications in due course.
5. You will note that we do not consider any main modifications are required to the Spatial Strategy or the overall scale of housing provision. The main modifications largely relate to the detailed wording of Policies or supporting text and are necessary to ensure that the Local Plan is justified, effective and consistent with national policy.
6. Following the additional work undertaken and the hearing session of 21 March 2019, we consider that a main modification is necessary to allocate the site at Ashurst Hospital which the Authority has proposed to us. This is required to ensure that the Local Plan makes effective use of previously developed land in a sustainable location and maximises the contribution to housing needs within the context of the environmental constraints that exist.
7. You will see that one of the main modifications involves the deletion of the site allocation at Calshot Village and Policy SP26. We consider that, in this particular case,

the allocation of a site for housing in a settlement not identified as one of the Defined Villages and therefore contrary to the basic spatial strategy is not justified.

8. In order to progress, we would be grateful if you could prepare a schedule of proposed main modifications, along the lines set out in the attached document for our consideration. The main modifications would have a consequential effect on the submitted Policies Map in two cases. These changes should be produced and published alongside the schedule of main modifications.
9. Once we have agreed the detailed schedule of main modifications, it would need to be published for full consultation for at least six weeks. An updated SA will be needed and you should consider whether any further work in terms of the HRA is required.
10. We are happy to discuss the detailed mechanisms and timescales for progressing the main modifications process via the Programme Officer.

Yours sincerely

Kevin Ward and Caroline Mulloy

INSPECTORS

New Forest National Park Local Plan Examination Inspectors' note

Outline of main modifications required

- 1) Starting point is submitted Local Plan i.e. Submission Draft of January 2018 incorporating the revised schedule of minor modifications **(dated 4 July 2018)**. Main modifications would be to the text of the submitted Local Plan as defined above.
- 2) Reference numbers for modifications put forward by the Authority are those in the updated schedules sent with letter on 25 March 2019. In some cases Inspectors consider that suggested minor modifications are actually main modifications which are required for soundness.
- 3) Unless referred to below, no modifications are required for soundness. No other modifications should be added. Additional minor modifications prior to adoption are entirely a matter for the Council and should be kept completely separate from this process.
- 4) Single modification with single ref i.e. MM1 for all bullet points under each policy which may incorporate a number of specific amendments to a policy and/or associated explanatory text.
- 5) Main Modifications will not relate to the Policies Map as Inspectors do not have remit to recommend modifications to it. Where the Policies Map needs to be amended from that in the submitted Local Plan, these amendments should be set out and included in consultation material published alongside but separately from the Main modifications. These concern the deleted and additional sites (**highlighted in yellow below**).

Strategic Policies and Development Principles

Policy DP2 General Development Principles

- Amendment to Policy as set out in MIN-06

Policy SP3 Major Development in the National Park

- Amendment to Policy as set out in in MAIN-01

Protecting and Enhancing the Natural Environment

Policy SP6 The Natural Environment

- Amendments to Policy as set out in MAIN-02 and MAIN-03.

Policy DP8 Safeguarding and Improving Water Resources

- Amendment to Policy as set out in MAIN-04.

Policy DP10 Open Space

- Amendment to Policy as set out in MAIN-05.

Policy DP12 Flood Risk

- Amendments to Policy and Para 5.61 as set out in MIN-20 and MIN-21

Policy SP14 Renewable Energy

- Amendments to Policy and para 5.67 as set out in MAIN-06 and MIN-23

Protecting and Enhancing the Historic and Built Environment

Policy SP16 The Historic and Built Environment

- Amendment to Policy as set out in MAIN-07 subject to deletion of “in particular” from criterion a)

Vibrant Communities

Policy SP19 New residential development in the National Park

- Amendment to Policy as set out in MIN-28
- Additional paragraph to supporting text setting out different elements of supply of housing land and up to date figures for them i.e.
 - Completions in plan period to date
 - Extant planning permissions
 - Site allocations in total
 - Estimate of windfalls in remainder of plan period and explanation as to what would contribute to windfall supply

Policy SP22 Land at Whartons Lane, Ashurst

- Amendments to Policy as set out in MAIN-08 and MAIN-09
- Amend criterion a) to refer to 50% affordable housing being a target and provision being subject to viability

Policy SP23 Land at the former Lyndhurst Park Hotel, Lyndhurst

- Amendment to Policy as set out in MAIN-10
- Delete “including tourism and residential.” From first sentence of Policy
- Add “and development could include tourism uses.” To end of second sentence of Policy
- Amend criterion c) to refer to “conserve or enhance”

Policy SP24 Land to the south of Church Lane, Sway

- Amendment to Policy as set out in MAIN-11
- Amend criterion a) to refer to 50% affordable housing being a target and provision being subject to viability

Policy SP25 Land adjacent to the former Fawley Power Station

- Amendments to Policy as set out in MAIN-12, MAIN-13, MAIN-14 and MIN-33
- Amend criterion a) to refer to 50% affordable housing being a target and provision being subject to viability

Policy SP26 Land at Calshot Village

- Delete Policy SP26 and supporting text.
- Policies Map should be amended to show deleted site allocation

Additional site allocation – Ashurst Hospital

- Add new Policy, supporting text and site allocation as set out in Authority's proposal of January 2019 subject to amendments set out in MIN-53 to MIN-57
- Policies Map should be amended to show additional site allocation

Policy SP27 Affordable Housing Provision

- Amend end of criterion c) to read "...will be sought on site"
- Add new paragraph at end of Policy to make clear that the proportion and tenure mix of affordable housing will take into account evidence on viability

Policy SP28 Rural Exception Sites

- Delete "The expectation is that" from final sentence of Policy

Policy SP30 New Forest Estate Workers Dwellings

- Amendment to Policy as set out in MAIN-17

Policy SP33 Gypsies, Travellers and Travelling Showpeople

- Amendment to Policy as set out in MIN-37

Policy DP34 Residential Character of the Defined Villages

- Amendment to Policy as set out in MAIN-18

A Sustainable Local Economy

Policy DP44: Redevelopment of Existing Employment Sites

- Amendments to Policy as set out in MIN-43 and MIN-45