



**Addendum to the
Sustainability Appraisal
of the
New Forest National Park
Submission Draft Local Plan
2016 - 2036**

Sustainability Appraisal of the proposed Main Modifications
to the Submission draft Local Plan

April 2019

Sustainability Appraisal of the proposed Main Modifications to the Submission draft Local Plan

The National Park Authority has completed a Sustainability Appraisal (SA) Report for the New Forest National Park Submission draft Local Plan 2016-2036 and this was published for consultation alongside the Submission draft Local Plan in Jan 2018. This Sustainability Appraisal Report incorporated a Strategic Environmental Assessment (SEA). The SEA assesses the environmental impacts of the plan (in accordance with the European Directive 2001/42/EC), whereas the SA assesses a broad range of environmental, economic and social impacts. Following Government guidance, the SA Report incorporated both of these assessments together, so that reference to the Sustainability Appraisal or the SA Report incorporated the requirements in the European Directive for a SEA.

The purpose of a Sustainability Appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of a Local Plan. It involves testing the proposed policies and objectives included in the Local Plan against a set of sustainability objectives and criteria. The SA process both informs the development of different policies and tests the sustainability of the final policies that are chosen to be included in the document.

This Addendum to the Sustainability Appraisal (SA) of the New Forest National Park Submission draft Local Plan has been prepared to provide an assessment of the implications for the Sustainability Appraisal of the proposed main modifications to the Submission draft Local Plan subsequent to Examination of the Local Plan. The assessment of each of the individual proposed main modifications can be found on the following pages of this Addendum and should be read alongside the Submission draft Local Plan and the sustainability assessments made in the SA Report of the Submission draft Local Plan (Jan 2018) and the Addendum to the Sustainability Appraisal Report (May 2018), and the SA of the proposed Ashurst Hospital Site allocation policy (Jan 2019).

Conclusion of this SA Addendum assessments:

None of the proposed modifications to the Submission draft Local Plan are considered to have an overall negative sustainability impact on the SA Objectives, and, in a number of cases, could strengthen the delivery of one or more of the SA Objectives.

Assessment of proposed main modifications

This assessment provides a sustainability appraisal of the proposed main modifications to the Submission draft Local Plan. This SA assessment has adopted a consistent approach to that taken in the main Sustainability Appraisal Report (January 2018, Examination Core Document 10), and the Addendum to the Sustainability Appraisal Report (May 2018). For example, the ten sustainability objectives and criteria used in this SA Addendum are consistent with those contained within the main Sustainability Appraisal Report (January 2018, CD10), which were produced in consultation with stakeholders and statutory consultees. Details of the sustainability appraisal objectives and criteria can be found in that SA Report (CD10). Each proposed modification has been assessed using the matrix based on the SA objectives and criteria contained within CD10. The effects of the proposed modifications have been predicted, with 'scores' reflecting whether the impact of the modification on the SA objectives is likely to be positive, negative, neutral or uncertain.

Where new text is proposed in a modification it is shown in bold, and where text is proposed for removal as a modification it has been struck through as set out below.

Insertion of text

~~Removal of text~~

Reference	Policy / Paragraph	<p style="text-align: center;">Impact on SA Objectives</p> <p style="text-align: center;">Proposed Main Modification</p>	<ol style="list-style-type: none"> 1. Conserve and enhance the landscape and seascape, and safeguard tranquillity 2. Conserve and enhance local, national and international nature conservation interests 3. Conserve and enhance the character of the built environment, local heritage and culture 4. Encourage sustainable use of resources, enhance air and water quality, help mitigate climate change 5. Deliver opportunities and education for understanding and enjoyment of the special qualities 6. Improve the well-being of communities by providing a safe environment, access to services and opportunities for healthy living 7. Support the delivery of housing for local communities 8. Support the local transport infrastructure, including sustainable transport 9. Facilitate a sustainable economy that supports businesses & communities, while maintaining the quality of the environment 10. Ensure a thriving land-based economy
MM1	Policy DP2	<p>Amend criterion (e) and (f) of Policy DP2 to state:</p> <p>e) development would not result in unacceptable adverse impacts on amenity amenity is not adversely affected in terms of additional impacts, visual intrusion, overlooking or shading; and</p> <p>f) development would not result in unacceptable adverse impacts associated with traffic or pollution (including air, soil, water, noise and light pollution)</p>	<p>This modification ensures that any impacts from development on amenity and those associated with traffic and pollution will be within acceptable limits. Whilst the modification is less stringent than the original text, the overall thrust of the Policy is still to ensure that development avoids unacceptable impacts on sustainability issues, in line with SA Objectives.</p> <p>– Impact on SA Objectives: Neutral</p>
MM2	Policy SP3	<p>Amend Policy SP3 to state:</p> <p><i>“Consideration of such applications should include an assessment of:</i></p> <p>a) <i>The need for the development, including in terms of any national considerations; and the impact of permitting it, or refusing it, upon the local economy</i></p> <p>b) The impact on the local economy of permitting or refusing it;</p> <p>c) The cost of, and The scope for, developing outside the New Forest National Park, or meeting the need for it in some other way...</p>	<p>Assessed in Addendum to SA (May 2018). This concluded:</p> <p>This is a re-ordering of the wording of Policy SP3, together with reflecting the wording in paragraph 116 of the NPPF (2012) – These should not create changes to the impacts on sustainability.</p> <p>– Impact on SA Objectives: Neutral</p>

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MM3	Policy SP6	<p>Amend Policy SP6 a) to state: “It has been demonstrated that suitable measures for mitigating or compensating adverse effects will be provided and maintained in order to achieve a net gain in biodiversity value where possible, and no net loss; and”</p> <p>Add a new paragraph after criteria c) : “In cases where it is not possible to fully avoid or mitigate for the loss of biodiversity interests resulting from a development, appropriate compensation will be secured for any residual losses via on or off site compensation measures. The latter may include the provision of compensatory habitats elsewhere”.</p> <p>Amend to state: <i>“In addition, opportunities to enhance ecological or geological assets, and the water environment should be maximised, particularly in line with the Authority’s ‘Action for Biodiversity’ * local Biodiversity Action Plan priorities.</i></p> <p>Amend to state: <i>“Applicants will be required to demonstrate the impacts of their proposal on biodiversity, and for certain types of development¹³ by submission of an preliminary Ecological Appraisal, which should outline the mitigation and enhancement measures needed to achieve a net gain in</i></p>	<p>Assessed in Addendum to SA (May 2018). This concluded: Natural England’s advice is that mitigation and enhancement measures should be included to achieve a net gain in biodiversity. This has the potential to provide a benefit for SA Objective 2 – Impact on SA Objectives: Potential for positive effect on SA Objective 2.</p> <p>Natural England’s advice is clarification of what would be involved in the case that compensating for adverse effects would be necessary. There is no change in the approach taken in Policy SP6, but this wording may support the delivery of SA Objective 2. - Impact on SA Objectives: Potential for positive effect on SA Objective 2.</p> <p>The inclusion of the ‘water environment’ in the policy wording reflects Natural England’s advice. As this wording is already included in the first sentence of Policy SP6, and does not add any new element to the Policy, there is no change to the sustainability of the Policy – Impact on SA Objectives: Neutral</p> <p>Natural England’s advice is that mitigation and enhancement measures should be included in a development in order to achieve a net gain in biodiversity. The inclusion of this has the potential to provide a benefit for SA Objective 2 - Impact on SA Objectives: Potential for positive effect on SA Objective 2</p>

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		<p><i>biodiversity (and any subsequent survey work it recommends).</i></p> <p>Add new footnote x: <i>Nature in the New Forest: Action for biodiversity, National Park Authority</i></p>	<p>This modification ensures consideration is given to the National Park Authority’s plan for biodiversity – “Action for Biodiversity”. As there is no change to the approach taken in Policy SP6, so no effect on sustainability is expected. - Impact on SA Objectives: Neutral</p>
MM4	Policy DP8	<p>Amend Policy DP8 to state:</p> <p><i>“In addition, all new residential development within the Southern Water company supply area of the National Park should be designed to achieve a required level of 110 litres maximum daily allowable usage per person, in line with the Government’s Housing Optional Technical Standard for water efficiency. This standard will be encouraged in new homes elsewhere across the National Park area.”</i></p>	<p>Assessed in Addendum to SA (May 2018). This concluded:</p> <p>This modification provides a consistent approach to achieving the highest standard of water efficiency across the whole of the National Park, rather than just the area covered by Southern Water. The Addendum to the HRA (May 2018) confirms that this modification will help to avoid potential effects on the water environment that could be caused by changes in water quantity/additional abstractions in the western part of the National Park. - Impact on SA Objectives: Potential positive for SA Objective 2 and 4</p>
MM5	Policy DP10	<p>Amend Policy DP10 to state:</p> <p><i>“Where there is an identified need, development should either provide for the enhancement of existing open space and amenity areas or provide on-site open space to the minimum provision standard of 3.5 hectares of public open space per 1,000 population.</i></p>	<p>This modification arises from the need to ensure consistency with national policy in the NPPF (2012). The modification of the Policy includes the national policy circumstances when a loss of existing open space would be considered. The overall Policy approach will still provide protection for open space, and sports and recreational buildings and land unless they are not needed, thereby contributing towards delivering SA Objective 6. - Impact on SA Objectives: Neutral</p>

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		<p><i>Proposals that result in the loss of existing open space, sports and recreational buildings and land, including playing fields, will not be permitted unless:</i></p> <p><i>a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</i></p> <p><i>b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</i></p> <p><i>c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.”</i></p>	
MM6	Para 5.61 and Policy DP12	<p>Amend paragraph 5.61 to state:</p> <p><i>“National Planning Practice Guidance sets out the ‘sequential test’ that will be used to assess all planning applications to direct development away from flood Zones 2 and 3 as the areas at highest risk of flooding. This will also need to take account of the broader considerations set out in the New Forest Strategic Flood Risk Assessment 2017, and consider all localised flood risk areas and all surface water flood risks. Only if there are no reasonably available suitable alternative sites should can development in areas of higher risk (Flood Zones 2 and 3) be considered by applying the ‘exception test’ as outlined in National Planning Practice Guidance.”</i></p>	<p>This modification is to ensure consistency with national policy on flood risk and the ‘exception test’ contained within the NPPF and NPPG. This is a clarification of the use of the exception test and the NPPG. - Impact on SA Objectives: Neutral</p>

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		<p><i>Policy DP12: Flood Risk</i> Amend criterion (b) of Policy DP12 to state:</p> <p>b) <i>do not comply with the sequential test, and, if necessary, the exception test (as outlined in National Planning Practice Guidance), or are inappropriate in high flood risk areas (as defined by the Environment Agency's Flood Zones 2 and 3 categories and the New Forest Strategic Flood Risk Assessment 2017); or</i></p>	
MM7	Policy SP14 and Para 5.67	<p>Amend the opening sentence of Policy SP14 to state:</p> <p><i>"Development proposals for, or incorporating, renewable energy generation, other than wind energy, will be permitted where they..."</i></p> <p>Amend the penultimate sentence in paragraph 5.67 to state: <i>"The New Forest is not an appropriate location for large on-shore wind development due to insufficient wind speed and the impact such development would have on the landscape and statutory National Park purposes."</i></p>	<p>These modifications arise from the need to have regard to national policy (including the Written Ministerial Statement) on wind energy. Whilst these modifications reflect a tighter policy stance and may have a small adverse impact on SA Objective 4, they are in line with the evidence for this type of energy generation in the National Park and will support SA Objective 1.- Overall Impact on SA Objectives: Neutral</p>

Refer- ence	Policy / Para- graph	<p style="text-align: center;">Impact on SA Objectives</p> <p style="text-align: center;">Proposed Main Modification</p>	<p>1. Conserve and enhance the landscape and seascape, and safeguard tranquillity</p> <p>2. Conserve and enhance local, national and international nature conservation interests</p> <p>3. Conserve and enhance the character of the built environment, local heritage and culture</p> <p>4. Encourage sustainable use of resources, enhance air and water quality, help mitigate climate change</p> <p>5. Deliver opportunities and education for understanding and enjoyment of the special qualities</p> <p>6. Improve the well-being of communities by providing a safe environment, access to services and opportunities for healthy living</p> <p>7. Support the delivery of housing for local communities</p> <p>8. Support the local transport infrastructure, including sustainable transport</p> <p>9. Facilitate a sustainable economy that supports businesses & communities, while maintaining the quality of the environment</p> <p>10. Ensure a thriving land-based economy</p>
MM8	Policy SP16	<p>Amend Policy SP16 to:</p> <p><i>“Proposals should protect, maintain or enhance nationally, regionally and locally important sites and features of the historic and built environment, including local vernacular buildings, archaeological sites and designed and historic landscapes, and, where appropriate, help secure a sustainable future for those heritage assets at risk.</i></p> <p>a) <i>Proposals will be supported where they conserve and enhance the significance or special interest of designated or non-designated heritage assets including their setting. In particular where they:</i></p> <p>(i) <i>it does do not harm the special interest, character or appearance of a Conservation Area or its setting, including spaces, street patterns, views, vistas, uses and trees which contribute to that special interest, character or appearance, having regard to the relevant conservation area character appraisal and management plan; and</i></p> <p>(ii) <i>it does do not harm the significance, or result in the loss, of a:</i></p> <ul style="list-style-type: none"> - <i>scheduled monument (or a non-designated assets of archaeological interest of demonstrably equivalent significance); or</i> 	<p>These proposed modifications reflect advice from Historic England, provide consistency with the NPPF, and are a more detailed clarification of the protection, maintenance and enhancement of the historic and built environment. Therefore, they may further support the protection afforded to the built and historic environment of the National Park and SA Objective 3. - Impact on SA Objectives: Potential positive for delivering SA Objective 3</p>

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		<ul style="list-style-type: none"> - <i>listed building, including through inappropriate siting, size, scale, height, alignment, materials, finishes (including colour and texture), design and form; or</i> - <i>registered historic park and garden, and particularly its layout, design, character, appearance and key views within, into and out; and,</i> <p><i>(iii) #makes a positive contribution to, or better reveals, or enhance the appreciation of, the significance or special interest of a heritage asset or its setting; and</i></p> <p><i>(iv) any harm is outweighed by the public benefits of the proposals including securing its optimum viable use; and</i></p> <p><i>(iv) helps secure the long term conservation of a heritage asset.</i></p> <p>b) Proposals will be resisted where they would harm the significance or special interest of a heritage asset unless any harm is outweighed by the public benefits of the proposal, proportionate to the degree of harm and significance of the asset, including securing its optimum viable use.</p>	

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		<p>c) <i>All development proposals that affect, or have the potential to affect, the significance or special interest of a designated or non-designated heritage asset, either directly or by being within its setting, will need to be accompanied by a clearly evidenced justification-heritage impact statement proportionate to the development and the significance or special interest of the asset, setting out how the impact of the development on the heritage assets and a suggested mitigation that is proportionate to the impact and significance of the assets, including any contribution made but its setting on that significance or special interest and how any harm has been avoided or minimised through careful design and mitigation.</i></p> <p>d) <i>Where proposals are likely to affect a site of known or potential archaeological interest, an appropriate desk-based assessment will also be required, including field evaluation where necessary."</i></p>	
MM9	Policy SP19	<p>Amend Policy SP19 to state:</p> <p><i>"An additional 800 dwellings will be delivered within the New Forest National Park between 2016 and 2036. To meet this, new residential development will be permitted within the National Park to maintain the vitality of local communities and support local</i></p>	

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		<p>services where the proposal involves:</p> <p>a) <i>The development of sites allocated for housing in the Local Plan; (300 dwellings);</i></p> <p>b) <i>The implementation of extant planning permissions; (standing at just over 100 dwellings at 31/03/17)</i></p> <p>c) <i>The development of land previously unallocated or unidentified (windfall development) within the Defined Villages of the National Park (Policy SP4); (estimated at 400 dwellings over the Plan period, at an annual average of 20 dwellings per annum);</i></p> <p>d) <i>Development that comes forward on appropriate rural exception sites (Policy SP28); and</i></p> <p>e) <i>Housing for New Forest Commoners (Policy SP29); Estate Workers (Policy SP30) and tied agricultural dwellings (Policy DP31)."</i></p>	<p>These modifications, together with a further modification (see MM10) that proposes a new paragraph in the Local Plan, are to improve the clarity of the policy and clearly set out the various sources of supply of housing land within the National Park. They do not affect the scale or location of the proposed housing in the Local Plan. - Impact on SA Objectives: Neutral</p>
MM10	<p>Para 7.10</p> <p style="text-align: center;">New paragraph on housing supply to support</p>	<p>Insert new paragraph 7.10 before the policy box (and renumber the remaining paragraphs of Chapter 7 as necessary) to read:</p> <p><i>"Policy SP19 indicates that 800 dwellings will be delivered up to 2036. This will be made up of the following components:</i></p>	<p>This new paragraph that has been included in the Local Plan as a further modification, together with the previous modification (see MM9), are to improve the clarity of the policy and clearly set out the various sources of supply of housing land within the National Park. They do not affect the scale or location of the proposed housing in the Local Plan. - Impact on SA Objectives: Neutral</p>

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	Policy SP19	<ul style="list-style-type: none"> Housing completions: Completions in the Plan period to date (between 1 April 2016 and 31 March 2019) total 63 dwellings. Extant planning permissions: Permissions as at 31 March 2019 total 114 dwellings. Site allocations: The Local Plan's five site allocations will result in approximately 300 dwellings up to 2036. Windfalls. Windfalls will be comprised of dwellings arising from rural exception sites, commoners dwellings, estate workers dwellings and tied agricultural dwellings and other unallocated sites in Defined Villages. It is estimated that these will total 400 dwellings over the Plan period, at an average of 20 dwellings per annum." 	
MM11	Policy SP22	<p>Amend the wording of Policy SP22 to state:</p> <p><i>"Land at Whartons Lane, Ashurst is allocated for the development of around 60 residential dwellings. Detailed proposals for the site that meet the following site-specific requirements will be permitted:</i></p>	<p>Assessed in Addendum to SA (May 2018). This concluded:</p> <p>This modification clarifies that the number of dwellings to be delivered will be 'around 60'. Site specific factors and a future detailed site layout will determine the precise number. This should not affect the sustainability appraisal. - Impact on SA Objectives: Neutral</p>

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		<p>a) The provision of on-site affordable housing for local people in housing need in accordance with the target of 50% affordable housing; 50% of the dwellings must be provided as affordable housing for local people in housing need;</p> <p>b) <i>All of the dwellings on the site will be limited to a maximum total internal habitable floor area of 100 square metres;</i></p> <p>c) <i>The site must be developed in a comprehensive manner;</i></p> <p>d) <i>Measures must be put in place to protect the trees subject to Tree Preservation Orders that border the site;</i></p> <p>e) <i>Contributions will be required to enhance the adjacent Whartons Lane Recreation Ground located opposite the site; and</i></p> <p>f) <i>Development proposals must provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider; and</i></p> <p>g) A site-specific flood risk assessment will be required, and measures put in place to address any groundwater or surface water flooding issues identified."</p>	<p>This modification is proposed to clarify that 50% affordable housing in the Policy is a target. This reflects national planning guidance but does not alter the sustainability of the approach which will continue to contribute positively towards SA Objective 7.</p> <p>- Impact on SA Objectives: Neutral</p> <p>Assessed in Addendum to SA (May 2018). This concluded: Tighter checks and measures to control current and future flood risks are a potential benefit for SA Objective 6 and 4.</p>

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			<p>-Impact on SA Objectives: Potential benefit to SA Objective 6 and 4</p>
MM12	Policy SP23	<p>Amend the wording of Policy SP23 to state:</p> <p><i>“Land at the former Lyndhurst Park Hotel is allocated for a mixed-use development including tourism and residential. The site has potential for around 50 dwellings alongside the retention of the historic elements of the existing building and development could include tourism uses. Residential development on the site should secure the future conservation of the heritage assets on the site. Detailed proposals for the site that meet the following site-specific requirements will be permitted:</i></p> <p>a) <i>The site must be redeveloped in a comprehensive manner;</i></p> <p>b) <i>The historic elements of the existing hotel building must be retained and could be used for a range of uses, including tourism and residential use. A detailed heritage assessment will be required to justify any proposals which harmed their retention;</i></p> <p>c) <i>The design and scale of the redevelopment of the site must conserve and/or enhance the character of this part of the Lyndhurst Conservation Area;</i></p>	<p>This modification is a clarification of the Policy. The potential sustainability impacts from housing and/or tourism uses remain unchanged. - Impact on SA Objectives: Neutral</p>

Reference	Policy / Paragraph	<p style="text-align: center;">Impact on SA Objectives</p> <p style="text-align: center;">Proposed Main Modification</p>	<p>1. Conserve and enhance the landscape and seascape, and safeguard tranquility</p> <p>2. Conserve and enhance local, national and international nature conservation interests</p> <p>3. Conserve and enhance the character of the built environment, local heritage and culture</p> <p>4. Encourage sustainable use of resources, enhance air and water quality, help mitigate climate change</p> <p>5. Deliver opportunities and education for understanding and enjoyment of the special qualities</p> <p>6. Improve the well-being of communities by providing a safe environment, access to services and opportunities for healthy living</p> <p>7. Support the delivery of housing for local communities</p> <p>8. Support the local transport infrastructure, including sustainable transport</p> <p>9. Facilitate a sustainable economy that supports businesses & communities, while maintaining the quality of the environment</p> <p>10. Ensure a thriving land-based economy</p>
		<p>d) <i>Redevelopment proposals must retain the important trees on the site that contribute to the open verdant setting and the site's edge-of-village location;</i></p> <p>e) <i>Redevelopment proposals for the site should be accompanied by a Transport Assessment, given the proximity of the site to the designated Lyndhurst Air Quality Management Area. Adequate parking provision must be made on-site;</i></p> <p>f) <i>Proposals for C3 residential use must provide on-site affordable housing for local people in housing need as close to the Authority's target of 50% affordable housing as is viable. Viability will be demonstrated through an open book approach;</i></p> <p>g) <i>All of the dwellings on site will be limited to a maximum total internal habitable floor area of 100 square metres;</i></p> <p>h) <i>Any proposals for C2 use (i.e. where no affordable housing for local people would be provided) must be accompanied by a legal agreement requiring the occupancy to be limited to those with a local connection.</i></p>	<p>Assessed in Addendum to SA (May 2018). This concluded: The inclusion of a requirement to assess the impacts of any additional traffic created by the development will assist in controlling the air quality within Lyndhurst. - Impact on SA Objectives: Potential positive for SA Objective 4</p>

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		<p>i) Development proposals must ensure future access to existing water supply infrastructure for maintenance and upsizing purposes; and</p> <p>j) Development proposals must incorporate measures to mitigate potential significant urban edge impacts on adjacent protected habitats.</p>	
MM13	Policy SP24	<p>Amend the wording of policy SP24 to state:</p> <p><i>“Land to the south of Church Lane, Sway is allocated for the development of around 40 residential dwellings. The site will also provide 1 hectare of informal greenspace provision for the local community. Detailed proposals for the site must meet the following site-specific requirements:</i></p> <p>a) The provision of on-site affordable housing for local people in housing need in accordance with the target of 50% affordable housing; 50% of the dwellings must be provided as affordable housing for local people in housing need;</p> <p>b) <i>All of the dwellings on the site will be limited to a maximum total internal habitable floor area of 100 square metres;</i></p> <p>c) <i>The site must be developed in a comprehensive manner;</i></p>	<p>Assessed in Addendum to SA (May 2018). This concluded: This modification clarifies that the number of dwellings to be delivered will be ‘around 40’. Site specific factors and a future detailed site layout will determine the precise number. This should not affect the sustainability appraisal. - Impact on SA Objectives: Neutral</p> <p>This modification is proposed to clarify that 50% affordable housing in the Policy is a target. This reflects national planning guidance but does not alter the sustainability of the approach, which will continue to contribute positively towards SA Objective 7. - Impact on SA Objectives: Neutral</p>

Reference	Policy / Paragraph	<p style="text-align: center;">Impact on SA Objectives</p> <p style="text-align: center;">Proposed Main Modification</p>	<p>1. Conserve and enhance the landscape and seascape, and safeguard tranquillity</p> <p>2. Conserve and enhance local, national and international nature conservation interests</p> <p>3. Conserve and enhance the character of the built environment, local heritage and culture</p> <p>4. Encourage sustainable use of resources, enhance air and water quality, help mitigate climate change</p> <p>5. Deliver opportunities and education for understanding and enjoyment of the special qualities</p> <p>6. Improve the well-being of communities by providing a safe environment, access to services and opportunities for healthy living</p> <p>7. Support the delivery of housing for local communities</p> <p>8. Support the local transport infrastructure, including sustainable transport</p> <p>9. Facilitate a sustainable economy that supports businesses & communities, while maintaining the quality of the environment</p> <p>10. Ensure a thriving land-based economy</p>
		<p>d) Residential development on the site will be limited to the part of the site that lies outside the New Forest Special Protection Area 400 metre zone (illustrated in the red shading on the map below);</p> <p>e) Measures should be put in place to protect the trees that fringe the site that are protected by Tree Preservation Orders;</p> <p>f) The access to the site off Church Lane must ensure adequate visibility splays and provide safe access to the school and on foot to the village centre;</p> <p>g) The use of the remainder of the site (green shading) that lies within the New Forest SPA 400 metre zone for informal greenspace will be supported. Proposals should be accompanied by details of the proposed layout and long-term management arrangements for the greenspace provision; and</p> <p>h) Development proposals must provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.”</p>	

Reference	Policy / Paragraph	<p style="text-align: center;">Impact on SA Objectives</p> <p style="text-align: center;">Proposed Main Modification</p>	<p>1. Conserve and enhance the landscape and seascape, and safeguard tranquillity</p> <p>2. Conserve and enhance local, national and international nature conservation interests</p> <p>3. Conserve and enhance the character of the built environment, local heritage and culture</p> <p>4. Encourage sustainable use of resources, enhance air and water quality, help mitigate climate change</p> <p>5. Deliver opportunities and education for understanding and enjoyment of the special qualities</p> <p>6. Improve the well-being of communities by providing a safe environment, access to services and opportunities for healthy living</p> <p>7. Support the delivery of housing for local communities</p> <p>8. Support the local transport infrastructure, including sustainable transport</p> <p>9. Facilitate a sustainable economy that supports businesses & communities, while maintaining the quality of the environment</p> <p>10. Ensure a thriving land-based economy</p>
MM14	Policy SP25	<p>Amend the wording of criteria of Policy SP25 to state:</p> <p><i>As part of the comprehensive redevelopment of the adjacent brownfield Power Station site, adjoining land to the south of the site within the National Park is allocated for around 120 dwellings. Detailed proposals for the site must meet the following site-specific requirements:</i></p> <p>(a) The provision of on-site affordable housing for local people in housing need in accordance with the target of 50% affordable housing; 50% of the dwellings in the Southern Quarter of the development site must be affordable housing to meet local needs;</p> <p>(b) <i>At least 50% of the dwellings provided within the National Park must be smaller dwellings (less than 100 square metres) to meet the identified local housing need for smaller dwellings;</i></p> <p>(c) <i>Proposals must be implemented as an integral and contiguous part of the redevelopment of the whole Power Station site pursuant to an approved comprehensive redevelopment masterplan and an integrated transport strategy for the entire Fawley Power Station site;</i></p>	<p>This modification is proposed to clarify that 50% affordable housing in the Policy is a target. This reflects national planning guidance but does not alter the sustainability of the approach, which will continue to contribute positively towards SA Objective 7.</p> <p style="text-align: center;">- Impact on SA Objectives: Neutral</p> <p>Assessed in Addendum to SA (May 2018). This concluded: The inclusion of a requirement for an integrated transport strategy should ensure that the transport infrastructure and connections that are important to support development are outlined. It is not possible to say at this stage whether a transport strategy would reduce the traffic impacts of the development or have an effect on</p>

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		<p>(d) <i>Any loss of the designated SINC habitat must be kept to an essential minimum and compensated through the enhancement of the biodiversity value of the remaining habitat and/or the compensatory provision of alternative habitats of equivalent or higher value to achieve a net gain for biodiversity;</i></p> <p>(e) <i>A site-specific flood risk assessment will be required, and measures put in place to address any flooding issues identified to ensure that the development will be safe for its lifetime.</i></p>	<p>issues such as public transport availability or air quality. So, whilst the production of a transport strategy is important to ensure the transport implications of the development are considered, it is not possible to assess the sustainability of this at this stage.</p> <p>Impact on SA Objectives: Neutral</p> <p>Assessed in Addendum to SA (May 2018). This concluded: This modification strengthens the protection of the SINC habitats and species and should ensure greater consistency with Policy SP6 (and its modification). It also helps the aim of achieving a net gain in biodiversity. Overall this modification should improve the protection of the habitats and species of the SINC. - Impact on SA Objectives: Positive for SA Objective 2.</p> <p>This requirement to assess flood risk will help to reduce any potential for flood-related effects, and, therefore, supports a safe environment. - Impact on SA Objectives: Potential positive for SA Objective 6.</p>
MM15	Policy SP26 and supporting text	<p>Delete Policy SP26 and supporting text</p> <p>Amend paragraph 4.19 to reflect the fact that the proposed housing site allocation at Calshot Village (Policy SP26) has been deleted from the Local Plan</p> <p>4.19 <i>“Provision is also made in the Local Plan for development</i></p>	

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		<p><i>in the National Park to support the redevelopment of the brownfield former Fawley Power Station site and to support the socio-economic well-being of the community at Calshot. These This allocations has have been informed by consideration of the Government's major development test. and the Authority's duty to foster the socio-economic well-being of local communities in the National Park.</i></p> <p>Amend paragraph 7.28 and delete paragraphs 7.35,7.36 and Policy SP26 as follows:</p> <p>7.28 "As well as assessing the capacity of the defined villages, the Authority has considered the potential of other settlements to accommodate development. and two further housing allocations within the National Park are proposed in the Fawley / Calshot area. In terms of the rest of the National Park, significant parts of the New Forest are affected by flooding and over two thirds of the National Park lies within or adjacent to internationally protected habitats. These factors, allied to the landscape protection afforded to the whole of the New Forest through primary legislation, significantly restrict the potential for further housing allocations. Consequently, outside the two further land use allocations proposed adjacent to the former at-Fawley Power Station and Calshot, the housing needs arising within the rest of the</p>	

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		<p><i>National Park will predominantly be met through appropriate rural exceptions schemes in or adjacent to settlements with basic local services."</i></p> <p><u>Calshot Village</u></p> <p>7.35 The redevelopment of Fawley Power Station will deliver infrastructure improvements for the area, provide local employment opportunities and significantly improve the services on offer. Linked to the Authority's duty to foster the socio-economic well-being of local communities within the National Park, the nearby community of Calshot should benefit from these improvements. The village has pockets of relative deprivation and there is an opportunity to broaden the range of housing available in the village and provide local community facilities through the provision of a new primary school close to the village. This will provide a connection between the village of Calshot and the Fawley Power Station site and a focal point for the local community in Calshot.</p> <p>7.36 A number of improvements – including landscape and public realm enhancements – can be implemented without the need for additional development. In addition to these improvements, the village would benefit from a more mixed community with a better balance of housing tenures. Land adjacent to St George's Church Hall has</p>	

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		<p>been identified as an important site to the village and is relatively unconstrained.</p> <p><u>Policy SP26 – Land at Calshot Village</u></p> <p>Land at Calshot Village is allocated for 30 dwellings and cemetery use. Detailed proposals for the site must meet the following site specific requirements.</p> <p>a) 50% of dwellings must be provided for affordable housing for local people in housing need;</p> <p>b) All of the dwellings on the site will be limited to a maximum total internal habitable floor area of 100 square metres floor area of 100 square metres;</p> <p>c) The site must be developed in a comprehensive manner and ensure the proposed layout of the residential and cemetery uses are compatible;</p> <p>d) Measures should be put in place to protect the trees in the centre of the site that are subject to Tree Preservation Orders;</p> <p>e) The enhancement of St George’s Hall for the benefit of the local Calshot community should form part of the plans; and</p>	<p>The removal of the Policy for Calshot and its housing allocation, will remove the positive impacts that were expected for SA Objectives 6 and 7, but will also remove the expected negative impact on SA Objective 2 and the uncertain adverse impacts on SA Objective 1. - Impact on SA Objectives: Neutral</p>

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		<p>f) Development proposals must ensure future access to existing wastewater and water supply infrastructure for maintenance and upsizing purposes.</p>	

MM16	New Policy for Ashurst Hospital Site and supporting text	<p><u>Ashurst Hospital Site</u></p> <p>Delete paragraph 7.20 and it has been superseded by the inclusion of the Ashurst Hospital site allocation policy:</p> <p>“Brownfield land may become available at the Ashurst Hospital site during the Plan period, but this is dependent on a future decision from the NHS. Should the Ashurst Hospital site be deemed surplus to the requirements of the NHS within the Plan period, the Authority will consider the best uses for this brownfield site. The immediate proximity of the New Forest Special Protection Area (SPA) to the site would limit the type of any future residential use of the hospital site.”</p> <p>Amend paragraph 7.21 to ensure consistency with the inclusion of the Ashurst Hospital site allocation policy:</p> <p>“Consequently attention has focused on The east of the village, which is less constrained by flood risk and the range of national and international habitat designations that cover the Open Forest to the west of Ashurst. In doing so Consideration has also been given to the Ashurst Village Design Statement (formally adopted as a Supplementary Planning Document in June 2013) which highlights the value that residents of Ashurst place on the greenfield land around the edge of the village. The Village Design Statement expresses the desire to prevent the coalescence of the village and West Totton.”</p> <p>Add new policy, supporting text and site allocation to state:</p> <p><u>Ashurst Hospital</u></p> <p>1. The Ashurst Hospital site comprises previously developed land with access to a range of local services, including the train station and local shops. The site immediately adjoins the existing Defined Village boundary of Ashurst and is located within Flood Zone 1 for fluvial flooding.</p>	<p>The proposed Policy for the Ashurst Hospital was subject to a separate Hearing Session of the Local Plan Examination (March 2019) and was also subject to a Sustainability Appraisal – see Sustainability Appraisal of Proposed additional site allocation - Ashurst Hospital (January 2019).</p> <p>The only modifications to the proposed Policy (that was the topic of the Local Plan Examination Hearing Session in March 2019) are clarification that C2 residential use will be care home use, that on-site affordable housing for local people relates to extra care, and that the reference within the policy wording to the ‘remaining previously developed part of the site’ relates to the footprint of the existing buildings and car park. None of these will affect the sustainability of the Policy. - Impact on SA Objectives: Neutral</p>
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	<p>2. Health Commissioners have confirmed that much of the existing accommodation at Ashurst Hospital is no longer fit for purpose and there is an opportunity to make a more efficient use of the site. Large parts of the site have been declared surplus to the operational healthcare requirements of the NHS and are vacant. The more modern Snowden Building at the west of the site currently contains the Birthing Centre and is to be retained. It is likely that this building will need to be extended to accommodate the future healthcare services that will continue to be delivered from the Ashurst Hospital site and policy XX supports this.</p> <p>3. Policy XX allocates the site for a mix of residential (C2 care home use or extra care) and retained healthcare provision. It is considered that the surplus part of this previously developed site can deliver around 30 units - although the exact number will depend on the final form of residential development, which will in turn be guided by the need to avoid impacts on the adjacent protected habitats. Viability modelling for the Local Plan indicates that the redevelopment of the Ashurst Hospital site (including site clearance costs) is unlikely to achieve the 50% affordable housing policy target.</p> <p>4. The site allocation policy highlights the natural and built environment constraints and opportunities on the Ashurst Hospital site. The site lies adjacent to the New Forest SSSI, SAC, SPA and Ramsar sites and the Habitats Regulations Assessment for the Local Plan identifies the potential for a range of possible effects from development on these protected sites, including recreation pressure, urban edge effects including cat predation and the loss or damage to off-site supporting habitats.</p> <p>5. Policy XX therefore requires development to be confined to the previously developed land to the north of the site</p>	
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and the strengthening of the planted boundary to the adjacent Natura 2000 site designations. Mitigation measures for potential urban edge effects could include the use of legal covenants (e.g. preventing cat or dog ownership) and arrangements for grounds maintenance. The requirement to ensure no adverse impact on the adjacent national and internationally protected habitats will also influence the form of the C2 care home or extra care residential development on site.

- 6. Elements of the existing built development on the site date back to the 1830s. The former historic workhouse building is considered to be a non-designated heritage asset due to its 19th Century origins and the degree to which the building has survived to a large extent. The Victorian Chapel on the site was constructed sometime between 1869 and 1896 and the exterior remains in good condition. The former workhouse building and Victorian Chapel have heritage significance and Policy XX confirms the Chapel will be retained as part of the redevelopment of the site. The policy requires a detailed heritage assessment to be undertaken to justify proposals that would result in the loss of the former workhouse building.*

Policy XX - Land at Ashurst Hospital

Land at Ashurst Hospital is allocated for a mixed-use development comprising:

- Retained (and potentially extended) healthcare provision in the western part of the site (focused on the Snowden Building) – illustrated in blue on the map below; and*
- Around 30 residential units (Use Class C2 care home or extra care use) on the remaining previously developed part of the site (i.e. on the footprint of the existing buildings and car park).*

Detailed proposals for the site that meet the following site-specific requirements will be permitted:

- a) The site must be redeveloped in a comprehensive manner and detailed proposals for residential development will need to ensure the retained healthcare uses on the site can operate efficiently;***
- b) Built development will be confined to the previously developed land to ensure the existing green buffer remains to the south of the site and the New Forest's protected habitats.***
- c) The Victorian Chapel will be retained as part of the redevelopment. A detailed heritage assessment and structural survey will be required to justify the loss of the former workhouse buildings;***
- d) Redevelopment proposals must retain the protected trees on the site;***
- e) Proposals for extra care use (that is not C2 Use) must provide on-site extra care affordable housing for local people in housing need as close to the Authority's target of 50% affordable housing as is viable. Viability will be demonstrated through an open book approach;***
- f) Proposals for C2 care home use must be accompanied by a legal agreement requiring the occupancy to be limited to those with a local connection;***
- g) All of the dwellings on site will be limited to a maximum total internal floor area of 100 square metres;***
- h) Development proposals must incorporate measures to mitigate potential significant urban edge impacts on adjacent protected habitats. The existing southern boundary between the site and the adjacent protected habitats should be retained and strengthened with the***

planting of native species. Proposals should seek to enhance both its role in buffering the designated sites and supporting species of principal importance for biodiversity. A detailed application for the site will be subject to a full appropriate assessment; and

- i) Development proposals must provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider.***

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MM17	Policy SP27	<p>Amend the wording of Policy SP27 to state:</p> <p><i>“50% of net dwellings developed within the defined village boundaries of Ashurst, Brockenhurst, Lyndhurst and Sway and on sites allocated for residential development in the Local Plan will be provided as affordable homes to meet local needs. In practice:</i></p> <p>a) <i>On developments of 1 – 2 net new dwellings, no affordable housing will be sought;</i></p> <p>b) <i>On developments of between 3 – 10 net new dwellings, a target of 50% affordable housing will be sought on site. Exceptionally, at the discretion of the National Park Authority, financial contributions in lieu of on-site provision will be accepted on smaller sites;</i></p> <p>c) <i>On development sites of 11 dwellings or more, a target of 50% affordable housing will be sought on site must be made on-site.</i></p> <p><i>The layout and design of affordable housing will be appropriately integrated into each development. Local connection criteria will be applied to affordable housing to ensure local needs are met.</i></p>	<p>The proposed modifications ensure greater consistency with national policy and guidance on development viability. The fact that the proportion and tenure mix of affordable housing sought will take into account evidence on viability will not affect the sustainability of the Policy, which still contributes positively towards SA Objective 7 -</p> <p>Impact on SA Objectives: Neutral</p>

Reference	Policy / Paragraph	<p style="text-align: center;">Impact on SA Objectives</p> <p style="text-align: center;">Proposed Main Modification</p>	<p>1. Conserve and enhance the landscape and seascape, and safeguard tranquility</p> <p>2. Conserve and enhance local, national and international nature conservation interests</p> <p>3. Conserve and enhance the character of the built environment, local heritage and culture</p> <p>4. Encourage sustainable use of resources, enhance air and water quality, help mitigate climate change</p> <p>5. Deliver opportunities and education for understanding and enjoyment of the special qualities</p> <p>6. Improve the well-being of communities by providing a safe environment, access to services and opportunities for healthy living</p> <p>7. Support the delivery of housing for local communities</p> <p>8. Support the local transport infrastructure, including sustainable transport</p> <p>9. Facilitate a sustainable economy that supports businesses & communities, while maintaining the quality of the environment</p> <p>10. Ensure a thriving land-based economy</p>
		<p><i>The tenure (social and affordable rented, intermediate, shared ownership and other) of affordable homes will be based on up-to-date evidence of local needs. A suitable mix will be determined through liaison with the local housing authority and the starting point is to seek 75% social/affordable rented tenure and 25% shared ownership / intermediate housing.</i></p> <p><i>The proportion and tenure mix of affordable housing sought will take into account evidence on viability.</i></p>	
MM18	Policy SP28	<p>Policy SP28</p> <p>Delete "The expectation is that" from final sentence of Policy</p>	<p>This modification should have no impact on the SA Objectives.</p> <p>- Impact on SA Objectives: Neutral</p>
MM19	Policy SP30	<p>Amend criterion (c) of Policy SP30 to state:</p> <p><i>"The housing is subject to an occupancy condition and remains available for Estate Workers, or last employed as Estate Workers, in perpetuity; and..."</i></p>	<p>Assessed in Addendum to SA (May 2018). This concluded:</p> <p>This modification clarifies that occupants who were last employed as Estate workers will be included in this Policy, but this should not affect the Policy's impact on the SA Objectives. - Impact on SA Objectives: Neutral</p>
MM20	Policy SP33	<p>Amend the wording of criterion (b) of the second part of Policy SP33 - focusing on further proposals for the provision of permanent and / or transit accommodation to meet an established need of gypsies, travellers and travelling showpeople - to state:</p>	

Reference	Policy / Paragraph	<p style="text-align: center;">Impact on SA Objectives</p> <p style="text-align: center;">Proposed Main Modification</p>	<p>1. Conserve and enhance the landscape and seascape, and safeguard tranquility</p> <p>2. Conserve and enhance local, national and international nature conservation interests</p> <p>3. Conserve and enhance the character of the built environment, local heritage and culture</p> <p>4. Encourage sustainable use of resources, enhance air and water quality, help mitigate climate change</p> <p>5. Deliver opportunities and education for understanding and enjoyment of the special qualities</p> <p>6. Improve the well-being of communities by providing a safe environment, access to services and opportunities for healthy living</p> <p>7. Support the delivery of housing for local communities</p> <p>8. Support the local transport infrastructure, including sustainable transport</p> <p>9. Facilitate a sustainable economy that supports businesses & communities, while maintaining the quality of the environment</p> <p>10. Ensure a thriving land-based economy</p>
		<p><i>“Occupancy of the site will be restricted to gypsies and travellers, and travelling showpeople with a local connection to the New Forest National Park;”</i></p> <p>Update the policy criterion numbering to avoid duplication.</p>	<p>This modification is a clarification of those who are covered by the Policy. - Impact on SA Objectives: Neutral</p>
MM21	Policy DP34	<p>Amend the wording of Policy DP34 to state:</p> <p><i>“To ensure the conservation and enhancement of the built heritage of the Defined Villages, development proposals within the villages must be informed by consideration of the character of the local area. The four Defined Villages are rural areas often characterised by spacious residential plots set within mature landscapes and. Ddevelopment densities should reflect the strong built heritage of the Defined Villages, and their locally distinctive character and location within a nationally protected landscape.”</i></p>	<p>This modification replaces a description of the character of the Defined Villages with policy guidance to protect that character. This strengthens the support for the built and natural environment and thus is positive for SA Objective 3. – Impact on SA Objectives: Potential positive impact on SA Objective 3</p>
MM22	Policy DP44	<p>Amend the wording of Policy DP44 to state:</p> <p><i>“The redevelopment of established employment sites for industrial, office, and business and low-key storage uses will be permitted throughout the National Park where....”</i></p>	<p>This modification clarifies that low key storage can be considered under this Policy and that the Policy is applicable throughout the Plan area. These changes do not alter the assessment of impacts on the SA Objectives, particularly given the requirements outlined in the Policy criteria a) to d). - Impact on SA Objectives: Neutral</p>