

FAWLEY PARISH COUNCIL

# FAWLEY PARISH NEIGHBOURHOOD PLAN 2025 - 2043

SUBMISSION VERSION: DECEMBER 2025

## Table of Contents

<b>FOREWORD</b> .....	<b>3</b>
<b>1. INTRODUCTION</b> .....	<b>4</b>
<b>2. BACKGROUND</b> .....	<b>7</b>
History .....	7
Profile .....	7
Strategic Planning Policy .....	9
National Planning Policy .....	11
Project Progress .....	12
<b>3. VISION, OBJECTIVES AND POLICIES</b> .....	<b>13</b>
Policy FAW1: SPATIAL STRATEGY .....	14
Policy FAW2: SETTLEMENT SEPARATION AND LOCAL LANDSCAPE CHARACTER .....	15
Policy FAW3: DESIGN GUIDANCE AND CODES .....	17
Policy FAW4: EXISTING AND NEW LOCAL COMMUNITY ASSETS .....	18
Policy FAW5: GREEN INFRASTRUCTURE .....	21
Policy FAW6: LOCAL GREEN SPACES .....	23
Policy FAW7: AIR QUALITY .....	25
Policy FAW8: ACTIVE TRAVEL .....	27
Fawley Parish Neighbourhood Plan Policies Map .....	28
<b>4. INFORMATION</b> .....	<b>35</b>
<b>5. APPENDICES</b> .....	<b>35</b>

# FOREWORD

Creating a Neighbourhood Plan is a valuable opportunity for the people of Fawley to shape the future of our parish.

It gives us, as a community, a stronger voice in local planning decisions and allows us to set out clear priorities for how we want our area to grow and develop.

Whether it's protecting our cherished green spaces, supporting local businesses, or ensuring that any new housing meets the needs of residents, this plan puts our community in the driving seat. It's about making sure we keep what we value most while planning carefully for the years ahead.

The Neighbourhood Plan also helps us secure the right kind of development—one that respects the character of our villages and supports local infrastructure. Importantly, once adopted, it carries legal weight when planning applications are decided. That means our views can no longer be easily overlooked.

This is our chance to set out a positive and practical vision for Fawley—one that reflects our local identity, safeguards what matters, and gives future generations a place to be proud of.

Councillor Alexa Carcas

Chair of Fawley Steering Group

# 1. INTRODUCTION

- 1.1 Fawley Parish Council is preparing the first Fawley Parish Neighbourhood Plan (FNP) to cover the period from 2025 - 2043. FPC is defined as a 'qualifying body' for this purpose in line with the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended).
- 1.2 The Fawley Neighbourhood Area was designated by New Forest District Council on 12<sup>th</sup> January 2024 and New Forest National Park Authority on the 20<sup>th</sup> February 2024 as the area to which the policies of the FNP will apply. A map showing the Neighbourhood Area is shown below. The area coincides with the Parish Boundary.
- 1.3 Fawley has a population of just over 14,100 residents (as at Census 2021).

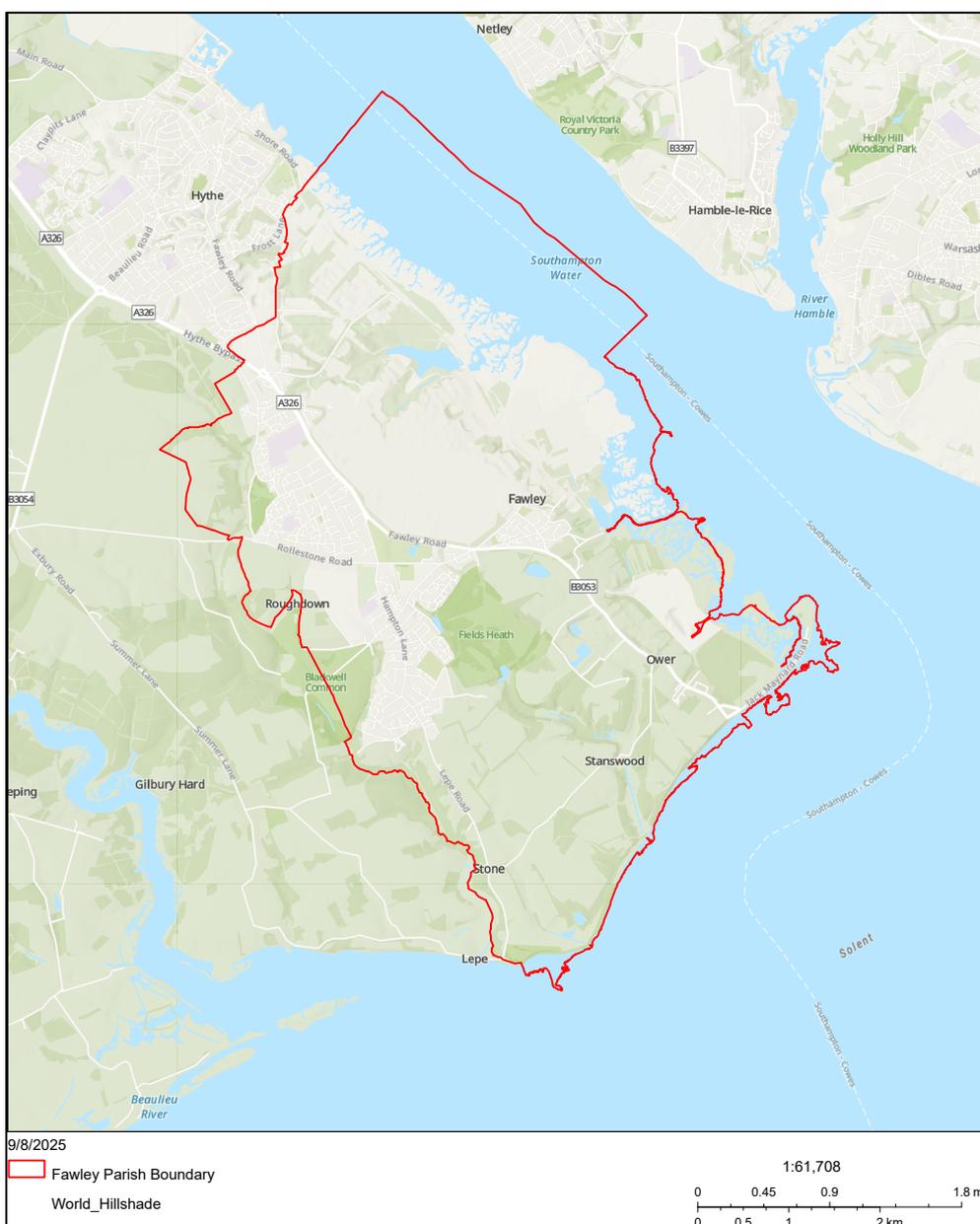
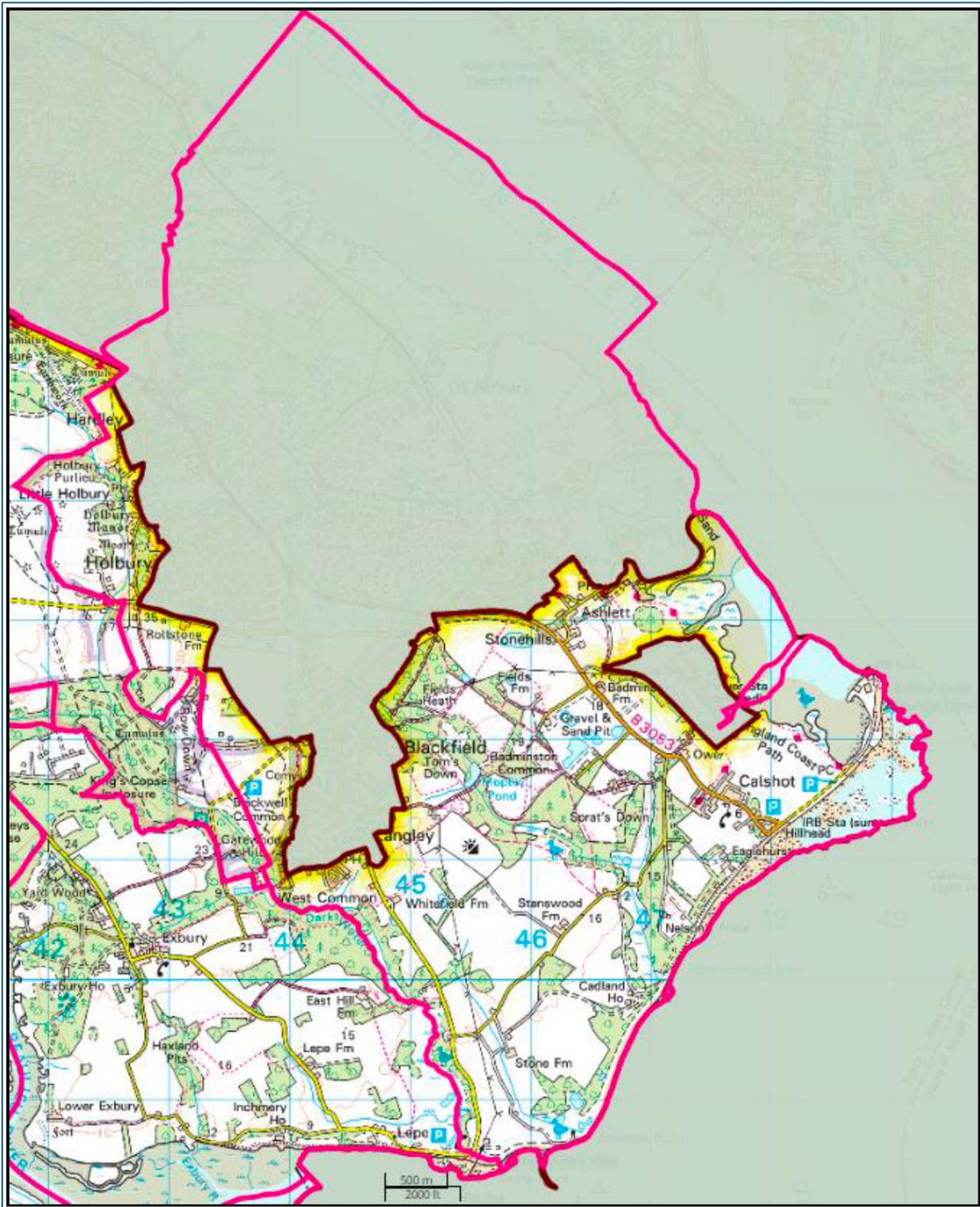


Figure 1 – Fawley Parish Neighbourhood Plan Area

- 1.4 The FNP will cover the period from 2025 to 2043. This submission version contains the policies for determining planning applications for the use and development of land within Fawley during that period. In doing so it operates alongside other policies of the NFDC & NFNPA development plan that relate to Fawley.
- 1.5 The Pre-Submission was published for statutory consultation under Regulation 14 of the Regulations between the 18<sup>th</sup> September and 30<sup>th</sup> October 2025, with Fawley Parish Council subsequently approving the submission version in December 2025.



Figure 2 Map of the New Forest National Park boundary.  
Image courtesy of New Forest National Park Authority.



Key	
	Parish boundaries
	New Forest National Park boundary

Figure 3. Map illustrating the New Forest National Park within Fawley Parish

## 2. BACKGROUND

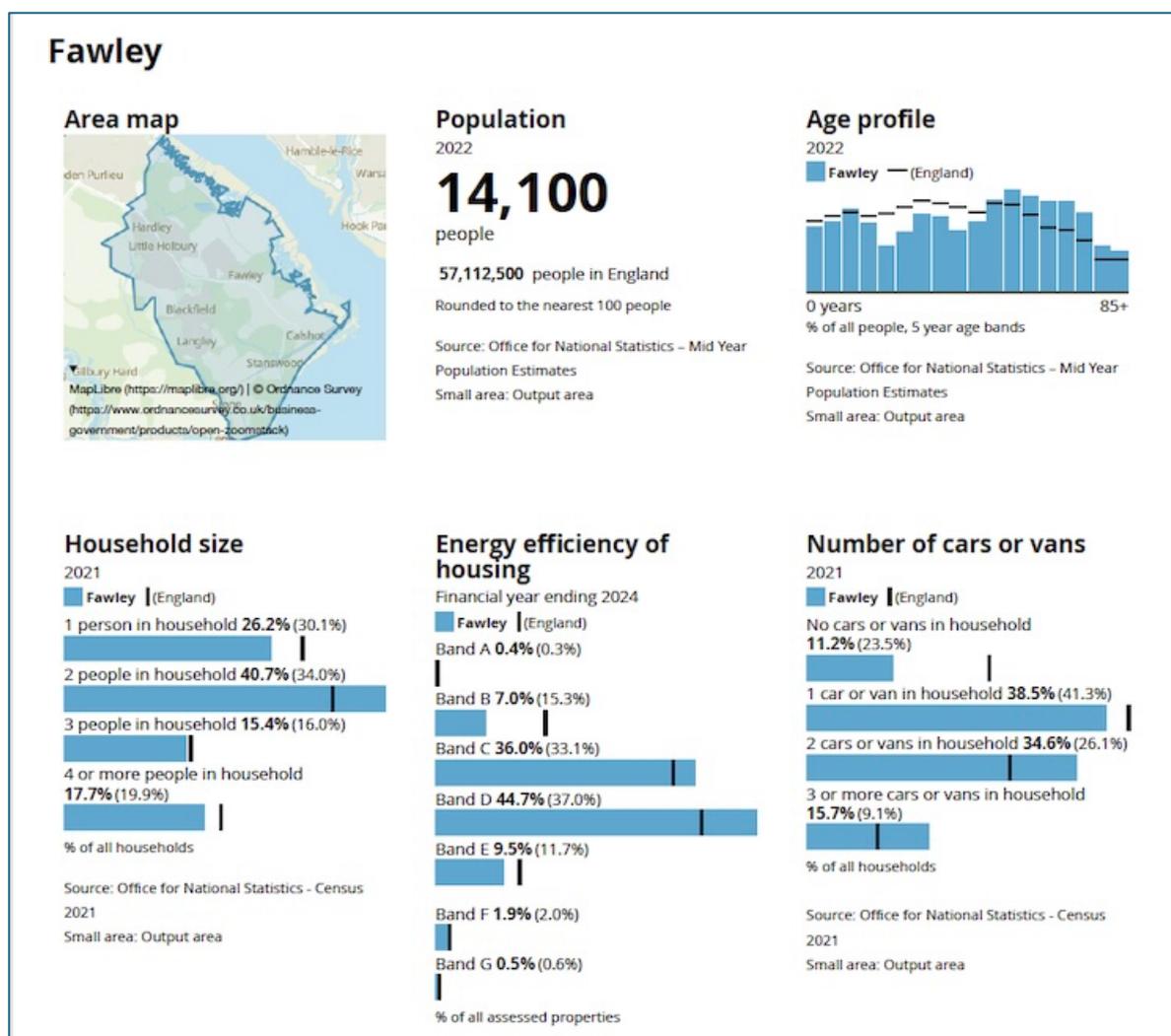
### History

- 2.1 Fawley Parish has a long and rich history stretching back to Saxon times and beyond. The name “Fawley” is thought to come from Old English, meaning “fallow woodland clearing.” The village of Fawley itself was once a quiet agricultural community centred around the parish church of All Saints, parts of which date back to the 12th century. For centuries, the area was shaped by farming, fishing, and its close connection to Southampton Water. With its rural charm and maritime links, Fawley grew steadily, but remained a modest settlement until the 20th century.
- 2.2 In the early 1900s, change began to accelerate across the parish. Holbury, once a small hamlet, started to grow with the arrival of housing and new services. Its name is thought to come from “holly fort” or “hollow hill.” By the mid-20th century, Holbury became one of the more developed areas in the parish, with schools, shops, and homes supporting a growing population, especially during and after the Second World War. Much of the housing was built to accommodate workers in local industry, including the power station and refinery.
- 2.3 Hardley also expanded during the 20th century. Historically it was a quiet farming area but became increasingly residential as the parish grew. Its name may come from “hard clearing” – a reference to the local terrain. Today, Hardley blends old and new, with modern housing developments sitting alongside lanes and hedgerows that hint at its rural past. Similarly, Langley—whose name means “long clearing”—was once mainly farmland but is now a peaceful residential area, valued for its green spaces and community feel.
- 2.4 Blackfield, reputedly named for its dark, peaty soil, has grown from a farming village into a vibrant part of the parish. It became a focal point for the community with the establishment of schools, churches, and local shops. The area grew rapidly after the establishment of the Esso Refinery in the 1950s, which brought jobs and families to the area. Much of today’s population lives in and around Blackfield, making it one of the busiest centres in the parish.
- 2.5 At the southern tip of the parish is Calshot, with its unique coastal character and strong military and naval history. Calshot Castle, built by Henry VIII, still stands guard at the mouth of Southampton Water. In the 20th century, Calshot played a key role in aviation and seaplane development, and during the war it became an important RAF base. Today, it’s known for its beach, activity centre, and stunning views across the Solent.
- 2.6 Together, Fawley’s settlements tell a story of resilience, change, and a strong sense of local identity that continues to shape the parish today.

### Profile

- 2.7 Fawley has a population of just over 14,100 people. Its age profile (based on Census 2021 data) shows that it has more persons over the age of 50 than the national average, with the highest concentration on the 55 – 59 age profile with all age profiles over 60 around 1/3<sup>rd</sup> higher than the national average. Those in the age profile 20 – 30 represent are around ¼ to 1/3<sup>rd</sup> lower than the national average, although the 10 – 14 age group is slightly higher than elsewhere in England.

- 2.8 Around 56% the population is defined as economically active which is around 5% lower than the national average and consistent with the age profile. It has more 2 person households than the average, but fewer 1 person households. A much higher number of its households have 2 or more vehicles than average.
- 2.9 It has many more 3-bedroom homes and far fewer 1- and 2-bedroom homes, meaning there is significant underoccupancy of households with 77% of homes having at least 1 spare bedroom. The community has lower the national average of people working from home and far higher number travelling between 10km – 30 km to work than average, reflecting the distance to major employment centres such as Southampton.
- 2.10 The [Hampshire Joint Strategic Needs Assessment \(JSNA\) Healthy Places](#) also provides further data which can then be used to inform and to support planning decisions to ensure current and future, population and individual needs can be addressed. The focus on older people remains important given the age profile of Fawley and should ensure that any housing provision meets the needs of an ageing population.



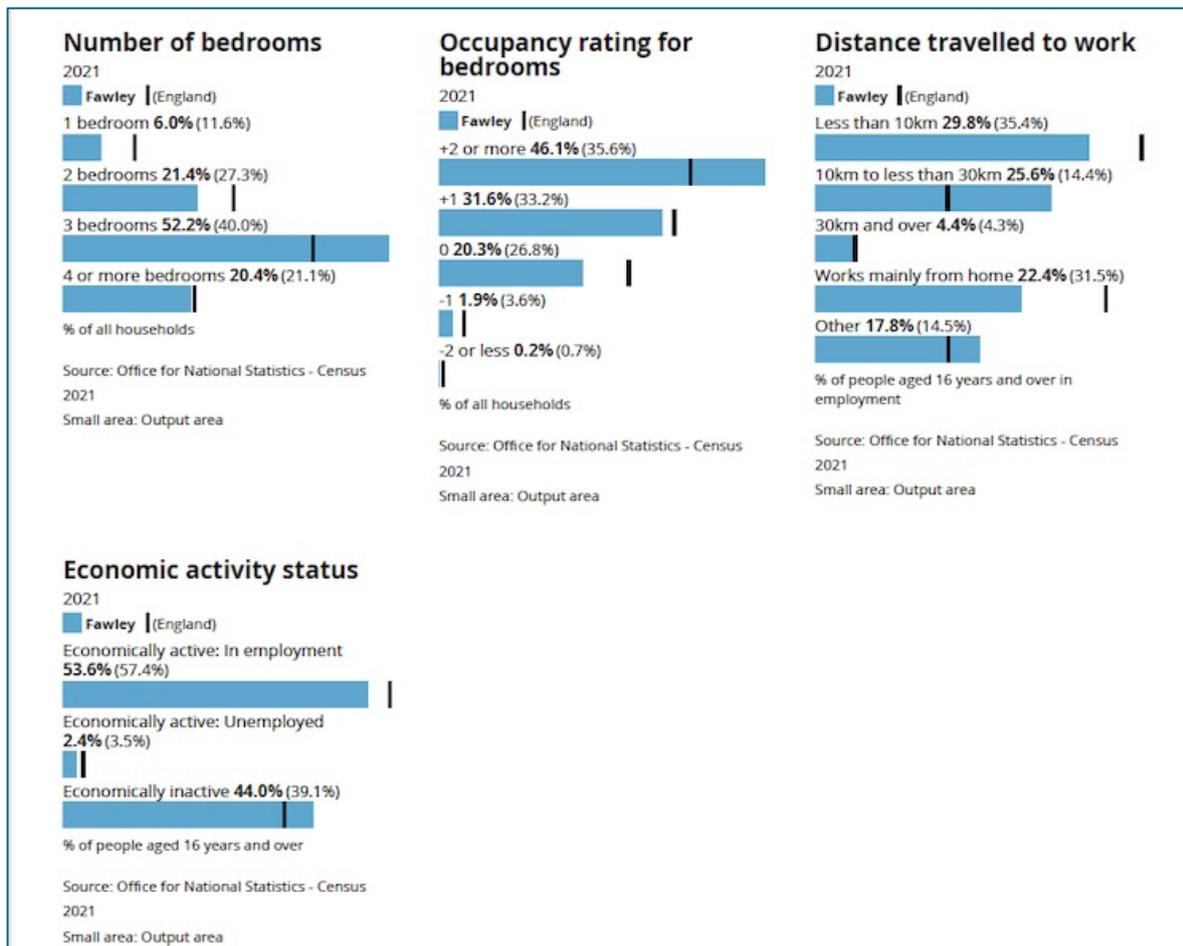


Figure 4. Fawley Census Profile 2021.

Source: Office for National Statistics - Census 2021 Crown Copyright used under open government licence OGL.

## Strategic Planning Policy

- 2.11 The FNP has been prepared to be in general conformity with the strategic policies of the New Forest District Council Core Strategy (2009) [New Forest District Council Local Plan Part 2 adopted 2014](#) and [New Forest District Council Local Plan Part 1 \(2016 – 2036\)](#) adopted July 2020. The Local Plan and Core Strategy policies will eventually be replaced by an updated Local Plan, which currently has no proposed adoption date with the Regulation 18 consultation due for consultation at the end of 2025 recently paused.
- 2.12 A fuller explanation will be set out in the Basic Conditions Statement as part of the submission but the key policies affecting Fawley are:

### [The New Forest District Local Plan First Alteration 2005](#)

- o Policy DW-E12 Protection of landscape features - Development will not be permitted which would cause the loss of, or irreparable damage to, open areas or other landscape features, including those identified on the proposals maps, which:
  - A contribute to the character or setting of a defined built-up area or defined New Forest village by reason of visual amenity; and/ or
  - B screen development which would otherwise have an unacceptable visual impact.

New Forest District Council Core Strategy (2009):

- Policy CS21 Rural economy – setting out a strategy for the rural economy applying to Fawley as a rural neighbourhood area that does not lie within the NFNPA area.

New Forest District Council Local Plan Part 2 adopted 2014:

- Policy DM1 Heritage and Conservation – *conserving and enhancing the historic environment, including listed buildings, and other heritage assets in the designated neighbourhood area.*
- Policies DM2 Nature conservation, biodiversity and geodiversity and DM3 Mitigation of impacts on European nature conservation sites *within the designated neighbourhood area.*
- Policy DM9 Green Infrastructure linkages – *protecting and seeking improve connections between green infrastructure assets including those in the designated neighbourhood area.*
- Policies DM20 – DM25 on Countryside policies – *setting out the approach to development applying to the designated neighbourhood area*

New Forest District Council Local Plan Part 1 (2016 – 2036) adopted 2020

- Policies STR1 – STR3 on spatial strategy – *directing development to the most accessible locations within the district and protecting the countryside, and the adjoining National Park setting.*
- Policy STR4 Settlement hierarchy – *setting out the nature and scale of development with Fawley classified as a ‘main village’ suitable for small to medium sized growth*  
Policy STR5 - *At least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in the Local Plan Part Two or in Neighbourhood Plans,*
- Policy STR7 Strategic transport priorities – *supporting and encouraging proposals resulting in improvements to accessibility of sustainable travel.*
- Policy STR8 Community services, infrastructure and facilities – *protecting existing and ensuring adequate provision of new infrastructure.*
- Policies ENV1 – ENV4 *on protecting the special environment of the district including the designated neighbourhood area.*
- Policies HOU1 – HOU5 *on the type, size and mix of new housing in the district including the designated neighbourhood area.*
- Policies CCC1 – CCC2 *on community safety and climate change for the district including the designated neighbourhood area.*

2.13 The FNP has also been prepared to be in general conformity with the strategic policies of the New Forest National Park Local Plan Review Part 1 (2016 – 2035) adopted 2019 as a significant part of the designated Fawley Neighbourhood Area is within the National Park. A fuller explanation will be set out in the Basic Conditions Statement as part of the submission but the key policies affecting Fawley are:

New Forest National Park Local Plan Review Part 1 (2016 – 2035) adopted 2019.

- DP2: General Development principles
- SP5: Nature Conservation Sites of International Importance
- SP6: The Natural Environment

- o SP7: Landscape Character
- o SP17: Local Distinctiveness
- o DP18: Design Principles

NFNPA is also bringing forward a new plan to cover the period to 2043. A [Regulation 18 Consultation](#) is taking place from 5<sup>th</sup> November to 19<sup>th</sup> December

2.14 The Hampshire Local Transport Plan LTP4 ([link](#)), adopted in February 2024, includes a number of policies that are relevant to this Neighbourhood Plan. Of particular relevance are the following:

- o Policy HP1 – Deliver the infrastructure required to support a large-scale shift towards walking and cycling for everyday trips
- o Policy HP2 – Enable healthy neighbourhoods and high streets in partnership with communities
- o Policy RT1 – Maintaining accessibility in rural areas, and providing viable alternatives to the private car
- o Policy RT2 – Sustainable access to the countryside
- o Policy DM2 - Support proactive master planning of new development sites for high quality neighbourhoods.

## National Planning Policy

2.15 The FNP has also has regard for national planning policy and guidance as set out in the [National Planning Policy Framework \(NPPF\)](#). The Basic Conditions Statement contains further details but the key policies are:

- o §30 - neighbourhood planning gives communities the power to develop a shared vision for their area, which can shape, direct and help to deliver sustainable development, by influencing local planning decisions
- o §61- meeting the identified housing need, including with an appropriate mix of housing types for the local community.
- o §74- giving consideration to allocating small and medium sized sites suitable for housing in the area.
- o §83 – promoting sustainable development in rural areas.
- o §98a – planning should provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship)
- o §98c/d – planning should also guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs and should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community
- o §105 – protect and enhance public rights of way, including taking opportunities to provide better facilities by adding links to existing rights of way networks.
- o §109e- identifying and pursuing opportunities to promote walking, cycling and public transport use.
- o §176 - plans should apply a sequential, risk-based approach to the location of development so as to avoid, where possible, flood risk to people and property
- o §189 - 190. Great weight should be given to conserving and enhancing landscape, scenic beauty in National Parks. Conservation and enhancement of wildlife and cultural heritage are

also important considerations. Fawley Parish Council are also covered by the strengthened legal duty set out in section 245 of the Levelling Up & Regeneration Act 2023 to seek to further the statutory National Park purposes in preparing the Neighbourhood Plan.

- 2.16 The FNP must demonstrate how its policies contribute to the achievement of sustainable development and how they will not cause any harm to important ecological areas (in respect of the Habitats Regulations). The Neighbourhood Plan underwent an updated Screening Opinion prior to the Regulation 14 which screened out for the need to prepare a Strategic Environmental Assessment and Habitats Regulation Assessment. Sustainable development matters are also addressed in the Basic Conditions Statement.

## Project Progress

May 2022 - December 2023	A number of community consultations took place including: Armed Forces day, Mary Drake Close, QEII Holiday Club, and Fawley Residents
December 2023	Fawley Parish Council agrees to undertake a Fawley Parish Neighbourhood Plan. (FNP)
December 2023	Fawley Parish Council applies to NFDC and NFNPA to undertake a parish wide Neighbourhood Plan
January 2024	Applies to NFDC for Designated Area
January 2024	NFDC agrees to plan area
February 2024	Steering Group created comprised of Councillors and members of the community.
February 2024	NFNPA & NFDC confirm designation of Neighbourhood Plan area.
March 2024	FNP 'Like It, Don't Like It, I Wish' Consultation goes live. Online and hard copies are distributed.
May 2024	FNP 'Like It, Don't Like It, I Wish' Consultation finishes.
June 2024	Results analysed and sorted in to Planning and Non Planning. Planning grouped into themes.
July 2024	Results and themes presented to the Steering Group
September 2024	FPC agree to appoint Homer O'Neill as planning consultants. ONH meet with steering group and discuss what should be included in the FNP
September 2024	Funding for FNP is approved.
September 2024	Scoping Report and Action Plan received from ONH
October 2024	Steering group agrees to focus on 3 policies: Community Assets, Green Spaces, and Active Travel
November 2024	Steering Group agrees the Vision.
November 2024	Fawley Parish Council requests a formal screening opinion on the requirement for a Strategic Environmental Assessment and/or a Habitat Regulations Assessment from NFDC and NFNPA
March 2025	AECOM do a site visit with the Steering Group to develop Design Codes
May- June 2025	Several small consultations asking peoples opinion on the 3 focus policies
June 2025	Funding for Neighbourhood Plans ceases and Steering Group agrees to push the FNP through ready for Referendum in May 2026
August 2025	Steering Group agrees final edits to Pre-Submission FNP
September 2025	Final Screening Statement on the determination of the need for a Strategic Environmental Assessment / Habitat Regulations Assessment received from NFDC and NFNPA
September 2025	Reg 14 commences

November 2025	Steering Group meets to consider comments to the Regulation 14 consultation and approve changes in order to prepare submission version. Engagement with NFDC and NPNPA to advise on changes and proposed submission date. Meeting with HCC Public Health Team.
December 2025	Full Council meeting to approve submission version of the FNP

### 3. VISION, OBJECTIVES AND POLICIES

#### 3.1 Our vision of Fawley is:

A clear, community-focused future for the parish.

Fawley will be a vibrant and distinctive parish where villages retain their individual character, the countryside and coast are protected and enjoyed, and new development reflects local identity and need. We will embrace sustainable growth that supports our older population, creates opportunities for younger generations, enhances the natural environment, and strengthens community life. Fawley will remain a special place to live, work, and visit — rooted in its heritage, looking confidently to the future.

#### 3.2 The objectives of the Neighbourhood Plan are:

##### **Preserve Village Identity**

Prevent the merging of settlements by maintaining green gaps and reinforcing the unique character of each village.

##### **Deliver the Right Homes in the Right Places**

Support small and medium developments within defined boundaries that meet local needs, particularly for affordable

##### **Protect and Enhance the Environment**

Safeguard Fawley’s natural beauty, biodiversity, and green infrastructure — from coastline to heathland.

##### **Design for Fawley’s Character**

Ensure all new development reflects the area’s rural setting, rich heritage, and local building styles.

##### **Strengthen Community Facilities**

Retain and enhance community buildings, services, and spaces so that all residents have access to good-quality facilities.

##### **Improve Connectivity and Active Travel**

Promote safe, well-connected walking and cycling routes within and between villages and to the wider countryside.

##### **Encourage a Resilient, Sustainable Future**

Support developments that are energy-efficient, resilient to climate change, and in harmony with the area’s distinct setting.

- 3.3 The Neighbourhood Plan contains eight policies, each of which is intended to contribute to one or more of these objectives. Each policy has a code number and title, and the policy wording is in **Bold** text.
- 3.4 Below each policy is some supporting text to explain the intent of the policy and how it should be understood by applicants and applied by NFDC and NFNPA to planning applications. The justification of each policy will be contained in the Basic Conditions Statement. Where a policy applies to specific land or sites in Fawley this is shown on the Policies Map.

## Policy FAW1: SPATIAL STRATEGY

The Neighbourhood Plan defines the settlement boundaries at Fawley, Blackfield & Langley, Hardley & Holbury and Fawley Waterside as shown on the Policies Map.

- A) Development proposals within the defined settlement boundaries will be supported, provided they accord with policies of the overall Development Plan.
- B) Development proposals outside of the defined settlement boundaries, will only be supported where they are appropriate to a countryside setting or support the rural economy, where they:
- (i) encourage agricultural, horticultural and forestry enterprises and farm diversification projects where this would be consistent with maintaining and enhancing the environment, and contribute to local distinctiveness;
  - (ii) retain existing employment sites, and encourage improvements and redevelopments that will help maintain and enhance the environment, and contribute to local distinctiveness;
  - (iii) support local business development through the conversion of existing buildings, with particular encouragement of enterprises that have little adverse environmental impacts (e.g. design/research activities);
  - (iv) support the local delivery of services;
  - (v) or bring forward rural exceptions sites for housing to meet an identified community need for affordable housing.
- C) Sustainable development located within the boundary of, or which affect the setting of, the New Forest National Park, will be supported where proposals comply with B) and demonstrate that they conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park and its special qualities.
- 3.5 This policy provides a high-level spatial approach to ensuring that future development is appropriately directed to existing sustainable locations and the Local Plan allocated strategic site at Fawley Waterside.
- 3.6 The NFDC Local Plan, describes Holbury, Blackfield, Hardley, Fawley and Langley (STR4) as “main villages” in the settlement hierarchy and as such, being an appropriate location for small and medium developments that sustain their current village role in a manner that is cumulatively proportionate. The Core Strategy Policy CS12 also allows for new greenfield sites to be identified for up to about 30 dwellings at each of Blackfield and Langley, Hardley and Holbury, and Fawley, specifically to address the local need for affordable housing, which is included in B v)
- 3.7 Development within the built-up areas within these settlements is designed to reinforce the character and sustainability of each village and limiting development outside of these areas, except for the purposes detailed above. The land outside the defined built-up areas predominately falls within the New Forest National Park. This includes the village of Calshot which is therefore

considered countryside where development would be limited to those uses of land which are appropriate and acceptable in these locations, such as where they may support the rural economy or where it would support the creation of rural exception sites to provide affordable housing to meet local need.

- 3.8 The allocated strategic site at Fawley Waterside, for around 1,500 homes would be considered a “main village” in its own right once consented and built out.
- 3.9 The policy is in accord with saved policy CS21 [Local Plan Part 1 2009](#) which details permitted countryside development. It is noted that since the policy was introduced there has been a change to extend the permitted development rights pertaining to farms, so this element of the Local Plan policy has been omitted as it is no longer consistent with national policy.

## Policy FAW2: SETTLEMENT SEPARATION AND LOCAL LANDSCAPE CHARACTER

To maintain the distinct identity of Fawley’s individual settlements and to protect the rural and semi-rural character of the spaces between them, the areas shown on the Policies Map as Settlement Separation Areas are identified as locally important landscape settings. These are:

- 1) Holbury and Blackfield.
- 2) Blackfield and Fawley
- 3) Hardley and Hythe/Dibden
- 4) Fawley Waterside and Calshot

A. Within the Settlement Separation Areas, development proposals will be supported where they demonstrate that they:

- i) maintain a clear sense of separation, avoiding visual coalescence between settlements, including the perception of continuous frontage or ribbon development along key routes such as Hampton Lane, Rolleston Road and Claypits Lane.
- ii) incorporate landscape-led design, which retains and strengthens the local rural character of the location including the openness, woodland edges, hedgerow structure, and tree belts that form the settlements setting;
- iii) incorporate native planting reflecting the Parish’s historic field patterns and woodland structure.
- iv) avoid suburbanising features such as excessive lighting, engineered boundary treatments, prominent parking areas or hard-edged layouts;
- v) contribute to strengthening green infrastructure links between the New Forest National Park and Southampton Water.

B) Where it is not possible to fully meet the requirements above, proposals must provide robust, site specific justification and demonstrate how alternative design measures will avoid harm to settlement identity and rural character.

- 3.10 Fawley Parish is made up of several historic villages—Fawley, Blackfield, Langley, Holbury, Hardley and Calshot, each with its own identity but with development pressures that risk creating a continuous urban corridor. Community consultation has consistently identified concerns about the merging of settlements and the erosion of rural character, particularly along transition routes between the villages.

- 3.11 Although the NFDC 2024 LUC “Landscape Value, Settlement Gaps and Green & Blue Infrastructure” study does not propose new strategic gap designations for the Waterside, it does highlight key landscape characteristics between local settlements which should be protected, including:
- hedgerows and tree belts between Blackfield and Holbury,
  - woodland and mature tree structure between Hardley and Hythe,
  - coastal and rural landscape patterns between Fawley and Calshot.
- 3.12 Local assessment work undertaken as part of the Neighbourhood Plan (**Appendix D**) applies a parish level methodology to understand how these areas function in terms of settlement identity, including:
1. Contribution to rural setting and settlement edges
  2. Importance in maintaining a perceptual break between communities
  3. Presence of landscape features that define local character
- 3.13 The policy does therefore not introduce new strategic landscape designations or prevent development from coming forward. Instead, it provides locally specific design criteria that respond to the rural and semi-rural landscapes that lie between the Parish’s settlements. This approach is consistent with planning guidance that neighbourhood plans may shape local character and define locally valued places (PPG Paragraph: 040 Reference ID: 41-040-20160211).
- 3.14 The policy sits comfortably within and supports the strategic policies of the NFDC Local Plan, including:
- STR1 (Achieving Sustainable Development): requiring development to be context-led and landscape-sensitive;
  - ENV4 (Landscape Character and Quality): retaining and enhancing hedgerows, woodland edges, settlement settings and locally important views;
  - STR2 (Protection of the Countryside and the adjoining National Park): guiding development to maintain the rural landscapes that form the setting of the New Forest National Park.
  - ENV3/ENV1: protecting green infrastructure and distinctive features.
- 3.15 The policy is also fully consistent with, and supportive of, the statutory purposes of the New Forest National Park and the strategic policies of the New Forest National Park Authority Local Plan.
- 3.16 Where parts of the identified Settlement Separation and Rural Character Areas fall within the National Park boundary, the policy strengthens the requirement that development must conserve and enhance the Park’s natural beauty, wildlife, cultural heritage and landscape character. It also provides locally specific guidance that complements Local Plan Policies SP6 (The Natural Environment), SP7 (Landscape Character), SP17 (Local Distinctiveness) and DP2/DP18 (General Development Principles and Design) by seeking to maintain rural settlement settings, protect woodland edges, hedgerows, and tree belts, and avoid suburbanising development forms. It reinforces the need for proposals, where acceptable in principle under National Park policy, to be landscape-led, sensitive to settlement identity, and to maintain the green infrastructure links that contribute to the special qualities of the National Park.

- 3.17 As such, the policy does not designate new strategic gaps, but interprets existing strategic policies at the local scale in accordance with NPPF's direction for neighbourhood plans to shape development according to locally distinctive character. This makes the policy complementary, not contradictory in terms of compliance with basic conditions.
- 3.18 Appendix D stresses that the proposal has been created in response to local character rather than strategic landscape capacity. Blackfield and Langley, Hardley and Holbury have physically merged but retain separate identities. This community evidence justifies managing the remaining separation between villages, even if small, as a community priority (PPG Paragraph 040) due to the strong local concern about the loss of rural character.
- 3.19 The 2016 NFDC Landscape Sensitivity Study does illustrate that some areas show minor sensitivity / moderate capacity, meaning development would change settlement edges, supporting the need for a local character policy, even if not a formal gap. This avoids the issue that some areas lie partly inside the National Park, on existing school or recreational land or within already-protected open spaces; the purpose therefore being not to prevent development but to ensure:
- the safeguarding of views,
  - reinforcing rural edges,
  - resisting coalescence through design,
  - maintaining green infrastructure corridors.
- 3.20 This also avoids conflict with the Local Plan allocations BLA1, notwithstanding there has been no evidence in the last 10 years that this site is available /deliverable for development.

## Policy FAW3: DESIGN GUIDANCE AND CODES

- A. Development proposals must be well-designed and respond positively to the character of the local area. To achieve this, development proposals must have full regard to the design strategy and coding as set out in the Fawley Design Guidance and Codes attached as Appendix A. The design, scale and appearance of development proposals must be relevant to their location and ensure that new development contributes positively to the parish's rural setting while creating seamless transitions between built-up and rural areas that respect the surrounding natural character.**
- B. Surface water from new development will not be permitted to discharge to the foul or combined sewer network, to minimise the risk of sewer flooding and protect water quality.**
- 3.21 This policy is borne from the strong sense of 'place' which came through in the initial sessions with the Steering Group and the village walkabout, with residents wishing to see the look and feel of the existing village retained and ensure that any future development respects this in terms of design and layout.
- 3.22 The policy also responds to a desire for development in the parish to be sustainable, emphasising the use more modern materials, techniques and styles which help homes to be more climate resilient, reduce energy consumption and promote a healthy community, in line with the Government's Building for a Healthy Life Principles.

- 3.23 There are distinctive features of Fawley that shapes its character. These features are set out in the Fawley Design Guidance and Codes attached at Appendix A.
- 3.24 This document is an integral part of the policy but is extensive and the document is therefore attached as an Appendix for representational purposes only. It therefore carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.
- 3.25 The policy requires that applicants should demonstrate that they have full regard to the design principles and guidance as set out, as relevant to the location of their proposals. The policy does not advocate pastiche or historic solutions; however, it is important that any new development is based on a detailed contextual analysis, with traditional materials and construction techniques required for historic buildings. Where a proposal does not follow the requirements of the Codes then the applicant will be obliged to justify why an exception should be made.
- 3.26 Clause B was added to the policy after the Regulation 14 in response to a request from Southern Water, who state:

*As the Statutory Wastewater Service Provider for Fawley, we welcome Design Guidance promoting Sustainable Drainage Systems (SuDS), as we believe SuDS should be a requirement for all new development. Whilst some parts of the sewer network were originally designed to accommodate surface water, the expansion of towns and cities, in particular of 'urban creep' can exacerbate capacity issues.*

*As stated in Water UK's 21st Century Drainage Programme; "The country's built environment is constantly changing and "urban creep" – home extensions, conservatories and paving over front gardens for parking – can all add to the amount of water going into our sewers and drains. Green spaces that would absorb rainwater are covered over by concrete and tarmac that will not. In fact, studies show that "urban creep" results in a larger increase in predicted flooding than new housing, because it adds more rainwater to these systems'. Therefore, any areas utilised for SuDS should be safeguarded from future alterations or development that would impede their effectiveness.*

*In terms of flood risk, better rainwater management is key to achieving not only a reduced risk of flooding, but also a reduction in storm overflow releases and reduced demand on water resources. To help achieve this, Southern Water supports policies that prioritise on-site surface water management through effective SuDS provision.*

*We will refuse any request to discharge surface water into our 'foul only' or combined sewer network, on the grounds that the discharge is detrimental to our sewerage network and can be harmful to the environment. This includes where the surface water hierarchy has been followed and all alternative options have been exhausted.*

*The above is supported by our [Surface Water Management Policy](#), which is available to view on our website.*

## Policy FAW4: EXISTING AND NEW LOCAL COMMUNITY ASSETS

The Neighbourhood Plan identifies existing community facilities on the Policies Map and listed in Appendix B.

- A) Development that will result in the loss of all or part of any identified community uses and/or facilities will not be supported unless it meets one or more of the following criteria:
  - (i) it can be demonstrated that the use and/or facility is surplus to requirements and an alternative replacement is not required;
  - (ii) replacement uses and/or facilities of equivalent or better quantity and quality are provided in a suitable location before the existing use and/or facility is replaced.  
The replacement should be provided in an agreed location;
- B) Proposals to extend, diversify, improve and introduce new school place capacity, day nursery or other early years settings will be supported provided:
  - i. the scale of the buildings and structures minimise the effect of the scheme on local residential amenity by way of traffic, on-street car parking and outdoor noise and lighting pollution; and
  - ii. there is adequate provision to encourage walking and/or cycling to and from the facility.
- C) Proposals to sustain or extend the viable use of existing community facilities and the development of new facilities, to ensure local residents have sufficient good quality social infrastructure will be supported.
- D) The Neighbourhood Plan identifies the following locations as suitable for the creation of new community facilities, at the following locations as shown on the Policies Map and detailed below:
  - i) The former Flying Boat Site. (use Class F2\*)
  - ii) Ashlett Tide Mill (use Class F1\*)
  - iii) Jubilee Hall (use Class F2)
  - iv) Old Social Club site. (Long Lane Holbury) – (use Class F1)

Proposals to develop the sites for the uses as detailed and where they comply with the other relevant policies of the development plan, will be supported.

(\*Use Class F1 covers Learning and non-residential institutions such as museums, galleries, events and performance space. Class F2 cover Local Community uses including community halls. It also includes local shops selling essential goods where there isn't another similar shop within 1km.)

3.27 This policy defines a range of different community and cultural buildings and uses, including places of worship, education facilities, libraries, public houses and social facilities such as community halls. Clause A requires any applicant to demonstrate that where a defined community facility is proposed to be lost as a result of re-development, that the location has been adequately marketed not just for its current use e.g as a public house but for wider community use, prior to the application being submitted. Clause B recognises that with falling birth rates, some educational facilities may need to diversify in order to remain viable but also recognised that whilst there is currently capacity in the local schools additional development over time within the parish may necessitate the extension or alteration of existing provision.

- 3.28 It is recognised that clause A may be considered to duplicate the current Local Plan policy DM24; however, given this policy is contained in an out-of-date local plan, the weight given to such a policy may be reduced and as such is reproduced here.
- 3.29 Clause C supports the general principle of extension of existing community facilities and the creation of new ones to provide further opportunities to strengthen the social infrastructure which supports the local community, demonstrated through a Community Use Statement as part of a wider Design and Access Statement that explains how the proposed development will involve the local community, meet local needs, and demonstrate the public benefits of the project.
- 3.30 The Neighbourhood Plan also identifies four specific locations which have the opportunity to provide an improvement to the overall social infrastructure of the parish, in response to local engagement where a lack of facilities was highlighted.

**i) The Former Flying Boat Site** – engagement with the landowner of this has identified that a scheme is being considered for redevelopment including for the creation of a local centre and community facilities, potentially including a convenience shop. Located within the New Forest National Park, preapplication discussions have indicated that the provision of community facilities could be supported on the site in accordance with Local Plan Policy SP39, so long as they are commensurate to the size of the community which it is intended to serve. The residents of Calshot do not have access to any facility which provides local day to day convenience goods within walking distance and the bus service for those who do not drive, is infrequent. The location may also provide a useful facility for those travelling to the beach or to use the beach huts and to Calshot Activity Centre.

**ii) Ashlett Tide Mill** – this historic Grade II listed building was built in 1816. It replaced an earlier mill that may date from medieval times and was used to mill corn until about 1910. Given its setting and waterside location, it is considered to be a suitable location for sensitively designed conversion into a either a museum, events venue, cultural centre or art gallery setting. Owned by the Cadland Estate the Parish Council is in early discussions with them in respect of this site.

**iii) Jubilee Hall** – this existing community building, owned by the Parish Council, is proposed to be redeveloped into a modern flexible use community access hub. Originally the core was built as a Community Hall, and the deep recessed gabled fronted façade should be retained as this is a prominent feature of the building. Over the years there have been various extensions added to accommodate the communities needs such as the Council Chamber, a reception area, a series of rooms used for offices, 2 Squash Courts with a viewing gallery, and toilets and changing rooms. Added at different times the result is a mismatch of structures that are not used as they once were, no longer suited to their original purpose. These would be replaced with a cohesive space, which respects the heritage of the original building and provides a more fit for purpose facility to accommodate local need.

**iv) Old Social Club site** (Long Lane, Holbury) Due to the location being within the COMAH zone for the Oil Refinery, it is accepted that currently, no permanent facilities are permitted in this location to replace the former Exxon Social Club which previously occupied the space prior to its demolition. However, the Parish Council are keen to consider the construction of a temporary, open fronted, possibly wooden, simple barn style structure which could be used as performance space or for local community events, providing shelter from the elements and has engaged with Exxon as the landowner to discuss bringing this forward.

## Policy FAW5: GREEN INFRASTRUCTURE

The Neighbourhood Plan identifies a Green and Blue Infrastructure Network, as shown on the Policies Map, for the purpose of increasing biodiversity, promoting ecological connectivity, providing outdoor recreation, promoting sustainable movement through the built-up areas out into the surrounding countryside and helping mitigate and adapt to climate change.

- A) Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining and improving the functionality of the Network in the design of their layouts, landscaping schemes and public open space provisions. Proposals that will harm the functionality or connectivity of the Network, will not be supported.
- B) Proposals for new development requiring the provision of on-site open space will be supported where the design of open space is integral to the scheme and is effectively connected to any adjoining green infrastructure assets. Proposals for smaller infill schemes should also create opportunities to connect their landscape schemes with adjoining green infrastructure assets. Where appropriate, developers will be expected to enter into a planning obligation to secure satisfactory arrangements for the long-term management of such open space.
- C) New development will also be required to retain trees and hedgerows and to secure opportunities to create connected habitats suitable for species adaptation to climate change. Where they are unavoidably lost, replacement trees and hedgerows using indigenous species must be planted (two trees must be planted for every one lost) and conditioned with a minimum 3-year maintenance period. All proposals for development in the Plan area must ensure that any potential impacts upon rare and threatened species are fully assessed, and that, where necessary, mitigation measures are incorporated to safeguard and protect those species.
- D) Save for householder applications, development proposals on sites of 0.5ha or above, are required as a minimum to achieve a future canopy cover of 20% of the site area principally through the retention of existing trees and the planting of new trees. Where it can be demonstrated that this is impracticable, the use of other green infrastructure (e.g. green roofs and walls) can be used where they are capable of offering similar benefits to trees.
- E) Proposals which contribute to the four NFDC Green and Blue Infrastructure Priority Projects within the Parish, listed below, will be supported where they accord with the Development Plan. These are:
  - i) Improving the gateway to the New Forest National Park – GBI enhancements at land connecting Hythe and Hardley (B)
  - ii) Promote wider linkages from the New Forest National Park to the waterfront at Fawley (C)
  - iii) Deliver landscape improvements to the A326 (G)
  - iv) Promote access to nature away from sensitive ecological areas. (H)

3.31 The Network comprises assets of high nature conservation value including rare and threatened heathland habitats, wildflower-rich meadows, ancient semi-natural and secondary woodland, trees, hedgerows and water bodies - all assets of high biodiversity value. Also included are those areas of recreation and amenity value including children's play areas, allotments, recreational playing fields, and off-street footways, cycleways, and bridleways in and around Fawley. In most cases assets have multi-functional, nature conservation, recreational and amenity value.

- 3.32 All those features have been mapped in order to protect the existing green and blue infrastructure in Fawley from harmful development and to encourage its improvement and better connectivity when future development does take place. This includes ensuring a strong green infrastructure buffer to any development situated adjacent any Settlement Separation Areas.
- 3.33 The existing green infrastructure network is intrinsic in the development of Fawley as a settlement, enabling connections to be made in the landscape between the coast to the south and east, through to the New Forest in the west and to facilitate settlements within the parish connecting to their surroundings. Any erosion of this network will not only affect the setting of the villages and hamlets but the wide variety of flora and fauna which inhabit them.
- 3.34 The network has been mapped using publicly available data, primarily that produced by Natural England and Hampshire Biodiversity Information Centre. The policy will also work alongside the Hampshire Local Nature Recovery Strategy once progressed and supports the priorities of both the NFNPA [Waterside Green Links Study](#) and the [Waterside Landscape, Settlement Gaps and Green and Blue Infrastructure](#) study, as they pertain to the GBI priority projects within the parish.

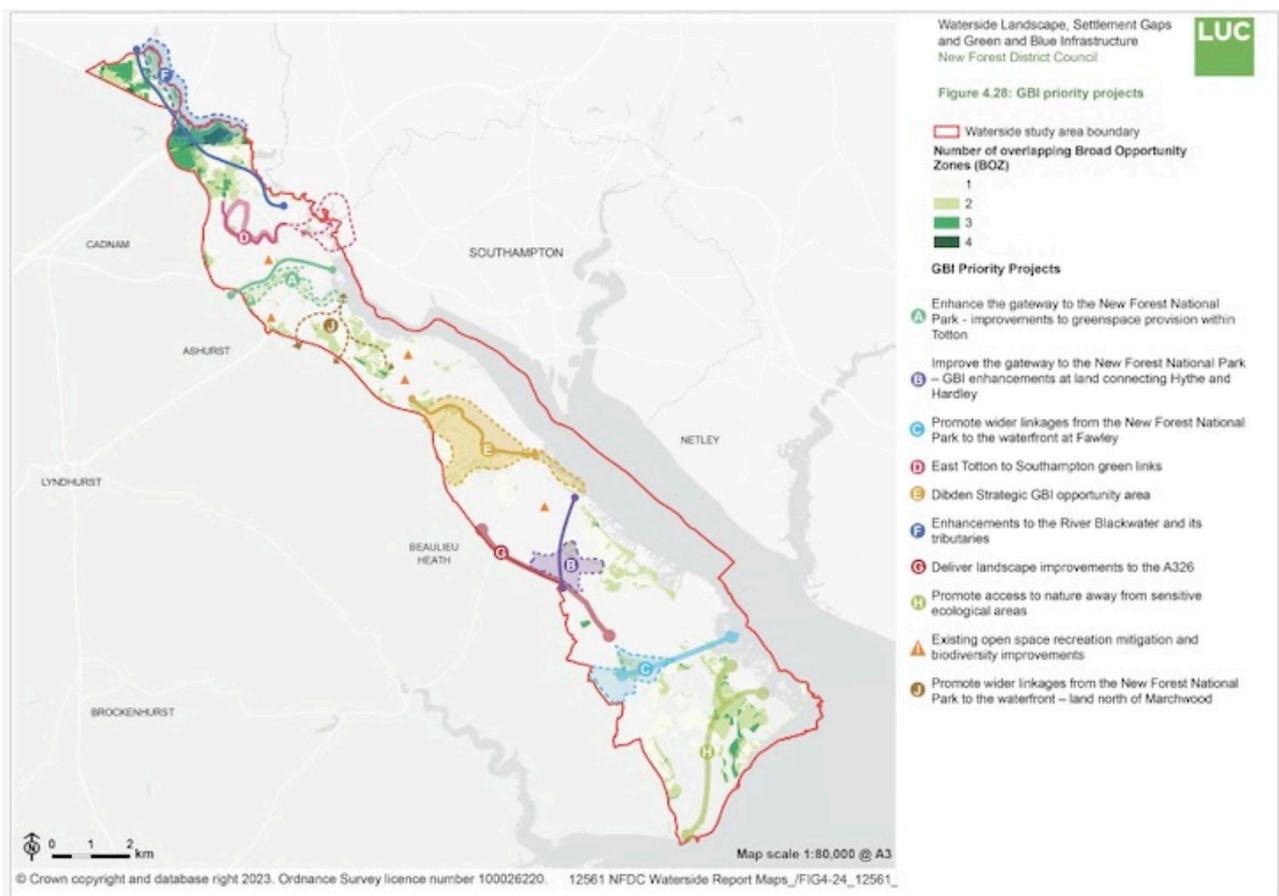


Figure 5 NDFC LUC Waterside Landscape, Settlement Gaps and GB Infrastructure Study - GBI Priority Projects

- 3.35 FAW5 also requires new development to maximise the opportunities available for tree canopy cover including tree retention and planting or the provision of other Green Infrastructure (e.g. green roofs, walls, rain gardens, ponds, inter-connected wildflower strips and hedgerows).
- 3.36 Canopy cover is the layer of leaves, branches and tree stems that cover the ground. Trees help mitigate the environmental and social challenges our built-up areas, face in a quantifiable way. This is supported by the Government's NetZero Strategy: Build Back Greener October 2021 which

recognises the role of green and blue infrastructure, including trees, in providing an opportunity to benefit local economies and bring about long-term improvements in people's health and wellbeing.

- 3.37 The policy therefore draws inspiration from others, like Wycombe District Council and Cornwall Council who are operating planning policies which require new development (excluding householder applications) to achieve a quantifiable future canopy cover, with many others in the process of developing this type of policy. The London Plan operates a similar approach with its Urban Greening Factor.
- 3.38 Clause D should be managed through the submission of a "Canopy Cover Statement" as part of the Landscape Strategy at the application stage on sites of more than 0.5ha, including:
- An existing tree survey & constraints plan (such as BS5837)
  - Existing canopy cover calculation (as % of site area)
  - Proposed canopy cover at Year 15–25 (using typical mature crown spreads)
  - Plan clearly showing retained trees, new trees, and any green roofs/walls being counted

Additionally, this could be secured by condition: eg *The development shall be carried out in accordance with the approved Tree Retention Plan, Soft Landscape Proposals and Canopy Cover Plan, which together demonstrate a minimum future canopy cover of 20% of the site area*

- 3.39 In implementing the policy, a wide range of benefits are expected including storing carbon, improving air quality and providing opportunities for carbon offsetting. The policy has been designed to be applied in a flexible way. In specific terms it acknowledges that issues such as commercial viability, site layouts and design may make the expectations of the policy impracticable on a site by-site basis.
- 3.40 This will be a matter for NFDC/NFNPA to consider based in the evidence provided with each development proposal. In addition, matters such as site layout and commercial viability may also be affected where development proposals also need to provide open space and landscaping to meet other policies.
- 3.41 As NFDC nor NFNPA do not currently have guidance for applicants to calculate canopy cover, the adopted Wycombe Tree Canopy Cover Supplementary Planning Document (SPD) provides a Canopy Cover calculator, developed in partnership with Treeconomics Forest Research and Wycombe District Council ([link](#)). This guidance will assist applicants in calculating how their proposed scheme should seek to meet the requirements of the policy, until such a time that NFDC/NFNPA adopt their own guidance.

## Policy FAW6: LOCAL GREEN SPACES

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map, listed below and detailed in Appendix C

- 1) Gang Warily Recreation Ground and Open Space
- 2) QEII Recreation Ground, Thornbury Avenue.
- 3) Harrier Way & Harrier Green
- 4) Newlands Fields, Newlands Road
- 5) Community Orchard, Great Elms Close
- 6) The Warren Open Space
- 7) Renda Road Open Space

- 8) Hobson Way Open Space
- 9) Mary Drake Close
- 10) Pavilion Gardens
- 11) Dane Close
- 12) Wessex Close
- 13) School Fields Close
- 14) Forest Edge Open Space
- 15) Churchfields Open Space
- 16) Tristan Close Open Space
- 17) St Georges Open Space
- 18) Ashlett Creek
- 19) Southbourne Avenue
- 20) Hampton Close
- 21) The Square, Fawley

New development will not be permitted on land designated as Local Green Space except in very special circumstances or where it is ancillary to the use of the land for public recreational purposes.

- 3.42 The green and blue infrastructure network includes some area that qualify as a Local Green Space. These spaces are particularly special and cherished by the local community. They play an important role in helping to define the character of the parish, as well as being an important social and environmental resource for the health and wellbeing of the community and would be especially missed if they were to be lost to development.
- 3.43 In 2012, the National Planning Policy Framework (NPPF) introduced Local Green Space as a way for communities to identify green areas of particular importance and to provide special protection against development. They can only be designated through either Local or Neighbourhood plans. The principle of Local Green Space has remained unchanged in subsequent updates to the NPPF, which states that policies for managing development within a LGS should be consistent with those for Green Belts. Local Green Space designation is not considered appropriate for all areas of land, for example, land which already has a high level of protection, such as Holbury Manor, which is a Site of Importance for Nature Conservation and an Ancient Monument, would not benefit from further designation.
- 3.44 Each location has been justified using the National Planning Policy Framework criteria that the location shall be:
- a) in reasonably close proximity to the community it serves.*
  - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
  - c) local in character and is not an extensive tract of land.*
- 3.45 The Planning Practice Guidance provides a helpful steer as to the considerations for Local Green Space identification. Local Green Spaces can include land where sports pavilions, boating lakes or structures such as war memorials, allotments, or urban spaces are located that provide a tranquil oasis. The proximity of a Local Green Space to the community it serves will depend on local circumstances, including why the Local Green Space is seen as special, but it must be reasonably close. For example, if public access is a key factor, then the site would normally be within easy walking distance of the community it serves. There are no hard and fast rules about how big a Local Green Space can be because places are different, and a degree of judgment will inevitably be needed. Because Local Green Space designation should only be used where the green area

concerned is not an extensive tract of land, blanket designation of open countryside adjacent to settlements will not be appropriate. Finally, there is no requirement for the Local Green Space to have public access.

- 3.46 It is noted that whilst the NFDC Local Plan Saved Policy CS7 and Policy DM8 gives specific protection to public open space, and like FAW6 it allows that “in appropriate circumstances, small-scale development of ancillary facilities to enhance the recreational use of these areas may be permitted”, FAW6 is not considered to be a duplication as the Local Green Spaces designation is designed to endure beyond any individual plan period. Additionally, CS7 and DM8 do not preclude development on recreational spaces “*There will be a presumption against any development that involves the loss of a sport, recreation or play facility except where it can be demonstrated that alternative facilities of equal or better quality will be provided in an equally accessible location as part of the development.*” (CS7)

## Policy FAW7: AIR QUALITY

- A) All development must aim to be at least ‘air quality neutral’ and not cause or contribute to worsening air quality. This should be demonstrated through the submission of an Air Quality Statement, unless an Air Quality Assessment is required in accordance with the NFDC Air Quality in New Developments SPD (2022 or subsequent edition).
  - B) New residential and non-residential development must be designed from the outset to minimise occupants’ exposure to indoor and outdoor air pollutants in accordance with the government Healthy Homes Guidance. Proposals should demonstrate how building location, layout, form, orientation, ventilation strategy, and material choices have been used to prioritise clean indoor and outdoor air, avoid the build-up of moisture and pollutants inside the building and enable effective natural and/or mechanical ventilation throughout the year.
  - C) Air intake points servicing internal air handling systems (including air filtration systems and heating and cooling systems) should be located away from existing and potential pollution sources e.g. busy roads and combustion flues. All flues should terminate above the roof height of the tallest part of the development in order to ensure the maximum dispersal of pollutants.
  - D) New development seeking to comply with sustainability standards are encouraged to maximise electricity usage over other forms of energy generation that can have adverse impacts on air quality, such as wood burners. If renewable energy cannot reasonably be used, then low carbon alternatives should be selected. Where back-up generators are provided, alternatives to diesel generators should be considered to minimise impact on air quality.
- 3.47 Sulphur dioxide (SO<sub>2</sub>) was historically an issue near the Fawley refinery, but SO<sub>2</sub> concentrations are now well below safe limits across the New Forest due to reductions in industrial emissions following collaborative working between industry, the Environment Agency and New Forest District Council. The Design Guidance and Codes make reference to chimneys stack on new build developments that these are not functional for open fires/woodburning stoves but could be an aesthetic design or used to incorporate swift bricks, bird boxes etc..
- 3.48 In respect of Clause A, whilst Table 1 of the [NFDC Air Quality in New Developments SPD \(2022\)](#), sets out guidance in respect of the requirement for an Air Quality Assessment or Statement, FAW7 elevates that guidance into policy and encourages all development to consider preparation of an Air Quality Statement to demonstrate how it does not contribute to worsening air quality and ensures

the wellbeing of occupants is considered both inside and outside of the building. Outdoor air quality will be assessed against the UK Air Quality Objectives set under the Air Quality Standards Regulations 2010, together with the latest national guidance including DEFRA's Local Air Quality Management framework and the EPUK/IAQM guidance Planning for Air Quality.

- 3.49 Hampshire County Council's Local Transport Plan ([LTP4](#)) also expects quantified assessments of air quality following national guidance. This means use of [DEFRA's Emissions Factor Toolkit](#) (to calculate changes in NO, NO<sub>2</sub>, PM<sub>2.5</sub> and PM<sub>10</sub>), and [DEFRA's Air Quality Damage Cost Calculator](#) (to monetise the resulting health impacts). It further directs local authorities including NFDC and NFNPA to levy contributions in accordance with the damage cost calculator where any adverse effects cannot be mitigated. HCC also directs developers to its [Joint Strategic Needs Assessment](#) (JSNA) which identifies current and future health and wellbeing needs across the county, including the NFDC/NFNPA areas.

In respect of air quality, the JSNA states: *"This is the largest environmental risk to public health in the UK. Long-term exposure to air pollution can cause chronic conditions such as cardiovascular and respiratory diseases as well as lung cancer, leading to reduced life expectancy. In the short term, poor air quality can exacerbate asthma and cause coughs, wheezing and shortness of breath"*

- 3.50 In the Pre-Submission version of the Plan, the Parish Council sought to include specific policy wording in respect of indoor air quality. The reality of being able to implement such a clause has proven challenging. The Steering Group would like to thank the Public Health officers at Hampshire County Council who applauded the FNP approach and recognising the importance of air quality to wellbeing. They have provided detailed assistance in helping the FNP develop an achievable and robust policy. The main issue around legislating for indoor air quality is around the pollution sources which are outside of the scope of planning; i.e use of sprays, cleaning products and certain types of furniture which are major contributors to emissions. As such, the policy has been focused on design and layout which ensure good ventilation and discouraging the use of solid fuel or gas stoves. The layout and positioning of new development can have a huge impact on air quality and crucial role in tackling a range of preventable health issues.
- 3.51 As such, Clause B draws inspiration from the [Cornwall Draft Air Quality Action Plan \(2025\)](#) which considers building fabric and material choices promoting ventilation, low-emission heating systems, and energy efficiency, reducing both indoor and outdoor pollution.
- 3.52 The government Healthy Homes Guidance (November 2025) echoes the approach taken by the FNP noting that thermal comfort, daylight and ventilation are essential aspects of Healthy Homes to reduce health risks and enhance residents' overall sense of wellbeing. In relation to indoor air quality, it states:

*7.2 d.2 — Ventilation and indoor air quality*

***Statutory minimum requirement***

*Compliance with Approved Document Part F, to demonstrate compliance with the Building Regulations 2010, Schedule 1, Part F, for background and purge ventilation rates.*

***Healthy Homes good practice enhancements***

*The preferred ventilation strategy for Healthy Homes is a high-efficiency (greater than 75% efficient) Mechanically Ventilated Heat Recovery (MVHR) system, designed in accordance with the Passivhaus standard. In addition to the MVHR system, openable windows or louvre panels should be provided to habitable rooms to provide access to fresh air and purge ventilation.*

*Purpose of requirements and, or enhancements*

*To ensure sufficient levels of ventilation and fresh air within the home throughout the year while reducing heat losses.*

## Policy FAW8: ACTIVE TRAVEL

The Neighbourhood Plan identifies the existing Active Travel Network and opportunities for improvements, as shown on the Policies Map for the purpose of prioritising inclusive walking, wheeling and cycling in Fawley and encouraging the use of public transport.

- A) Development proposals on land that lies within or adjacent to the Network should avoid harm, sustain and where practicable enhance the connectivity of the Network, by virtue of their layout, means of access and landscape treatment, including the creation of safe and suitable links to the existing footways, the Public Rights of Way network and other walking, wheeling and cycling routes. These should be designed as all-abilities paths, so that older and disabled people can use them independently.
- B) The Active Travel Network also identifies opportunities where public realm improvements are required to enhance the walking, wheeling and cycling environment, improve residential amenity and highway safety. Proposals which deliver opportunities for such improvement will be supported, where proposals also accord with the other policies of the Development Plan.

These opportunities are:

- i) The creation of a walking and cycling route down the western perimeter of the oil refinery from Hardley Roundabout to Fawley Village
  - ii) Upgrading the Ashlett Creek to Calshot Spit footpath to enable all year round walking as well as introducing cycling (cycling subject to HRA/Appropriate Assessment)
  - iii) The creation of a footway from Calshot village to Fawley along the B3053
  - iv) Improvements to Primary Cycling Route 260 and Secondary Cycling Routes, 256 and 318, as set out within the New Forest Waterside Local Cycling and Walking Infrastructure Plan (2022) within the parish boundary.
- C) New developments should encourage the provision of conveniently located bus shelters, with seating and step-free access at boarding points. All major residential developments must incorporate or fund measures that improve local bus services, including but not limited to, route extensions, frequency enhancements, flexible bus services (Demand Responsive Transport) or community transport services, in support of the Hampshire Bus Service Improvement Plan (2024- 2036)
- 3.53 This policy seeks to encourage safe, inclusive, accessible and convenient means of walking, wheeling and cycling through the Parish and improve access to and frequency of bus services accessing the parish. The Policies Map shows the full extent of the existing Network which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness of rural routes. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.
- 3.54 FAW8 is the neighbourhood-scale delivery tool for Hampshire County Councils Local Transport Policy 4 ( LTP4), translating policies RT1, RT2, HP1 and HP2 into local policy to influence planning

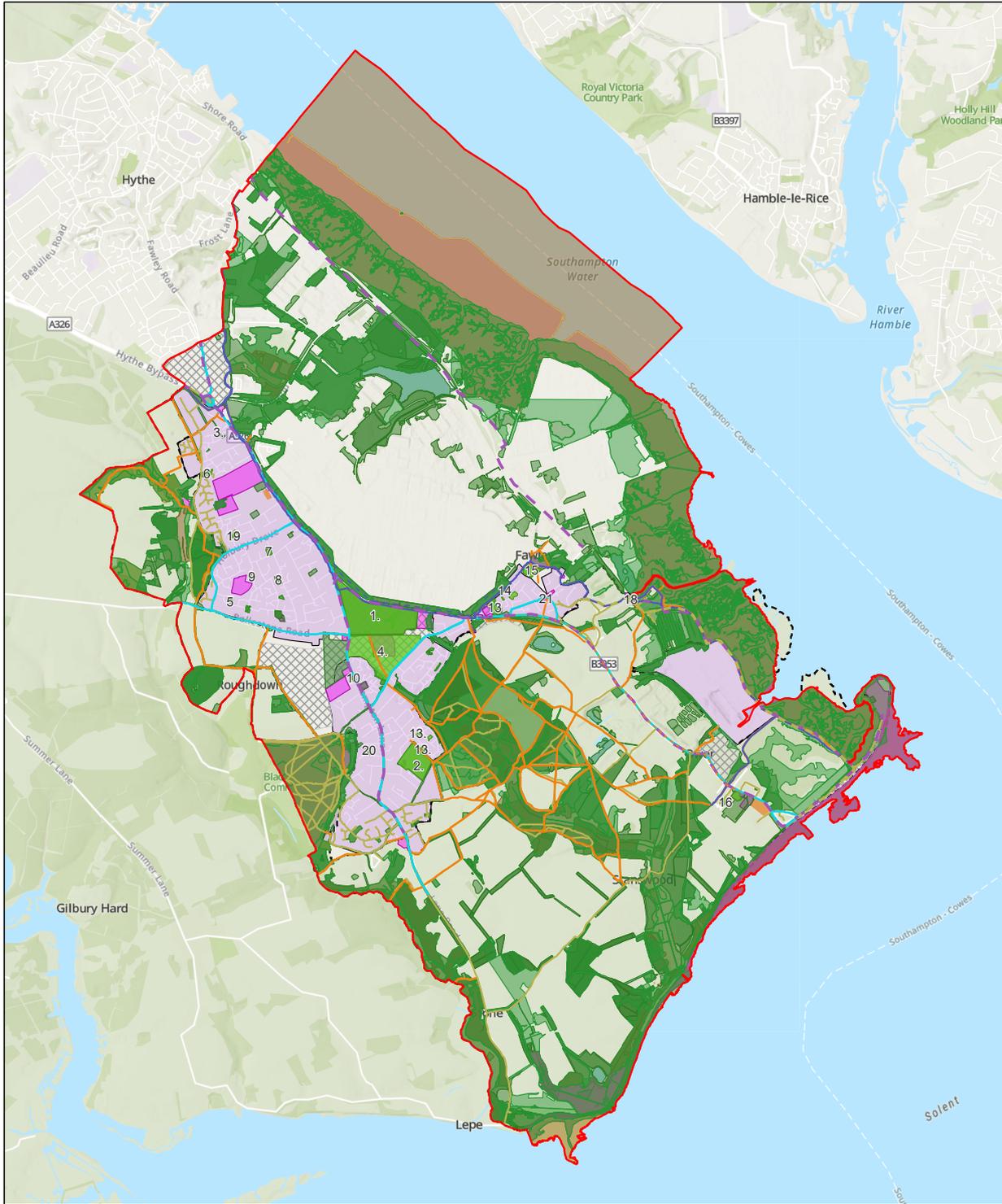
decisions, the use of developer contributions for active travel and bus improvements, and sets out specific routes and design standards that provide local detail to the county policies in Fawley. National guidance from organisations such as Ramblers shows that stiles, heavy gates and steps are major barriers that prevent many older and disabled people accessing the countryside and the Public Rights of Way network. It highlights the legal duty on local authorities under the Equality Act 2010 to make reasonable adjustments, and recommends using an all-abilities approach for path structures, such as accessible gates and step-free bridges, so that people with limited mobility and users of mobility scooters can use public paths on the same basis as other pedestrians

- 3.55 Developers and those involved in improving and enhancing active travel routes are directed to use the [Healthy Streets Indicators Assessment](#) tool to ensure that the whole community are able to access and enjoy the network. The tool includes planning safe routes which avoid severance, removing or redesigning physical barriers on paths wherever possible and following a 'least restrictive access' approach (for example replacing stiles and steps with accessible gates and step-free gradients), making crossings easy and considering the appropriate placement of new street furniture, including dedicated cycle storage, as well as providing adequate spaces for pedestrians to rest or shelter. Developers are also encouraged to use the Hampshire County Council technical guidance note [TG10 Pedestrian and Cycle Facilities](#) which details current requirements for active travel infrastructure design.
- 3.56 The [Local Cycling and Walking Infrastructure Plan for the Waterside](#) prepared in 2022 by Hampshire County Council, which has been used as the main evidence base for this policy alongside the draft wider New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) ( due for adoption) which covers Holbury and Hardley and the [Hampshire Countryside Access Plan](#)
- 3.57 The Parish Council is encouraged to work with Hampshire County Council and operators to develop a Fawley Bus Connectivity Action Plan (FBCAP), supported by the [Hampshire Bus Service Improvement Plan](#) (2024- 2036) aimed at securing service improvements over the Plan period.

## Fawley Parish Neighbourhood Plan Policies Map

PDFs of the policies map, including insets are provided separately to accompany paper copies of the Neighbourhood Plan. For an interactive version of the map, with functionality to isolate layers ( Click on the blue bars on the legend to switch layers on and off) please go to the [Fawley Mapping Page](#)

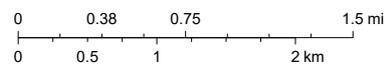
# Fawley Policies Map



12/8/2025

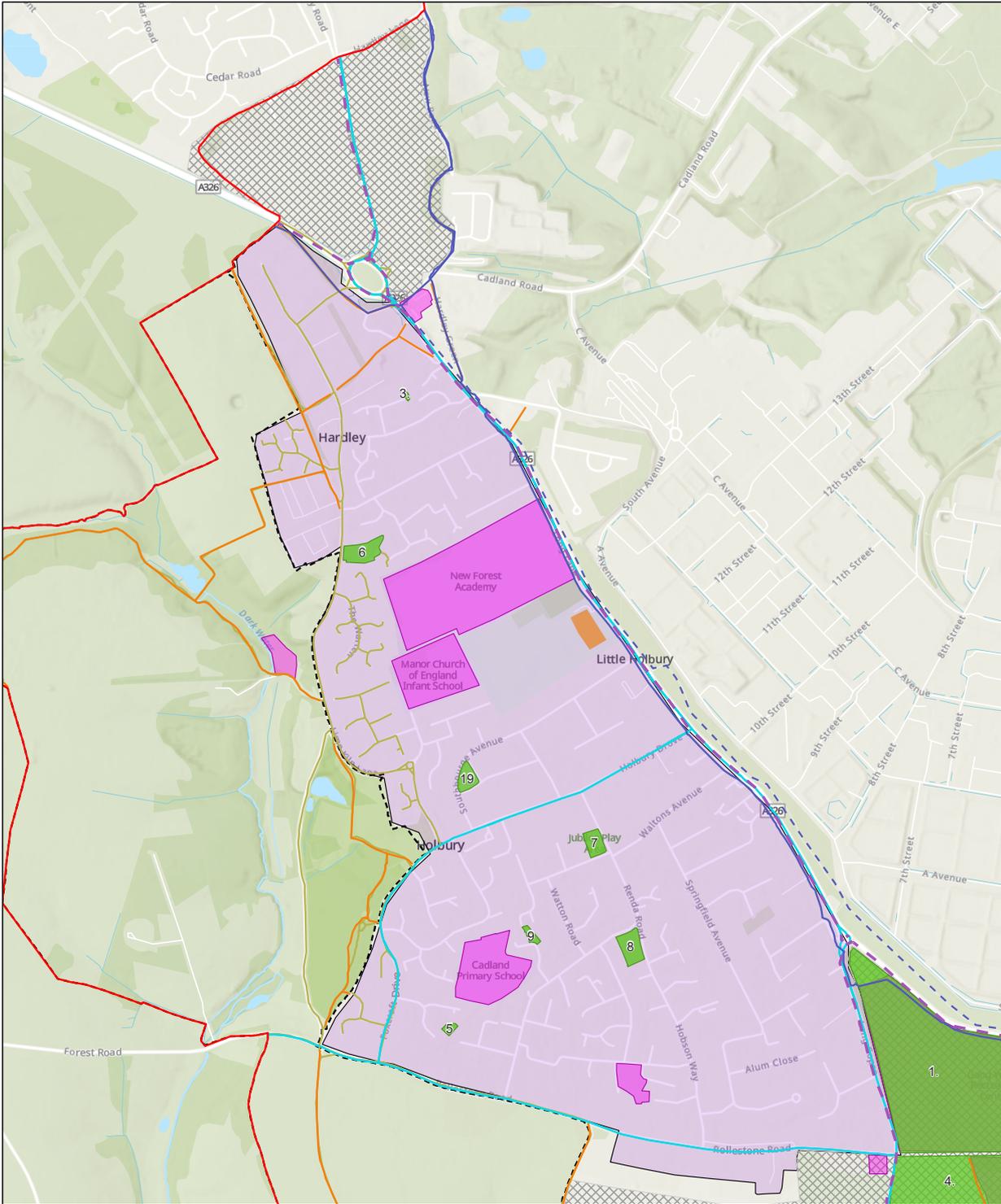
Fawley Parish Boundary	FAW8 Path Network OS	FAW5 Green Infrastructure Network
FAW8 B(i) Oil Refinery Western Perimeter	FAW6 Local Green Spaces	FAW4 Existing Community Facilities
FAW8 B(ii) Ashlett Creek to Calshot Spit footpath	FAW5 Local identified GI Network	FAW4 New Community Facilities
FAW8 B(iii) Footway from Calshot Village to Fawley	FAW5 Priority Habitats	FAW2 Settlement Separation Areas
FAW8 B(iv) New Forest Waterside LCWIP Cycling Routes	FAW5 SAC	FAW1 Settlement Boundaries
FAW8 Long Distance Routes	FAW5 RAMSAR	FAW1 New Forest National Park
FAW8 Bus Routes Fawley	FAW5 SSSI	World_Hillshade
FAW8 Public Rights of Way	FAW5 SPA	

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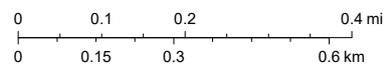
# Fawley Inset 1: Hardley and Holbury Policies Map



12/8/2025

- ▬ Fawley Parish Boundary
- ▬ FAW8 B(i) Oil Refinery Western Perimeter
- ▬ FAW8 B(iv) New Forest Waterside LCWIP Cycling Routes
- ▬ FAW8 Long Distance Routes
- ▬ FAW8 Bus Routes Fawley
- ▬ FAW8 Public Rights of Way
- ▬ FAW8 Path Network OS
- FAW6 Local Green Spaces
- FAW4 Existing Community Facilities
- FAW4 New Community Facilities
- FAW2 Settlement Separation Areas
- FAW1 Settlement Boundaries
- FAW1 New Forest National Park

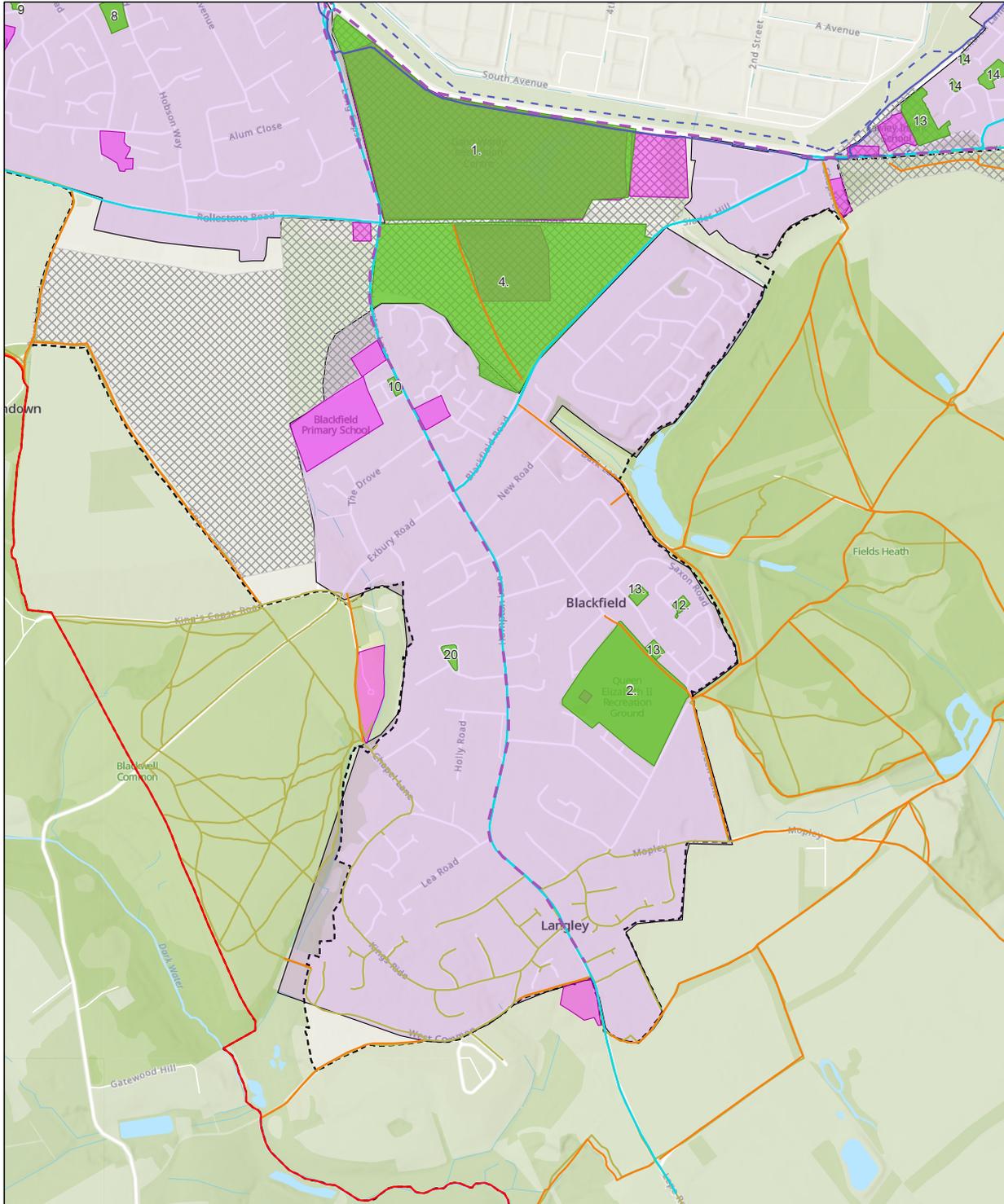
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World\_Hillshade

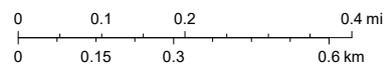
# Fawley Inset 2: Blackfield and Langley Policies Map



12/8/2025

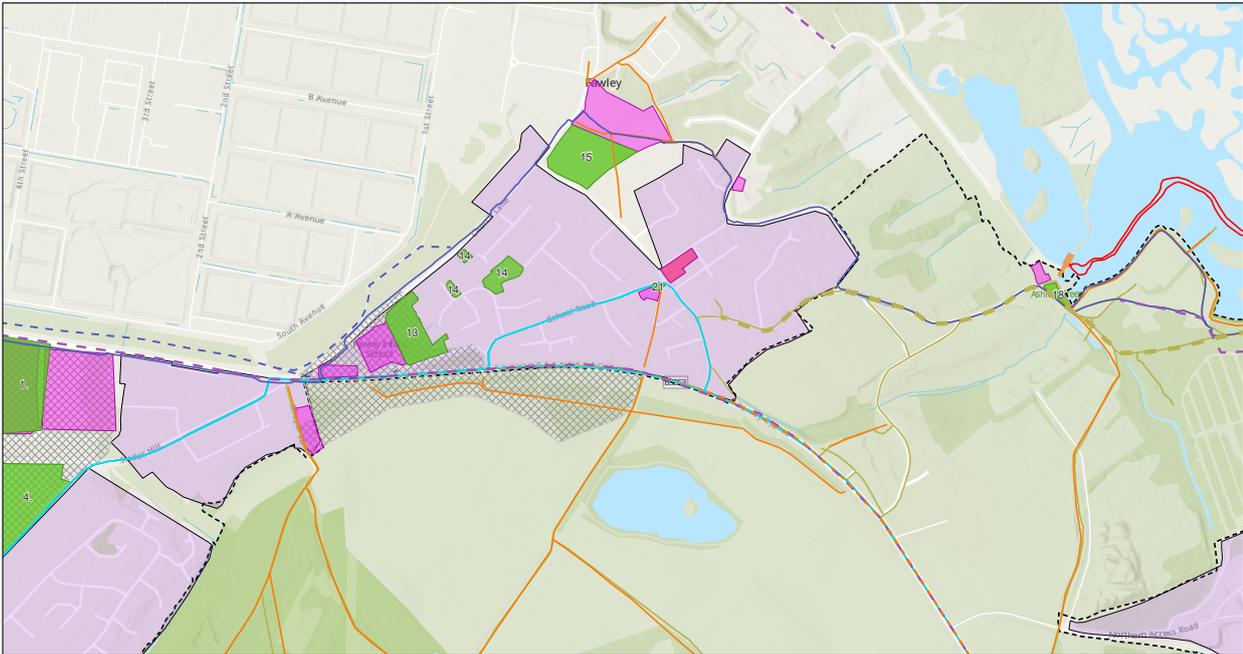
- Fawley Parish Boundary
- - - FAW8 B(i) Oil Refinery Western Perimeter
- - - FAW8 B(iv) New Forest Waterside LCWIP Cycling Routes
- FAW8 Long Distance Routes
- FAW8 Bus Routes Fawley
- FAW8 Public Rights of Way
- FAW8 Path Network OS
- FAW6 Local Green Spaces
- FAW4 Existing Community Facilities
- FAW2 Settlement Separation Areas
- FAW1 Settlement Boundaries
- FAW1 New Forest National Park
- World\_Hillshade

1:13,576



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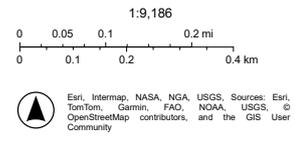
### Fawley Inset 3: Fawley Policies Map



12/8/2025

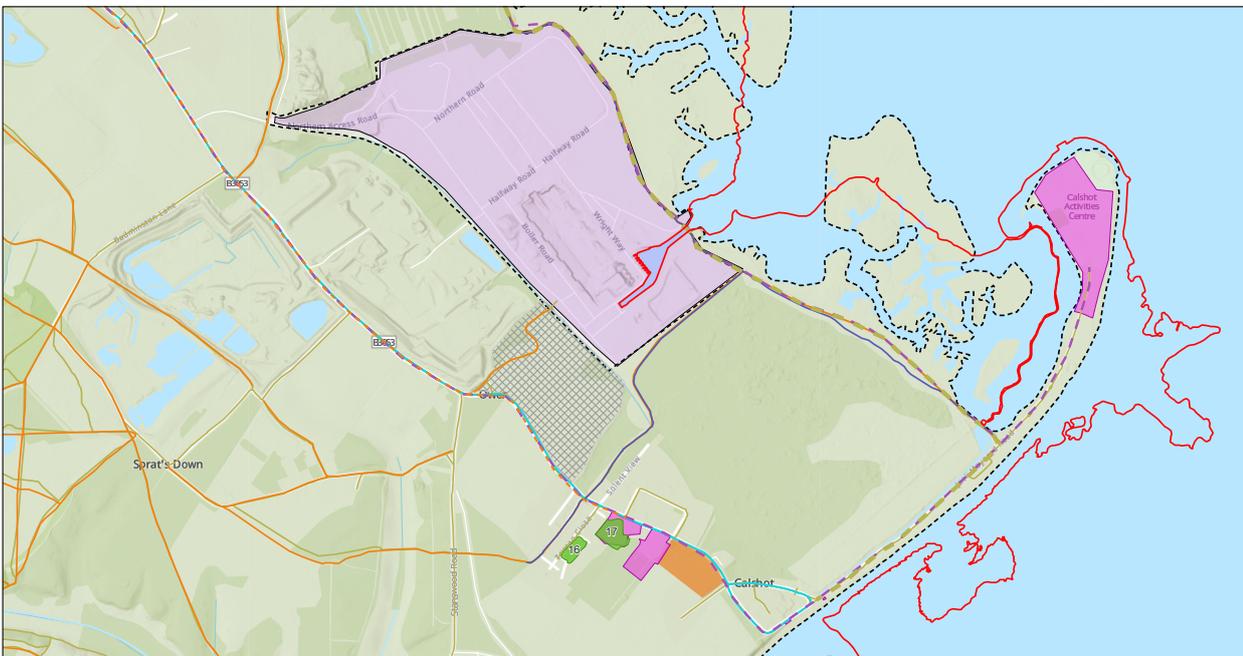
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- |                                                      |                                    |                                  |
|------------------------------------------------------|------------------------------------|----------------------------------|
| FAW8 Parish Boundary                                 | FAW8 Bus Routes Fawley             | FAW2 Settlement Separation Areas |
| FAW8 B(i) Oil Refinery Western Perimeter             | FAW8 Public Rights of Way          | FAW1 Settlement Boundaries       |
| FAW8 B(ii) Ashlett Creek to Calshot Spit footpath    | FAW8 Path Network OS               | FAW1 New Forest National Park    |
| FAW8 B(iii) Footway from Calshot Village to Fawley   | FAW6 Local Green Spaces            | World_Hillshade                  |
| FAW8 B(iv) New Forest Waterside LCWIP Cycling Routes | FAW4 Existing Community Facilities |                                  |
| FAW8 Long Distance Routes                            | FAW4 New Community Facilities      |                                  |



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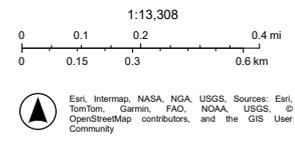
### Fawley Inset 4: Calshot Policies Map



12/8/2025

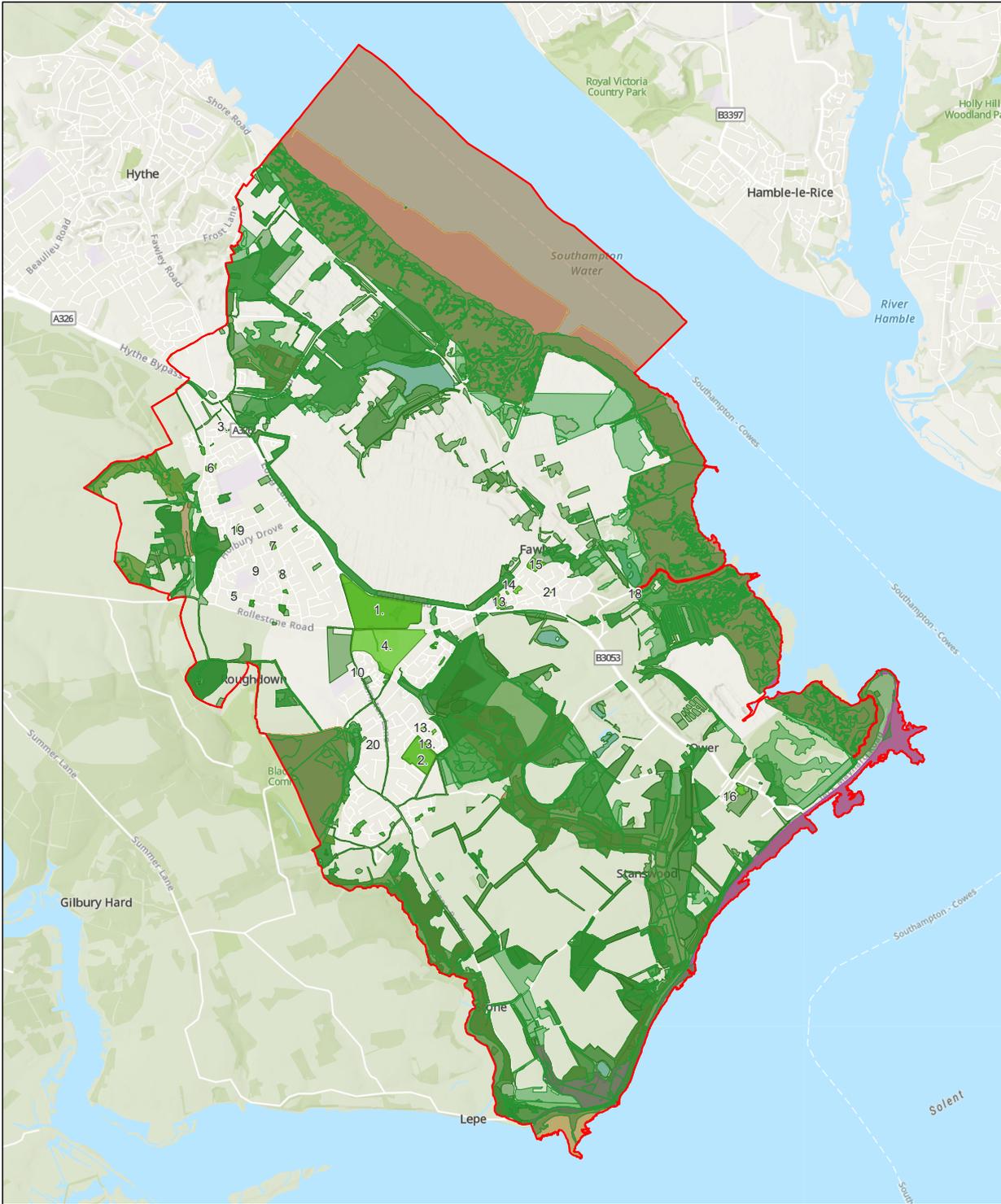
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- |                                                      |                                    |                                  |
|------------------------------------------------------|------------------------------------|----------------------------------|
| Fawley Parish Boundary                               | FAW8 Bus Routes Fawley             | FAW4 New Community Facilities    |
| FAW8 B(ii) Ashlett Creek to Calshot Spit footpath    | FAW8 Public Rights of Way          | FAW2 Settlement Separation Areas |
| FAW8 B(iii) Footway from Calshot Village to Fawley   | FAW8 Path Network OS               | FAW1 Settlement Boundaries       |
| FAW8 B(iv) New Forest Waterside LCWIP Cycling Routes | FAW6 Local Green Spaces            | FAW1 New Forest National Park    |
| FAW8 Long Distance Routes                            | FAW4 Existing Community Facilities | World_Hillshade                  |



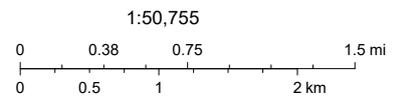
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# Fawley Green Infrastructure Policies Map



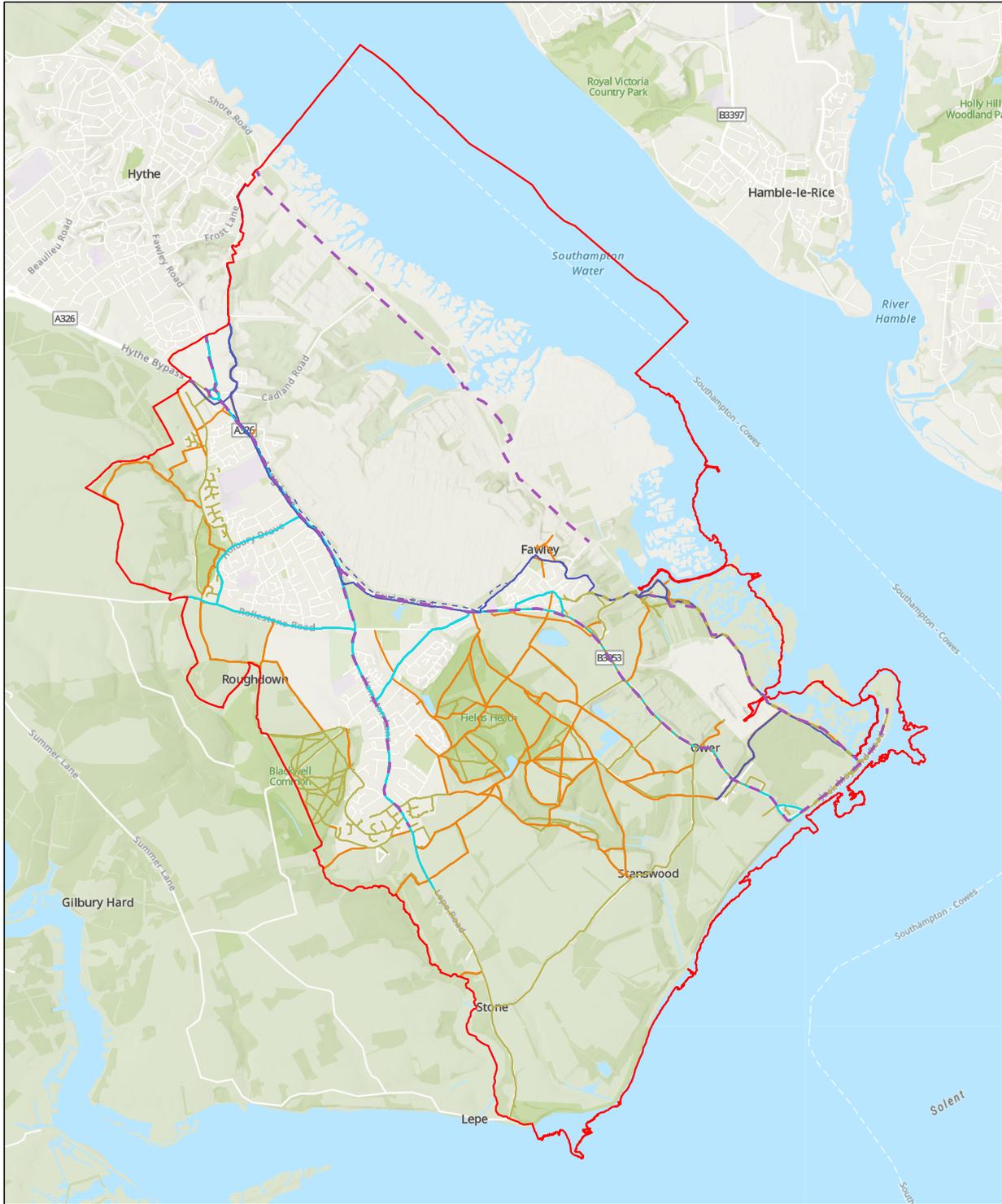
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- |                                                                                                                      |                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
|  Fawley Parish Boundary           |  FAW5 RAMSAR                       |
|  FAW6 Local Green Spaces          |  FAW5 SSSI                         |
|  FAW5 Local identified GI Network |  FAW5 SPA                          |
|  FAW5 Priority Habitats           |  FAW5 Green Infrastructure Network |
|  FAW5 SAC                         | World_Hillshade                                                                                                       |



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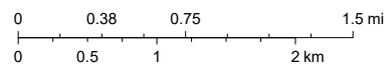
# Fawley Active Travel Policies Map



12/8/2025

- - - FAW8 B(iv) New Forest Waterside LCWIP Cycling Routes
- - - FAW8 Long Distance Routes
- - - Fawley Parish Boundary
- - - FAW8 Bus Routes Fawley
- - - FAW8 B(i) Oil Refinery Western Perimeter
- - - FAW8 Public Rights of Way
- - - FAW8 B(ii) Ashlett Creek to Calshot Spit footpath
- - - FAW8 Path Network OS
- - - FAW8 B(iii) Footway from Calshot Village to Fawley
- World\_Hillshade

1:50,755



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## 4. INFORMATION

- 4.1 The Neighbourhood Plan will be implemented through New Forest District Council and New Forest National Park Authority consideration and determination of planning applications for development in the parish. The Parish Council will monitor the effectiveness of the policies through the development management process. In addition, New Forest District Council and New Forest National Park Authority monitor the implementation of Neighbourhood Plan policies, once adopted, through the Authority Monitoring Report which is published annually. This report is prepared in consultation with relevant parish council each year.
- 4.2 The Parish Council will use a combination of the Local Plans and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.
- 4.3 The success or otherwise of the policies will feed into the assessment of the need for a review of the Plan.
- 4.4 Opportunities may arise through S106 agreements or through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Parish Council will be able to determine how and where 25% of the CIL collected from schemes in the parish is spent (currently only 15%) in accordance with the CIL Regulations.
- 4.5 The Parish will prioritise the following in spending CIL funds:
- B3053 Crossing and 20mph limit Calshot
  - B3053 Crossing and lights Fawley
  - Young People and Family Hub
  - Community Garden Long Lane
  - New Shaded Play Area Churchfields
  - Community Access Point and Café Jubilee Hall
- 4.6 FPC kindly acknowledges the help of the following in the production of the FNP:
- New Forest District Council
  - New Forest National Park Authority
  - [Locality](#)
  - [ONH Planning for Good](#)

## 5. APPENDICES

- 5.1 FPC has referred to the following documents as its evidence to support the policies of the Neighbourhood Plan:

- Appendix A Fawley Design Guidance and Codes ([weblink](#)) Supplied separately due to size.
- Appendix B FAW4 Local Community Assets (Supplied separately due to size).
- Appendix C FAW6 Local Green Spaces (Supplied separately due to size.)
- Appendix D FAW2 Settlement Separation and Local Character (Supplied separately due to size.)