The Local Plan Part 2 proposes two sites for residential development to meet the requirement of Core Strategy Policy CS12 to allocate additional land for up to around 110 dwellings to help address the identified local need for affordable housing.

The allocations proposed in the submitted Plan are:

**NMT1: Land south of Gore Road, east of the Old Barn**

which will provide around 20 dwellings, and

**NMT4: Land east of Caird Avenue, south of Carrick Way woodland**
which will provide up to 90 new homes and 5 hectares of land for new employment development.

The Examination Inspector has heard evidence from the promoters of other sites which have raised doubts on the deliverability of the whole of the NMT4 development within the Plan Period (up to 2026). While the site owners consider that the development is deliverable within the Plan period they have not been entirely successful in persuading the Inspector that this is the case. In his Post Hearing Note 4 he expresses concerns about the effectiveness of NMT4 in relation to the delivery of affordable housing, and states that alternative or additional sites should be identified which are available to deliver such housing now.

In response to the Inspector’s Note, officers have written to landowners and agents that have been promoting other potential housing sites in New Milton and invited them to make further submissions in response to the Inspector’s comments. As well as demonstrating early delivery of affordable housing, respondents were asked to confirm that key policy requirements, including 70% affordable housing, open space and necessary mitigation measures would be met.

Further information has also been obtained from the owners/promoters of the NMT4 site, which confirms their intention to progress the redevelopment of the site and relocate their minerals processing operations within the next five years.

From the Inspector’s comments it is clear that he is not content to rely on the delivery of the NMT1 and NMT4 sites for the CS12 provision of up to around 110 dwellings to help address the identified local need for affordable housing. To address the uncertainty about the timing of the delivery of NMT4, the Inspector suggests (Approach A) that the Council should consider whether additional sites could be allocated which would provide ‘an additional 30 or so affordable units.’ The Inspector appears content with the NMT1 allocation and with the principle of development on the NMT4 site (his issue is one of timing rather than appropriate land use). While an alternative approach, ‘Approach B’ is set out in the Inspector’s Note 4 – this would require the Council, at a very late stage in the preparation of the Local Plan Part 2 to adopt an alternative strategy for meeting development needs in the town which has not been previously considered in detail or been the subject of earlier public consultation.

**Consultations with site promoters**

Officers have invited promoters of sites in New Milton to respond to the comments made by the Inspector. The table below summarizes the submissions received. The site promoters were requested to indicate their site’s ability to meet policy requirements. Their responses are set out in columns 3-6.

As per the Inspector’s suggested approaches, the submissions are divided into those sites which would be suitable to provide in full, or contribute to the provision of around 30 dwellings; and those sites which are proposed as alternatives to NMT4 which would provide around 90 dwellings and five hectares of employment land.

More detailed site appraisals are set out in the Local Plan Part 2 Sustainability Appraisal.
Note: If Members are minded to consider deletion of the NMT4 site and consideration of either the land north of Gore Road or east of Stem Lane as an alternative, officers would need to undertake further work.

July 2013
## Summary of Submissions

Sites suggested for up to 30 dwellings

<table>
<thead>
<tr>
<th>Site</th>
<th>Delivery within five years</th>
<th>Affordable housing</th>
<th>Open space</th>
<th>Allotments</th>
<th>Mitigation measures</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land at Park Road, Ashley (NMIL-07A)</strong></td>
<td>30 dwellings Expect commencement in Autumn 2015.</td>
<td>70% affordable 30% low cost market confirmed viable.</td>
<td>To required standard.</td>
<td>Can be integrated with adjoining existing allotments.</td>
<td>Yes If level of contribution required is similar to Dorset authorities.</td>
<td>White land, (not within the Green Belt) and safeguarded for future development needs. Self-contained sites. The white land in this location could accommodate up to around 30 dwellings. Consulted on in the 2011 Public Consultation Document as possible option for allocation. (Very little public reaction to proposal) More than one owner but land owners say their land is available for development. Northernmost field has restrictive covenant for use of land for pony grazing, but it is understood that the landowners have the benefit of the covenant and can remove it to enable development.</td>
</tr>
<tr>
<td><strong>Land adjoining Moore Close (NMIL-20)</strong></td>
<td>Delivery of site within 2-3 years for 16 dwellings.</td>
<td>70% affordable 30% low cost market confirmed viable.</td>
<td>On-site open space offered including footpath linking through to playing fields to the west.</td>
<td>No.</td>
<td>On-site provision of open space and footpath link to Fawcett's Field.</td>
<td>Previously proposed for new allotments (NMT12b). Inspector says delete allotment proposal as it is undeliverable. The site could accommodate around 12 dwellings. Self-contained site. Appeared in 2011 Public Consultation (Small number of objections from local residents)</td>
</tr>
<tr>
<td><strong>Land south of Gore Road (Part of NMIL-18 adjacent to The Old Barn)</strong></td>
<td>30 dwellings available immediately</td>
<td>70% affordable 30% low cost market confirmed viable.</td>
<td>To required standard.</td>
<td>Five plots confirmed deliverable.</td>
<td>Increased provision of open space on site. Site adjoins existing open space and playing fields to the south.</td>
<td>Green Belt land. Site not previously consulted on, but would extend the proposed allocation (NMT1) westwards to surround the Old Barn restaurant (a listed building).</td>
</tr>
</tbody>
</table>
### Sites suggested for around 90 dwellings and 5 hectares employment

<table>
<thead>
<tr>
<th>Site</th>
<th>Delivery within five years</th>
<th>Affordable housing</th>
<th>Open space</th>
<th>Allotments</th>
<th>Mitigation measures</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Caird Avenue</strong> (proposed allocation NMT4) <em>(NMIL-13)</em></td>
<td>Suggest a conservative estimate of at least 15 dwellings before the end of 2018.</td>
<td>70% affordable 30% low cost market confirmed viable in Statement of Common Ground.</td>
<td>Confirmed deliverable.</td>
<td>Confirmed deliverable.</td>
<td>On-site open space will provide opportunities for circular walks and links to footpath networks to the north and south of the site.</td>
<td>Previously developed land. Inspector recommends removal from Green Belt. Resolves the long term future of this area (Site not subject to restoration conditions.) Council’s proposed allocation for 90 dwellings and 5ha of employment. Reliant on relocation of gravel washing plant and securing relevant permissions for this at Pennington or elsewhere.</td>
</tr>
<tr>
<td><strong>Land south of Gore Road</strong> (alternative to NMT4) <em>(NMIL-18)</em></td>
<td>90 dwellings available immediately.</td>
<td>70% affordable 30% low cost market confirmed viable.</td>
<td>To required standard.</td>
<td>58 allotments which would meet the Town Council’s full requirements</td>
<td>Size of site offers potential for further recreational open space to provide dog walking facility.</td>
<td>Green Belt. High grade agricultural land. Landscape impact. Proposed as an alternative to the NMT4 allocation which can deliver 90 dwellings and 5ha of employment. Site not previously consulted on.</td>
</tr>
<tr>
<td><strong>East of Stem Lane, north of Great Woar Copse</strong> (alternative to NMT4) <em>(NMIL-01B)</em></td>
<td>In excess of 30 dwellings, up to about 110.</td>
<td>70% affordable 30% low cost market confirmed viable.</td>
<td>To required standard. Suggest a 25m buffer around Great Woar Copse to also serve as POS.</td>
<td>Confirmed deliverable.</td>
<td>Yes</td>
<td>Land adjacent to the north-east of the development site is in the same ownership and can be used as a SANG. Green Belt. Landscape impact. Part of site appeared in 2011 Public Consultation Document as possible allocation for housing (not employment).</td>
</tr>
</tbody>
</table>
Officer views:

Additional allocations be proposed on land off Park Close and land off Moores Close. See maps below.

Both sites are self-contained, and available for early delivery of affordable housing under policy CS12. Both were subject to public consultation as residential allocations in January 2011. The allocation of both these sites does not prejudice future strategic decisions about future development in New Milton. Together the sites will deliver around 45 dwellings, of which around 32 will be affordable dwellings.

Land off Park Road and off Park Close, Danesbury Meadow

Land off Moore Close