

LYMINGTON AND PENNINGTON NEIGHBOURHOOD PLAN 2016 – 2036

CONSULTATION STATEMENT

Published by Lymington and Pennington Town Council for submission consultation under the Neighbourhood Planning (General) Regulations 2012 (as amended) and in accordance with EU Directive 2001/42

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1. Introduction

1.1. This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Lymington and Pennington Neighbourhood Plan 2016 - 2036. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations (as amended), which requires that a consultation statement should:

- i. Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan (NP).
- ii. Explain how they were consulted.
- iii. Summarise the main issues and concerns raised by the persons consulted and
- iv. Describe how those issues and concerns have been considered and, where relevant addressed in the proposed NP.

Neighbourhood Area Designation

1.2. The NP Area was designated by the Local Planning Authorities, New Forest District Council (NFDC) on 21 September 2015, and the New Forest National Park Authority (NFNPA) on 21 September 2021. The area covered is the whole of the parish of Lymington and Pennington. Pennington Common and the areas around the Lymington & Pennington Marshes fall within the New Forest National Park.



Plan A: Designated Lymington and Pennington Neighbourhood Area

2. The Consultation Process

Dateline of Events

2015

- Lymington and Pennington Town Council (LPTC) agreed to proceed towards developing a Neighbourhood Plan for the area and resolves to set up a Steering Group.
- LPTC submits an application to designate a Neighbourhood area to NFDC and NFNPA.
- NFDC and NFNPA designate the Lymington and Pennington Neighbourhood Area.
- LPTC appoints rCOH Ltd as consultants to assist in the development of the Neighbourhood Plan (NP)

2016

- rCOH produce a project plan and vision note.
- LPTC sets up a Steering Group of Councillors and agrees Terms of Reference.
- Members attend NFDC seminar on the development of the Local Plan Review part 1 and the Neighbourhood Plan.
- The Steering Group agrees to setup six working groups that includes councillors, members of the local community and representatives from local groups. These groups will cover Strategic Sites, Green Infrastructure, Town Centre, Business and Tourism, Social Infrastructure and Travel.
- Local residents and representatives of local groups are invited to join the working groups.
- Working groups start to meet, this includes an introduction to Neighbourhood Plans, discussing the Vision Statement and the tasks allocated to each group and studying a map of the area to plot out distinct and important areas of the Town.
- Members of the Strategic Sites working group and rCOH consultants meet with officers from NFDC for a workshop discussing developing plans for the strategic sites.

2017

- Working groups continue to meet to work through the tasks allocated from the vision statement to help form the evidence base.
- Creation of LPNP webpages including details on what a NP is, the steering group, the working groups, q&a section, the draft vision and objectives, an updates page plus details of any consultations and how you can get in touch to contribute.
- Workshops with strategic land promoters, strategic sites working groups and NFDC officers.
- Town Centre Small sites capacity study is created, and landowners written to requesting permission to include allocations in the NP.
- An informal consultation is held, comprising of 3 exhibitions in Lymington and Pennington, with Councillors and officers available to answer questions. Residents were invited to complete a survey on all aspects of the NP. Paper surveys were available at the exhibitions and at various public outlets throughout the town. An online survey was available to complete through the NP website. More than 1500 people attended the exhibitions and 586 completed surveys. See Appendix A.
- NFDC respond to New Milton's Neighbourhood Plan requesting they remove the strategic allocations. The Local Plan review Part One will allocate these and NP's

are to focus on smaller sites. The Steering group agreed to remove the strategic sites following this action and advice from rCOH.

- Updates to Council on the progress of the NP take place during the year.

2018/19

- The Steering Group continues to meet and prepare policies for the LPNP throughout the year and identifies evidence gaps.
- NFDC Local Plan preparation shows 2 strategic sites for Lymington and Pennington (SS5 and SS6) both would be released from green belt.
- Work continues on the evidence analysis.

2021

- In the latter part of 2021 after delays to the NP, including COVID19, the Steering group attend a workshop with consultants ONeilhomer (formally rCoh) to review the plan position and create a way forward.
- The Steering group resolves to omit smaller sites from further consideration that are in green belt. A brownfield first approach is taken.
- Green Infrastructure links are still missing from the evidence base and work is undertaken to help produce the documents through the steering group and OneilHomer.
- The Steering group agree to a Town Centre Working group to help put together a Vision Note for the Town Centre.
- AECOM are contacted via a Locality Technical support package to help create a Design Codes document. A workshop is held with members of the Steering group and AECOM to help prepare the document. This is in response to the changes in NPPF strengthening the requirements on design quality.

2022

- A workshop with consultants OneilHomer takes place with Town Centre working group members. This helps create the Town Centre Vision document.
- A workshop with the Steering Group and AECOM takes place to help inform the Design Codes document.
- The Steering Group agrees that an additional informal consultation and survey should take place in the local community to update residents and local interest groups on the NP and seek further comments about improvements that may be needed.
- The steering group considers policies for inclusion in the draft NP. It is decided to ensure they form part of the informal consultation to ascertain the communities feedback on them.
- NFDC and NFNPA are sent the draft policies for comment.

2023

- The Council has a significant change in members after the elections. The new Steering group has a workshop with ONeilhomer giving an overview of the NP process so far and the draft policies. The steering group resolve to continue with the draft plan and the informal consultation.
- An informal consultation is held, comprising of 2 exhibitions in Lymington and Pennington, with Councillors and officers available to answer questions. Residents

were invited to complete a survey on all aspects of the NP. Paper surveys were available at the exhibitions and at various public outlets throughout the town. Over 500 people attended the exhibitions with 93 surveys completed. See Appendix B

- A local interest groups meeting was held, with representatives from local groups and all councillors. An overview of the plan so far was presented followed by a question/answer session with members of the Steering Group, Council officers and a consultant from OneilHomer.

2024

- Amendments were made to the draft NP following on from the informal consultation response.
- A further meeting was held with local interest group representatives, all councillors and individuals who expressed an interest. The changes to the draft NP were presented with comments taken on any further amendments needed.
- Minor changes were made to the draft NP to reflect comments received at the local interest groups meeting.
- Full Council approved the pre-submission document and appendices for submission to Regulation 14 consultation.
- A nine-week Pre-Submission Plan consultation (regulation 14) takes place from Wednesday 7th August 2024 until Wednesday 9th October 2024.

2025

- Meetings with NFDC and NFNPA take place.
- The steering group agree changes to the NP based on the survey response and meetings with the LPA.
- Council agrees the amendments to the NP ready to submit for Reg 16.

Public and Stakeholder Consultation

- 2.1. The Neighbourhood Plan Steering Group have been keen to ensure that the community has a voice in the development of the Neighbourhood Plan, that will shape the future of the Town, whilst retaining its heritage and the strong and vibrant community that exists today.
- 2.2. An informal consultation took place in June and July 2017. Three exhibitions were held in Lymington and Pennington during the evening and weekends to allow all residents the opportunity to attend. Information about Neighbourhood Plans, the local infrastructure, development opportunities and other issues such as air quality were documented on boards for residents to view as well as the draft vision and objectives for the plan. Steering Group members and Town Council officers were available to answer questions throughout the exhibitions. It is estimated that more than 1500 people attended. A copy of the exhibition boards was displayed at St Barbe Museum, Lymington Town Hall and the Community Centre throughout the consultation period as well as on the NP website.
- 2.3. During the informal consultation period a survey was held. This sought local residents' input into helping develop the plan and testing their thoughts on the draft vision and objectives. This was available in paper with copies around the town in public outlets. There was also an online version of the survey. The link was found on the NP website along with all details of the exhibitions and advertised on social media. Advertising the informal consultation and surveys used the following channels:

- Neighbourhood Plan website/Town Council website
- Local newspapers (Lymington Times and Southern Daily Echo)
- Posters on noticeboards throughout the Town.
- Posters at various public outlets, community areas, churches, shops in Lymington and Pennington.
- Social Media (Facebook groups and our own page)
- Leaflet drop to business' and local residents.
- Email statutory consultees and local interest groups.

2.4. The findings from the survey, appendix A, were published on the NP website and placed in Noticeboards throughout the Town. The survey response highlighted the community felt strongly about the following:

- The need for more homes in Lymington and Pennington particularly to meet the needs of younger families.
- Protection of Green Spaces
- That the rural character of local roads should be protected.
- That design standards should be raised.
- Retain the character areas of Lymington and Pennington

Many people did not want to see a large number of housing (more than 600) over the next 20 years and were concerned the infrastructure, particularly the roads, was not sufficient for largescale development.

The majority of people did not want to have more retirement homes built in the Town and felt there should be more affordable homes for younger people.

Mobile phone coverage was cited as being poor in places.

There were many concerns about air quality and residents responded that they would use the car less if public transport and green infrastructure links were improved.

2.5. Based on the feedback from the survey:

- Reports were undertaken investigating the current Education and Healthcare provision, these showed that both were sufficient for the proposed increased housing numbers. (based on the revised strategic allocations from the Local Plan Review Part One)
- A green spaces report was completed showing that the majority of green public open spaces have their own protection from development and didn't need further protection within the NP.
- Policies were considered that would help support the concerns of the community.

2.6. The Steering group were particularly concerned when the Plan became delayed during the Local Plan review and Covid and set about ensuring that community was brought up to speed with the process and progress, along with any significant changes that should be considered.

- 2.7. A second informal consultation took place in 2023, this ran a similar format to the first one, with exhibitions in both Lymington and Pennington supported by the Steering Group and TC officers, with the above communication channels used to advertise the exhibition and survey. The exhibition boards showed the draft vision and objectives along with the policies being considered and other non-planning and infrastructure requirements. All the exhibition information was available for download on the NP website and in paper form on display in various public locations. Approximately 800 people attended the exhibitions. The survey was again available in paper form or online and open for a period of 6 weeks. 93 people completed the survey.



2017 Exhibition



2023 Exhibition

- 2.8. During the second informal consultation representatives from local interest groups and councillors were invited to a meeting to discuss the NP. Members of the Steering Group, TC officers and ONH, the Town Council's Planning Consultants supporting the preparation of the Neighbourhood Plan, attended the meeting. A presentation was given to all followed by a question/answer session.
- 2.9. The observations from the survey were very similar to the 2017 consultation and included all the same points that the community previously raised. The draft vision, objectives and policies were supported by the majority of respondents. Many of the suggested changes were actioned by the steering group. See Appendix B.
- 2.10. Local interest groups provided detailed responses and further consultation with representatives took place through email and meetings to include their input to various policies before the pre-submission document was put to Council.

Consultation with NFDC and NFNPA

- 2.11. NFDC have been contacted on many occasions for advice and guidance throughout the preparation of the NP.
- 2.12. In 2016/17 the strategic sites working group had several workshops with NFDC officers discussing housing allocations. Initially this was the strategic allocations in the town, but NFDC were allocating these through Local Plan Part One, therefore the advice changed to smaller sites.
- 2.13. In 2022 both NFDC and NFNPA were updated with the progress of the plan.

- 2.14. In 2023 NFDC and NFNPA were sent the draft policies for consideration. The LPA's jointly responded. The policies were supported with some minor comments to consider.

Pre-Submission Consultation Process (Regulation 14)

- 2.15. The Pre-Submission Plan was published as per the Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation 14 (a) to the list of organisations as per Neighbourhood Planning (General) Regulations 2012 (as amended) Part 5 Regulation 14 (b) – See Appendix C for the list of consultees. Copies of the Pre-Submission Plan were sent to NFDC and NFNPA as per Neighbourhood Planning (General) Regulations 2012 Part 5 Regulation (c).

The Consultation was advertised in the following places:

- Neighbourhood Plan website/Town Council website
- Local newspapers (Lymington Times and Southern Daily Echo)
- Posters on noticeboards throughout the Town.
- Posters at various public outlets, community areas, churches, shops in Lymington and Pennington.
- Social Media (Facebook groups and our own page)
- Email statutory consultees and local interest groups, local businesses and any individual contacts given to the Town Council.

- 2.16. Paper copies of the NP were available at various public outlets as well a digital version on the NP website.
- 2.17. The consultation period lasted for 9 weeks with a total of 38 responses received. See Appendix D.

3. Pre-submission feedback summary and changes arising.

- 3.1. The Pre-Submission Plan consultation generated comments from a number of organisations, including NFDC and NFNPA, and the local community. The local community responses supported the main objectives of the plan.
- 3.2. ONH reviewed the statutory consultee responses along with the local interest groups. See Appendix D for the details of recommendations.
- 3.3. The local community responses were largely in support of the direction of the plan with many commenting on the need for homes for younger people and less retirement properties. See Appendix E for the summary of the responses.
- 3.4. As a result of the feedback a further meeting was held with NFDC and NFNPA, members of the steering committee and the consultants ONH, to discuss the points of concern as detailed in Appendix D.
- 3.5. Initial changes to the NP were recommended by ONH based on the survey responses. These were discussed by the Steering Group in January 2025. The changes as agreed:
- Section 3 Planning Policy Context,

a note about the new iteration of the NPPF plus
 Additional comment on NFNPA's position on first homes within the National Park.
 A note on the Hampshire Minerals and Waste Plan.
 Details of the Hampshire Local Transport Plan. Noting the particular policies of relevance to the NP.

- Policy LP1 – Further emphasis added to protect the Lymington Conservation Area. Minor addition to C. to allow for material considerations.
- Policy LP4 – Change to the policy wording removing the commercial and business use and adding meeting the day to day needs of the community.
 A comment added to the supporting text explaining the monitoring process and the option to initiate an Article 4 Direction.
- Policy LP5: The removal of the listed uses being supported instead generalising this to uses that meet the communities day-to-day needs.
- Policy LP6: The removal of the Lymington and Pennington Design Guidance and Code.

The policy itself is changed considerably to include all the points that the community and the steering group feel are of importance, extracted from the Design Code and are supported by NFDC. Other matters included within the Design Code were considered to be reflected in national and strategic policy requirements already. Amendments include:

Point A - rewritten on how to achieve high quality design rather than referring to the Design code instead reverting, as before, to the contents of the Lymington and Pennington Local Distinctiveness SPD for important content to guide the design of schemes as it did in the Regulation 14 version of the plan.

Point B & C - is new to the policy and highlights the extracted parts of the design code.

The supporting text has been rewritten to support the policy changes and make reference to the, now removed Design Code and its relevance at Regulation 14 so that the local community understand that the policy content continues to reflect the desire to raise design standards but now avoids repeating national and strategic policy which is expressly required by the NPPF.

- Policy LP7: Change to the title of the policy.
 A placeholder added in the supporting text detailing the dwelling numbers and proportions of retirement properties since 2019.
 A reference added in 5.25 to agree an appropriate lettings policy with the LPA's.
- Policy LP8: A note at the end of the supporting text regarding the consultation for the draft Local Cycling and Walking Infrastructure Plan (LCWIP) and the likely adoption in 2025 and the relevance of Hampshire Countryside Access Plan.
- Policy LP9: A note in the supporting text of the historic lanes holding value as recreational routes.
 An addition in the supporting text of proposals having regard to the NFDC adopted Parking Standards.
 The same note as included above on the LCWIP.
- Policy LP10: Slight tweaking of the working of the supporting text to include improvements for physical and mental wellbeing.
 The addition of a comment of the modes of travel active travel refers to.
- Policy LP11: Change is the policy wording in B. to remove all buildings should, to buildings proposed, will not be subject to the provisions of Clause C.
 The addition in the Policy word C. to include a planning condition for a post occupancy evaluation report and the consequences of the report showing poor

energy performance.

Supporting text – associated changes made to explain the amendments to the policy.

- Local Infrastructure and Improvements – The addition of Captains Row.
The addition of Communication Technology
The addition of LCWIP.
- Other Non-Planning Matters – the inclusion of report of pavements along Bath Road, the old Post Office and repairs to the Town Quay.

3.6. NFDC were contacted with the updates to the policies, in particular LP6 as this was a significant change resulting from the earlier meeting with NFDC. They supported the revisions to the LPNP.

4. Index to Appendices

- Appendix A – 2017 Informal Consultation Survey Report
- Appendix B – 2023 Informal Consultation Survey Report
- Appendix C - List of Regulation 14 Consultees (Statutory and Other)
- Appendix D - Regulation 14 Copies of responses received
- Appendix E – Regulation 14 Statutory Consultees and Local interest groups comments – Analysis
- Appendix F – Regulation 14 Local community consultees - Analysis