



Lymington & Pennington Town Council

By Email Only - [Info@lymandpentc.org.uk](mailto:Info@lymandpentc.org.uk)

Date

7 October 2024

Contact

[planning.policy@southernwater.co.uk](mailto:planning.policy@southernwater.co.uk)

Dear Sir/Madam,

**Lymington & Pennington Neighbourhood Plan – pre-submission public consultation**

Thank you for consulting Southern Water on your neighborhood plan.

Southern Water is the statutory wastewater service provider for Lymington & Pennington.

Please find further below our comments in respect of the plan.

We hope that you find our response useful and look forward to being kept informed of progress.

Yours sincerely,

Ryan Lownds  
Strategic Planning Lead  
Hampshire, West Sussex & Isle of Wight



# Lymington and Pennington Neighbourhood Plan

## STRATEGIC PLANNING POLICY

### NFDC LOCAL PLAN PART 2 (2014)

Southern Water is the statutory wastewater service provider for Lymington & Pennington.

We note that the following sites allocations within the New Forest District Council Local Plan have been included as relevant to the Lymington and Pennington Neighbourhood Plan.

*Site-specific Policies LYM4 allocating a site in Lymington for residential-led development, all of which has now been completed.*

*o Site-specific Policy LYM5 allocating Fox Pond Dairy Depot and Garage, Milford Road, Pennington for mixed use development which has not yet come forward.*

*o Site-specific Policy LYM7 designating Ampress Park, Southampton Road for employment uses.*

*o Site-specific Policy*

*Site-specific Policy LYM 8 identifying seven 'Town Centre Opportunity Sites' for main town centre uses.*

Our records indicate that we last completed a capacity assessment for our wastewater sewer network in relation to these proposed site allocations in 2018, therefore we would welcome the opportunity to undertake a more up to date assessment as part of the New Forest District Council Local Plan Review.

### NFDC LOCAL PLAN PART 1 (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.**

Southern Water was unable to support the relevant Policy STR 2 of the New Forest District Local Plan as sound during the consultation on the local plan, because it was not consistent with national policy, in particular paragraphs 116 and 118 of the NPPF (2012) which was the version in use at that time.

Accordingly, as part of the local plan consultation we proposed the following additional criterion wording (new text underlined) for the policy -

*[...] In the determination and implementation of development proposals including planned growth, very significant weight will be given to ensuring that the character, quality and scenic beauty of the landscape and coastline of the Plan Area and adjoining New Forest National Park is protected and enhanced, where reasonable and balanced against other social, economic and environmental needs.*

However, this policy criterion wording is not currently in the New Forest Local Plan. We share this information for awareness and have set out below the rationale we provided in our local plan consultation response at that time.

“It will be important from Southern Water’s perspective that Local Plan policies support the continued operation of existing facilities, and the delivery of new and improved infrastructure



required to (a) service existing and new development, and (b) meet stricter environmental and quality standards in the treatment of wastewater and drinking water supplies. This will support sustainable development within and outside the National Park and AONB, as well as environmental objectives.

The National Planning Policy Framework (NPPF) (2012) requires the planning system to contribute to and enhance the natural environment. However, the NPPF also states that protection should be commensurate with status. Paragraph 116 establishes that development may be permitted in designated areas in exceptional circumstances where it can be demonstrated that the proposal is in the public interest. This approach is further supported by paragraph 118, which describes the principles that development should be permitted if the benefit outweighs any harm. The 2007 Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC (section 1.8.2) cites "human health" as belonging to the most important imperative reasons of overriding public interest, and the provision of water and wastewater services are "essential" for securing public health, as stated on page 8 of the National Policy Statement for Waste Water.

In addition, National Planning Practice Guidance (Paragraph: 005 Reference ID: 34-005-20140306) states that *'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'*.

Where the above points would be applicable to designated areas of the New Forest National Park and Cranbourne Chase AONB, we note that Policy 2 will give 'very significant weight' to ensure the character, quality and scenic beauty of the landscape and coastline of the 'Plan Area' are protected and enhanced. We fully appreciate the aspiration of this policy, but we consider that it will need to be balanced against other social and economic needs, and environmental objectives. For example, new water or wastewater infrastructure might be required to facilitate sustainable development and/or improve water quality, but it may not be feasible in tandem with the requirements of this policy as it is currently worded."

### **Policy STR3: The strategy for locating new development**

Southern Water was unable to support the relevant STR3 Policy 3 of the New Forest District Council Local Plan as sound during the consultation on the local plan, because it was not consistent with national policy, in particular paragraph 116 of the NPPF and paragraph ID 34-005-20140306 of the NPPG (*the versions used at that time*).

Accordingly, we proposed the following additional criterion wording (new text underlined) for the policy as part of the local plan consultation.

*Beyond locations where site specific policies apply and the built-up area boundary of settlements (as defined on the Policies Map), the primary objectives are to conserve and enhance the countryside and natural environment. Development will generally be restricted unless the development proposed is appropriate in a rural setting in accordance with Policy 28 Rural Economy, or it is for the delivery of essential utility infrastructure where the benefit outweighs any harm or loss and it can be demonstrated there are no reasonable alternative sites available.*

However, this policy criterion wording is not currently in the New Forest Local Plan. We share this information for awareness and have set out below the rationale we provided in our local plan consultation response at that time.

“Southern Water fully understands the planning authority’s intention to protect the countryside from inappropriate development. However, it is important that policies do not unduly restrict provision of essential water and/or wastewater infrastructure should the need arise. The policy text should recognise that essential utility development will be permitted outside the built-up area boundary provided it meets certain criteria.

Policy 3 states that development will be restricted unless it is appropriate in a rural setting in accordance with Policy 28 Rural Economy. Policy 28 however focuses on development related to the 'economy' of the rural area rather than its 'setting' per se and does not make any concession for essential utility infrastructure. Furthermore this policy is saved from the previous version of the Plan and we are therefore unable to make representations on it.

Paragraph 116 of the National Planning Policy Framework (NPPF) (2012) establishes that development should be permitted in designated areas in exceptional circumstances, where it can be demonstrated that the proposal is in the public interest. The 2007 Guidance document on Article 6(4) of the 'Habitats Directive' 92/43/EEC (section 1.8.2) cites "human health" as belonging to the most important imperative reasons of overriding public interest, and the provision of water and wastewater services are "essential" for securing public health, as stated on page 8 of the National Policy Statement for Waste Water.

In addition, National Planning Practice Guidance (Paragraph: 005 Reference ID: 34-005-20140306) states that *'it will be important to recognise that water and wastewater infrastructure sometimes has locational needs (and often consists of engineering works rather than new buildings) which mean otherwise protected areas may exceptionally have to be considered'*. “

### **Policy STR5 Meeting our housing needs.**

Southern Water is the statutory wastewater service provider for Lymington & Pennington.

We note that the following sites allocations within the New Forest District Council Local Plan have been included as relevant to the Lymington and Pennington Neighbourhood Plan.

*identifying at least 6,000 homes on Strategic Site Allocations including 285 new homes in Lymington and Pennington at:*

- SS5 Land at Milford Road, Lymington for 185 new homes and public open space;
- SS6 Land to the east of Lower Pennington Lane, Lymington for 100 new homes and public open space;
- and 200 homes on additional sites to be identified in Lymington and Pennington.

Our records indicate that we last completed a capacity assessment for our wastewater network in relation to these proposed site allocations in 2018, therefore we would welcome the opportunity to undertake a more up to date assessment as part of the New Forest District Council Local Plan review.

It is also important that we are engaged in relation to the 200 homes on the additional sites to be identified, this is to ensure that we have assessed the wastewater network capacity in relation to these allocations.

### **Policy STR8 Community services, infrastructure and facilities**

Southern Water was unable to support the referenced STR Policy 8 of the New Forest District Local Plan as sound during the consultation on the local plan, because it was not positively

prepared or effective; we did not consider that it would effectively enable infrastructure requirements, including those from neighbouring authorities, to be met.

Accordingly, we proposed the following additional criterion wording (new text underlined) for the policy as part of the local plan consultation.

***In order to ensure the provision of adequate infrastructure and services to meet the current and future needs of residents and businesses in the Plan Area, and neighbouring areas, where it is demonstrated to be necessary:***

***i. The Council will work with:***

***a. Community service and infrastructure providers and business interests, to support ~~or~~ and enable their delivery of transport, utilities, communications and community service infrastructure projects and facilities that help to address the current and future needs of communities and businesses in the Plan Area, and neighbouring areas where it is demonstrated to be necessary: ...***

However, this policy criterion is not currently in the New Forest Local Plan. We share this information for awareness and have set out below the rationale we provided in our local plan consultation response at that time.

“Southern Water is the statutory water and wastewater undertaker for eastern and southern parts of the New Forest District, as well as parts of the wider region of Hampshire. The company operates within the framework of an industry that is regulated environmentally and economically through external agencies including the Environment Agency and OFWAT. Southern Water has a statutory duty to serve new development and is required to produce a long term plan to show how it will maintain reliable water supplies. There is a minimum requirement to look 25 years ahead but Southern Water’s latest plan looks 50 years ahead to ensure that public water supply is resilient, adaptive and can accommodate future scenarios of climate change.

The Council is aware of recent licence abstraction changes from the rivers Test and Itchen, which currently supply parts of the New Forest District, and which have led to a need to plan for additional resources, as outlined in Southern Water's draft Water Resources Management Plan, in order to maintain resilient supplies across the region.

Southern Water is pleased to note the inclusion of a policy that aims to support and enable the provision of utilities infrastructure, as this is in line with one of the core planning principles contained in paragraph 17 of the NPPF (2012), in which plan-making should look to '*proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs*.

However, as currently worded, Southern Water is unable to support Policy 8 as positively prepared or effective, because it fails to adequately support the delivery of essential water and wastewater infrastructure within both the plan area and adjacent communities, should this be required. National Planning Practice Guidance (NPPG) (Paragraph: 001 Reference ID: 9-001-20140306) states '*As part of their consideration, local planning authorities will need to bear in mind that the cooperation should produce effective and deliverable policies on strategic cross boundary matters*.' Southern Water would point out that both water supply and wastewater provision are catchment based and do not always fall neatly within local authority areas, and as such may be considered 'cross boundary'. This is supported by NPPG (Paragraph: 008 Reference ID: 34-008-20140306), which states '*The duty to cooperate across boundaries applies to water supply and quality issues*'.

In addition, Paragraph 20 of the revised National Planning Policy Framework (2018) states 'Strategic policies should ... make sufficient provision for .... infrastructure for .... water supply, wastewater...'. The NPPF does not make explicit that this provision should apply only to the local authority area. Southern Water therefore considers that the current policy wording, by seeking to meet the infrastructure needs of the Plan Area only, does not adequately 'make sufficient provision' for utilities infrastructure."

### **Strategic Site 6: Land to the east of Lower Pennington Lane, Lymington.**

This site allocation within the New Forest District Council Local Plan has been included as relevant to the Lymington and Pennington Neighbourhood Plan.

Our assessments indicate that Southern Water's sewerage infrastructure crosses the site, and this needs to be taken into account when designing the site layout. An easement would be required, which may affect the site layout or require diversion. This easement should be clear of all proposed buildings and substantial tree planting.

Accordingly, we proposed the following additional criterion wording (new text underlined) for the Site Specific Considerations of Strategic Site 6 during the consultation for the New Forest District Council Local Plan.

iii. *Site Specific Considerations to be addressed include:*

[...]

d. Layout is planned to ensure future access to existing sewerage infrastructure for maintenance and upsizing purposes.

However, this policy criterion wording is not currently in the New Forest Local Plan. We share this information for awareness as we do not permit development to be 'built over' or constructed in close proximity to our infrastructure and we would not want this to be an obstruction to development.

### **POLICY LP11: NET ZERO CARBON BUILDING DESIGN**

We welcome the inclusion of Policy LP11 and the aim that all development should be 'zero carbon ready' by design.

Lymington and Pennington water services are provided by Bournemouth Water and wastewater services are provided by Southern Water.

Whilst we are not the water provider for the area, as a water company we would welcome wording in Policy LP11 that aligns to the following criterion in Policy IMPL2: Development standards of the New Forest District Local Plan.

ii. *The higher water use efficiency standard in accordance with Part 36(2) (b) of the Building Regulations, currently a maximum use of 110 litres per person per day.*

### **We make this recommendation because -**

As stated by the Chartered Institution of Water and Environmental Management, water use makes up around 6% of UK GHG emissions and reducing consumption by just 5-6% could reduce emissions by over 1.2 MtCO<sub>2</sub>e per year.

## [The missing link - the role of water efficiency in reaching net zero - CIWEM](#)

Therefore, reducing water consumption could play a role in meeting the net zero target and should be promoted as part of zero carbon ready design.

### **APPENDIX B – LYMINGTON AND PENNINGTON DESIGN CODE**

#### **Code: LA.03 SuDS**

We welcome the inclusion of a design code for sustainable drainage within the Lymington and Pennington Design Code Document.

We would like the code to go further and recognise that developing over existing natural surface water drainage provisions, such as ditches and ponds, can increase the risk of surface water flooding in the locality. Therefore, we make the following recommendation for inclusion in Code: LA.03 SuDS.

- *Existing flow routes and drainage features within a development site should be identified and preserved eg ditches, seasonally dry watercourses, historic ponds.*

We would also like to see the inclusion of wording providing confirmation that Southern Water does not permit the discharge of surface water into a foul only sewer network. Therefore, we make the following recommendation for inclusion in Code: LA.03 SuDS.

- *To minimise the risk of sewer flooding and protect water quality, surface water will not be permitted to discharge to the foul sewer network.*

There may also be value in mirroring the wording set out in Policy ENV3: Design quality and local distinctiveness of the New Forest Local Plan for consistency across the two plans. The wording is as follows -

*v. Incorporate design measures that improve resource efficiency and climate change resilience and reduce environmental impacts wherever they are appropriate and capable of being effective, such as greywater recycling and natural heating and cooling, and the use of Sustainable Drainage Systems (SuDS);*

It may also be beneficial to reference the updated version of the CIRIA SuDS Manual published in 2015. The guidance covers the planning, design, construction and maintenance of SuDS for effective implementation within both new and existing developments.

The guidance is relevant for a range of roles with the level of technical detail increasing throughout the manual. The guidance does not include detailed information on planning requirements, SuDS approval and adoption processes and standards, as these vary by region and should be checked early in the planning process.

CIRIA also publish “Guidance on the Construction of SuDS” (C768), which contains detailed guidance on all aspects of SuDS construction, with specific information on each SuDS component available as a downloadable chapter. The downloadable chapter is available [here](#).



## **We make these recommendations because -**

You may be aware of our drainage water management plan for [New Forest River Basin Catchment \(southernwater.co.uk\)](https://www.southernwater.co.uk/new-forest-river-basin-catchment) which states that climate change is expected to increase the risk of flooding in the **Pennington** wastewater system to 'significant' by 2050, due to more intense rainfall entering the network. Therefore, ensuring that surface water does not run off into the wastewater system is vitally important to protecting the effective operation of the system during periods of heavy and/or prolonged rainfall.

We also need planning policy to go further as climate change now demands we re-think and re-design communities. As acknowledged in the plan, more resilient and efficient homes are essential – conserving both energy and water. However, we also need to ensure that design will not mean that rainwater continues to run off homes and surfaces so fast that it causes flooding and storm discharges into rivers and seas. By attenuating surface water during rainfall periods, SuDS can improve existing flood risk and water quality.

Southern Water is working across our region to remove surface water from our networks in key areas. Even as we deliver this work, development continues to increase surface water run-off. For more information on our work, and the root causes of releases from storm overflows, please see – <https://www.southernwater.co.uk/our-performance/storm-overflows/storm-overflow-task-force> and [https://www.southernwater.co.uk/media/7459/stormoverflows\\_faq.pdf](https://www.southernwater.co.uk/media/7459/stormoverflows_faq.pdf).

It is therefore important to consider now the measures called for in response to the climate crisis. Measures should support the attenuation of flows of surface water run-off from rainfall, as well as surface water infiltration into the ground wherever possible in the local environment. Retrofitting sustainable drainage solutions is challenging. By showing the way with new development we can reduce the implementation costs of these measures whilst securing truly sustainable development. Please see our policy statement on Sustainable Development here: <https://www.southernwater.co.uk/media/ny0nb3qu/our-policy-statement-on-sustainable-development-a4.pdf>

## **Code for Water Efficiency**

Whilst we are not the water provider for the area, as a water company we would welcome a Design Code that aligns to the following criterion in Policy IMPL2: Development standards of the New Forest District Local Plan.

*ii. The higher water use efficiency standard in accordance with Part 36(2) (b) of the Building Regulations, currently a maximum use of 110 litres per person per day.*

## **We make this recommendation because -**

The South East region incorporates many environmentally sensitive areas and is classified as an area of 'serious water stress'. Significant challenges and environmental improvements need to be addressed, while at the same time enabling some of the highest rates of growth in the country. This together with the increasing impacts of climate change expected over time mean we need to significantly reduce our water use. Tackling water scarcity requires a multi-faceted approach and there is an opportunity for all levels of the planning system to play a part by ensuring policy requires new development to meet the highest standards of water efficiency possible.



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08 October 2024

Dear Sir/Madam,

## **Lymington and Pennington Neighbourhood Plan 2016-2036 Regulation 14 Pre-Submission Consultation**

Pennyfarthing Homes is writing in response to the Regulation 14 Pre-Submission consultation version of the Lymington and Pennington Neighbourhood Plan 2016-2036. Detailed comments are set out below.

### **General**

The Pre-Submission Neighbourhood Plan seeks to prioritise the younger generation and local families (Paragraph 4.5, Vision/Objectives and Paragraph 5.12). Pennyfarthing Homes (PFH) supports the desire to provide homes for the younger generation and local families and has land on the northern edge of Lymington where such homes could be provided.

### **Timescales**

The Pre-Submission Neighbourhood Plan covers a period from 2016 – 2036 which falls within the existing adopted NFDC Local Plan Part 1 (2020), and the adopted NFNP Local Plan (2019).

Following the election of the new Government, there are likely to be significant changes in the planning system as Labour seeks to accelerate the delivery of homes. As part of this, revisions to the NPPF were consulted upon recently with a new version of the guidance due to be published before Christmas. One of the changes being consulted upon was a revised methodology for the calculation of housing need. The revised methodology, if adopted, would result in the housing requirement for NFDC alone increasing from 10,420 dwellings (521 dwellings pa) in the current adopted Local Plan to 29,300 dwellings (1,465 dwellings pa).



It is evident that the new local plan for NFDC will need to accommodate a significantly higher housing need than the current adopted Local Plan and that as part of this, the Green Belt boundaries will need to be reviewed.

In parallel with these changes, NFDC and NFNP are both due to review their local plans with NFDC starting a call for sites in late Autumn/Winter 2024 to be followed by a Regulation 18 consultation in October 2025.

In light of both imminent changes to the planning system, and the local plan reviews starting in NFDC and NFNP, PFH would question the timing of progression of the Lymington and Pennington Neighbourhood Plan.

While the NPPF and National Planning Practice Guidance do provide for the preparation of a neighbourhood plan before a local plan review, it is clear that within a relatively short space of time, policies in the Lymington and Pennington Neighbourhood Plan would become obsolete and need to be reviewed.

The National Planning Practice Guidance covers this in Paragraph 103 which states that *'When strategic housing policies are being updated, neighbourhood planning bodies may wish to consider whether it is an appropriate time to review and update their neighbourhood plan as well. This should be in light of the local planning authority's reasons for updating, and any up-to-date evidence that has become available which may affect the continuing relevance of the policies set out in the neighbourhood plan.'*

It is noted that Paragraph 3.9 of the draft Lymington and Pennington Neighbourhood Plan advises that the Neighbourhood Plan Steering Group has agreed to address any additional housing delivery and allocations through a Neighbourhood Plan review or participation in the local plan review process. The Steering group is therefore aware that within a relatively short period of time, policies in the Neighbourhood Plan will be superseded by strategic policies that are adopted subsequently.

PFH would therefore suggest that progress on the Lymington and Pennington Neighbourhood Plan should be delayed until the NFDC and NFNP local plan reviews are more advanced, which is likely to take place within a relatively short time period.

## **Vision / Objectives**

While reference is made to meeting local needs for business offices / workshops, no reference is made to meeting local housing need. The adopted NFDC Local Plan Part 1 includes a requirement for around 200 dwellings in the Lymington and Pennington area under Policy STR5 and PFH consider that this should be included as an objective in the Vision section.

## **Policy LP1**

Policy LP1 sets out a spatial strategy for Lymington and Pennington which focuses new development on brownfield land and gentle densification, while enhancing the natural environment beyond the settlement boundary. Supporting text explains that the policy is seeking a coherent spatial plan for the town and its surrounding countryside that shows how its key components parts (Lymington town centre, Pennington local centre, the suburban areas and the undeveloped countryside areas) will work together.

Paragraph 5.5 states that the policy requires proper attention to be given to prioritising and realising brownfield opportunities rather than using Green Belt land.

PFH do not consider that the policy provides enough context and is not sufficiently clear in explaining that the draft Neighbourhood Plan is only dealing with non strategic matters. While Paragraph 5.4 of the neighbourhood Plan states that the policy accords with '*the broader spatial objectives of the NFDC and NFNPA Local Plans*' and '*simply refines the distinct spatial components of the area*', the policy as read implies that it relates to all '*new development*' in the town and the surrounding area.

In providing clarification, reference should be made in the policy to the relationship between the Neighbourhood Plan and the adopted New Forest Local Plan in that strategic policies in the Local Plan:

- identify wider housing need,
- allocate land for strategic housing provision (of relevance are Policy SS5 and SS6) and
- identify additional local housing need, which for Lymington and Pennington is 'around 200 dwellings' (Policy STR5).

The policy should be explicit in that it only applies to non strategic new development (small and medium sized allocations of a size consistent with advice in Paragraph 70a of the NPPF; no larger than 1ha) and specifically make reference to the need to accommodate around 200 dwellings for local need.

## Policy LP7

Policy LP7 seeks to provide a mix of dwelling types and sizes to address local needs and create a mixed and balanced community. Criteria B of the policy states that for new residential development of five or more dwellings, more than 50% of the dwellings should be small (with small defined as 1 or 2 bedroom homes).

It is unclear what evidence has been used to determine this percentage and whether regard has been taken of any work carried out by NFDC or NFNP as part of the local plan review technical evidence bases on current and future demographic trends, market trends and the needs of different groups, particularly within Lymington and Pennington.

PFH do not consider that this percentage accords with national planning policies or policies contained within the adopted NFDC Local Plan and the adopted NFNP Local Plan. The policy as drafted is inflexible and unduly restrictive. It may result in schemes that do not deliver a mixed and balanced community since there would be no larger 3-bedroom family homes.

In addition, policies in the draft Neighbourhood Plan are focusing upon brownfield sites and gentle densification which are likely to have high development costs and may require some larger family homes to ensure viability and deliverability.

If retained, the policy should include reference to viability; '*The number of small dwellings should be greater than 50% of the total in schemes of five or more dwellings, where viable and depending upon the character of the local area*'. Small dwellings should be defined as 1,2 and 3 bed homes.

Please could you keep me updated on the progress of the Neighbourhood Plan, and if you wish to discuss any of the comments in more detail then please do not hesitate to contact me.

Yours faithfully

Karen Beech



Karen Beech  
Planning Manager

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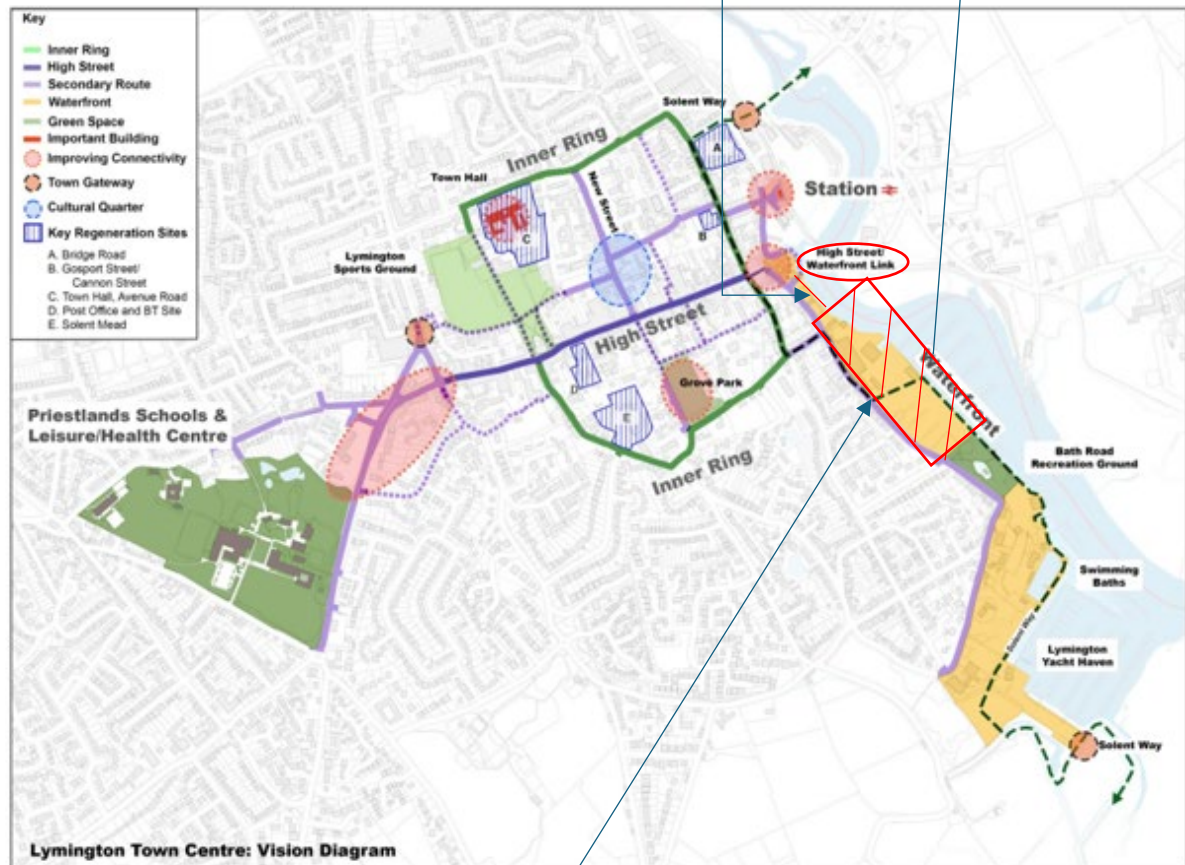
[karenbeech@pennyfarthinghomes.co.uk](mailto:karenbeech@pennyfarthinghomes.co.uk)



The Waterfront does not include Lymington Marina piers and pontoons, which are not accessible to the public as visitors of the town. The waterfront is clearly not in the town centre.

This is the visitors to the Town Centre's access to the water.

The location of the footpath is incorrect. See the most recent Ordnance Survey which is on the bottom of this document. The waterfront is not accessible and not in the Town Centre. This is Berthon Boat Company Ltd and there is no public access. The colour needs to be changed from yellow to grey/white as it is a private site.



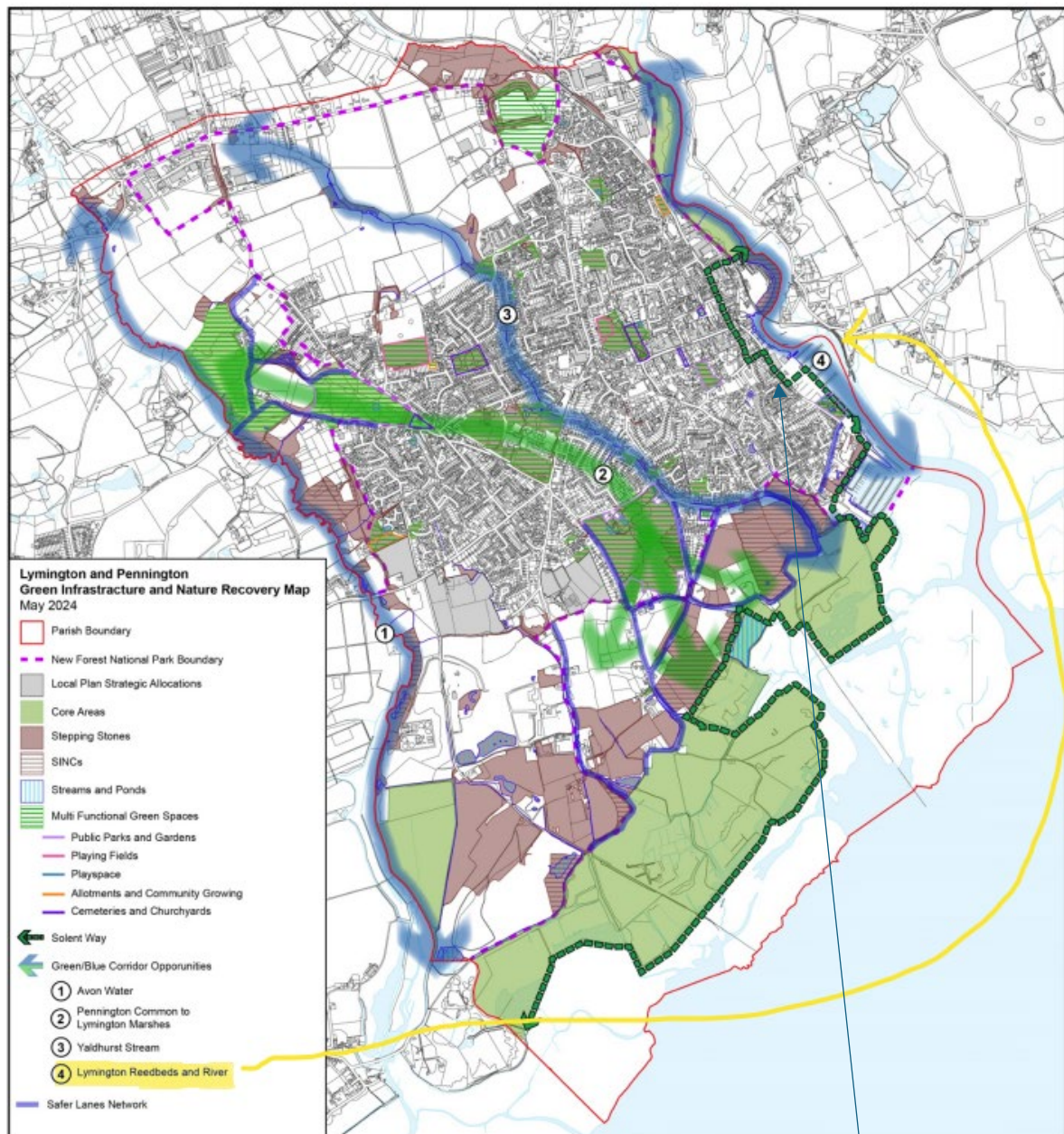
Plan H: Lymington Town Centre Spatial Framework

Please remove the "dotted line" pathway. There is no footpath that continues from the end of the pathway at our boundary and Bath Road. This needs to be changed to the green diamonds from the most recent Ordnance Survey plan.



Number 4 and the blue corridor are on private land and seabed and cannot be usurped for your plans. It needs to be moved outside of the Berthon Lymington Marina curtilage. (I would expect the same to occur at the Harbour Commissioners Pontoon and Lymington Yacht Haven Marina).

Number 4 needs to move North where the Town Quay access to the water is, rather than in the middle of Berthon Boat Company Lymington Marina.



The Solent Way (green boxes) is again incorrect, albeit different to the plan on page 24 and needs to follow the green diamonds from the most recent Ordnance Survey, removing all the green from the Berthon site which is private land.

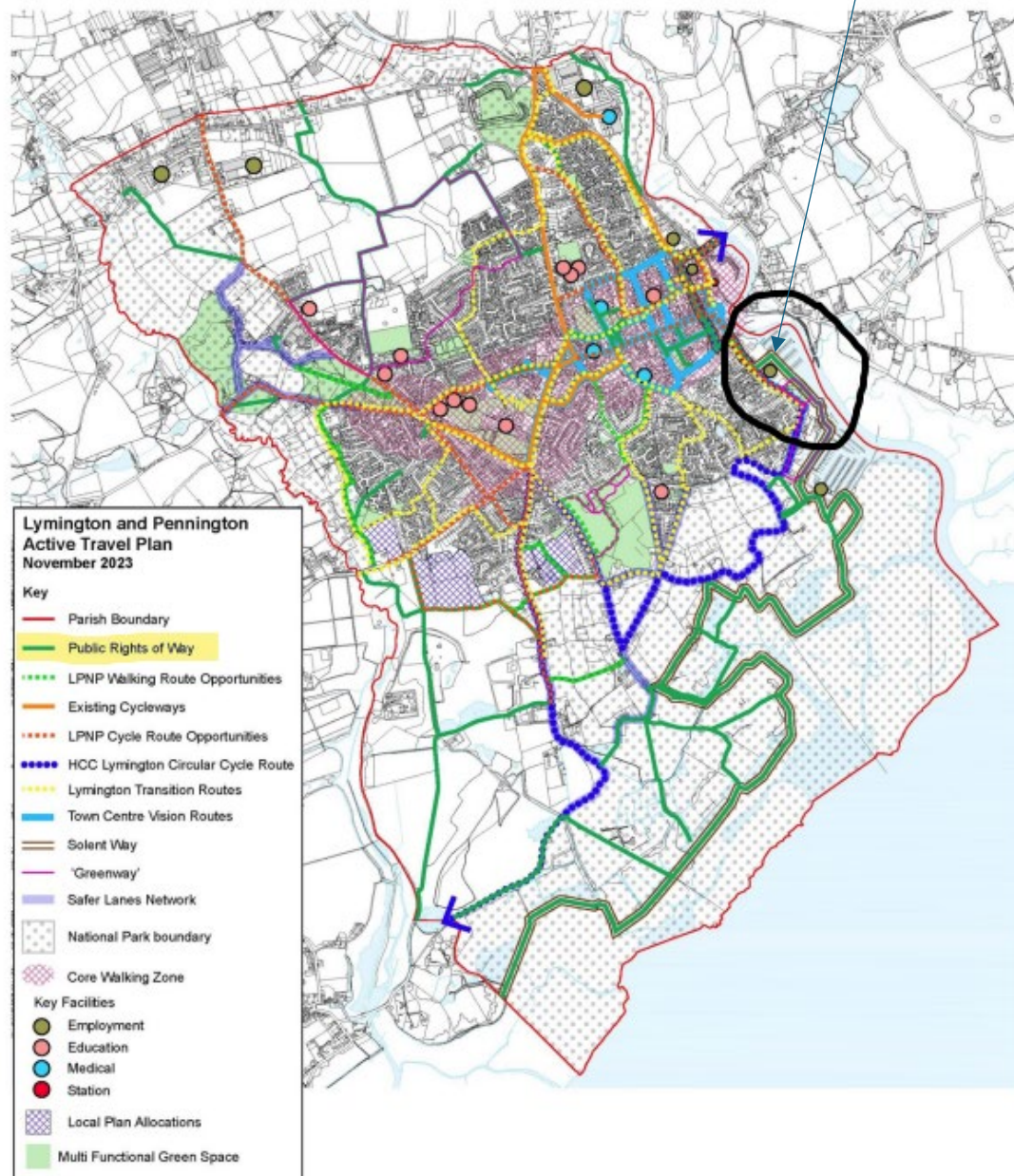
There is a 3<sup>rd</sup> thicker darker green footway which proports to encroach on Berthon land and needs to change. The 3 maps have 3 errors (page 24, 38 and 41) all of which are in a different format.

1<sup>st</sup> (page 24) – Dotted line

2<sup>nd</sup> (Page 38) – Green squares

3<sup>rd</sup> (page 41) – Continuous green

It is inconsistent, confusing and we suggest that the key and changes are sorted and sent back asap.





## Ordnance Survey (Most recent)-



## Public access

- • • Other routes with public access (not normally shown in urban areas)  
The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.
- ◆ ◆ ◆ Recreational route (◆ alternative route)
- 🚶 🚴 National Trail





Lymington and Pennington Town Council,  
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Lymington,  
SO41 9ZG

9<sup>th</sup> October 2024

**Lymington Neighbourhood Plan Pre-Submission Comments (Town Centre Vision Document)**

Dear Councillors,

I am a local resident with an interest in Lymington, arising from a move here in 2021.

My background includes having been chair of a Market Towns “Health check” community project in the mid 2000’s, followed by being chair of a Neighbourhood Plan from 2012 to 2019, when it passed a referendum. In each case the exercises involved significant community involvement, plus a variety of other groups in the “Community Planning & Projects” sector, within Surrey, regional and at UK level.

Since moving here, I became involved with local groups that included The Bottom of Gown group, plus a group linked to the Chamber of Commerce, and another organisation, who are part of the Transitions movement.

I have also met many other individuals locally, with an interest particularly in the Neighbourhood Plan and community projects in general.

Using experience gained elsewhere, I have been interested in this local plan and should like to provide an attached paper with observations, comments and suggestions for your consideration.

Overall, I am in favour of the overall conclusions and policies in the Submission plan. Based on experience elsewhere, I have specifically focussed on areas where I hope I can contribute.

The overall town is a very desirable place, with many attractions and featuring quite often in press comments to that effect. Naturally one would like to keep that status for the benefit of everyone living or visiting here.

The best way I could put forward suggestions, was in fact to take the Submission document and comment alongside, where I felt that I could offer support or suggestions. These are areas particularly which are attracting CIL funding, or other Govt Grants elsewhere.

Among the groups I am working with, is one led by Neil Welker looking at the High Street. I support the kind of ideas I believe he has put forward to yourselves and helped with background research, both locally and from elsewhere.

Another is the Bottom of Town Group, with a particular focus on Captains Row and Quay Hill areas. I have also joined the Transitions team, for I support a focus on Environmental issues, and particularly their cycling initiative.

In previous exercises having a very close relationship with parish, town or district council and councillors, was essential. If I can assist here, please let me know. I note the size of the attachment is bigger than expected and will see if I can reduce its size. I thought it better to get it submitted as it is.

With kind regards

Chris Windridge

2016 - 2036

## Pre-Submission Plan

### ***Comments on Individual policy areas by:***

***Chris Windridge  
Local Resident***

***Overall Conclusions match personal discussions with various groups.***

- *Bottom Of Town Group*
- *Transitions Team*
- *Town Team (Chamber of Commerce)*
- *Individuals, Groups and Businesses*

***Plus personal experiences, from an early Surrey Town Neighbourhood Plan 2012 - 2019, "Locality", "Power to Change", "High Streets Task Force", "Surrey Rural Towns Partnership", and "Action for Market Towns( AMT)" 2006-2024***

***Dated 9th October 2024***

## NP Content areas

### CONSERVATION AREAS

3.13 There are three Conservation Areas in the Town;

- A. Lymington Conservation Area was designated in July 1977 and the boundary has since been amended a number of times, most recently in 1999.  
See Plan B on page 8.
- B. Buckland (Lymington) Conservation Area was designated in December 1999.  
See Plan C on page 9.
- C. King's Saltern (Lymington) Conservation Area was designated in April 2001.  
See Plan D on page 10.

Conservation Areas were introduced by the Civic Amenities Act of 1967, to protect areas of special interest as opposed to individual buildings. Since 1967 some 8,000 conservation areas have been designated in England.

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

3.14 The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development.

Where there are a number of periods of historical development, the character of individual parts of the conservation area may differ. Contrasts between the appearance of areas and the combination of

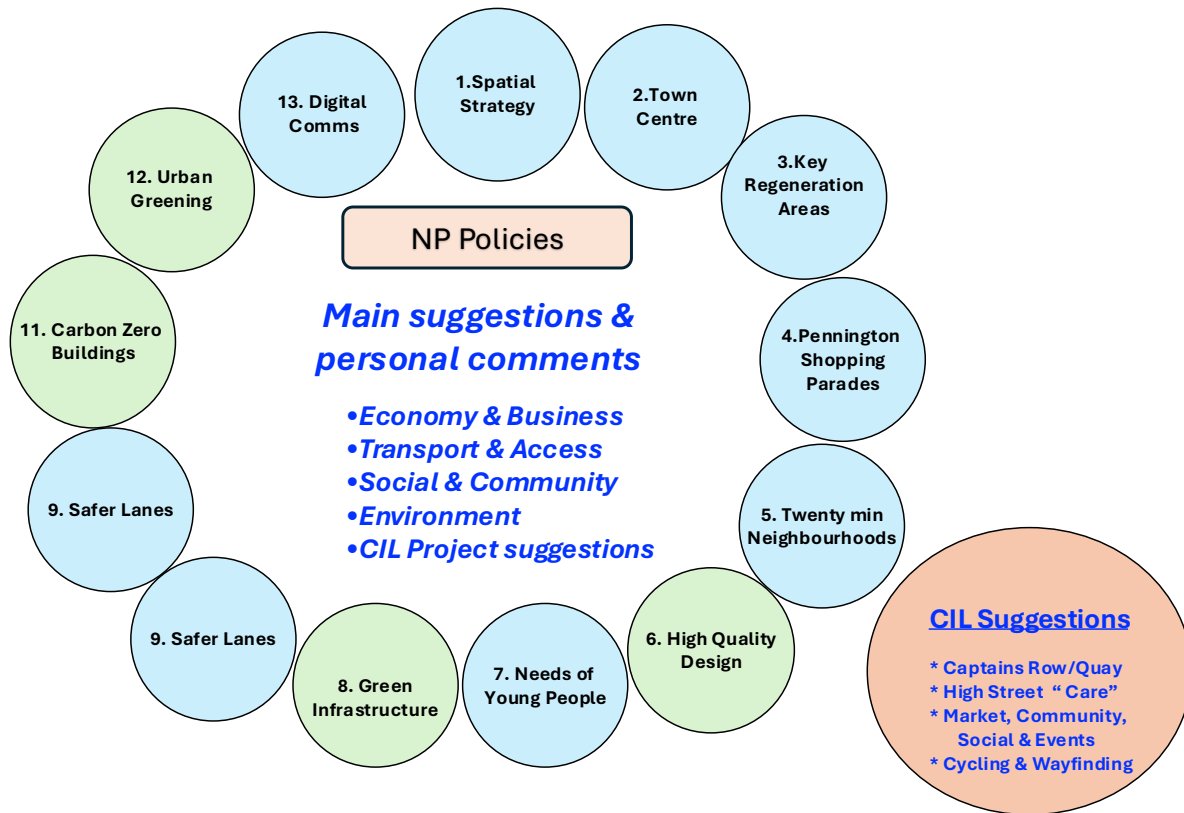
buildings of various ages, materials and styles may contribute to its special character.

***Supported personally and by groups I discussed with.***

***Especially 3.14. Special Character, the location with New Forest, Coastal, Mixed Architecture from different periods, Green surrounding countryside and smaller developments, for which it remains a vibrant market town, tourist attraction, and local business & boating hub.***

# Lymington NP

## NP Contents



## Outline Plan & Response Topics

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

**4.1** The Lymington and Pennington Neighbourhood Plan has a Steering Group consisting of seven Town Councillors.

**4.2** Initially six working groups were created, comprising of Town Councillors, representatives of local community groups, residents and local business people. These groups discussed various planning and infrastructure issues including:

- Green Infrastructure
- Design and Heritage
- Strategic Site
- Business, Tourism and Employment Social Infrastructure
- Transport and Roads
- In 2021 a Town Centre Working group was added.

**4.3** Consultations composed of a drop in exhibitions, with Steering Group members and Council Officers available to answer questions. The events were held in St Marks Church Hall, Pennington and Town Hall, Lymington. The 2017 exhibitions attracted over 1300 residents between them and over 800 people visited both the exhibitions in 2023. Local interest groups were also invited to a question/answer meeting in 2023 with the Steering Group.

**4.4** Both informal consultations included surveys asking the Community their views on planning issues, with the latter focusing on policies to be included in the plan. 586 responses were received in 2017 and 93 in 2023. The 2017 consultations included the strategic sites, which is the likely reason for a greater response.

**4.5** Throughout the Plan period the consistent response from the community has been on the need for more first homes/smaller homes for younger people and less retirement properties being built in Lymington. There has also been a strong demand for improved green infrastructure links, encouraging pedestrians and cyclists and connecting open spaces.

**These conclusions match personal discussions with various groups.**

- *Bottom Of Town Group*
- *Transitions*
- *Town Team (Chamber of Commerce)*
- *Individuals and businesses*

*Incl personal experiences, from an early Surrey Neighbourhood Plan, Locality, "Power to Change", South East Rural Towns Partnership, High Streets Task Force and "Action for Market Towns( AMT)"*

*During 2006-2024*

Other areas raised include:

- Improved telecommunications
- Raise design standards
- Development on brownfield sites only
- Energy efficient housing
- Improvements to Lymington High Street and Pennington Village.

**4.6** In 2017 and 2023 informal consultations were held with the local Community. Both a full account of consultation will be included in the Consultation Statement which will be published alongside the submission version of the Plan document in due course.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

### VISION

- A flourishing town with a younger, economically active population;
- A thriving town centre utilising its heritage, marine and tourism appeal to differentiate itself from other towns in the forest;
- A green town well connected to the surrounding coast, countryside and National Park;
- A self-contained town able to meet all its community health, education and recreational needs;
- A delightful town of distinct local areas, streets and rural lanes successfully blending the old with the new;
- A sustainable town that contains its impacts on the high-quality biodiversity and green belt that surround it.

### Key Topics & Policies

- *Overall I support this Pre Submission Plan*
- *Telecoms, both mobile and fixed infrastructure. (Fibre, 5G & Hot Spots)*
- *Improvement to local High Streets & linked core areas, incl: St Barbe, Captains Row Junction, Quay Hill & the Foreshore.*
- *Personally I was surprised there was not more community involvement in the NP exercise, although it is coming to the right balance now and hopefully for the future.*
- *The right plan in the end, is the one that suits the place and sets development directions for 2025 onwards.*

### 5.Vision

*Strong Support from all groups I contacted*

- *Lymington is an attractive place to live, work, retire to, for the yachting and its Quay side facilities, plus other leisure, such as walking, cycling, it's wildlife incl birds, the coastal location and the New Forest nearby.*
- *Keep & Support the Market, Social Facilities & Events across the area.*
- *Services are very important too, especially schools and health.*



- Successfully integrate major developments into the town
- Prioritise housing types to suit the needs of younger households and local families
- Increase town centre leisure and cultural space to encourage visitors and the local community into the Town
- Raise design standards of new development to reinforce local character and to address climate change and nature recovery
- Protect green assets and improve connectivity to the wider rural hinterland
- Increase provision of smaller business offices / workshops to meet local needs

## OBJECTIVES

- Minimise the effects of development on the Green Belt and the National Park by focusing development in the town centre

## *All of these and see below for potential CIL projects.*

- *Add a better Pedestrian and Traffic Crossover at High St, Captains Row & Quay Hill, incl foreshore attractions & moorings . See videos from Aug 2nd 2024 on a Market day. Estimated 10,000 crossings a day by pedestrians from a previous study. Not an acceptable risk from a Market town, with that number of visitors, some of whom struggle to crossover there.*
- *Should be part of an integrated set of High Street improvements, incl Buildings, Open spaces, Way-finding, Cycling , Car Parking and **keeping** it a premier destination town.*
- *Use empty buildings. Eg: The Literary Institute, & Upper floors along High St.*
- *Encourage groups and zones. Eg Near St Barbe and the Community Centre*
- *Ensure the Redrow Pedestrian Bridge gets done AND facilitate a Bus Stop at the Railway Station for integrated transport.*
- *Ensure the Quay area is vibrant, economically for tourism/Social*

## LAND USE POLICIES

**5.1** The purpose of these policies is both to encourage planning applications for proposals that the local community would like to support, and to discourage applications for development that the community does not consider represent sustainable development in the Parish.

**5.2** The planning framework for the Parish will continue to rely on national and local policies in addition to the policies introduced under the Neighbourhood Plan. Set out below are the proposed land use policies. Each policy is numbered and titled. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

### POLICY LP1: A SPATIAL STRATEGY FOR THE TOWN

**5.3** This policy establishes a coherent spatial plan for the town and its surrounding countryside that shows how its key component parts – Lymington town centre, Pennington local centres, the suburban areas and undeveloped countryside areas — will work together

- A. The focus for new development in Lymington and Pennington, outside of the National Park will be on reusing brownfield land and on realising other suitable development opportunities within the settlement boundary, as shown on the Policies Map. The principles of ‘brownfield first’ and of ‘gentle densification’ in the town will deliver a supply of developable land over the Plan period that will reduce the need for land to be further released from the Green Belt for development.
- B. The focus on using brownfield land and for gentle densification will contribute to bolstering and sustaining the Lymington town centre’s vitality and viability as the primary centre for retail and other town centre uses. The local centres at Pennington will continue to help meet the day-to-day needs of the local

*Supported personally and by groups I discussed with.*

#### **• Don’t Ignore Buckland!**

- *Brownfield yes*
- *Use/Acquire vacant buildings ( ie The Institute) and encourage upper floor use of High St premises. CPO if necessary.*
- *Encourage shared use and pop up shops*
- *Improve the area outside the Post Office as a Cafe style one? Music as already occurs incl Opera!*
- *Mixed use in some areas would encourage work from home, flexible business use and accommodation.*

- C. Community inline with '20-minute neighbourhood' principles. Outside the town and local centres, the residential character of the suburban areas of Lymington and Pennington will be sustained and enhanced through sensitively designed high quality infill and plot redevelopment.
- D. Beyond the settlement boundary the focus will be on enhancing the natural environment, contributing to nature recovery, protecting and enhancing the National Park landscape and maintaining the essential characteristics of openness and permanence of the Green Belt in accordance with national policies, avoiding inappropriate development.
- E. To bolster this sustainable community. It accords with the broader spatial strategy objectives of the NFDC and NFNPA Local Plans and does not attempt to revise the way in which development plan policies apply to the area, it simply refines the distinct spatial components of the area in more detail.

**5.4** Critical to the success of the town will be maintaining its identity as a distinct, self-contained settlement nestled within the Green Belt. The urban fabric of the town offers opportunities for gentle densification, especially in and around the town centre area and at the local centres in Pennington serving the surrounding residential areas, but also to reuse previously developed ('brownfield') land. Gentle densification can be defined as increasing the density of a proposed housing development to meet housing needs, whilst guarding against detracting from the character of the particular area.

**5.5** The policy requires proper attention to be given to prioritising and realising such opportunities as they arise, rather than utilise the Green Belt. Not only is this approach more efficient in using a scarce land resource, but it will avoid creating unsustainable patterns of growth, poorly located from established infrastructure and therefore car dependent.

- *Yes, to 15-20 min Neighbourhoods.*
- *Biodiversity, plus maintaining the balance the town has with its halo effect on the surrounding area.]*
- *Ensure that flood plains are managed and not built over. We are likely to have coastal erosion that will affect some parts of the hinterland and coastal stretches especially.*

*See above overall comments*

- *Don't ignore potential effluent difficulties through building on water flood plain, or disposal in the sea for coastal areas . Or the surface water issues as housing densities creep up.*
- *Continue to Fight the Exxon CO2 pipeline or any similar infrastructure project, unless the gain truly outweighs the do-nothing approach. Engage with the community*

## POLICY LP2: LYMINGTON TOWN CENTRE

**5.6** Lymington Town Centre has retained its attraction as a vibrant destination that draws in many visitors and tourists throughout the year, however it cannot become complacent in considering changing economic and consumer trends, including other longer-term challenges such as the climate crisis. It has therefore been important to consider how Lymington Town Centre can continue to provide a balanced mix of social, public and economic activities. It must take a 'Place First' approach that reflects the needs of its users, its specific characteristics, strengths, culture and heritage. This approach is in line with the Grimsey Review 2 (July 2018) ([link](#)) conclusions which highlight the need to reshape centres into community hubs which incorporate health, housing, arts, education, entertainment, business/ office space, as well as some shops, while developing a unique selling proposition.

- A. The Neighbourhood Plan defines a Spatial Framework for Lymington Town Centre, as shown on Plan H, for the purpose of delivering the objectives of the Lymington Town Centre Vision, as set out in Appendix A.
- B. Proposals for redevelopment within and adjacent to the key elements of the Spatial Framework will be supported provided they demonstrate how they will contribute to the Lymington Town Centre Vision.
- C. As appropriate to their scale, nature and location, development proposals will be required to make a direct and proportionate contribution to projects and town centre improvements which deliver the objectives of the Lymington Town Centre Vision.

**5.7** The policy therefore defines a Spatial Framework for Lymington Town Centre which incorporates not only the essential commercial, business and service uses within the village centre but also existing and new open space provisions. The key elements of the Spatial Framework are shown in Plan H below and are set out in more detail in the attached Appendix A.

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• *See other comments to 5 above*  
*Generally the policies cover the needs.*

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**5.8** The Town Centre functions encompasses residential, commercial, business and service, local community and leisure uses. The existing open spaces and other amenities and their connection and close proximity to the commercial, business and service uses serves a much wider purpose than simply offering access to a wide range of employment, services and facilities. The area functions as an important meeting place for local people which meets health, recreational and day-to-day business, commercial and service needs with new development anticipated to contribute to this wider purpose.

**5.9** The policy therefore seeks to retain the wider functions of the Town Centre and make provisions for redevelopments to enhance these functions through improving accessibility and the safety and enjoyment of the active travel environment, the public realm and the green environment. This will be achieved through managing the design features for all new development proposals within the Spatial Framework of the Lymington Town Centre.

**5.10** Finally, the policy seeks to refine NFDC Local Plan Part One Policy IMPL1 by ensuring that allocated funds are directed to projects and town centre improvements identified in Appendix A to deliver the objectives of the Lymington Town Centre Vision. The mix of town centre uses will continue to be managed by existing development plan policies until such a time that they are replaced, either through other policies in this neighbourhood plan, its review, or an emerging Local Plan.

**5.11** The policy seeks to encourage the redevelopment of a number of key regeneration sites within the town centre. Collectively these opportunity areas have the potential capacity to deliver new homes in a sustainable location to contribute to the housing requirement of around 200 set out in Policy STR5 of the NFDC Local Plan Part 1. All of the sites have been identified in the NFDC Strategic Housing Land Availability Assessment: Appendix 5 Lymington dated June 2018 with the exception of Bridge Road and Solent Mead. The Bridge Road site was the only additional site that was made available through previous Neighbourhood Plan consultations. A decision was made earlier this year to close Solent Mead and it is therefore likely that the site will become available during the plan period.

- *See other comments to 5 above*  
*Generally the policies cover the needs.*

**5.12** The residential element of proposals is encouraged to deliver housing types and tenures that are more suited to younger households than older households, although downsizing opportunities will also be supported as part of a balanced mix of homes. As further set out in Policy LP7, the aim of securing a mixed and balanced community demographic is key in the town and will significantly improve the ability to sustain a vibrant town centre. In addition to residential development, these sites can also provide for other non-residential uses; including retail, employment and hotel uses and there may therefore not be a need to relocate some of the employment uses. All of the sites fall within the town centre boundary and offers an opportunity to contribute to the Town Centre Vision.

**5.13** All of the sites lie either adjacent or close to the Inner Ring proposed as part of the Town Centre Vision providing an opportunity to influence the design and layout of schemes to contribute to its delivery. The Bridge Road site (a.) provides an opportunity to respond to its location at one of the town's gateways and the redevelopment of the Civic Offices (c.) provides an opportunity to create a more mixed use and lively environment. Further details are set out in Appendix A. The Town Council will continue to lobby all landowners to maximise the provision of affordable housing for social rent on all of these sites.

**5.14** The Neighbourhood Plan acknowledges that redevelopment of brownfield land may have higher development costs and it may therefore be necessary to change some of the policy levers to fully realise the redevelopment potential of these sites. The Town Council therefore encourages future developers to engage directly with it and the local community, alongside wider stakeholders, to discuss and agree options for enabling the delivery of viable schemes supported by the local community.

- *See other comments to 5 above*  
*Generally the policies cover the needs.*

#### **AND**

- The key here is to move away from a Retirement destination. It will bring increasing demands on health, apart from transport needs.
- The town needs spaces for the next generations to be able to stay here, and to migrate here AND Prosper. That will take the whole town with it, as successive generation have done before.
  - This all means it needs to be a mixed use and ages place, with facilities for all....And the technology for comms and other facilities and spaces that will be needed.
- Keeping the best of the old and historical



# CIL Project Area Suggestions 1-5

On Saturday August the 2nd, a group of residents provided an illustration of the difficulties of getting from one side of Capain's Row to the other, in a borrowed mobility scooter.

*(See pictures and videos below.)*

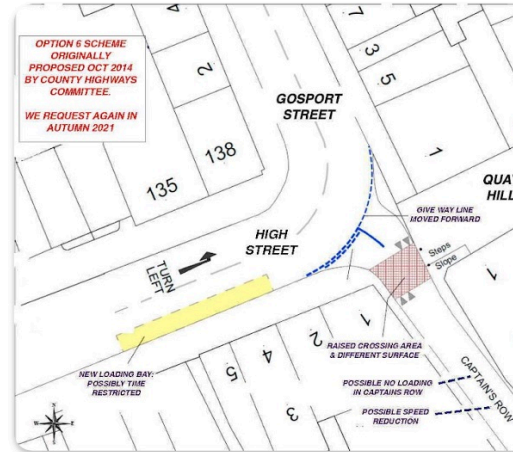
The existing junction is very dangerous for people on foot, or in a Mobility vehicle, or those with young children in prams or other devices. Traffic volumes are high and the crossover has no measures of any sort, to assist either pedestrians or vehicles, to share the junction safely.

Approximately 10,000 people a day in Summer visit Lymington High Street on Saturdays and many use the junction between The High Street, Gosport St, Quay Hill and Captain's Row..

Because of the slope of the High Street and Quay Hill, some better crossover with dropped kerbs and a different crossover section at the critical points is advocated.

An example suggestion is to embed cobbles or pavers across Captain Row's surface, at the highest volume crossover point. These could be embedded, so they do not need to project much above the existing road surface. However a variation of colour and texture plus a minimum of signage, would be really beneficial.

Please support the Bottom of Town Group, to get improvements needed to this junction. It has been looked at before by Hampshire CC and others engaged in local councils, however there is a lack of commitment thus far.



## CIL Suggestions

- \* Captains Row/Quay
- \* High Street "Care"
- Cycling & Wayfinding
- \* Market, Community, Social & Events
- Comms

Here is the junction of The High Street, Captains Row, Quay Hill and Gosport Street. About 10,000 people a day use this crossing on Foot during peak times on Market days in the Summer, for Lymington is one a very popular destination.

The diagram shows where pedestrians cross the junction. Neither they, or vehicles have right of way. It's also on a steep hill with changes of levels between kerbs, pavements and roads.

The video shows the Bottom of Town Group, with a mobility scooter being used to cross this junction. Plus families with young children, prams, buggies and people with disabilities.

We believe the junction needs to enter text improvements. If you agree please use the survey firm, or simply send us a comment on the links provided.



## 1. CAPTAINS ROW





Empty -ve



Poor -ve



Opportunity \*



Planning Consent Granted \*\*



In Progress \*\*

## 2. HIGH ST CARE PROJECT?

### Examples

Empty or Poor -ve  
Opportunity \*  
Improving \*\*  
Excellent \*\*\*

#### CIL Suggestions

- \* Captains Row/Quay
- \* High Street "Care"
- Cycling & Wayfinding
- \* Market, Community, Social & Events
- Comms



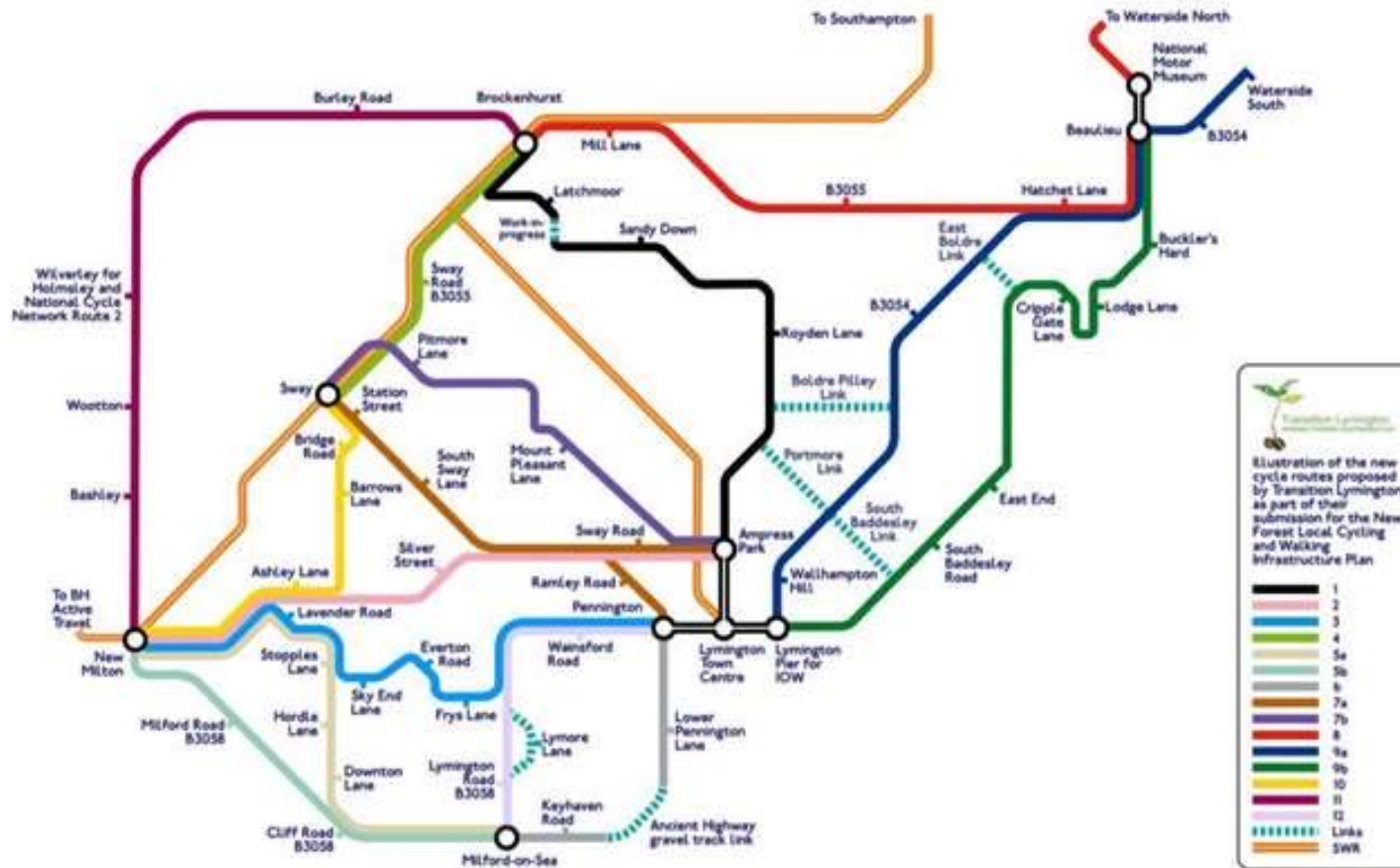
Waterstones \*\*\*



Stanwells \*\*\*



# Coast to Forest Linkup



## CIL Suggestions

- \* Captains Row/Quay
- \* High Street "Care"
- \* Cycling & Wayfinding
- \* Market, Community, Social & Events
- \* Comms

⚠ CAUTION: These cycle routes do not exist yet and should not be relied upon for any purpose. In no event will New Forest Transition be liable for any injury, loss or damage as a result of the use or misuse of this map.

## 3. TRANSITIONS TEAM. CYCLING & WAY-FINDING



## “Attractions & Facilities”

The Market & Events.  
Community Activities.  
Boats, Quay & Maritime.  
Tourism, Coastline.



## 4. Lymington - The Market, Community, Social & Events





#### CIL Suggestions

- \* Captains Row/Quay
- \* High Street "Care"
- \* Cycling & Wayfinding
- \* Market, Community, Social & Events
- \* Comms



**Hampshire**  
Superfast Broadband

## **5. BUSINESS, COMMS, TECH** **Broadband, 5G, other for all?**



Neighbourhood Plan Lead  
Lymington and Pennington Town Council  
Town Council Offices  
Lymington Town Hall  
Avenue Road  
Lymington  
SO41 9ZG

BY EMAIL – [info@lymandpentc.org.uk](mailto:info@lymandpentc.org.uk)

9<sup>th</sup> October 2024

**Your ref:** -  
**Our ref:** AB/3385

Dear Sir/Madam

**Re: Regulation 14 Consultation Response – Lymington and Pennington Neighbourhood Plan – on behalf of Cicero Estates**

The following letter is prepared in response to the Lymington and Pennington Neighbourhood Plan Regulation 14 Consultation. We have not completed the online response form to avoid duplication of representations and additional work for the Town Council in marrying these up.

We respond on behalf of Cicero Estates in relation to their capacity as developer of Strategic Site SS6 – Land east of Lower Pennington Lane, Lymington, and in respect of their interests in the Lymington and Pennington area.

For the purposes of brevity, the Lymington and Pennington Neighbourhood Plan is referred to herein as 'the LPNP'.

As an **Executive Summary** we comment as follows:

- (1) We do not agree that the Neighbourhood Plan should seek to set a prescriptive Design Code, but rather this should be presented solely as local design guidance. The weight to be attributed to this is decision making is entirely unclear at this stage. If the intention is that this should comprise a formal code, it is far too prescriptive and unreasonable in its nature. If the intention is however that it should comprise guidance, this should be reframed as a Local Design Guide, which should be taken into account in decision making, but does not comprise policy or a formal standard.
  - a. To maintain the current direction with the 'Design Code' is likely to restrict entirely acceptable development and prevent the needs of the community being fully or appropriately met as it does not have regard for the characteristics of individual sites and what may be deliverable subject to considerations of development viability or other constraints. There is similarly a risk of setting unrealistic expectations for local

people regarding the level of prescription and control that it is reasonable to have in respect of the Development Management process.

- b. The 'Design Code' seeks to impose unreasonable and unnecessary prescription in respect of the rural lanes at Code ID.04 without objective evidence why these are reasonably required. Inadequate consideration has been given to potential needs to upgrade or modify the lanes in highways terms for general public safety irrespective of any development proposals, or through future evolutions in drainage or highway technical standards.
- (2) We do not agree with the current working of several of the non-strategic Development Management policies as proposed. These policies are capable of being made sound through appropriate changes, and we have made appropriate recommendations where required.

These matters are discussed in detail below within the broader representation below.

### **Legal Compliance and Basic Conditions**

The Lymington and Pennington Neighbourhood Plan (LPNP) has been prepared in accordance with the provisions of the Neighbourhood Planning (General) Regulations 2012 ('the Regulations').

Lymington and Pennington Town Council (herein 'LPTC') are 'the Qualifying Body' that are preparing the LPNP. In order to best inform the preparation of the plan LPTC have instructed a series of baseline reports and technical assessments to ensure that the plan can be found sound at examination.

The plan has therefore been prepared to its current stage by a qualifying body in accordance with Section 61F of the Town and Country Planning Act 1990.

The Neighbourhood Area was designated following an application made to New Forest District Council as Local Planning Authority, on 21<sup>st</sup> September 2015, and identifies the area to which the LPNP relates in accordance with Section 5 of the Regulations.

As required by the Regulations, the LPTC have now undertaken the necessary stages in publicising the LPNP for public consultation at Regulation 14 stage. The Town Council will be required to consider the responses made to them at this stage and whether it is appropriate or indeed necessary to make changes to the LPNP before it is formally submitted to New Forest District Council and ultimately for examination.

There will be a final opportunity for landowners, stakeholders and local residents and other interested parties to make representations for the purview of the Independent Examiner at Regulation 16 consultation stage.

It will be necessary at that stage to consider in detail whether the LPNP properly meets the tests of legal compliance and whether the 'basic conditions' governing the valid preparation and submission of a Neighbourhood Plan for examination have been met.



We will however consider this position at Regulation 16 consultation stage as the Town Council have yet to make public this evidence for review.

The LPNP confirms the intention to produce a 'Consultation Statement', which will outline details of the previous iterations of the plan and options for development which were consulted upon and the response of the community to those various iterations. At this stage, it is unclear whether the LPNP represents the best, or the right strategy for Lymington and Pennington and there is absence of information to enable proper scrutiny to determine this.

Our assessment of the LPNP is at this stage based entirely on consideration of the following documents:

- Lymington and Pennington Pre-Submission Plan
- Appendices Part One
- Appendices Part Two
- Sustainability Appraisal (SA)

LPTC also state on their website that the Habitat Regulations Assessment (HRA) underpinning the LPNP should be available for consideration, however this document has in fact not been made available with no link having been provided to access this. Whilst this is not determinative to our ability to review and respond to the plan, we caveat that we have been unable to review the implications of this reporting at this time.

It should be noted that the purpose of the Neighbourhood Plan is to set out a positive vision for Lymington and Pennington and to guide development, not to restrict or stop it. The policies of a Neighbourhood Plan should respond to local issues and provides opportunities for local people to influence how their area is developed through the production of a shared vision that will help shape development and growth of their area.

Neighbourhood Plans must be aligned with the strategic priorities of the Local Planning Authority area in which they are set, in this case New Forest District Council, and indeed adherence to the overarching plan strategy is important.

The making of the LPNP should therefore be seen as an opportunity to deliver growth to meet local needs in a way that is aspirational but deliverable and to allocate sites which will be able to deliver upon these needs, including considering opportunities that may deliver affordable housing or other forms of development that would typically otherwise be unachievable.

Neighbourhood Plans should therefore be positively prepared, in the same manner as any statutory development plan, in accordance with the direction of the National Planning Policy Framework (NPPF) and must contain policies that are clearly written and unambiguous, within the need to be effective and justified in mind.

## **Lymington and Pennington Neighbourhood Plan Development Management Policies**

With respect to those non-strategic policies of the LPNP which seek to guide development, we have the following comments to make:

### *Policy LP6 – High Quality Design*

- We have made representations in respect of the Lymington and Pennington Design Guidance and Code. We maintain that the document should be repackaged as a 'design guide' to reinforce that this is solely guidance, as otherwise the document is overly restrictive in its scope.
- It is inappropriate in our view, per Paragraph 5.19 of the LPNP to suggest that the document should hold the same weight as development plan policies for the purposes of decision making. Indeed, the restrictions it seeks to impose are wholly unreasonable in this circumstance and we fundamentally object to the notion that these should be used to define development and prevent appropriate design and innovation to respond to the particular circumstances of a site.
- We moreover consider that the imposition of this document as more than supplementary guidance is directly contrary to the spatial strategy of the Neighbourhood Plan and seeks to elevate the document above the level of New Forest District Council's own Supplementary Planning Documents (SPD).

### *Policy LP7 – Meeting the Needs of Young People*

- Whilst it is appropriate to make clear the need to plan for the needs of young people and to provide greater opportunities for access to housing, it is not appropriate to put in place such a rigid framework against which development proposals should be considered. There is no evidence base that has been presented to justify the requirement that at least 50% of schemes proposing more than 4-dwellings be delivered as 1 and 2 bedroom units. The population mix presented does not at all demonstrate that the needs for these sectors of the population are for 1 or 2 bedroom units.
- The overarching New Forest District Local Plan Part 1 2016-2036 (2020) does not impose such a requirement. Indeed, Policy HOU1 of the Local Plan is clear that development proposals should '*address the diversity of housing needs of local people at all stage of life by providing a mix and choice of homes by type, size, tenure and cost*'. It is also confirmed that developments should '*contribute appropriately to the diversity of housing choice where possible*'. It is clear that Policy HOU1 recognises that it would be inappropriate to seek to directly govern housing mix, as this should respond to market signals and indeed consideration needs to be given to the delivery of a balanced community.
- The Policy could make clear that LPTC will encourage the provision of at least 50% of schemes as 1 and 2 bedroom units, but to mandate this as a policy requirement is unreasonable and unrealistic.
- It is important that developments deliver a mixed community and indeed respond to the particular opportunities of a site and desires of the market.

- We would recommend therefore that due consideration is given to changing the policy wording to make this less restrictive and recognise that undue prescription is likely to restrict housing delivery rather than encourage it.

#### *Policy LP11 – Net Zero Carbon Building Design*

- Whilst the intentions of the LPNP in this regard are laudable, the expectation that all development be ‘zero carbon ready’ is perhaps unrealistic having regard for the current direction of Building Regulations and indeed the other desires of the Neighbourhood Plan with respect to dwelling mix and the need to ensure that development can actually be viably delivered.
- We could encourage the LPTC to make clear their ‘support’ for all development being zero carbon ready, or that encouragement will be given to proposals that are zero carbon ready or meet Passivhaus or equivalent standards, but once again, it is not realistic to expect that this will be deliverable on all sites.
- This is consistent with the recently adopted New Forest District Council *‘Planning for Climate Change SPD’*, within which it is noted that the SPD seeks to set out best practice approached that developers are encouraged to target or adopt to:
  - take all practicable steps to decarbonise the running of buildings;
  - to meaningfully reduce embodied carbon in construction; and
  - to ensure development is climate change adapted.
- The SPD recognises that it will not always be possible to achieve best proactive standards for reducing carbon emissions in one step and therefore that whilst the direction is for development sites to be zero carbon ready, there will be some circumstances where this is not possible.
- With respect to major development sites and major planning applications, it would not be reasonable for Outline proposals to be required to provide *‘whole life cycle carbon emissions assessments’* when the detail of the proposed development or the dwellings themselves has yet to be determined. The provision of such an assessment could be encouraged at the detailed application stage, but it is unreasonable to expect that this be provided for Outline or non-detailed proposals.

We would invite the LPTC to consider appropriate amendments to these policies on the basis set out.

### **Lymington and Pennington Design Guidelines and Codes**

The Neighbourhood Plan is supported by a new design code document, which aims to provide direction for all patterns of development within the Neighbourhood Plan Area. The ‘Lymington and Pennington Design Guidelines and Codes’ (‘the Design Code’) document comprises Appendix B to the LPNP. The Design Code provides an overarching framework for Lymington and Pennington and identified a series of themes against which specific guidance is produced and should be considered by applicants in preparing their development proposals, and considered by the District Council as decision maker in determining applications.

The Design Code however also indicates some high level priorities for Lymington and Pennington. Within the section titled 'Movement', it is made clear that there is a desire to: *'improve safe walking and cycling paths that connect lower and higher points of Lymington'*. The delivery of such infrastructure is a matter that would be best planned for and delivered through larger development opportunities that are capable of contributing towards infrastructure improvements, and moreover that are located where connectivity improvements are desired. Similarly, there is a desire to improve access through the natural greenspaces at the northern end of the Neighbourhood Plan area through *'safe and accessible corridors within fields to improve connectivity'*.

The Design Code, within the section titled 'Built Form', and under Code BF.02, states that: *'density in new developments should take in to consideration the density ranges of surrounding areas and suggest a density measure that is appropriate to them'*. It is also then stated that: *'in every case, density measures over 30dph should be strongly justified'*. This however stands entirely at odds with the characteristic of the Town Centre (CA1) whereby the existing density of residential development is noted to comprise 40-60dph.

The entire development strategy of the LPNP is prefaced on the basis that development will occur on the identified 'Key Regeneration Sites' which are within the existing urban area and town centre location, and moreover that, as Policy LP1 – A Spatial Strategy for the Town' confirms, a *'gentle pattern of densification'* will occur.

With respect to the Town Centre therefore, there will need to be an acceptance across the board that densities over 30dph are not only to be expected, but required in order to achieve the level of development required. Moreover, for the rest of the settlement, *'gentle densification'* means an increase in density and not simply retaining the status quo. The majority of areas; CA2-CA9, demonstrate densities between 20dph and 35dph, so setting the upper limit of the density bar at 30dph is entirely unjustified and will simply prevent the development which is needed from coming forwards in an appropriate manner.

We consider that the reference to a maximum density of 30dph, and indeed that new development should be at a density of 25-30dph, should be removed, as it stands at odds with the spatial strategy of the LPNP and seeks to restrict appropriate development rather than supporting it.

Turning to proposed Code BF.04 – Height, it is proposed that; *'any development over two storeys will need to be justified as it has the potential to significantly impact the built character of the parish'*. Once again however, the study that is undertaken and sits alongside this statement indicates that there are a number of examples of development standing at 2 ½ storeys and it is cited that the character of the existing area is between 2 ½ and 3 storeys in scale. Whilst it is reasonable to state that developments should have regard for their context, it is unreasonable to indicate that any increase in scale would be harmful as a matter of fact, and moreover the direct that any development over two storeys requires explicit justification. There are many existing examples of three storey development that form part of the built fabric of Lymington settlement, and which do not cause harm. It should be acknowledged again

that the overarching spatial strategy of the LPNP is one borne in '*gentle densification*' which should include building upwards where appropriate to make best and most appropriate use of land. Indeed, this aligns with the direction of National Policy, which has specifically brought in to place extended permitted development rights to allow for the upward extension of many buildings in order to meet development needs.

The section relating to Public Space; Codes PS.01-PS.03, seek to impose specific guidance in relation to the dimensions of streets and spaces. The proposed guidance seeks to restrict:

- Maximum building heights to 2 storeys with a roof;
- The minimum depth of front gardens between 6m and 8m;
- The minimum depth of rear gardens to between 12m and 15m; and,
- The front to front distance between properties between 20m and 30m.

Whilst it is appropriate to make suggestions regarding what might be deemed the 'ideal' strategy with respect to the proportions and arrangement of development sites, it must be made explicitly clear that this is simply a guide (guidance) and that this is not a standard or rigid code.

Within the section titled 'Identity', Code ID.04 – Existing rural characteristics of lanes, the Design Code document seeks to impose a significant degree of constraint to any development which would involve a change, whether harmful or not, to the lower lands of the parish.

It is recognised that the rural lanes of Lymington have a clearly identifiable character; however, as the Design Code text identifies; this is comprised of:

- Ribbons of development lining old rural lanes;
- Varied widths and shapes of the lanes; and,
- Verges, greens, tree and hedge lined boundaries.

It is clear from the description that there vary in their form and character, and they are not cohesively of one defined characteristic in their dimensions or nature. The features that are held in common between them are their soft rural nature with verges, some greens are present in places and trees and hedgerows generally line them. The characteristics of the lanes are important and part of the rural character, but it is at the same time true that these have evolved over time and indeed there is variation between them such that their exact width and shape is not inherent specifically to this character.

Code ID.04 seeks to direct that the following actions should be imposed to ensure that the features of the lands can be preserved and enhanced:

- i. Maintain and enhance the key characteristics of the rural lanes;
  - This is supported and indeed is consistent with National Policy.
- ii. Development should retain and enhance the rural character of the lanes. This means avoiding loss of existing trees and hedgerow, as well as discouraging culverting of any ditches;
  - We do not support this point.

- As it is clear that the existing ditches are already culverted in many places with existing points of access bridging across them to serve residential properties and highway junctions.
- With respect to existing trees and hedgerows, whilst we support the premise that the general tree and hedgerow lined characteristic should be preserved. It is not the case that any removals, where necessary or appropriate or indeed breaks in hedgerows or treelines will be inappropriate or indeed result in material harm to the character of the lanes. Such breaks are also entirely characteristic of the lanes, serving one of the primary features of its character; the ribbons of development which line the lanes, whereby driveways and points of access break the lines of hedgerow and trees.
- iii. Development prioritising pedestrians and cyclists over vehicles is encouraged. Any development resulting in parking on verges with subsequent loss of biodiversity must be avoided.
  - We support generally this point and indeed opportunities to encourage and increase pedestrian and cycle accessibility should be supported.
- iv. Any new vehicular access onto the lanes must retain the existing historic physical line of the lanes without alteration, rerouting or widening.
  - We do not support this point.
  - For the reasons set out previously, it is entirely inappropriate to suggest that the exact routing of the lanes is fundamental to their character, it is not. There is variation in the width and routing of lanes and indeed proposals which deliver betterments or enhancement to highway safety should not be prevented as a matter of principle, particularly where they will support and reinforce the aim of prioritising pedestrians and cyclists and rendering the function of the lanes safer for their use. In this regard there would be clear public benefit and not harm.
  - The lanes have evolved over time with previous patterns of development, and they will continue to do so into the future. Requiring consideration of the character of the lanes as set out within previous points to maintain their distinctiveness is sufficient to avoid harm without imposing an unnecessary and undue restriction in this regard which is simply not justified.
- v. Design and density of new housing must reflect the character of surrounding development.
  - We do not support this point.
  - The Design Guidance makes reference elsewhere to the density of development and the need to have regard for the established pattern of development, but it is also necessary to have regard for the particular characteristics of a site and to consider whether the development would preserve the character of the area having regard for the policies of the Local Development Plan and National Planning Policy. This point would appear to impose undue restrictions and is not intrinsically tied to the character of the lanes themselves.
- vi. Promoting the principles of dark skies to address the negative effects of excessive lighting on biodiversity.
  - The principle of this point is supported.



In the manner the Design Code is written, with reference to the items as individual 'Codes' this is not in our view appropriately clear and risks imposing unreasonable and unattainable standards.

Developments that do not meet this guidance will not be and are not unacceptable. Indeed, this approach is not one that is reflective of the character of Lymington as a settlement. Indeed, it is necessary and appropriate to consider each site on its individual merits, having regard for the reasonable expectations of that site and the development proposed. This must be reinforced as guidance and not a code.

Once again, being too prescriptive on these matters risks conflict with the overarching spatial strategy at LP1 of the LPNP to enable 'gentle densification' in the town. The proposed standards represent the opposite approach and seek to impose standards that are far in excess of the existing pattern of development seen within the majority of Lymington settlement and are more likely to restrict growth than enable and support it.

We do not consider that this is appropriate therefore in the manner it is currently written and would invite changes and appropriate clarification in this regard.

## **Conclusion**

We consider that changes are required to the Lymington and Pennington Neighbourhood Plan in order to render it sound, having regard for the relevant regulations and the provisions of both National Planning Policy as set out within the NPPF and having regard for the degree of compliance of the LPNP with the Local Development Plan, as set out within the New Forest District Local Plan Part 1 2016-2036 (2020), the saved policies of the former development plan documents and related Supplementary Planning Documents (SPDs).

The proposed non-strategic Development Management Policies at Policies LP6, LP7 and LP11 require further consideration in our view and amendment in order to achieve appropriate compliance with the provisions of the Local Development Plan. The policies at this stage introduce an unnecessary and unjustified level of prescription which will prevent the delivery of sustainable development within the plan area. Appropriate changes can however be made to the policies to render them sound and fit for purposes without unreasonably diluting their overall aims.

The 'Lymington and Pennington Design Guidelines and Codes' raises significant concerns with the level of prescription and the lack of clarity on whether the document is intended as 'design guidance' or a design code' the two have different implications in our view in terms of their weight in decision making and indeed, it would be appropriate for this to be framed as solely 'Design Guidance'. There are a number of points within the document which require further review as at present the evidence presented does not justify the conclusions reached in terms of the constraint which it is suggested should be imposed.

It is entirely irrational to suggest that the 'Lymington and Pennington Design Guidelines and Codes' should be given greater status than other supplementary planning guidance. It would not be reasonable for this to have the status of policy in decision making. It can only reasonably be viewed as guidance.

We would ask to be kept informed as to the progress of the Lymington and Pennington Neighbourhood Plan and whether the Town Council intend to submit this formally for Independent Examination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adam Bennett', with a stylized, sweeping flourish at the end.

Adam Bennett BA (Hons) MRTPI  
Planning Director

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Date	Name	Comment	Area
10/08/2024	Mary & Peter Bloe	No more Retirement Homes for over 55s. New builds to be REALLY affordable for first time buyers, renters and young working people.	Retirement Homes
13/08/2024	Historic England	3 Page Response Attached	
15/08/2024	Sport England	<p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p> <p>Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 102 and 103. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document. <a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy</a></p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. <a href="https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications">https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications</a></p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p> <p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.</p>	Playing fields

		<p><a href="http://www.sportengland.org/planningtoolsandguidance">http://www.sportengland.org/planningtoolsandguidance</a></p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.</p> <p><a href="http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/">http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/</a></p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: <a href="https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities">https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</a></p> <p>PPG Health and wellbeing section: <a href="https://www.gov.uk/guidance/health-and-wellbeing">https://www.gov.uk/guidance/health-and-wellbeing</a></p> <p>Sport England's Active Design Guidance: <a href="https://www.sportengland.org/activedesign">https://www.sportengland.org/activedesign</a></p> <p>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</p>	
16/08/2024	Christopher Lock	<p>There is already far too much building round here, such as Pennyfarthing who have and will destroy Milford and Lymington. New Forest district council, just toe the line, and bow to one lunatic government after the other. Now, labour are hell bent at destroying what there is left, with the blessing of that totally inept crew NFDC.</p>	

17/08/2024	Daniel Bradford	<p><b>Housing Delivery and Site Allocations</b></p> <p>The plan does not allocate any specific sites for housing development, despite identifying a need for around 176 additional homes (Pre-Submission Plan p.6). Instead, it takes a "brownfield-first" approach and identifies several potential regeneration sites in the town center (Policy LP3), but does not formally allocate them. This approach may not provide enough certainty around housing delivery to meet local needs.</p> <p><b>Viability and Deliverability</b></p> <p>Some of the policies, particularly around design standards (LP6, LP11) and biodiversity net gain (LP8), could impact development viability if too prescriptive. The plan acknowledges this for the town center regeneration sites, noting "there may be viability concerns for sites brought forward via Option A, including multiple ownership issues and potential contamination from former uses" (SA Report p.27). More evidence may be needed on the deliverability of the brownfield-first approach.</p> <p><b>Infrastructure Capacity</b></p> <p>While the plan promotes walkable neighborhoods (LP5) and improved connectivity (LP10), there is limited discussion of whether existing infrastructure can support the proposed level of development, particularly given the aging population. More detail on infrastructure needs and delivery may be beneficial.</p> <p><b>Climate Change Adaptation</b></p> <p>Policy LP11 on net zero carbon design is ambitious, but there is less focus on climate change adaptation measures beyond flood risk. Given the coastal location, more consideration of issues like coastal erosion and sea level rise may be warranted.</p> <p><b>Balance of Policies</b></p> <p>The plan has a strong environmental focus, which is positive, but may not fully address economic development needs. Only one policy (LP13) directly relates to supporting the local economy. A more balanced approach addressing economic and social sustainability alongside environmental protection may be beneficial.</p> <p><b>Implementation and Monitoring</b></p> <p>The plan lacks a clear implementation and monitoring framework to assess whether policies are effective. The SA Report notes "It is anticipated that monitoring of effects of the LPNP will be undertaken by the New Forest District Council and the New Forest National Park authority" (p.46) but more specifics would be helpful.</p> <p><b>Relationship to Local Plan Review</b></p> <p>The decision not to allocate sites is partly based on an ongoing Local Plan review (Pre-Submission Plan p.6). However, this creates uncertainty and may lead to a policy gap if the Neighbourhood Plan is adopted before the new Local Plan. More clarity on how the plans will work together could be beneficial.</p> <p>These issues do not necessarily undermine the overall plan, but addressing them could help strengthen it and improve its effectiveness in guiding sustainable development in Lymington and Pennington. The plan demonstrates a clear vision for the area and contains many positive policies, particularly around environmental protection and place-making.</p>	
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20/08/2024	Phillip Paddy	<p>Policy LP13 Digital Communication infrastructure. A 5.6 new transmitters. Mobile phone coverage in Lentune/Bitterne Way Lymington is appalling. Very often poor signal one bar and sometimes only 3 bar of 3G. The plan is to do away with landlines and therefore mobile transmitters need to be allocated to areas of Lymington where signalling is bad. For instance, why can't a mobile transmitter be sited in a discreet area of Woodside Gardens and other areas of Lymington where the signal is bad and the the siting of the transmitter won't affect local residents.</p> <p>Wayfinding ideas very good for the town centre but Lymington tends to attract an elderly population and not everyone will be able to walk to town centre and shopping areas so cars will still need to be used. Controlling parking so that the car doesn't dominate is all very good but there is often insufficient parking available. i.e. Woodside Gardens parking is inadequate and results in people using residential sidestreets and parking close to junctions of for example Bitterne Way and Rookes Lane. On days when events are happening some people park along Rookes Lane which is very busy with through traffic. So please give consideration to this when assuming that everyone will be able to walk into town or to the Sea Food Festival and other events. Quite often this is not possible for elderly and disabled visitors.</p>	Mobile Phone Usage
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22/08/2024	Andrew Foster	<p>This is based on an initial read through and may be refined. Therefore these are more in the form of notes.</p> <p>I endorse the ideas of redevelopment of the five areas highlighted, Bridge Rd/Gosport St, Gosport St (old builders' merchants site), Solent Mead, The Post Office site in the High St, and the Town Hall site. These offer the possibility of well designed, appropriate redevelopment (possible lower cost hotel accommodation on one, or part of one?). But the aspirations of more smaller homes, allied to the wish list of other proposals, may make these unattractive to developers. This might be especially so if other nearby Neighbourhood Plans have less ambitious requirements. In addition, the desire to restrict the purchase price of smaller dwellings must, presumably, be adjusted over time.</p> <p>I agree that gateway developments should have higher design criteria and make positive statements about the town to those arriving here. The Lymington and Pennington Design Guide (previously submitted), although a "cut and paste" document in many ways, offers a good start in promoting better design. But such documents tend to encourage simply bolting on certain features to bland overall design. I would hope that the whole concept of any future designs would be more imaginative and represent both the past history of the town and also pay heed to its current aspirations.</p> <p>I could find no reference to Woodside/Rooks Gardens. This is a site, already widely used and with some positive facilities, but which has the potential for greater use and, being situated quite close to the town centre, seems a strange oversight.</p> <p>The town centre is Georgian/Victorian and was badly treated during the 1960s, with poor design of the commercial buildings inserted into the High St frontage. But I do not see this area being adapted readily to a more continental, open street idea. Widening the pavements to accommodate seating for cafes and restaurants, and with associated tree planting would seem at odds with the original 18th century frontages (where they still exist) There are plenty of gardens/open areas to the rear of restaurants and bars, and there is opportunity for open-air dining in these and in places like The Larder, Earley Court. Also the widening of pavements must have a knock-on effect on parking, especially also traffic flow (made more critical on market days). Parking is not addressed, but many of the ambitions in the document will push parking away from the Quay area and the Town Hall site. It seems essential that this is addressed. maybe by decking the Cannon St car park as previously suggested by others?</p> <p>Similarly, the ambition of planting trees around Priestland Place and the gyratory system may be fanciful. I agree that increased tree planting is necessary and wonder if this could be achieved in part through better landscaping in new developments and in the existing green spaces?</p> <p>The site at the entrance to the town from the east has failed to live up to expectations. It offers the opportunity to open up waterfront access and was supposed to offer facilities that have, as yet, not materialised. Nor has the footbridge been built. I fear the developers are continuing in a rearguard action to get all this deleted. I think action is required in this respect, but know that it rests mostly with the NFDC</p>	<p>Endorses</p> <p>Redevelopment</p> <p>No Ref to</p> <p>Woodside</p> <p>No ref to</p> <p>Parking</p> <p>Pavements</p> <p>Priestland</p> <p>Place</p>
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27/08/2024	National Highways	<p>Thank you for inviting National Highways to comment on the above consultation.</p> <p>National Highways has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the A31 and M27.</p> <p>We have reviewed the above consultation and have 'No comments'.</p>	
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17/09/2024	David Wansbrough	<p>The draft is excellent in many ways and the authors are to be congratulated. However I believe that two areas would justify more detailed coverage.</p> <p>Infrastructure</p> <p>It is essential that the proposed ‘densification’ of the town centre and the planned increase in the population of the neighbourhood as whole are accompanied by a corresponding increase, and in some cases an improvement, in the supporting infrastructure in the following areas:</p> <ul style="list-style-type: none"> <li>•Schooling</li> <li>•Public transport, both within the neighbourhood (e.g. facilitating shopping trips and the transport of shopping from retailers to homes) and to and from nearby towns and villages</li> <li>•Community space and facilities, including meetings halls, entertainment facilities, sports facilities and gyms. The Lymington Community Centre is a fine example of such facilities but these will need to be expanded and developed.</li> <li>•Utilities, including mobile phone signals which are poor in many parts of Lymington</li> </ul> <p>Most of these are particularly important as part of the plan to encourage more young people to live here.</p> <p>Cars and Parking</p> <p>I support the important aim to reduce the number of cars parked on the public highway and those used for short journeys around the neighbourhood</p> <p>However, most people will only stop using cars for short local journeys and for shopping if it is made more difficult to do so (the ‘stick’) and by making it easier for them to make these journeys by other means (the ‘carrot’). The ‘carrot’ approach is much more effective and beneficial than the ‘stick’, though more difficult to implement. I believe the biggest problem is that of transporting shopping from the shops to the home, and it is highly undesirable to encourage on-line shopping which progressively destroys local retailers. Some other means needs to be found to achieve this objective.</p> <p>Most people of all ages will own a car to alleviating the car problem either by building a multi-storey car park near the town centre or by creating a large ground level car park out-of-town with a regular minibus services to and from the centre.</p> <p>I hope the above comments are helpful</p>	Parking in Town
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24/09/2024	Andrew Foster	<p>I attended last night's meeting organised by the Lymington Society and would offer the comments additional to my previous ones.</p> <p>I fully endorse the five sites identified for development but agree with the Society that the Edgars Dairy site at Fox Pond should also be considered. Indeed this site, along with the desire to enhance local shopping facilities, could form a comprehensive development. BUT all sites are in need of Supplementary Planning Documents to enforce the ratio of low cost/affordable or social housing provision. This may depress site value, but would ensure developers can build such (for them) less attractively profitable buildings.</p> <p>Re the Literary Institute. YES, it needs something and the use by LPTC, in the event of Town Hall redevelopment, seems a good idea. It might be more readily accessible than the current offices.</p> <p>On another issue: the Exxon pipeline proposal. Is this really suitable for siting anywhere near developed sites (School, Hospital and housing?). What research has been done into the future corrosion of the pipes, with risk of catastrophic leaking of high pressure CO2? I understand that such pipelines have ruptured in the USA! Also, CO2 -being a heavy gas, would settle into low areas (Ampress eg) and would create a danger to life and prevent internal combustion engines from functioning. I therefore think this pipeline should be resisted strongly unless the dangers have been fully researched and mitigated.</p>	
01/10/2024	Environmental Agency	<p>Thank you for consulting the Environment Agency on the above Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Planning Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest.</p> <p>Based on the information currently available, the proposed NP raises no environmental concerns for us.</p> <p>Flood risk Flood Zone 1:</p> <p>We are pleased to see that the Solent Mead proposed allocation site is in the area at the lowest probability of flooding (Flood Zone 1).</p> <p>Please note: this response is based on the information you have made available at this time. It is based on current national planning policy, associated legislation and environmental data / information. If any of these elements change in the future, then we may need to reconsider our position.</p>	Flood Risk



04/10/2024	National Grid Electricity	<p>Avison Young (UK) Limited registered in England and Wales number 6382509.</p> <p>Our Ref: MV/ 15B901605</p> <p>Representations on behalf of National Grid Electricity Transmission</p> <p>National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid Electricity Transmission</p> <p>National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.</p> <p>National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.</p> <p>National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.</p> <p>Proposed development sites crossed or in close proximity to NGET assets:</p> <p>An assessment has been carried out with respect to NGET's assets which include high voltage electricity assets and other electricity infrastructure. NGET has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>NGET provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/</a></li> </ul> <p>Please also see attached information outlining guidance on development close to NGET infrastructure.</p> <p>Central Square Forth Street Newcastle upon Tyne NE1 3PJ T: +44 (0)191 261 2361 F: +44 (0)191 269 0076 <a href="http://avisonyoung.co.uk">avisonyoung.co.uk</a></p> <p>Avison Young (UK) Limited registered in England and Wales number 6382509.</p> <p>Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS</p> <p>2</p> <p>Distribution Networks</p> <p>Information regarding the electricity distribution network is available at the website below:<a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p> <p>Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p>	Electricity
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04/10/2024	National Gas Transmission	<p>Our Ref: MV/ 15B901605</p> <p>Representations on behalf of National Gas Transmission</p> <p>National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Gas Transmission</p> <p>National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.</p> <p>Proposed sites crossed or in close proximity to National Gas Transmission assets</p> <p>An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.</p> <p>National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.</p> <p>National Gas Transmission provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> <li>• <a href="https://www.nationalgas.com/land-and-assets/network-route-maps">https://www.nationalgas.com/land-and-assets/network-route-maps</a></li> </ul> <p>Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.</p> <p>Distribution Networks</p> <p>Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice</p> <p>Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.</p> <p>We would be grateful if you could add our details shown below to your consultation database, if not already included:</p> <p>Matt Verlander, Director</p>	Gas
05/10/2024	Rob Sear	<p>Appendix 1, section 3.2 Diagram is incorrectly referring to Lower Pennington Lane and Ridgeway Lane as 'B-Roads' and even has LPL wrongly named.</p> <p>The 20mph speed limits should be applied to all of the rural lanes, residential side streets and the high street to discourage their use as rat runs, reduce noise pollution to residents, and encourage walking and cycling in the areas. 20mph limits should not be just where schools are, because as your demograph of the area shows, the vast majority of residents are elderly and that will continue to be the case for a long time. Elderly are just at risk as children, potentially even more so due to poorer reactions, eyesight, mobility and hearing. There was a recent killing of an elderly lady crossing the Liford road to get to the shops at Pennington. The speed of cars through the town must be reduced now before we have a situation like BCP where road incidents with death and injuries are a frequent daily occurrence.</p>	20mh
05/10/2024	Will Daley	<p>When new developments are permitted in Lymington these need to be flats for younger people and not retirement / senior living homes. The current policy is creating a town purely for older people. I would welcome any changes that support this.</p>	Flats for Younger people

06/10/2024	Julian Trimming	<p>I would like to make some general observations and then some specific comments. In general, I find the plan well prepared but appears to be written in isolation with little consideration of the impact of the NFDC local plan on the town with respect to housing development and the resulting increase in local population. Although reference is made to the 285 homes in the NFDC Local plan within Lymington and Pennington, plus the additional 200 homes on additional sites for the neighbourhood plan, no reference is made to the additional homes to be built in Milford and Hordle which bring the total to 745 new homes within the commercial, traffic and service catchment area of the town. This will cause additional pressure on the infrastructure of transport, schools, health, parking etc. which appear to have been ignored in the plan. While the plan identified some sites for housing development, some or part of these sites would probably be needed to address these pressures. For example, if the site of the council offices is scheduled for development, where are they relocating to. These elements should be addressed in the plan.</p> <p>While I welcome the objective to “prioritise housing types to suit the needs of younger households and local families” I question how implementable this is. We have seen most available sites snapped up by companies building retirement homes and care homes with the council having little power to stop this. Indeed, one of the sites identified for development – Site B Gosport Street / Cannon Street has been acquired already by Colten Developments no doubt to build yet another retirement home.</p> <p>In para 2.9, it mentions Lymington “...does not suffer to the same degree the severe problems arising from empty off-season second homes often seen in coastal towns”. While it may not be to the same extent, it is still an issue in the locality. If you type Lymington into Air B&amp;D, you will come up with over 1000 hits on properties! To fully address the objective of providing homes for local younger people, the plan needs to address the issue so that the homes built are not snapped up as second homes and holiday lets.</p> <p>In policy LP13 on digital Communication Infrastructure, The plan should support provision of digital infrastructure, both fibre and mobile throughout the parish. Currently, the mobile signal out of the centre is awful and Trooli has been allowed to cherry pick the more densely populated areas leaving those outside the main residential areas with a copper wire service with no plans to improve. I live in SO41 8LB on Wainsford Road and there are no plans for fibre in this area.</p> <p>For correctness in para 1.1 and 5.33, the New Forest National Park boundary extends into Pennington further than is indicated.</p> <p>I trust that this input is useful in enhancing the plan.</p>	
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07/10/2024	Berthon	<p>We are writing regarding the Lymington and Pennington Neighbourhood Plan.</p> <p>Although it is very positive in what you are trying to achieve for Lymington and Pennington, there are some issues which need to be brought to your attention.</p> <p>There are misinterpretations within the maps submitted with the pre-submission plan which have used out of date information (page 24, 38 and 41).</p> <p>We would like to work closely with yourselves to solve the problems which we have pointed out within your plans.</p> <p>It is important to us and yourselves that you do not misrepresent to the public that anybody has access to the Berthon Boat Company. In no uncertain terms, there is no public access, and it is private land. The Waterfront is not accessible and is not in the Town Centre.</p> <p>We will need to see a draft of the final plans before anything is printed and decisions made to ensure that these errors have been rectified.</p> <p>We appreciate and respect what you are trying to do to provide services for walkers and cyclists and the development of the area, however this cannot happen on private land.</p>	Out of date maps Barthon Private land
	Berthon	PLUS Comments in word map	
07/10/2024	NPA	Word Document Attachment	
07/10/2024	Southern Water	8 Page document attached	
07/10/2024	Lymington Cricket Club	<p>Lymington Cricket Club have plans and aspirations to develop and improve our existing facilities for all our members over the coming years. Our ground on Southampton Rd, allows us to play cricket to the highest level available. It is Gold Standard accredited by the Southern Premier League. Our Men's 1st XI cannot play a higher level of club cricket. Above us is the Hampshire County set up. Whilst we have ambitions to consistently evolve our facilities to the benefit of all our 400+ adult and junior members, we hope to do this as part of the existing structure. This would allow the club to remain in situ, at it's home, for many more years to come.</p> <p>From time to time, the issue of ground sharing with the Football Club has often been raised locally. In recent seasons, we have worked to develop a positive, constructive relationship here. The current set up works well from a cricket perspective, and we hope this will continue. However, the football club have advised us that they may require significant ground developments in years to come. If sharing with us hampers these plans, and prevents their development, we would work to assist. We have no particular desire to change the existing set up, but should they wish to move to a new facility, we would be happy to take over the ground all year round. This would potentially allow us improved practice facilities, an improved outfield, all year round use of the club house, and potentially a junior pitch where the football pitch is today. An exciting prospect, but only if the football club had a desire to move on.</p> <p>We will continue working to make cricket accessible, enjoyable and successful in the Lymington &amp; Pennington areas. We will keep working to develop a</p>	Sports ground sharing

07/10/2024	Elliotts Retailing	<p>As the Director of Lymington's oldest independent retailer and a longstanding member of the Lymington Chamber of Commerce, I would like to add a few comments for your consideration, on the 'Town Centre Vision' Document which forms part of the Lymington Neighbourhood Plan.</p> <p>As you may be aware, I was involved in the consultant led discussions the Town Council undertook when looking at Town Centre issues and improvements as part of the Neighbourhood Plan.</p> <p>I am generally supportive of the aims of the Town Centre Vision Document as a starting point for discussions and generating ideas to improve the overall environment and viability of Lymington Town Centre and specifically the High Street. It is important to stress that, in contrast to many other Town Centre's and High Street's, Lymington currently has a bustling, vibrant and viable High Street with very few empty shops and it remains a very attractive and desirable shopping and tourist destination.</p> <p>However, improvements can and should still be made to ensure that the Town Centre remains viable in the future. Specific areas that should be looked at include:</p> <ul style="list-style-type: none"> <li>- Improvement of the general street scene through sympathetic landscaping and some general tidying up which should include some investment in better litter picking and collection.</li> <li>- Identifying key buildings that have fallen into disrepair and engaging with freeholders/ leaseholder to make improvements.</li> <li>- Improvements and better co-ordination of signage throughout the town to improve wayfinding and de-cluttering the street scene.</li> <li>- Better integration of the train station area as a transport hub which links to the Town Centre.</li> <li>- Improvements to the unique Town Quay area to make it a focal point and key destination of the Town Centre.</li> <li>- Better engagement with NFDC and HCC regarding competitive parking charges to ensure that visitors and shoppers are not put off visiting the town centre going forward.</li> </ul> <p>Over the last 12 months a small group of like-minded organisations and individuals has spent time attempting to form a voluntary working group to look at small low-cost recommendations to improve the Town Centre and High Street environment.</p> <p>Despite some initial 'teething problems' this group remains and is working towards compiling a full up to date High Street audit. Once complete this audit will make recommendations regarding key but simple improvements that would improve and enhance the Town Centre.</p> <p>An important part of this process is to seek better engagement with Lymington Town Council to enable local businesses and stakeholders to work with the Town Council to start implementing these improvements.</p> <p>I very much hope that the Town Council will be receptive to this and would welcome further discussions on as soon as possible.</p>	High Street Parking Transport links
08/10/2024	Nature England	4 page document attached	

08/10/2024	Michael Fanstone	<p>It is difficult to tell from the map where the Lane is designated as a Safe Lane as the map shows several indicators on the line of the Lane</p> <p>The top section from Rookes Lane to the south of the Hospice and SS6 cannot be considered a safe lane. The new development by Harnden at the entrance, Springfield the small group next south, Curzon Place, Gainsborough Court, Leelands, Fox Pond Lane, Longford Place, Hightrees, and other infills, including my own house, all access the Lane . There are upwards of 100 car spaces at the Hospice with staff and visitors. In the more clement months, there is activity of campers to Hurst View which has also over 20 habitable units. The Lane is also designated as a Cycle Route.</p> <p>The Lane is barely wide enough for two cars to pass and a commercial vehicle halts all oncoming traffic. The Developer in one submission proposed lane widening to 4.2 meter at some places. The traffic at times is very busy.</p> <p>There are no safe refuges for pedestrians. They either require a vehicle to stop, or pass a safe distance from them, or step off the metalled surface. The edges are variable and uneven. I fell avoiding oncoming traffic in 2023 and sent photos to my local councillor. I was pleased to see a small team carrying out some work to the surface the following days.</p> <p>That section of the Lane requires a pedestrian path or pavement. I accept this will require planning and culverting of ditches, but should be achievable within the total space available.</p> <p>In discussion with a leading member of PALS I have been told that a pavement will urbanise the Lane, facilitating development. Development of SS6 will proceed, I am sure. All we can do is try to ensure the properties are well built and the mix of housing and layout meet the needs of the Town. We need more affordable units as starters for young people or downsizing, not apartments for the over 55's a retirement complex like others in the Town, many of which have vacancies and are considered a poor investment for the owners.</p> <p>Fortunately, there have only been near misses. We must not wait till a notifiable accident and the panic measures this will create.</p>	Lower Pennington Lane
08/10/2024	Dom McKensie Lymington Society	6 page document attached	
08/10/2024	PALLS	5 page document attached	
08/10/2024	Lymington Town & Sprites FC And sent in by 10 others	5 page document attached	
09/10/2024	Suzanne White	Priestlands Woods does not appear to be specifically referred to in the draft Neighbourhood Plan. It is a green space which adjoins Priestlands Schools but is owned by the Town Council and so should be treated and dealt with separately.	Priestlands Wood
09/10/2024	Wates Developments	19 page document	
09/10/2024	Christopher Windridge	2 page letter 19 page document detailing responses	
09/10/2024	Ken Parke on behalf of DW Turville	23 page document attached	Land at Didgemere Nurseries, Ramley Road
09/10/2024	Ken Parke on behalf of Cicero Estates	10 page document attached	
09/10/2024	Pennyfarthing	4 page document attached	

09/10/2024	Ken Parke on behalf of Colten Developments	13 page document attached	Former Jewson site
11/10/2024	NFDC	6 Page PDF Table attached	
11/10/2024	Hampshire County Council	<p>Thank you for consulting Hampshire County Council on the Lymington and Pennington Neighbourhood Plan. At this regulation 14 stage of neighbourhood plan making, the County Council provides the following response in its capacity as the Local Highway Authority.</p> <p>The County Council adopted the Hampshire Local Transport Plan (LTP4) in February 2024, and the policies contained within it. LTP4 is the strategic transport plan for the County and the policies within it will have notable influence on the successful delivery of some of the policies and outcomes contained within the Neighbourhood Plan, and vice versa. As such the County Council recommend it should be referenced in Chapter 3 as part of the overall policy framework. A copy of the LTP4 has been shared in the email of this response.</p> <p>Key LTP4 policies that will be relevant for the Lymington &amp; Pennington Neighbourhood Plan include but not limited to: HP1, HP2, BTD1, BTD3, RT1, RT2, DM1 and DM2. Please see annexe 1 at the end of the response for further information.</p> <p><b>Paragraph 5.4</b></p> <p>The County Council support the principle of densification in towns and settlements as a way of increasing the viability of local services especially public transport services however there may be negative impacts on the highway network such as additional on-street parking demands and these will need to be carefully assessed and managed. Reference to the need for appropriate levels of car and cycle parking provision for new developments would be welcomed in this section.</p> <p><b>Policy LP5; Walkable Neighbourhoods</b></p> <p>The County Council request that the Lymington &amp; Pennington Neighbourhood Plan refer to the emerging/draft New Forest Local Walking and Cycling Infrastructure Plan (LCWIP) which is currently subject to public consultation and is expected to be adopted in Summer 2025.</p> <p>The County Council will work with parish and town councils in the development of the draft LCWIP network, but the methodology for identification of the LCWIP utility routes is set out in guidance by the Department for Transport and the County Council is required to follow this approach when developing a network of cycling routes and walking zones for each district.</p> <p>As the County Council continue to develop the draft LCWIP network, it would be beneficial for it to align with the Lymington and Pennington Active Travel Plan and the routes and walking zones it has identified. If Lymington and Pennington Town Council has any questions regarding the draft LCWIP network, it is welcome to submit a response to the draft LCWIP consultation. Once the consultation closes on 3 November 2024, the County Council would be happy to meet representatives from Lymington and Pennington Town Council to discuss the draft LCWIP network further. LTP4 Policy RT2 states that the County Council will base decisions on investment in rural walking and cycling on routes identified in LCWIPs. Reference to LTP4 policy BTD1 would also therefore be appropriate for this section.</p>	



	Hampshire County Council	<p><b>Policy LP8 – Green Infrastructure &amp; Nature Recovery Network</b></p> <p>The County Council would like to see reference to the Countryside Access Plan and the emerging LCWIP document and associated network. LTP4 Policy RT2 states that the County Council will base decisions on investment in rural walking and cycling on routes identified in our LCWIPs and the Countryside Access Improvement Plan.</p> <p>Policy LP9; Safer Lanes Network</p> <p>Whilst the County Council support the aims of the Safer Lanes Network policies, the ability to deliver the policies from a highways and traffic management perspective will be difficult due to the limited powers available to the County to enforce it. LTP4 Policy RT2 refers to the creation of ‘Quiet Routes’ for rural roads through interventions to reduce traffic flows and speeds, the County Council would welcome further discussions on this topic and how they policy objectives can be delivered.</p> <p><b>Policy LP10; Active &amp; Healthy Travel</b></p> <p>The County Council would welcome reference to the draft/emerging LCWIP network in this policy. It may also be helpful to reference other potential transport interventions appropriate for settlements in rural areas such as those outlined in LTP4 Policies RT1, RT2, HP1 &amp; HP2.</p> <p><b>Policy LP11: Net Zero Carbon Building Design</b></p> <p>There is no reference to the role of Electric Vehicle charging facilities and cycle parking in achieving Net Zero Carbon Building Design.</p> <p><b>Chapter 6 – Local Infrastructure Improvements</b></p> <p>The County Council request the Lymington &amp; Pennington Neighbourhood Plan includes reference to schemes that will be identified in the draft LCWIP document in this section.</p>	
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Neighbourhood Plan Lead  
Lymington and Pennington Town Council  
Town Council Offices  
Lymington Town Hall  
Avenue Road  
Lymington  
SO41 9ZG

BY EMAIL – [info@lymandpentc.org.uk](mailto:info@lymandpentc.org.uk)

9<sup>th</sup> October 2024

Your ref: -  
Our ref: AB/7673

Dear Sir/Madam

**Re: Regulation 14 Consultation Response – Lymington and Pennington Neighbourhood Plan – Land at Didgemere Nurseries, 127 Ramley Road, Lymington – on behalf of DW Turville (Landowner)**

The following letter is prepared in response to the Lymington and Pennington Neighbourhood Plan Regulation 14 Consultation. We have not completed the online response form to avoid duplication of representations and additional work for the Town Council in marrying these up.

We respond on behalf of DW Turville in relation to their capacity as landowner of Site Ref. Land at Didgemere Nurseries, 127 Ramley Road, Lymington; herein referred to as Didgemere Nurseries, Lymington ('the site').

For the purposes of brevity, the Lymington and Pennington Neighbourhood Plan is referred to herein as 'the LPNP'.

As an **Executive Summary** we comment as follows:

- (1) We consider the baseline for the assessment of the housing needs of Lymington to be generally sound; however this is based upon the housing need figure set out within the New Forest District Local Plan (2018-2036) (2020) and does not account for the current projections of need per the Standard Method for Calculating Housing Need as defined by the National Planning Policy Framework (2023) and the related Planning Practice Guidance (PPG). The NP does not therefore consider whether the baseline position alone comprises an appropriate basis to be considered the housing need for Lymington and Pennington.
- (2) We do not agree with the proposed approach to the identification of sites to meet the identified need of at least 200 homes as we consider that this:

- a. neither represents the total local need based on an objective assessment of need, but rather falls back on the out of date assessment of the adopted New Forest District Local Plan Part 1 (2020);
  - b. nor is there certainty that these sites will bring forward a level of development sufficient to deliver 200 homes given that the Neighbourhood Plan provides no steer on site capacity within the policy wording and sets no 'around' or 'at least' target.
- (3) We question whether the Sustainability Appraisal properly considers a range of development scenarios which could have been turned to and would properly meet the needs of the Lymington and Pennington community area.
  - a. The SA considers only two options; (1) brownfield development within the urban area, and (2) greenfield development outside of the settlement. There is no evidence of due consideration having been given to other brownfield development opportunities and sites outside of the urban area which provide the opportunity to deliver significant infrastructure or affordable housing, which the LPNP recognises will be challenging on urban brownfield sites due to viability.
- (4) We consider that the decision not to formally allocate Didgemere Nurseries, Lymington is short sighted and misses out on the opportunity to work with the Landowner to shape the scheme and ensure that the specific needs and desires of Lymington can be best met. Notwithstanding this, the acceptance that the site can be brought forwards for development outside of the Neighbourhood Planning process is sound.
- (5) We do not agree that the Neighbourhood Plan should seek to set a prescriptive Design Code, but rather this should be presented solely as local design guidance. The weight to be attributed to this is decision making is entirely unclear at this stage. If the intention is that this should comprise a formal code, it is far too prescriptive and unreasonable in its nature. If the intention is however that it should comprise guidance, this should be reframed as a Local Design Guide, which should be taken into account in decision making ,but does not comprise policy or a formal standard.
  - a. To maintain the current direction with the 'Design Code' is likely to restrict entirely acceptable development and prevent the needs of the community being fully or appropriately met as it does not have regard for the characteristics of individual sites and what may be deliverable subject to considerations of development viability or other constraints. There is similarly a risk of setting unrealistic expectations for local people regarding the level of prescription and control that it is reasonable to have in respect of the Development Management process.

These matters are discussed in detail below within the broader representation overleaf.

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## **Legal Compliance and Basic Conditions**

The Lymington and Pennington Neighbourhood Plan (LPNP) has been prepared in accordance with the provisions of the Neighbourhood Planning (General) Regulations 2012 ('the Regulations').

Lymington and Pennington Town Council (herein 'LPTC') are 'the Qualifying Body' that are preparing the LPNP. In order to best inform the preparation of the plan LPTC have instructed a series of baseline reports and technical assessments to ensure that the plan can be found sound at examination.

The plan has therefore been prepared to its current stage by a qualifying body in accordance with Section 61F of the Town and Country Planning Act 1990.

The Neighbourhood Area was designated following an application made to New Forest District Council as Local Planning Authority, on 21<sup>st</sup> September 2015, and identifies the area to which the LPNP relates in accordance with Section 5 of the Regulations.

As required by the Regulations, the LPTC have now undertaken the necessary stages in publicising the LPNP for public consultation at Regulation 14 stage. The Town Council will be required to consider the responses made to them at this stage and whether it is appropriate or indeed necessary to make changes to the LPNP before it is formally submitted to New Forest District Council and ultimately for examination.

There will be a final opportunity for landowners, stakeholders and local residents and other interested parties to make representations for the purview of the Independent Examiner at Regulation 16 consultation stage.

It will be necessary at that stage to consider in detail whether the LPNP properly meets the tests of legal compliance and whether the 'basic conditions' governing the valid preparation and submission of a Neighbourhood Plan for examination have been met. We will however consider this position at Regulation 16 consultation stage as the Town Council have yet to make public this evidence for review.

The LPNP confirms the intention to produce a 'Consultation Statement', which will outline details of the previous iterations of the plan and options for development which were consulted upon and the response of the community to those various iterations. At this stage, it is unclear whether the LPNP represents the best, or the right strategy for Lymington and Pennington and there is absence of information to enable proper scrutiny to determine this.

Our assessment of the LPNP is at this stage based entirely on consideration of the following documents:

- Lymington and Pennington Pre-Submission Plan
- Appendices Part One
- Appendices Part Two
- Sustainability Appraisal (SA)

LPTC also state on their website that the Habitat Regulations Assessment (HRA) underpinning the LPNP should be available for consideration, however this document has in fact not been made available with no link having been provided to access this. Whilst this is not determinative to our ability to review and respond to the plan, we caveat that we have been unable to review the implications of this reporting at this time.

It should be noted that the purpose of the Neighbourhood Plan is to set out a positive vision for Lymington and Pennington and to guide development, not to restrict or stop it. The policies of a Neighbourhood Plan should respond to local issues and provides opportunities for local people to influence how their area is developed through the production of a shared vision that will help shape development and growth of their area.

Neighbourhood Plans must be aligned with the strategic priorities of the Local Planning Authority area in which they are set, in this case New Forest District Council, and indeed adherence to the overarching plan strategy is important.

The making of the LPNP should therefore be seen as an opportunity to deliver growth to meet local needs in a way that is aspirational but deliverable and to allocate sites which will be able to deliver upon these needs, including considering opportunities that may deliver affordable housing or other forms of development that would typically otherwise be unachievable.

Neighbourhood Plans should therefore be positively prepared, in the same manner as any statutory development plan, in accordance with the direction of the National Planning Policy Framework (NPPF) and must contain policies that are clearly written and unambiguous, within the need to be effective and justified in mind.

### **Baseline Site Assessment and Housing Needs**

LPTC have not released alongside the Neighbourhood Plan the background evidence base which underpins its decision making. The LPNP at this stage has restricted the allocation of any development sites for housing to four sites previously identified and subject of strategic allocation as part of the New Forest District Local Plan Part 2 Sites and Development Management Policies DPD (2014), and otherwise identifies a single site within the urban area, at: (1) Solent Mead, that should be brought forward as an additional brownfield development site.

There is no evidence base available to demonstrate that the Neighbourhood Plan is underpinned by a considered assessment of other available sites, or indeed that other sustainable opportunities have been appropriately taken into account. The LPNP mentions that other site opportunities were considered as part of previous Neighbourhood Plan consultations, however this is neither appropriately evidenced, nor is there a clear indication why the strategy identified has been determined to be the best or the right strategy for Lymington.

We have not been provided access to a Housing Needs Assessment, or any similar documentation to demonstrate that consideration have been appropriately given to a greater level of housing need than the baseline figure of 200 homes, set out at Policy STR5 of the New Forest District Local Plan Part 1 2016-2036 (2020) ('the Local Plan').

New Forest District Council accept that the current local plan strategy is not delivering sufficient housing to meet local housing needs, and that it is currently unable to demonstrate a 5-year housing land supply having regard for its needs in accordance with the Standard Method for calculating housing need. Consideration should, in our view, have been given to the status of Lymington as one of the principal towns within the settlement hierarchy, and indeed being one of the most sustainable locations for large scale growth and meeting needs.

In the case of the LPNP, consideration should be given to whether the housing need figure, as was set out within the Local Plan, should simply be taken on face value, or an appropriate uplift imposed to take account of the period of time since the Local Plan was prepared, and indeed the increase generally in housing needs.

The LPNP recognises that New Forest District Council are about to embark on the preparation of a new local plan, and moreover that there is a potential significant uplift in the housing need for New Forest District implied by the new Standard Method for calculating housing needs put forwards in draft by the Government.

In this frame, it would have been appropriate to consider whether there are opportunities at Lymington that could be brought forwards in the short term to contribute towards meeting housing needs, and more specifically, there was a clear opportunity to consider what the actual need in Lymington and Pennington community area looks like at the present time for both market and affordable housing.

We question therefore the appropriateness of the LPNP strategy in simply adopting the figure of as it describes it 'around 200 homes' without consideration whether this is the right figure, or a further uplift is needed to meet local needs, but also to reflect the change in housing need since the overarching Local Plan was adopted.

It is concerning also that the LPNP makes passing reference to the figure of 200 homes, but again there is little consideration given to precisely how this figure will be met.

If it is the intention of the LPNP not to allocate any sites for housing, then this should be made absolutely clear. However, if it is intending, as the Local Plan expects, to identify how the 200 homes set aside for the Neighbourhood Plan to deliver will come forwards, then it should actually set out how this will be achieved.

At present, the approach to Policy LP3 – Key Regeneration Sites, which identifies three sites that were previously subject of Policy LYM8 of the New Forest District Sites and Development Management Policies DPD (2014) and a further site that was subject of Policy LYM6 of the same DPD, alongside one new site within the urban area at 'Solent Mead' for which no clear direction is provided, is somewhat disjointed.

It should be noted that those sites listed previously under Policy LYM8 have been indicated as sites for a range of retail and office uses, however the indication, and indeed what is understood from the earlier stages of consultation on the Neighbourhood Plan, is that these sites will be brought forwards for housing development.

This is a change we would explicitly support and indeed these sites are best and most viably brought forwards for housing development, however if this is the intention, the LPNP should state this.

This should be made absolutely clear. If the LPNP is allocating these sites for housing, which it in essence indicates is its intention, then proper consideration should be given to whether this actually meets the indicated housing need, or whether the LPNP seeks to meet some of this need, but is leaving the remaining housing need to be dealt with by way of windfall development and planning applications, or the production of a new strategic development plan.

It is entirely reasonable for a Neighbourhood Plan not to seek to deal with housing sites at all, but at present there is an uncomfortable half-way position being taken that neither provides clarity on exactly what is anticipated for the sites identified; which are said to be capable of delivering housing to meet the existing identified need that Policy STR5 of the Local Plan (2020) states should be planned for by the Neighbourhood Plan, and which at the same time professes that it does not intend to address additional housing needs that may have arisen at Paragraph 3.9 of the LPNP as this will be picked up by the new strategic plan review.

#### *The Key Regeneration Opportunities and Meeting Needs*

The LPNP includes a single policy which defines those sites allocated and reflected on the proposals map; 'Policy LP3 – Key Regeneration Opportunities within the Town Centre'. The policy listed the five sites and directs that proposals for the redevelopment of the sites will be encouraged provided that they accord with other relevant development plan policies and contribute to the Lymington Town Centre Vision.

There is no direction provided within the policy of the likely development capacity of these sites in terms of an 'around XX dwellings', or 'at least XX dwellings'. Nor is there any direction on the specific aspirations of the LPNP for these sites. It is indicated at Paragraph 5.11 of the LPNP that collectively the sites; *'have the potential capacity to deliver new homes in a sustainable location to contribute to the housing requirement of around 200 homes'*. But this is a vague and entirely imprecise statement. The policy does not provide the necessary clarity required by Paragraph 16 of the NPPF. The policy is not clearly written or ambiguous and there is little direction how a decision maker should react for this and moreover, there is no direction for the public on what should be anticipated from these sites.

It is highly unusual for there to be no attempt made to provide an indicative development figure for the sites so that the LPNP can appropriately evidence that it is actually meeting the identified housing need. Indeed, at present these sites are simply



listed as 'regeneration sites', and there is a lack of clarity that the intention is for this land to be brought forwards solely for housing, or if the LPTC have other aspirations for the land.

We consider that clarity should be provided with respect to the sites, to determine what growth is expected from each site, to confirm a minimum number of dwellings that should be delivered, and in turn enable consideration whether the LPNP is actually planning for the level of housing need that is claimed.

#### Lymington Town Centre Vision

It is noted that the LPNP includes at Appendix A the 'Lymington Town Centre Vision'. (LTCV). The LTCV identifies key characteristics of the town centre and opportunity areas at Page 6 of the document. This includes identifying the strategic sites (a)-(e), however further to their identification, these are not specifically discussed within the vision document as individual opportunities and little further direction is provided on how these should be brought forwards, beyond a very limited passage at Page 13 relating to the existing Lymington Town Hall site.

The LTCV provides very little direction in respect of the proposed 'Key Regeneration Opportunities' which is surprising, given their status as the main opportunities for enhancement within the existing urban area. Moreover, there is a distinct lack of clarity that these sites are to be delivered for housing growth alone and the expectation is not that other uses are delivered alongside this; having regard for the clear expectation that these sites will, collectively deliver 200 homes.

#### Lymington and Pennington Design Guidelines and Codes

The Neighbourhood Plan is also supported by a new design code document, which aim to provide direction for all patterns of development within the Neighbourhood Plan Area. The 'Lymington and Pennington Design Guidelines and Codes' ('the Design Code') document comprises Appendix B to the LPNP. The Design Code provides an overarching framework for Lymington and Pennington and identified a series of themes against which specific guidance is produced and should be considered by applicants in preparing their development proposals, and considered by the District Council as decision maker in determining applications.

The Design Code however also indicates some high level priorities for Lymington and Pennington. Within the section titled 'Movement', it is made clear that there is a desire to: *'improve safe walking and cycling paths that connect lower and higher points of Lymington'*. The delivery of such infrastructure is a matter that would be best planned for and delivered through larger development opportunities that are capable of contributing towards infrastructure improvements, and moreover that are located where connectivity improvements are desired. Similarly, there is a desire to improve access through the natural greenspaces at the northern end of the Neighbourhood Plan area through *'safe and accessible corridors within fields to improve connectivity'*.

The Didgemere Nurseries, Lymington Site is located within the community at Bowling Green, at the northern end of Lymington and Pennington plan area, and in a location which would benefit from enhanced connectivity to the rest of Lymington settlement to

encourage sustainable patterns of movement. The redevelopment opportunity of Didgemere Nurseries, Lymington has previously included, within high level development proposals presented to LPTC, provision for the upgrading of pedestrian footways along Ramley Road to better enable sustainable travel, and moreover, Ramley Road forms part of the existing National Cycle Network route and thus comprises an appropriate and sustainable travel corridor to which contributions towards enhancements could be secured to encourage better use of this infrastructure by existing and future residents.

The Design Code, within the section titled 'Built Form', and under Code BF.02, states that: *'density in new developments should take in to consideration the density ranges of surrounding areas and suggest a density measure that is appropriate to them'*. It is also then stated that: *'in every case, density measures over 30dph should be strongly justified'*. This however stands entirely at odds with the characteristic of the Town Centre (CA1) whereby the existing density of residential development is noted to comprise 40-60dph.

The entire development strategy of the LPNP is prefaced on the basis that development will occur on the identified 'Key Regeneration Sites' which are within the existing urban area and town centre location, and moreover that, as Policy LP1 – A Spatial Strategy for the Town' confirms, a *'gentle pattern of densification'* will occur.

With respect to the Town Centre therefore, there will need to be an acceptance across the board that densities over 30dph are not only to be expected, but required in order to achieve the level of development required. Moreover, for the rest of the settlement, *'gentle densification'* means an increase in density and not simply retaining the status quo. The majority of areas; CA2-CA9, demonstrate densities between 20dph and 35dph, so setting the upper limit of the density bar at 30dph is entirely unjustified and will simply prevent the development which is needed from coming forwards in an appropriate manner.

We consider that the reference to a maximum density of 30dph, and indeed that new development should be at a density of 25-30dph, should be removed, as it stands at odds with the spatial strategy of the LPNP and seeks to restrict appropriate development rather than supporting it.

Turning to proposed Code BF.04 – Height, it is proposed that; *'any development over two storeys will need to be justified as it has the potential to significantly impact the built character of the parish'*. Once again however, the study that is undertaken and sits alongside this statement indicates that there are a number of examples of development standing at 2 ½ storeys and it is cited that the character of the existing area is between 2 ½ and 3 storeys in scale. Whilst it is reasonable to state that developments should have regard for their context, it is unreasonable to indicate that any increase in scale would be harmful as a matter of fact, and moreover the direct that any development over two storeys requires explicit justification. There are many existing examples of three storey development that form part of the built fabric of Lymington settlement, and which do not cause harm. It should be acknowledged again that the overarching spatial strategy of the LPNP is one borne in *'gentle densification'*

which should include building upwards where appropriate to make best and most appropriate use of land. Indeed, this aligns with the direction of National Policy, which has specifically brought in to place extended permitted development rights to allow for the upward extension of many buildings in order to meet development needs.

The section relating to Public Space; Codes PS.01-PS.03, seek to impose specific guidance in relation to the dimensions of streets and spaces. The proposed guidance seeks to restrict:

- Maximum building heights to 2 storeys with a roof;
- The minimum depth of front gardens between 6m and 8m;
- The minimum depth of rear gardens to between 12m and 15m; and,
- The front to front distance between properties between 20m and 30m.

Whilst it is appropriate to make suggestions regarding what might be deemed the 'ideal' strategy with respect to the proportions and arrangement of development sites, it must be made explicitly clear that this is simply a guide (guidance) and that this is not a standard or rigid code.

In the manner the Design Code is written, with reference to the items as individual 'Codes' this is not in our view appropriately clear and risks imposing unreasonable and unattainable standards.

Developments that do not meet this guidance will not be and are not unacceptable. Indeed, this approach is not one that is reflective of the character of Lymington as a settlement. Indeed, it is necessary and appropriate to consider each site on its individual merits, having regard for the reasonable expectations of that site and the development proposed. This must be reinforced as guidance and not a code.

Once again, being too prescriptive on these matters risks conflict with the overarching spatial strategy at LP1 of the LPNP to enable 'gentle densification' in the town. The proposed standards represent the opposite approach and seek to impose standards that are far in excess of the existing pattern of development seen within the majority of Lymington settlement and are more likely to restrict growth than enable and support it.

We do not consider that this is appropriate therefore in the manner it is currently written and would invite changes and appropriate clarification in this regard.

#### Sustainability Appraisal (SA)

The Neighbourhood Plan is accompanied by a Sustainability Appraisal (SA), the purpose of which is to consider the likely effects of the emerging plan, having regard for the development strategy proposed, and consideration of appropriate alternatives. The intention being to avoid where possible and otherwise mitigate for potential negative effects and maximise positive effects where identified.

It is clear that, with respect to the overarching 'housing number' the SA confirms that the only strategy considered was the provision of in the region of 200 homes, as reflected by Policy STR5 of the New Forest Local Plan Part 1 2016-2036 (2020). As

discussed above however, it is unclear how this is actually being addressed by the Neighbourhood Plan having regard for the policies and details as set out.

There appear to have been two fundamental options for growth considered, which is evidenced within the Sustainability Appraisal (SA). The SA confirms that the two options comprise:

- Option A – Support housing growth via brownfield site allocations
- Option B – Support housing growth via greenfield site allocations

Having regard for the direction of the NPPF, there is support for a brownfield first approach, taking account of opportunities to best use available resources first before turning to greenfield sites. Notwithstanding this however, the assessment undertaken by the SA appears to focus on a 'brownfield within the urban area' approach for Option A, rather than a 'brownfield sites as a whole' approach which it would appear should have been the intention from the way the two options are presented.

The SA undertakes an assessment of the two options by way of assessment against a list of nine 'themes'. These themes comprise:

1. Air Quality;
2. Biodiversity and Geodiversity;
3. Climate Change;
4. Historic Environment;
5. Landscape;
6. Land, Soil and Water Resources;
7. Population and Community;
8. Health and Wellbeing; and,
9. Transportation.

The breadth of the themes appears appropriate, however we do consider that a broader range of 'Options' should have been considered, including the opportunity to bring forwards a larger brownfield site, in this case the available and deliverable Didgemere Nursery, Lymington, which is capable of bringing forward the benefits of both the redevelopment of a previously developed site, and alongside this delivering a significant level of growth and opportunity for both new green infrastructure and enhanced connectivity, and affordable housing, which is less likely to be brought forward on urban brownfield sites.

Moreover, consideration should have been given to the weighting attributed to the criteria, as some matters have greater implications for Lymington and Pennington than others in terms of determining what is the right strategy for growth.

It is not necessary to go through each of the criteria in turn, however we have specific comments in respect of a few points:

- Within Table 4.1 – Air Quality, it is asserted that brownfield sites present the opportunity to bring forward a good level of green infrastructure given that there have been previously developed. We would however question this conclusion, as brownfield sites within the urban area by their nature are much more likely

to deliver significantly lesser green infrastructure than would be achieved on a brownfield site outside of the urban area or indeed on a greenfield site. The value of small amounts of greenery within an urban site in terms of its contribution to air quality would be vastly lesser than larger site opportunities on sites outside of the settlement. The opportunities to increase access to and deliver significant new green infrastructure which would benefit air quality is significantly greater for Option B in this case, than Option A on this point. The conclusion reached regarding proximity to services and facilities favouring Option A is however rational in this respect.

- Within Table 4.7 – Population and Community, it is recognised that there is a significant gap between lower incomes and high house and rental prices within Lymington and Pennington and as a result a significant need for affordable homes. Moreover, it is recognised that there is a need for a range of house types and sizes, the provision of which will be significantly limited within Option A locations within the existing settlement, but which could be appropriately provided for on brownfield opportunities outside of the settlement boundary, which we do not believe have been appropriately considered. The references made to the New Forest National Park and Bournemouth Green Belt are confusing and unneeded.

It remains clear in our view that the two options assessed would be more appropriately phrased as:

- Option A – Support housing growth via brownfield site allocations within the existing urban area.
- Option B – Support housing growth via greenfield site allocations outside of the settlement boundary.

We do not consider that appropriate consideration have been given to the opportunity to identify a site such as Didgemere Nurseries, Lymington, comprising a previously developed, brownfield site, of a scale that is capable of delivering both upon the regenerative aims of the LPNP, but also providing a pattern of development that includes affordable housing and a range and mix of homes alongside significant greenspace, biodiversity net gain (BNG) and improving the connectivity of the communities at the northern end go Lymington settlement.

We consider that the SA comes up significantly short in this respect and that the LPNP strategy is thus not justified in accordance with Paragraph 35 of the National Planning Policy Framework, in that the reasonable alternatives, having regard for a proportionate evidence base to this neighbourhood Plan making process, have not been considered. It is moreover unclear how the LPNP will be effective in meeting the housing needs that is passes limited comment in respect of, without clarity on expected housing numbers or indeed that the various 'Key Regeneration Sites' are indeed now intended to be formally allocated for housing.

## Didgemere Nurseries, Lymington

The Didgemere Nurseries Site comprises a large parcel of land and existing built development situated to the north-west of Lymington and to the north of Pennington.

Didgemere Nurseries has all the characteristics of and comprises a previously developed site. It is covered in built form and has a firmly developed character. The site in its current lawful use comprises brownfield land and indeed that has been firmly confirmed by New Forest District Council/ The site also meets the definition of a Grey Belt site, per the emerging National Planning Policy Framework which is expected to be released by the Government in the coming months.

The site is available and deliverable for development now.

An aerial image of the original pattern of buildings, when still in use for horticultural purposes, is appended to this statement at **AB1** for reference. The image is also provided in excerpt below.



Former Horticultural Enterprise at Didgemere Nurseries, Ramley Road

The glasshouses and other buildings on site whilst having formerly been used for horticultural purposes, have more recently been used for Class B8 storage and light industrial uses associated with several small businesses, now falling within Class E.

The remaining buildings which were used originally as part of the horticultural operations have been used in association with the business operations on site, or sit

vacant and unused. There is no reasonable prospect that they will be brought back in to use for horticultural purposes at any time.

The large glasshouse buildings are of a permanent and substantial construction; formed of blockwork dwarf walls and a steel frame about which the buildings are then clad in a steel substructure with infill glazing. They are also served by both mains water, electricity services and natural gas. There should be no question as to their level of permanence. They are not temporary structures that can be readily removed from the site without carrying out significant material operations. The masonry buildings on site are clearly of a significant degree of permanence.

The site comprises brownfield land within the Green Belt. The site is previously developed both in its character and having regard for the existing lawful uses of the site.

The existing pattern of development on the site is no longer required. The existing uses do not make efficient use of the site, and the planning unit does not comprise or form part of a formal employment allocation. The site is available to be comprehensively redeveloped.

The site is accessed from Ramley Road at its western end. This comprises the shared vehicular and pedestrian access. the driveway runs between the properties 1 Didgemere Cottages to the south and 129 Ramley Road to the north. An existing storage building is positioned on the northern side of the access driveway close to the rear of No. 129. The access currently comprises a driveway capable of accommodating domestic and HGV vehicles, adequate visibility splays are provided in both directions along Ramley Road to provide safe access and egress. The driveway is not of a width that could accommodate two vehicles at present, however soft verges exist to either side, with hedgerows which form the boundaries of the domestic properties to the north and south beyond, and thus the driveway could be widened to accommodate two passing vehicles, with the visibility splays subsequently enhanced.

To the north of the site lies an established cluster of residential development serviced from Sway Road on both sides. The residential dwelling houses form part of a community of residential uses in and around the Wheel Inn Public House, which is positioned at the centre of the crossroads between Sway Road and Ramley Road. There is a firmly developed character in the immediacy of the application site, comprising a mix of both residential and commercial development. Pastureland is located beyond the clusters of built forms.

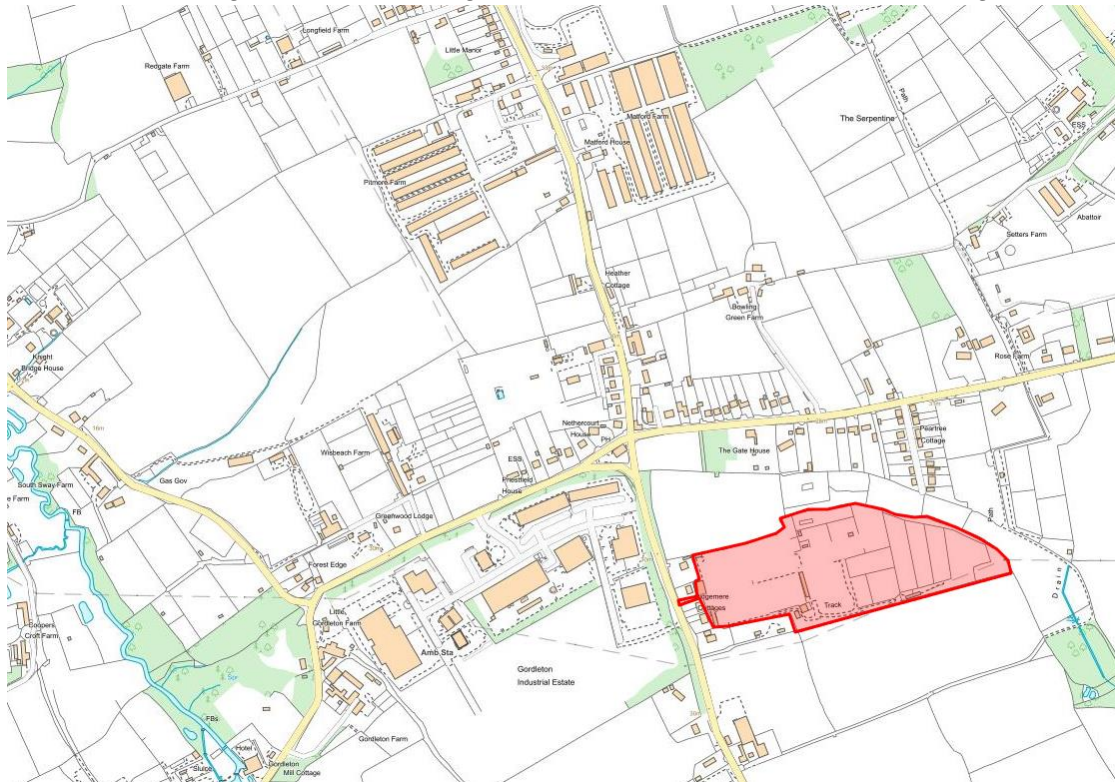
The western edge of the site is lined with a ribbon of eight residential dwelling houses which front on to Ramley Road; comprising 117 and 117a, 129 and 11 Ramley Road and the two semi-detached pairs of dwellinghouses 1-4 Didgemere Cottages. The properties are all set over two storeys, screened from the public highway by mature native hedgerow screening and trees which are consistent with the immediate character of the boundaries of Ramley Road. Driveways break through this screening to provide access to the dwellinghouses behind. The dwellinghouses have deep frontages and generally shallower rear garden amenity spaces. The access serving



Didgemere Nurseries is read in the context of these dwellinghouses, with its existing pattern of built development sat to the rear and contiguous with the residential uses.

Further to the west of the application site sits Gordleton Industrial Park, comprised of a series of large sheet metal clad sheds, including two more recent buildings positioned directly opposite the entrance to Didgemere Nurseries.

The industrial estate features areas of open storage and swathes of hardstanding in front of its buildings, and roads designed to cater for HGV movements through the site.



OS Map Excerpt – Development at Ramley Road and Sway Road



Google Maps Aerial Photograph – Development at Ramley Road and Sway Road



To the south and east the site adjoins arable pastureland, with Little Ramley Farm positioned further to the south, which is in part used for agriculture and part for a sui generis use relating to car sales and maintenance.

The site is firmly part of a developed context and the community at Bowling Green. The delivery of the site for residential development would enable better connection of this community at the north of the LPNP plan area with the rest of the settlement, and moreover enable enhancements to existing sustainability connectivity by way of walking and cycling infrastructure, which the Sustainability Appraisal (SA) notes as specific objectives.

A public right of way (PRoW) ref. 149/102/1 is positioned just east of the site providing connectivity from Away Road to Buckland to the east Upper Pennington to the south, and towards Lymington town centre, to the south-east.

In terms of public transport connections, the site is positioned approximately 3km south-west of Sway railway station, which sits on the national mainline with regular connections between London and Exeter with stops at the other major local settlements, towns and cities and transfers to provide links across the country. Bus transit links are also located in the vicinity of the site, with stops servicing the C10 and X2 positioned approximately 254m south of the site along Ramley Road, to the north-west of the site on Sway Road, 335m to the north-west, and to the north along Pitmore Lane; approximately 330m away from the site.

#### Technical Considerations

The land is not subject to any protected environmental designations and there are no issues of flooding or contamination on the site. The land is located within the blanket designation Flood Zone 1 and, as such, is subject to a less than 0.1% chance of flooding occurring each calendar year.

Neither the existing lawful patterns of light industrial or storage use, nor the historic horticultural use are not significantly contaminant generating, therefore it is not anticipated that significant remediation measures will be required on site.

The land overall is lightly timbered with a line of mature trees surrounding the perimeter of the overall land parcel as well as some hedgerow of mixed native species. The centre of the site is however sparsely timbered with no trees or hedgerows across it; a large area of the site indeed being covered by the established glasshouses.

In topographical terms the site is predominantly flat. There is however a minor slope in the wider local topography from higher ground to the west down towards the marshes along the coastline to the south and east. The land parcel itself sits down into the landscape and any development would not appear unduly prominent within the wider area or cause harm to the setting and character of the settlement.

The site is positioned outside of a defined settlement boundary and within the Green Belt in terms of its location. The site is well enclosed and does not itself make any

significant contribution to the landscape character or the function of the Green Belt designation.

The site does not make any positive contribution towards openness or purposes of including land within the Green Belt. The character of the land parcel is that of a previously developed site and is dominated by the extant large glasshouse buildings.

The material composition of the buildings does not change their bulk and massing or prominence in the local landscape. As set out, these buildings have been used for Class E and Class B2 purposes and comprise brownfield land. The site has a firmly developed character in its current form and a clear presence when read in plan view, close to other nearby built development.

The site is previously developed, both in terms of its use and its clearly developed character through the composition of its buildings and being awash with hardstanding. It is the type of site which the NPPF advocates bringing forwards for development in preference to undeveloped greenfield land which is clearly of higher environmental and landscape value and better merits retention.

The existing uses on the site are somewhat piecemeal and do not make best or most effective use of the land. An alternative viable use of the land is sought, and the most viable use will be for the purposes of residential development in making sustainable re-use of this brownfield site.

#### The Development Opportunity

The site measures approximately 6.1ha in area as denoted by the red-line on the appended Site Location Plan.

The site has an approximate development capacity of 100 units, and alongside this would deliver significant areas of Alternative Natural Recreational Greenspace and Public Open Space as required by Local Planning Policy.

A development of the site could be delivered with the following parameters in mind as key constraints and opportunities:

- a) *A residential scheme of medium density which reflects the need for smaller family dwellinghouses and affordable homes to meet local needs.*
- b) *To deliver a fully policy compliant provision of affordable housing to address local needs for affordable smaller dwellinghouses.*
- c) *The provision of appropriate recreational greenspace in the form of both Public Open Space (POS) and Alternative Natural Recreational Greenspace (ANRG) to maintain a rural edge and enhanced boundary to the Green Belt and ensure an appropriate soft transition between the development and the open countryside to the south and east.*
- d) *Retain the perimeter tree belts and hedgerows to the site and undeveloped nature of the paddocks at its eastern end as landscape features. New landscape features should be provided to soften visual impacts of the development and ensure positive integration with existing residences.*

- e) *To enhance the connectivity of the site with the built-up area of Lymington and Pennington connecting to its footway and footpath networks.*
- f) *Provision of a public footway to link the development to existing footway provision to the south along Ramley Road; to ensure sustainable pedestrian linkage for the Bowling Green community area.*

The development of the site with approximately 100 dwellings could be achieved whilst significantly reducing the amount of built coverage on the site and therefore significantly reducing the impact of the site upon the openness of the Green Belt, delivering a significant enhancement in this respect.

The Didgemere Nurseries, Lymington site represents a significant and unique brownfield development opportunity that has the characteristics of both Option A and Option B as identified within the Sustainability Appraisal (SA). We do not consider the LPNP has properly considered this opportunity and indeed this is reflected in the manner that the two development options identified within the Sustainability Appraisal (SA) have been assessed.

The site remains available for development, and we will be seeking to bring the site forwards on behalf of those instructing us.

We have offered the opportunity for full and proper engagement in relation to the site and indeed made the site available to LPTC for formal allocation.

## **Lymington and Pennington Neighbourhood Plan Development Management Policies**

With respect to those non-strategic policies of the LPNP which seek to guide development, we have the following comments to make:

### *Policy LP6 – High Quality Design*

- We have made representations in respect of the Lymington and Pennington Design Guidance and Code. We maintain that the document should be repackaged as a 'design guide' to reinforce that this is solely guidance, as otherwise the document is overly restrictive in its scope.
- It is inappropriate in our view, per Paragraph 5.19 of the LPNP to suggest that the document should hold the same weight as development plan policies for the purposes of decision making. Indeed, the restrictions it seeks to impose are wholly unreasonable in this circumstance and we fundamentally object to the notion that these should be used to define development and prevent appropriate design and innovation to respond to the particular circumstances of a site.
- We moreover consider that the imposition of this document as more than supplementary guidance is directly contrary to the spatial strategy of the Neighbourhood Plan and seeks to elevate the document above the level of New Forest District Council's own Supplementary Planning Documents (SPD).

*Policy LP7 – Meeting the Needs of Young People*

- Whilst it is appropriate to make clear the need to plan for the needs of young people and to provide greater opportunities for access to housing, it is not appropriate to put in place such a rigid framework against which development proposals should be considered. There is no evidence base that has been presented to justify the requirement that at least 50% of schemes proposing more than 4-dwellings be delivered as 1 and 2 bedroom units. The population mix presented does not at all demonstrate that the needs for these sectors of the population are for 1 or 2 bedroom units.
- The overarching New Forest District Local Plan Part 1 2016-2036 (2020) does not impose such a requirement. Indeed, Policy HOU1 of the Local Plan is clear that development proposals should *‘address the diversity of housing needs of local people at all stage of life by providing a mix and choice of homes by type, size, tenure and cost’*. It is also confirmed that developments should *‘contribute appropriately to the diversity of housing choice where possible’*. It is clear that Policy HOU1 recognises that it would be inappropriate to seek to directly govern housing mix, as this should respond to market signals and indeed consideration needs to be given to the delivery of a balanced community.
- The Policy could make clear that LPTC will encourage the provision of at least 50% of schemes as 1 and 2 bedroom units, but to mandate this as a policy requirement is unreasonable and unrealistic.
- It is important that developments deliver a mixed community and indeed respond to the particular opportunities of a site and desires of the market.
- We would recommend therefore that due consideration is given to changing the policy wording to make this less restrictive and recognise that undue prescription is likely to restrict housing delivery rather than encourage it.

*Policy LP11 – Net Zero Carbon Building Design*

- Whilst the intentions of the LPNP in this regard are laudable, the expectation that all development be ‘zero carbon ready’ is perhaps unrealistic having regard for the current direction of Building Regulations and indeed the other desires of the Neighbourhood Plan with respect to dwelling mix and the need to ensure that development can actually be viably delivered.
- We could encourage the LPTC to make clear their ‘support’ for all development being zero carbon ready, or that encouragement will be given to proposals that are zero carbon ready or meet Passivhaus or equivalent standards, but once again, it is not realistic to expect that this will be deliverable on all sites.
- This is consistent with the recently adopted New Forest District Council *‘Planning for Climate Change SPD’*, within which it is noted that the SPD seeks to set out best practice approached that developers are encouraged to target or adopt to:
  - take all practicable steps to decarbonise the running of buildings;
  - to meaningfully reduce embodied carbon in construction; and
  - to ensure development is climate change adapted.
- The SPD recognises that it will not always be possible to achieve best proactive standards for reducing carbon emissions in one step and therefore that whilst

the direction is for development sites to be zero carbon ready, there will be some circumstances where this is not possible.

- With respect to major development sites and major planning applications, it would not be reasonable for Outline proposals to be required to provide '*whole life cycle carbon emissions assessments*' when the detail of the proposed development or the dwellings themselves has yet to be determined. The provision of such an assessment could be encouraged at the detailed application stage, but it is unreasonable to expect that this be provided for Outline or non-detailed proposals.

We would invite the LPTC to consider appropriate amendments to these policies on the basis set out.

## Conclusion

The LPNP does not include a specific assessment of housing need. No consideration has been given to the specific needs of the Neighbourhood Plan Areas, and whether the level of growth which it has been decided should be planned for is correct, or indeed best delivers upon the needs of the community of Lymington.

The LPNP housing need figure is derived entirely from the adopted New Forest District Local Plan Part 1 (2016-2036) and more specifically Policy STR5, which confirms that, in addition to the two strategic sites allocated at Lymington, which are intended to deliver around 285 homes, sites to deliver a further 200 homes should be identified as part of the LPNP in order to meet housing needs.

There is no clarity on why decisions have been made to select certain sites or opportunities for development, or why other opportunities have been dismissed, or stepped away from.

At this stage therefore, it is not possible to consider or assess the decision making of LPTC with respect to the sites that have been selected, or indeed the rationale for the choices made based on an objective assessment. The evidence base, which we assume to have been produced to inform the decisions made has not been made available for public scrutiny, which we consider unusual for a Regulation 14 stage neighbourhood plan.

At the early stages, detailed engagement was had between LPTC and our client in respect of Didgemere Nurseries, Lymington, and its status as a large brownfield site, which offered a unique opportunity to deliver a new residential community which would bolster the disconnected community at Bowling Green and provide opportunities to better link this with the rest of Lymington settlement and deliver much needed affordable and market family housing, opportunities for access to significant greenspace and enhanced connectivity through new and upgraded infrastructure; particularly along Ramley Road.

Earlier iterations of the LPNP recognised Didgemere Nurseries, Lymington as a brownfield site which, whilst capable of being brought forwards for residential development irrespective of the direction of the Neighbourhood Plan, provided opportunities for close and proactive working between LPTC and the landowners in order to deliver a development which would be of significant benefit to the local community.

There has been no change from the landowner's perspective with regards to the continued availability of and opportunity presented by the site. It remains a significant brownfield opportunity with substantial development potential. Indeed, the recent direction from our new Government directly aligns with the bringing forwards of previously developed sites, in sustainable locations and the emerging National Planning Policy Framework (NPPF) will bolster and moreover specifically encourage, sites like Didgemere Nurseries, Lymington being brought forwards.

We have repeatedly sought engagement with LPTC to see the Site included as a Neighbourhood Plan development application, and indeed we are disappointed to see that there is no longer any mention of the site and its opportunity at all within the LPNP text.

We do not consider that the LPNP as drafted is sound, in that it does not meet the tests set out at Paragraph 35 of the NPPF. The proposed strategy for dealing with the housing which was anticipated by the New Forest Local Plan Part 1 2016-2036 (2020) to be allocated by the Neighbourhood Plan is entirely unclear and indeed there is no certainty that the 200 homes will be delivered.

The Neighbourhood Plan is the opportunity for LPTC to plan properly for the growth that is required and to guide the sustainable growth of Lymington and Pennington settlement in a manner that explicitly meets local needs. We do not consider that any appropriate assessment of the local need has been undertaken, there is no consideration for example to affordable housing needs and whether there is justification for the identification of additional sites to help address this issue which is particularly prevalent in Lymington.

The 'Lymington and Pennington Design Guidelines and Codes' raises significant concerns with the level of prescription and the lack of clarity on whether the document is intended as 'design guidance' or a design code' the two have different implications in our view in terms of their weight in decision making and indeed, it would be appropriate for this to be framed as solely 'Design Guidance'. There are a number of points within the document which require further review as at present the evidence presented does not justify the conclusions reached in terms of the constraint which it is suggested should be imposed.

It is entirely irrational to suggest that the 'Lymington and Pennington Design Guidelines and Codes' should be given greater status than other supplementary planning guidance. It would not be reasonable for this to have the status of policy in decision making. It can only reasonably be viewed as guidance.

We are committed to working positively and would welcome further engagement with Lymington and Pennington Town Council in respect of Didgemere Nurseries, Lymington, which remains available and deliverable and will be brought forwards for housing development.

Should there be any queries in respect of our client's land interest, please don't hesitate to contact me directly.

We would ask to be kept informed as to the progress of the Lymington and Pennington Neighbourhood Plan and whether the Town Council intend to submit this formally for Independent Examination.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Adam Bennett', with a long horizontal flourish extending to the right.

Adam Bennett BA (Hons) MRTPI  
Planning Director

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Encl.

**Plan** Site Location Plan – Didgemere Nurseries

**AB1** Aerial Photograph of Former Horticultural Enterprise at Didgemere Nurseries



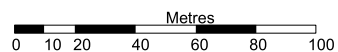






#### Map Information

Scale: 1: 2500  
Date: 05/12/2023  
Reference: 3541  
Order No: 3758602



Neighbourhood Plan Lead  
Lymington and Pennington Town Council  
Town Council Office  
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Lymington  
SO41 9ZG

BY EMAIL – [info@lymandpentc.org.uk](mailto:info@lymandpentc.org.uk)

9<sup>th</sup> October 2024

Your ref: -  
Our ref: JJ/7302

Dear Sir/Madam

**Re: Regulation 14 Consultation Response – Lymington and Pennington Neighbourhood Plan – Former Jewsons Site, 42-52 Gosport Street, Lymington, SO41 9BE – on behalf of Colten Developments Limited (Landowner)**

The following letter is prepared in response to the Lymington and Pennington Neighbourhood Plan Regulation 14 Consultation. We have not completed the online response form to avoid duplication of representations and additional work for the Town Council in marrying these up.

We respond on behalf of Colten Homes Limited in relation to their capacity as landowner of Site Ref. Key Regeneration Site B; herein referred to as Former Jewsons Site, 42-52 Gosport Street, Lymington ('the site').

For the purposes of brevity, the Lymington and Pennington Neighbourhood Plan is referred to herein as 'LPNP'.

As an **Executive Summary** we comment as follows:

- (1) We consider the baseline for the assessment of the housing needs of Lymington to be generally sound; however this is based upon the housing need figure set out within the New Forest District Local Plan (2018-2036) (2020) and does not account for the current projections of need per the Standard Method for Calculating Housing Need as defined by the National Planning Policy Framework (2023) and the related Planning Practice Guidance (PPG). The LPNP does not therefore consider whether the baseline position alone comprises an appropriate basis to be considered the housing need for Lymington and Pennington.

- (2) We do not agree with the proposed approach to the selection of sites to meet the identified need of 200 homes as we consider that this:
- a. neither represents the total local need based on an objective assessment of need, but rather falls back on the out of date assessment of the adopted New Forest District Local Plan Part 1 (2020);
  - b. nor is there certainty that these sites will bring forward a level of development sufficient to deliver 200 homes given that the Neighbourhood Plan provides no steer on site capacity within the policy wording and sets no 'around' target.
- (3) We question whether the Sustainability Appraisal properly considers a range of development scenarios which could have been turned to and would properly meet the needs of the Lymington and Pennington community area.
- a. The SA document appears as very high level assessment and there is no evidence base referred to that has studied the current needs of the settlement including most importantly specific housing requirements. The SA considers only two options; (1) brownfield development within the urban area, which would include the subject site and (2) greenfield development outside of the settlement.
  - b. There is no due consideration having been given to the specific type of development to be delivered on each of the listed sites.
- (4) We consider that the decision not to provide any formal detail or confirmation the sites are intending for housing development for each of the sites listed in policy LP3 within Lymington is short sighted and misses out on the opportunity to help shape the scheme and work with the Landowners to ensure that the specific needs and desires of Lymington can be best met.
- (5) We do not agree that the Neighbourhood Plan should seek to set a prescriptive Design Code, but rather this should be presented solely as local design guidance. The weight to be attributed to this is decision making is entirely unclear at this stage. If the intention is that this should comprise a formal code, it is far too prescriptive and unreasonable in its nature. If the intention is however that it should comprise guidance, this should be reframed as a Local Design Guide, which should be taken into account in decision making ,but does not comprise policy or a formal standard.
- a. To maintain the current direction with the 'Design Code' is likely to restrict entirely acceptable development and prevent the needs of the community being fully or appropriately met as it does not have regard for the characteristics of individual sites and what may be deliverable subject to considerations of development viability or other constraints. There is similarly a risk of setting unrealistic expectations for local people regarding the level of prescription and control that it is reasonable to have in respect of the Development Management process.

These matters are discussed in detail below within the broader representation overleaf.

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## **Legal Compliance and Basic Conditions**

The Lymington and Pennington Neighbourhood Plan (LPNP) has been prepared in accordance with the provisions of the Neighbourhood Planning (General) Regulations 2012 ('the Regulations').

Lymington and Pennington Town Council (herein 'LPTC') are 'the Qualifying Body' that are preparing the LPNP. In order to best inform the preparation of the plan LPTC have instructed a series of baseline reports and technical assessments to ensure that the plan can be found sound at examination.

The plan has therefore been prepared to its current stage by a qualifying body in accordance with Section 61F of the Town and Country Planning Act 1990.

The Neighbourhood Area was designated following an application made to New Forest District Council as Local Planning Authority, on 21<sup>st</sup> September 2015, and identifies the area to which the LPNP relates in accordance with Section 5 of the Regulations.

As required by the Regulations, the LPTC have now undertaken the necessary stages in publicising the ANP for public consultation at Regulation 14 stage. The Town Council will be required to consider the responses made to them at this stage and whether it is appropriate or indeed necessary to make changes to the LPNP before it is formally submitted to New Forest District Council and ultimately for examination.

There will be a final opportunity for landowners, stakeholders and local residents and other interested parties to make representations for the purvey of the Independent Examiner at Regulation 16 consultation stage.

It will be necessary at that stage to consider in detail whether the LPNP properly meets the tests of legal compliance and whether the 'basic conditions' governing the valid preparation and submission of a Neighbourhood Plan for examination have been met. We will however consider this position at Regulation 16 consultation stage as the Town Council have yet to make public this evidence for review.

The LPNP confirms the intention to produce a 'Consultation Statement', which will outline details of the previous iterations of the plan and options for development which were consulted upon and the response of the community to those various iterations. At this stage, it is unclear whether the LPNP represents the best, or the right strategy for Lymington and Pennington and there is absence of information to enable proper scrutiny to determine this.

Our assessment of the LPNP is at this stage based entirely on consideration of the following documents:

- Lymington and Pennington Pre-Submission Plan
- Appendices Part One
- Appendices Part Two
- Sustainability Appraisal (SA)

LPTC also state on their website that the Habitat Regulations Assessment (HRA) underpinning the LPNP should be available for consideration, however this document has in fact not been made available with no link having been provided to access this. Whilst this is not determinative to our ability to review and respond to the plan, we

caveat that we have been unable to review the implications of this reporting at this time.

It should be noted that the purpose of the Neighbourhood Plan is to set out a positive vision for Lymington and Pennington and to guide development, not to restrict or stop it. The policies of a Neighbourhood Plan should respond to local issues and provides opportunities for local people to influence how their area is developed through the production of a shared vision that will help shape development and growth of their area.

Neighbourhood Plans must be aligned with the strategic priorities of the Local Planning Authority area in which they are set, in this case New Forest District Council, and indeed adherence to the overarching plan strategy is important.

The making of the LPNP should therefore be seen as an opportunity to deliver growth to meet local needs in a way that is aspirational but deliverable and to allocate sites which will be able to deliver upon these needs, including considering opportunities that may deliver improvements to the town centre or other forms of development that would typically otherwise be unachievable

Neighbourhood Plans should therefore be positively prepared, in the same manner as any statutory development plan, in accordance with the direction of the National Planning Policy Framework (NPPF) and must contain policies that are clearly written and unambiguous, within the need to be effective and justified in mind.

### **Baseline Site Assessment and Housing Needs**

LPTC have not released alongside the Neighbourhood Plan the background evidence base which underpins its decision making. The LPNP at this stage has restricted the allocation of any development sites for housing to three sites previously identified and subject of strategic allocation as part of the New Forest District Local Plan Part 2 Sites and Development Management Policies DPD (2014), and otherwise identifies two sites within the urban area, at: (1) Bridge Road, and (2) Solent Mead, that should be brought forward as brownfield development sites.

There is no evidence base made available to demonstrate that the Neighbourhood Plan is underpinned by a considered assessment of other available sites, or indeed that other sustainable opportunities have been appropriately taken into account. The LPNP mentions that other site opportunities were considered as part of previous Neighbourhood Plan consultations, however this is neither appropriately evidenced, nor is there a clear indication why the strategy identified has been determined to be the best or the right strategy for Lymington.

We have not been provided access to a Housing Needs Assessment, or any similar documentation to demonstrate that consideration have been appropriately given to a greater level of housing need than the baseline figure of 200 homes, set out at Policy STR5 of the New Forest District Local Plan Part 1 2016-2036 (2020) ('the Local Plan').

New Forest District Council accept that the current local plan strategy is not delivering sufficient housing to meet local housing needs, and that it is currently unable to demonstrate a 5-year housing land supply having regard for its needs in accordance with the Standard Method for calculating housing need. Consideration should, in our view, have been given to the status of Lymington as one of the principal towns within

the settlement hierarchy, and indeed being one of the most sustainable locations for large scale growth and meeting needs.

In the case of the LPNP, consideration should be given to whether the housing need figure, as was set out within the Local Plan, should simply be taken on face value, or an appropriate uplift imposed to take account of the period of time since the Local Plan was prepared, and indeed the increase generally in housing needs.

The LPNP recognises that New Forest District Council are about to embark on the preparation of a new local plan, and moreover that there is a potential significant uplift in the housing need for New Forest District implied by the new Standard Method for calculating housing needs put forwards in draft by the Government.

In this frame, it would have been appropriate to consider whether there are opportunities at Lymington that could be brought forwards in the short term to contribute towards meeting housing needs, and more specifically, there was a clear opportunity to consider what the actual need in Lymington and Pennington community area looks like at the present time for both market and affordable housing.

We question therefore the appropriateness of the LPNP strategy in simply adopting the figure of as it describes it 'around 200 homes' without consideration whether this is the right figure, or a further uplift is needed to meet local needs, but also to reflect the change in housing need since the overarching Local Plan was adopted.

It is concerning also that the LPNP makes passing reference to the figure of 200 homes, but again there is little consideration given to precisely how this figure will be met.

If it is the intention of the LPNP not to allocate any sites for housing, then this should be made absolutely clear. However, if it is intending, as the Local Plan expects, to identify how the 200 homes set aside for the Neighbourhood Plan to deliver will come forwards, then it should actually set out how this will be achieved.

At present, the approach to Policy LP3 – Key Regeneration Sites, which identifies three sites that were previously subject of Policy LYM8 of the New Forest District Sites and Development Management Policies DPD (2014) and a further site that was subject of Policy LYM6 of the same DPD, alongside one new site within the urban area at 'Solent Mead' for which no clear direction is provided, is somewhat disjointed.

It should be noted that those sites listed previously under Policy LYM8 have been indicated as sites for a range of retail and office uses, however the indication, and indeed what is understood from the earlier stages of consultation on the Neighbourhood Plan, is that these sites will be brought forwards for housing development, but this has not been pulled through into the current document. It needs to be made clear that the sites are intended for the development of housing.

This is a change we would explicitly support and indeed these sites are best and most viably brought forwards for housing development, however if this is the intention, the LPNP should state this.

This should be made absolutely clear. If the LPNP is allocating these sites for housing, which it in essence indicates is its intention, then proper consideration should be given to whether this actually meets the indicated housing need, or whether the LPNP seeks to meet some of this need, but is leaving the remaining housing need to be dealt with

by way of windfall development and planning applications, or the production of a new strategic development plan.

It is entirely reasonable for a Neighbourhood Plan not to seek to deal with housing sites at all, but at present there is an uncomfortable half-way position being taken that neither provides clarity on exactly what is anticipated for the sites identified; which are said to be capable of delivering housing to meet the existing identified need that Policy STR5 of the Local Plan (2020) states should be planned for by the Neighbourhood Plan, and which at the same time professes that it does not intend to address additional housing needs that may have arisen at Paragraph 3.9 of the LPNP as this will be picked up by the new strategic plan review.

### Key Regeneration Opportunities and Meeting Housing Needs

The LPNP includes a single policy which defines those sites allocated and reflected on the proposals map; 'Policy LP3 – Key Regeneration Opportunities within the Town Centre'. The policy listed the five sites and directs that proposals for the redevelopment of the sites will be encouraged provided that they accord with other relevant development plan policies and contribute to the Lymington Town Centre Vision.

There is no direction provided within the policy of the likely development capacity of these sites in terms of an 'around XX dwellings', or 'at least XX dwellings'. Nor is there any direction on the specific aspirations of the LPNP for these sites. It is indicated at Paragraph 5.11 of the LPNP that collectively the sites; *'have the potential capacity to deliver new homes in a sustainable location to contribute to the housing requirement of around 200 homes'*. But this is a vague and entirely imprecise statement. The policy does not provide the necessary clarity required by Paragraph 16 of the NPPF. The policy is not clearly written or ambiguous and there is little direction how a decision maker should react for this and moreover, there is no direction for the public on what should be anticipated from these sites.

It is highly unusual for there to be no attempt made to provide an indicative development figure for the sites so that the LPNP can appropriately evidence that it is actually meeting the identified housing need. Indeed, at present these sites are simply listed as 'regeneration sites', and there is a lack of clarity that the intention is for this land to be brought forwards solely for housing, or if the LPTC have other aspirations for the land.

We consider that clarity should be provided with respect to the sites, to determine what growth is expected from each site, to confirm a minimum number of dwellings that should be delivered, and in turn enable consideration whether the LPNP is actually planning for the level of housing need that is claimed.

### Lymington Town Centre Vision

It is noted that the LPNP includes at Appendix A the 'Lymington Town Centre Vision'. (LTCV). The LTCV identifies key characteristics of the town centre and opportunity areas at Page 6 of the document. This includes identifying the strategic sites (a)-(e), however further to their identification, these are not specifically discussed within the vision document as individual opportunities and little further direction is provided on how these should be brought forwards, beyond a very limited passage at Page 13 relating to the existing Lymington Town Hall site.

The LTCV provides very little direction in respect of the proposed 'Key Regeneration Opportunities' which is surprising, given their status as the main opportunities for

enhancement within the existing urban area. Moreover, there is a distinct lack of clarity that these sites are to be delivered for housing growth alone and the expectation is not that other uses are delivered alongside this; having regard for the clear expectation that these sites will, collectively deliver 200 homes.

#### *Lymington and Pennington Design Guidelines and Codes*

The Neighbourhood Plan is also supported by a new design code document, which aim to provide direction for all patterns of development within the Neighbourhood Plan Area. The 'Lymington and Pennington Design Guidelines and Codes' ('the Design Code') document comprises Appendix B to the LPNP. The Design Code provides an overarching framework for Lymington and Pennington and identified a series of themes against which specific guidance is produced and should be considered by applicants in preparing their development proposals and considered by the District Council as decision maker in determining applications.

The Design Code however also indicates some high level priorities for Lymington and Pennington. Within the section titled 'Movement', it is made clear that there is a desire to: *'improve safe walking and cycling paths that connect lower and higher points of Lymington'*. The delivery of such infrastructure is a matter that would be best planned for and delivered through larger development opportunities that are capable of contributing towards infrastructure improvements, and moreover that are located where connectivity improvements are desired.

The Former Jewsons Site is in a key central location in close proximity and with direct views of Lymington Town Train Station. It would be on the walking route to and from the high street and is within the conservation area. The site is currently inactive and represents a blight on the Gosport and Canon Street frontages. The area is highlighted as lacking connectivity to the high street and station, and the redevelopment of site for suitable housing would return a suitable and sustainable pattern of development to the immediate area while enhancing the setting of the station and wider area. The redevelopment of the site would certainly contribute to enhancing the gateway to the town and improve the natural surveillance and feeling of security in this area.

The Design Code, within the section titled 'Built Form' and Code: BF.02 Density, states that: *'density in new developments should take into consideration the density ranges of surrounding areas and suggest a density measure that is appropriate to them'*. It is also then stated that: *'in every case, density measures over 30 dph should be strongly justified'*. This however stands entirely at odds with the characteristic of the Town Centre (CA1) whereby the existing density of residential development is noted to comprise 40-60dph.

The entire development strategy of the LPNP is prefaced on the basis that development will occur on the identified 'Key Regeneration Sites' which are within the existing urban area and town centre location, and moreover that, as Policy LP1 – A Spatial Strategy for the Town' confirms, that the focus for new development in Lymington and Pennington will be on reusing brownfield land and for gentle pattern of densification.

With respect to the Town Centre therefore, there will need to be an acceptance across the board that densities over 30dph are not only to be expected but required in order to achieve the level of development required. Moreover, for the rest of the settlement, *'gentle densification'* means an increase in density and not simply retaining the status quo. The majority of areas; CA2-CA9, demonstrate densities between 20dph and 35dph, so setting the upper limit of the density bar at 30dph is entirely unjustified and



will simply prevent the development which is needed from coming forwards in an appropriate manner.

We consider that the reference to a maximum density of 30dph, and indeed that new development should be at a density of 25-30dph, should be removed, as it stands at odds with the spatial strategy of the LPNP and seeks to restrict appropriate development rather than supporting it.

Turning to proposed Code BF.04 – Height, it is proposed that; *‘any development over two storeys will need to be justified as it has the potential to significantly impact the built character of the parish’*. Once again however, the study that is undertaken and sits alongside this statement indicates that there are a number of examples of development standing at 2 ½ storeys and it is cited that the character of the existing area is between 2 ½ and 3 storeys in scale. Whilst it is reasonable to state that developments should have regard for their context, it is unreasonable to indicate that any increase in scale would be harmful as a matter of fact, and moreover then direct that any development over two storeys requires explicit justification. There are many existing examples of three storey development that form part of the built fabric of Lymington settlement, and which do not cause harm. It should be acknowledged again that the overarching spatial strategy of the LPNP is one borne in *‘gentle densification’* which should include building upwards where appropriate to make best and most appropriate use of land. Indeed, this aligns with the direction of National Policy, which has specifically brought in to place extended permitted development rights to allow for the upward extension of many buildings in order to meet development needs.

The section relating to Public Space; Codes PS.01-PS.03, seek to impose specific guidance in relation to the dimensions of streets and spaces. The proposed guidance seeks to restrict:

- Maximum building heights to 2 storeys with a roof;
- The minimum depth of front gardens between 6m and 8m;
- The minimum depth of rear gardens to between 12m and 15m; and,
- The front to front distance between properties between 20m and 30m.

Whilst it is appropriate to make suggestions regarding what might be deemed the ‘ideal’ strategy with respect to the proportions and arrangement of development sites, it must be made explicitly clear that this is simply a guide (guidance) and that this is not a standard or rigid code.

In the manner the Design Code is written, with reference to the items as individual ‘Codes’ this is not in our view appropriately clear and risks imposing unreasonable and unattainable standards, especially in areas where a tighter grain of development already exists and can also comfortably be provided.

Developments that do not meet this guidance will not be and are not unacceptable. Indeed, this approach is not one that is reflective of the character of Lymington as a settlement. Indeed, it is necessary and appropriate to consider each site on its individual merits, having regard for the reasonable expectations of that site and the development proposed. This must be reinforced as guidance and not a code.

Once again, being too prescriptive on these matters risks conflict with the overarching spatial strategy at LP1 of the LPNP to enable ‘gentle densification’ in the town. The proposed standards represent the opposite approach and seek to impose standards that are far in excess of the existing pattern of development seen within the majority of Lymington settlement and are more likely to restrict growth than enable and support it.

We do not consider that this is appropriate therefore in the manner it is currently written and would invite changes and appropriate clarification in this regard.

### Sustainability Appraisal (SA)

The Neighbourhood Plan is accompanied by a Sustainability Appraisal (SA), the purpose of which is to consider the likely effects of the emerging plan, having regard for the development strategy proposed, and consideration of appropriate alternatives. The intention being to avoid where possible and otherwise mitigate for potential negative effects and maximise positive effects where identified.

It is clear that, with respect to the overarching 'housing number' the SA confirms that the only strategy considered was the provision of in the region of 200 homes, as reflected by Policy STR5 of the New Forest Local Plan Part 1 2016-2036 (2020).

There appear to have been two fundamental options for growth considered, which is evidenced within the Sustainability Appraisal (SA). The SA confirms that the two options comprise:

- Option A – Support housing growth via brownfield site allocations
- Option B – Support housing growth via greenfield site allocations

Having regard for the direction of the NPPF, there is support for a brownfield first approach, taking account of opportunities to best use available resources first before turning to greenfield sites. Notwithstanding this however, the assessment undertaken by the SA appears to focus on a 'brownfield within the urban area' approach for Option A, rather than a 'brownfield sites as a whole' approach which it would appear should have been the intention from the way the two options are presented.

The SA undertakes an assessment of the two options by way of assessment against a list of nine 'themes'. These themes comprise:

1. Air Quality;
2. Biodiversity and Geodiversity;
3. Climate Change;
4. Historic Environment;
5. Landscape;
6. Land, Soil and Water Resources;
7. Population and Community;
8. Health and Wellbeing; and,
9. Transportation.

Having regard for the original inclusion of the site within the adopted Local Plan, for commercial redevelopment, specifically offices, there is a discord with the current work towards the LPNP, which still allocates the site but does not differentiate it in any meaningful way or provide any further guidance, so while housing is described in the 2 Options, this is not developed further in to the plan policies.

The breadth of the themes appears appropriate; however we do consider that a broader range of 'Options' including the ability to assess in more detail of what type of development each of the listed sites should include, and for there to be more specific discussion that the sites A - E are only intended for housing development as these are the options presented in the LPNP.

Moreover consideration should have been given to the weighting attributed to the criteria, as some matters have greater implications for Lymington and Pennington than others in terms of determining what is the right strategy for growth.

It remains clear in our view that the two options assessed would be more appropriately phrased as:

- Option A – Support housing growth via brownfield site allocations within the existing urban area.
- Option B – Support housing growth via greenfield site allocations outside of the settlement boundary.

We do not consider that appropriate consideration has been given to the individual sites, and in particular the Former Jewson's site, in terms of the type of housing development it should propose and at what density. It is a site that is capable of delivering significant benefits to the local area in terms of repairing a ugly gap in the street scene and conservation area, alongside improvements in urban greening and biodiversity net gain (BNG), and improving legibility and the connectivity of the central part of the town centre.

We consider that the SA comes up significantly short in this respect and that the LPNP strategy is thus not justified in accordance with Paragraph 35 of the National Planning Policy Framework, in that the reasonable alternatives, having regard for a proportionate evidence base to this neighbourhood Plan making process, have not been considered. It is moreover unclear how the LPNP will be effective in meeting the housing needs that is passes limited comment in respect of, without clarity on expected housing numbers or indeed that the various 'Key Regeneration Sites' are indeed now intended to be formally allocated for housing.

## **Lymington and Pennington Neighbourhood Plan Development Management Policies**

With respect to those non-strategic policies of the LPNP which seek to guide development, we have the following comments to make:

### *Policy LP6 – High Quality Design*

- We have made representations in respect of the Lymington and Pennington Design Guidance and Code. We maintain that the document should be repackaged as a 'design guide' to reinforce that this is solely guidance, as otherwise the document is overly restrictive in its scope.
- It is inappropriate in our view, per Paragraph 5.19 of the LPNP to suggest that the document should hold the same weight as development plan policies for the purposes of decision making. Indeed, the restrictions it seeks to impose are wholly unreasonable in this circumstance and we fundamentally object to the notion that these should be used to define development and prevent appropriate design and innovation to respond to the particular circumstances of a site.
- We moreover consider that the imposition of this document as more than supplementary guidance is directly contrary to the spatial strategy of the Neighbourhood Plan and seeks to elevate the document above the level of New Forest District Council's own Supplementary Planning Documents (SPD).

### *Policy LP7 – Meeting the Needs of Young People*

- Whilst it is appropriate to make clear the need to plan for the needs of young people and to provide greater opportunities for access to housing, it is not appropriate to put in place such a rigid framework against which development proposals should be considered. There is no evidence base that has been presented to justify the requirement that at least 50% of schemes proposing more than 4-dwellings be delivered as 1 and 2 bedroom units. The population mix presented does not at all demonstrate that the needs for these sectors of the population are for 1 or 2 bedroom units.
- The overarching New Forest District Local Plan Part 1 2016-2036 (2020) does not impose such a requirement. Indeed, Policy HOU1 of the Local Plan is clear that development proposals should '*address the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost*'. It is also confirmed that developments should '*contribute appropriately to the diversity of housing choice where possible*'. It is clear that Policy HOU1 recognises that it would be inappropriate to seek to directly govern housing mix, as this should respond to market signals and indeed consideration needs to be given to the delivery of a balanced community.
- The Policy could make clear that LPTC will encourage the provision of at least 50% of schemes as 1 and 2 bedroom units, but to mandate this as a policy requirement is unreasonable and unrealistic.
- It is important that developments deliver a mixed community and indeed respond to the particular opportunities of a site and desires of the market.
- We would recommend therefore that due consideration is given to changing the policy wording to make this less restrictive and recognise that undue prescription is likely to restrict housing delivery rather than encourage it.

#### *Policy LP11 – Net Zero Carbon Building Design*

- Whilst the intentions of the LPNP in this regard are laudable, the expectation that all development be 'zero carbon ready' is perhaps unrealistic having regard for the current direction of Building Regulations and indeed the other desires of the Neighbourhood Plan with respect to dwelling mix and the need to ensure that development can actually be viably delivered.
- We could encourage the LPTC to make clear their 'support' for all development being zero carbon ready, or that encouragement will be given to proposals that are zero carbon ready or meet Passivhaus or equivalent standards, but once again, it is not realistic to expect that this will be deliverable on all sites.
- This is consistent with the recently adopted New Forest District Council '*Planning for Climate Change SPD*', within which it is noted that the SPD seeks to set out best practice approached that developers are encouraged to target or adopt to:
  - take all practicable steps to decarbonise the running of buildings;
  - to meaningfully reduce embodied carbon in construction; and
  - to ensure development is climate change adapted.
- The SPD recognises that it will not always be possible to achieve best proactive standards for reducing carbon emissions in one step and therefore that whilst the direction is for development sites to be zero carbon ready, there will be some circumstances where this is not possible.
- With respect to major development sites and major planning applications, it would not be reasonable for Outline proposals to be required to provide '*whole life cycle carbon emissions assessments*' when the detail of the proposed development or the dwellings themselves has yet to be determined. The provision of such an assessment could be encouraged at the detailed application stage, but it is unreasonable to expect that this be provided for Outline or non-detailed proposals.

We would invite the LPTC to consider appropriate amendments to these policies on the basis set out.

## **Conclusion**

The LPNP does not include a specific assessment of housing need. No consideration has been given to the specific needs of the Neighbourhood Plan Areas, and whether the level of growth which it has been decided should be planned for is correct, or indeed best delivers upon the needs of the community of Lymington.

The LPNP housing need figure is derived entirely from the adopted New Forest District Local Plan Part 1 (2016-2036) and more specifically Policy STR5, which confirms that, in addition to the two strategic sites allocated at Lymington, which are intended to deliver around 285 homes, sites to deliver a further 200 homes should be identified as part of the LPNP in order to meet housing needs.

There is no clarity on why decisions have been made to select certain sites or opportunities for development, or why other opportunities have been dismissed, or stepped away from.

At this stage therefore, it is not possible to consider or assess the decision making of LPTC with respect to the sites that have been selected, or indeed the rationale for the choices made based on an objective assessment. The evidence base, which we assume to have been produced to inform the decisions made has not been made available for public scrutiny, which we consider unusual for a Regulation 14 stage neighbourhood plan.

We do not consider that the LPNP as drafted is sound, in that it does not meet the tests set out at Paragraph 35 of the NPPF. The proposed strategy for dealing with the housing which was anticipated by the New Forest Local Plan Part 1 2016-2036 (2020) to be allocated by the Neighbourhood Plan is entirely unclear and indeed there is no certainty that the 200 homes will be delivered.

The Neighbourhood Plan is the opportunity for LPTC to plan properly for the growth that is required and to guide the sustainable growth of Lymington and Pennington settlement in a manner that explicitly meets local needs. We do not consider that any appropriate assessment of the local need has been undertaken, there is no consideration for example to affordable housing needs and whether there is justification for the identification of additional sites to help address this issue which is particularly prevalent in Lymington.

The 'Lymington and Pennington Design Guidelines and Codes' raises significant concerns with the level of prescription and the lack of clarity on whether the document is intended as 'design guidance' or a design code' the two have different implications in our view in terms of their weight in decision making and indeed, it would be appropriate for this to be framed as solely 'Design Guidance'. There are a number of points within the document which require further review as at present the evidence presented does not justify the conclusions reached in terms of the constraint which it is suggested should be imposed.

It is entirely irrational to suggest that the 'Lymington and Pennington Design Guidelines and Codes' should be given greater status than other supplementary planning guidance. It would not be reasonable for this to have the status of policy in decision making. It can only reasonably be viewed as guidance.

We are committed to working positively and would welcome further engagement with Lymington and Pennington Town Council in respect of Key Regeneration Site B as listed in draft Policy LP3.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jenny James', written in a cursive style.

Jenny James B Des (Hons) MA PPP

Associate Planning Consultant

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Historic England

Lymington - NP  
Lymington and Pennington Town Council

Direct Dial: -

Our ref: PL00796618  
13 August 2024

Dear Sir/Madam

**Draft Neighbourhood Plan for Lymington and Pennington**

Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood Plan. This is the first opportunity Historic England has had to review your neighbourhood plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process.

Neighbourhood Plans are an important opportunity for local communities to set the agenda for their places, setting out what is important and why about different aspects of their parish or other area within the neighbourhood area boundary, and providing clear policy and guidance to readers - be they interested members of the public, planners or developers - regarding how the place should develop over the course of the plan period.

We welcome the production of this neighbourhood plan and are pleased to see that the historic environment of your parish features throughout this draft.

Although your neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below, which may be of assistance. The conservation officer at your local Council will be the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets.

Paragraph 190 of the National Planning Policy Framework (2021) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce this character of a place.

It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.

The government's [National Planning Practice Guidance](https://www.gov.uk/guidance/neighbourhood-planning--2)

<<https://www.gov.uk/guidance/neighbourhood-planning--2>> on neighbourhood planning is clear that, where relevant, Neighbourhood Plans need to include enough information about local



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heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a *neighbourhood* scale. Your Neighbourhood Plan is therefore an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance, include a list of locally important neighbourhood heritage assets, (e.g. historic buildings, sites, views or places of importance to the local community) setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

The plan could also include consideration of any Grade II listed buildings or locally designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement. We would refer you to our guidance on writing effective neighbourhood plan policies, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/policy-writing/>

If you have not already done so, we would recommend that you speak to the staff at local authority archaeological advisory service who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <http://www.heritagegateway.org.uk>). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <http://mycommunity.org.uk/funding-options/neighbourhood-planning/>.

The Conservation Area may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area



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assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: [HE Advice Note 1 - conservation area designation, appraisal and management](https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/) [<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>](https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/), and here: [<https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>](https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/). The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

The NPPF (paragraphs 124 - 127) emphasises the importance placed by the government on good design, and this section sets out that planning (including Neighbourhood Plans) should, amongst other things, be based on clear objectives and a robust evidence base that shows an understanding and evaluation of an area, in this case the Parish of Capel. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy. Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here:

[<https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces/>](https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces/)

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here: [<http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/>](http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/) .

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:

[<https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/>](https://mycommunity.org.uk/resources/community-infrastructure-levy-neighbourhood-planning-toolkit/)

If you are concerned about the impact of high levels of traffic through your area, particularly in rural areas, the "Traffic in Villages" toolkit developed by Hamilton-Baillie Associates in



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conjunction with Dorset AONB Partnership may be a useful resource to you.

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful. These can help you to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. This can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>.

Historic England Advice Note 11- Neighbourhood Planning and the Historic Environment, which is freely available to download, also provides useful links to exemplar neighbourhood plans that may provide you with inspiration and assistance for your own. This can be found here: <https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:

HE Advice Note 2 - making changes to heritage assets: <https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

If you are considering including Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans: <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment : <https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.

Finally, we should like to stress that this advice is based on the information provided by Lymington and Pennington Neighbourhood Forum in their correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,



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## Lymington and Pennington Neighbourhood Plan - Pre Submission Plan 2024

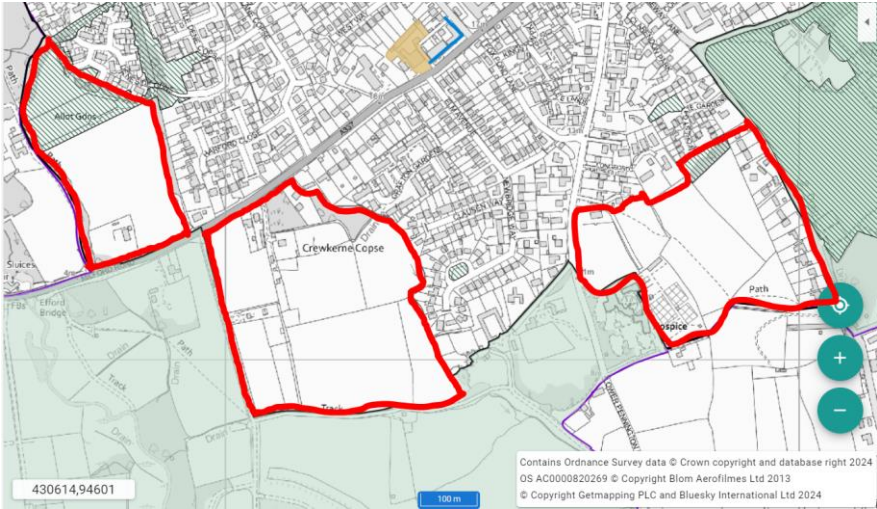
### Response of New Forest District Council

Responses are arranged in two tables. Table 1 relates to the Lymington and Pennington Neighbourhood Plan. Table 2 provides comments in relation to the draft Lymington and Pennington Design Guidelines and Codes.

**Table 1 - Lymington and Pennington Neighbourhood Plan**

Policy/Paragraph	Comments
<b>Paragraph 3.2</b>	The Neighbourhood Plan should recognise that the National Planning Policy Framework (NPPF) is more than a guide – it is national policy and all development plans must be in compliance with it. The document should also reference the National Planning Practice Guidance (NPPG) which sets out comprehensive supporting guidance on Neighbourhood Plans.
<b>Paragraph 3.3</b>	The wording Parish is 'washed over' by the South West Hampshire Green Belt would benefit from the clarification that Green Belt is outside the defined settlement boundary.
<b>Local Policy LP1</b>	<p>The policy makes reference to 'gentle densification' but it may not be clear to the reader exactly what this means. NFDC would therefore recommend that an appropriate explanation is given in the supporting text or provided in a Glossary.</p> <p>Criterion C appears to suggest that no development is to take place outside of the defined settlement boundary. The latest proposed changes in national planning policy make it clear that all councils will be under increased pressure to increase the levels of development. NFDC suggests additional wording at the end of Criterion C to provide flexibility – "...avoiding inappropriate development <b><u>unless material considerations indicate otherwise</u></b>".</p> <p>A significant characteristic of the historic core of the town is the retention of the historic pattern of development within the medieval burgrave plot defined by the primary built form facing the High Street with development to the rear orientated to the length of the plot and diminishing in scale. This character is most strongly defined in those plots that have retained open green spaces to the rear of historic frontages facing the High Street. This open space is most readily perceived from the historic Back Lane of Madeira Walk.</p> <p>Consideration needs to be given as to whether the wording of Policy LP1 (Criterion A) will promote a scale of development within the medieval core of the town that will significantly erode the special historic and architectural interest of the Lymington Conservation Area.</p>

<b>Local Policy LP3</b>	<p>NFDC questions whether the post office sorting site (on the High Street) is going to be available in the Plan period?</p> <p>More information on the sorts of redevelopment uses that would be encouraged / supported on each of these sites in turn would be helpful, including whether there are potential for future uses as well as housing that is referred to in the supporting text. Information around any impacts resulting from a loss of employment uses would also be useful.</p>
<b>Local Policy LP4 – Pennington Shopping Parades</b>	<p>Potential retail impacts on the town centre and potential conflict with LP1 are raised as issues to consider further with this policy. NFDC would also welcome further discussions on potential consistency issues with policy ECON6 of NFDC's Local Plan Part One.</p>
<b>Paragraph 5.16</b>	<p>NFDC would be keen to understand what evidence and rationale have been assembled to support this request, taking into account the government policy and expectations. It is noted that even if NFDC were to embark on making an Article 4 Direction for these parades there is no guarantee that it would be passed by the Secretary of State.</p>
<b>Local Policy 5(F) – Walkable Neighbourhoods</b>	<p>There is the potential that Policy LP5 as drafted could make it more difficult to resist what currently might be deemed to be inappropriately located retail/commercial development.</p> <p>NFDC consider this policy would benefit from positive wording that would provide opportunity to consider the value of other alternative uses to those listed in Clouse B. The wording of Clouse F also appears to contradict the uses referred to in Clouse B and would benefit from further clarification.</p> <p>NFDC also questions whether this policy, in promoting such uses outside of town centres and local shopping frontages, is compatible with Policy ECON5 of the NFDC Local Plan.</p>
<b>Local Policy LP6 – High Quality Design</b>	<p>It is recommended that detailed guidance on appropriate development, including details of scale, form, detailing and materials is provided in the Lymington Conservation Area appraisal which should also be referred to as guidance for development within and impacting on the Lymington Conservation Area.</p>
<b>Paragraph 5.19 (Local Policy LP6)</b>	<p>NFDC is not certain that an existing Supplementary Planning Document can be given the same weight as the adopted Local Plan. It would be for the Examiner to appraise this and come to a conclusion.</p>
<b>Local Policy LP7 – Meeting the Needs of Local Young People</b>	<p>It is suggested this policy would benefit from renaming to 'Providing a balanced mix of dwellings to meet local needs' to better reflect its objectives.</p> <p>Whilst objectives of enabling younger people to stay/live in area are fully noted, officers would welcome discussion about the subsequent inclusion of text in para 5.22 which states: <i>"the Town Council will continue to resist additional retirement homes to an otherwise already saturated market"</i> both in terms of the evidence assembled to suggest the market is saturated and what has led to the conclusions made.</p> <p>NFDC would also welcome further information and discussion on the evidence of need for which this policy relies upon, and would be keen to discuss the community lettings plan further with the Neighbourhood Plan group to understand more around what this is seeking to address and how this is intended to operate.</p>
<b>Local Policy LP9 – Safer Lanes Network</b>	<p>The policy would benefit from reference to the NFDC adopted Parking Standards Supplementary Planning Document. This contains useful guidance which could be cited in the NP to strengthen the aims of Policy LP9. There is a potential tension here between the need to deliver homes that are accessible safely versus the urbanisation of these lanes – the proposed access to SS6 is a key consideration/example in this regard. HCC should have the opportunity to comment as the highway authority. NFDC would welcome further discussion on this point.</p>

<b>Local Policy LP10 – Active and Healthy Travel</b>	<p>It would be useful to refer in the supporting text to the emerging New Forest LCWIP (Local Cycling and Walking Infrastructure Plan).</p>
<b>Local Policy LP11 – Net Zero Carbon Building Design</b>	<p>NFDC is supportive of policy LP11 in principle and applauds the ambition to see energy efficiency standards that go beyond building regulations. However, the policy also needs to be in compliance with the Written Ministerial Statement of December 2023. Should this policy be retained as drafted it would be for the Examiner to appraise this element and come to a conclusion.</p> <p>As drafted NFDC is unsure how Development Management officers would be expected to assess this criteria. It seemingly supports non-contextual development if a scheme maximises its Passivhaus potential, which might not be appropriate. The caveat that a scheme should not have a ‘significant harmful’ effect on the character area suggests that a harmful effect that is not significant is something we would then be expected to support. With respect to Criteria c) – e), again it is difficult to know how this would work in practice, and some of the details are not present on the NFDC local list of validation requirements. NFDC would be happy to discuss with the town council how these elements could be improved in the plan.</p>
<b>Policies Map (page 52)</b>	<p>The Policies Map set out in the Pre Submission draft shows the settlement boundary for Lymington from the previous Local Plan. This boundary has now been superseded by the 2020 Local Plan Part One. The allocation of two development sites on the south-west edges of Lymington and Pennington required the settlement boundary to be extended to include those sites. The three red parcels annotated below show the land that is now <u>within</u> the settlement boundary. Please see the councils <a href="#">online Policies Map</a> for further details.</p> 



**Table 2 - Lymington and Pennington - Design Guidelines and Codes (2022)**

Paragraph of the Code	Comment
General comment	<p>There are significant shortcomings in the design code and without substantial amendment the document and associated policies could dilute the special historic and architectural character of Lymington. This will put at risk the special qualities of the town that make it an attractive place for people to live and for businesses to base themselves as well as eroding the historic character of the town centre that attracts many visitors each year, adding to the economic vibrancy of the town.</p> <p>It is unclear how the preparation of the design code has reflected best practice and the methodology/coding process recommended in the National Model Design Code. It is our understanding that a design code should be a graphic based document, with diagrams and illustrations to get the points across succinctly and clearly use text to clarify requirements so that whilst there is flexibility built into it, there is certainty as to what is going to be expected, required or desired. In other words, design codes should list the 'musts', the 'shoulds' and the 'desirables' clearly.</p> <p>As drafted the code reads as a collection of advice notes, and consequently it may have the unintended effect of undermining or at best diluting existing guidance in the adopted Local Distinctiveness SPD. Further, it appears to contradict the SPD in some areas or pushes ideas that contradict some principles that the SPD tries to convey. The comments here are offered by way of constructive comment on the code.</p>
Character Areas (Section 3.2)	<p>the combination of High Street / St Thomas St with Avenue Road / East Hill in the same character area will erode the special architectural and historic character of the Lymington Conservation Area. These areas have little historic or morphological relationship with each other and common design guidance for these two areas would be wholly inappropriate and will weaken guidance for the most significant historic parts of the town. The existing <a href="#">Conservation Area appraisal</a> clearly breaks these areas down into more clearly defined and evidenced character areas.</p> <p>The merging of larger areas of very different characters into single character areas, particularly in the case of CA1 mean that the conclusions of this part of document and the proposed Design Codes are wholly flawed and do no relate to the character of large parts of the areas included. These sections will need significant amendment once the reassessment of the Character Areas necessitated by the amendments (noted on page 19 Para 3.1) have been undertaken</p>
Code: MO.01 Connectivity	<p>The diagram is giving some confusing messages. It appears to be trying to put a marker down for protecting one particularly large area of agricultural countryside from potential development but without referencing any of the green links, connections or even some of the greenspaces adjoining it. Meanwhile, the diagram omits several key routes including pedestrian paths such as that which links up all the green spaces and creates opportunities to access the countryside around the entire southwestern side of the town not to mention several important road links most notably the historic entrance to the town along Lower Buckland Road and Avenue Road.</p>
Code: MO.02 Public transport	<p>The proposed design guidance for bus stops needs to allow for design that will not introduce incongruous modern street clutter into St Thomas St or the High Street.</p>

Code: MO.03 Orientation	Surfaces. The historic core of Lymington is characterised by a range of historic surfaces. Some of these, including Quay Hill are listed. Guidance that cobblestones should not be used will directly erode the special historic and architectural interest of parts of the Conservation Area and should be deleted.
Code: MO.06 Cycle and refuse storage	There appears to be an assumption made throughout, that all cars, bicycles, bin stores, should be placed in rear garden space. The necessary hardening and reduction of garden spaces for which there is little protection through this code would be likely to not only deplete character and amenity but also the convenience of the space for car/bicycles/bins.
Residential Street Key Dimensions (front gardens) – page 57	The code expects that front gardens should be relatively deep, with street enclosure regularly broken by gaps and car parking between buildings. Conversely, the adopted <a href="#">Housing Design Density and Character SPD</a> seeks a combination of solutions informed by contextual considerations.
Code: BF.02 Density	Density appears to be explored superficially. We are unclear whether the illustrations are supposed to be representative of the densities suggested? They may be unintentionally misleading – e.g. the Lower Buckland example shows areas which is just over 21 dph not the 25-30 indicated. We would suggest that the code needs to be talking about ‘intensity of development’. The statement in the bottom corner should explain what is meant – for instance it could describe the opportunities for enhancing density. The street sections later in the document are worthy attempts to keep streets green and bright but they may very well undermine the ability to really explore the protection and enhancement of local distinctiveness.
Code BF.04 Height	There are a number of illustrations showing expected building heights for character areas. Many of the photographs illustrate different storey numbers than are stated which is possibly confusing for example: <ul style="list-style-type: none"> <li>- CA1 shows a simple two storey terrace defining it 2½ storeys;</li> <li>- CA5 shows some windows in a gable show loft conversion, but the building remains two storey;</li> <li>- CA6 and CA9 are obviously 1½ chalet bungalows in the photograph but labelled as two storey buildings).</li> </ul>
Code: BF.05 Building Line	The diagram has a line on it which is clearly not the building line. In fact the diagram demonstrates an area with no clear building line. This contains a definition that contradicts the Local Distinctiveness SPD, and would have the effect of diluting the effectiveness of both.
Code BF.06 Street Lighting	This misses the opportunity to address the need for considering the placing of lights in relation to trees where trees are to form part of a streetscape. It would be helpful to explain how lighting can be achieved in sensitive areas where security still needs to be considered.
Code ID.01 Local Character	<p>Instead of coding to avoid harmful detailing, feature or material choices, this section lists as many precedents as can be found, making no clear determination as to what is especially appropriate for Lymington. It refers to traditional styling but fails to seek any code to agree what is or is not acceptable even just what principles should drive designs where traditional styling is intended to be the character of new development. One example of a missed opportunity is under roof profile interventions. For example, referring to the use of dormers - because the proper location and considerations of scale are not referred to, the bald statement that dormers add variety and interest, the code inadvertently supports the damaging use of inappropriately scaled or positioned dormers that are to the detriment of many of our developments. Similarly chimneys – the code should refer to traditional proportion.</p> <p>Slate was in common use in Lymington through the 19<sup>th</sup> century, and much later 19<sup>th</sup> century and early 20<sup>th</sup> century development and extensions of the medieval core is characterised by this (See Kings Saltern Conservation Area). Historic development did</p>

	<p>not cease in the 18<sup>th</sup> century in Lymington. Welsh and Cornish slate would have been available via coastal transport routes prior to the arrival of the railway and is seen in several prominent buildings and historic terraces. For example, Southampton Rd.</p> <p>The following bullet should be deleted: <i>“The predominant material used for roofing is clay tile. There is no historical evidence of the use of slate the use of which should be limited and restricted to natural materials”</i> and replaced with: <b><u>“Roofing materials should typically be of clay tile or natural slate and demonstrate an understanding of the surrounding historic context”.</u></b></p>
Code ID.02 Legibility	<p>The following Code relating to ‘Gaps’ has been applied to all character areas - <i>“Actions: Narrow gaps between buildings should be avoided, generous gaps between buildings contribute to the general feel of openness of the area”.</i></p> <p>However, the historic core of Lymington is characterised in part by narrow vennels and passageways that have developed as a result of the historic burgage plots. Sometimes narrow gaps between buildings will be contextually appropriate. This code fails to properly assess the historic character of the conservation areas where closely delineated spaces (High Street) and historic enclosed courtyards alleys (Angel yard, Henderson Court, Haydens Court, Medeira Walk etc) are characteristic of the historic character and development of the town.</p> <p>A good design code will respond to local context. This part of the code has been applied universally with little consideration of the context of each area and will result in development proposals that harm the special historic and architectural character of the Lymington and Kings Saltern Conservation Area.</p>
Identity - page 45	<p>The code would be significantly improved by using examples from historic development rather than largely from modern development (which shows little evidence of characteristic traditional materials or forms). The inclusion of the photos currently included will result in development that fails to enhance local distinctiveness.</p>
Section 3.5 - Applied design codes	<p>It appears that policies are largely applied across the whole parish – they do not appear to have been developed to reflect the different character areas – largely because no proper Character assessment appears to have been undertaken. Consequently bespoke guidance and coding has not been developed fully.</p>
<b>Offer of NFDC assistance</b>	<p><b>NFDC has appointed a new officer to deliver a design code for the district, and we would be keen to reach out to you on these points so that these elements can be taken forward together.</b></p>

**Place Development****Assistant Director:** Tim Guymer

Lymington & Pennington Town Council  
SENT BY EMAIL:  
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[CEO@lymandpentc.org.uk](mailto:CEO@lymandpentc.org.uk)

My Ref: NFDC Response\_LymNP Reg14  
Your Ref:

Date: 11 October 2024

Dear Sir/Madam

**New Forest District Council response to Lymington and Pennington Neighbourhood Plan  
(Pre Submission Regulation 14 Formal Consultation)**

Thank you for the opportunity to comment on the emerging Lymington and Pennington Neighbourhood Plan (L&PNP), and our congratulations on reaching this important milestone.

The draft L&PNP is well written, and we commend the effort that has gone into producing the NP over the years and the supporting materials. This consultation stage is welcomed, and provides a useful opportunity to the Town Council to test and potentially to refine emerging proposals before a final draft is submitted for further public consultation and the independent hearing stages.

Officers are grateful for the previous opportunities to informally engage in the preparation of this Neighbourhood Plan. The representations attached to this letter summarise the key observations we are making on this latest draft, which we would be grateful to explore in further detail with you following the end of the consultation. We would be happy to host a meeting to discuss these points with you.

Yours faithfully

*A Herring*

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## **Lymington Town Football Club & Lymington Town Football Club Sprites (Youth Section) (LTFC) Response to Public Consultation for the Lymington & Pennington Neighbourhood Plan**

08 October 2024

Our initial thoughts are that there are a number of sports clubs within Lymington & Pennington and the general consensus and belief is that there is a significant lack of engagement across the board from within LTFC & NFDC when it comes to consultation and considering the growing requirement for outdoor activities, this includes Football, Rugby, Tennis, Hockey, Park Run, Boxing, Cycling and croquet to name but a few. The view from the councils seems to be everything is alright and we don't need to engage, unfortunately this is far from the case.

Within the Neighbourhood Plan and its planning policies there needs to be a strategic review whereby all the sports clubs are brought in to present their requirements for the next 5-10 years, unfortunately and at the moment all the sports clubs act within individual silos and their requirements and needs are drip fed and often curtailed by the number of hoops and red tape they need to step through in order to achieve anything. We would welcome the opportunity to work with an independent examiner perhaps under a wider 'Lymington Town Sports Society' banner that encompasses all the sports clubs that use the open spaces.

As part of NFDC's planning strategy, we would like the needs young adults and children to be considered, particularly when the town is growing and the environmental changes (weather) having a significantly negative impact on the current available infrastructure in terms of open space and how and when this can be used and the impact this has on the community as a whole.

LTFC currently uses Lymington Town Sports Ground and Woodside Park, unfortunately the demands on both these open spaces has significantly increased and with the drive towards attracting younger households and local families, both open spaces are near breaking point and drastic change under the local plan needs to be considered in

conjunction with any future development within the town. Beyond just the sporting community, improving these facilities would benefit the entire town, including its overall health and well-being

Currently Lymington Sports Ground is used by the tennis club, bowls club and the main ground is shared between the Football Club and the Cricket Club during their respective seasons. Unfortunately, this presents its own issues and complexities, and the shared policy no longer works for either club.

Woodside Park is used by LTFC and LTFC Sprites (Youth section) where volunteers run the football club for young adults and children from the age of 7 – 18 including both boys and girls. It is also shared with the Park Run, New Forest Soccer, the Rugby club, Croque club and other users such as walkers/dog walkers who are all placing ever increasing demands on the open space which is significantly being impacted by the weather and changing environmental conditions year on year.

Within the neighbourhood plan, we would like a strategic review to take place on how these spaces are used and what should be done to meet the needs of the sporting community in order to promote health living from an early age.

As part of this review LTFC would like Lymington Town Sports Ground and its shared usage (Football & Cricket) to be assessed to understand if this is the most effective use of the open space or can big and bold decisions be taken to make more effective use of the land/facility.

It is LTFC view that the shared occupation of Lymington Sports Ground is not the most effective use of the asset. For example, the football club now requires a football pitch and training ground all year around, pre-season now runs from the end of the football season to the beginning of the new season, without a break, this is not possible due to the overlap of the football and cricket pitch, neither club has sole use of the Sports Ground and the football team must vacate the ground to allow the cricket season to commence, football has the ground from 1st September to 30th April which means any fixtures or training that run outside of this cannot be held at the Sports ground. We also have a situation where we now have five teams who play at the sports ground and due to ever changing environmental conditions and rain, the football pitch is requiring more and more on-going maintenance.

The issue's at the sports ground of the various clubs sharing the facilities has been around for years, and until now has sufficed but we are now at a stage where its future use and development needs to be considered under the town plan and subsequent planning process over and above any historical and emotional attachments so its use benefits the community and environment in the years to come..

The review of Lymington Sports Grounds usage and any development must be done in conjunction with how Woodside Park is utilised given the current environmental stress that is being placed on it by multiple sports clubs.

## National Housing Policy Guidelines

Under the National Housing Policy Guidelines LTFC & NFDC have an obligation to consider the most effective use of its land, and we believe Lymington Town Sports Ground & Woodside Park must be reviewed if the councils are to meet their National Planning Policy requirements for the local plan within Lymington and Pennington.

LTFC and LTFC Sprites have over 300 active playing members from the age of 7 - 25 and the numbers are growing including male and female teams, we believe the local plan needs to consider the provision of a 4G all weather football pitch at the Lymington Sports Ground along with other grass pitches on the remaining space to meet the needs of the wider community, which would be supported and justified under a number of existing National Planning Policies which we will briefly outline below:

### **1. Promoting health and safe communities**

- a. By definition, LTFC & LTFC Sprites are significantly contributing and promoting health and safe communities for our young adults and children, but we have to do more and be able to provide them with the correct environment and the facilities to do so going forward.
- b. By making Lymington Town Sports Ground an all-weather 4G football pitch, it would allow the young adults and children of all genders, to play, train and remain fit in a healthy and safe environment within the curtilage of Lymington & Pennington Town. It would also benefit both Lymington Junior School and Priestlands by providing a safe and easily accessible venue for sport in all weather.

### **2. Local Green Spaces**

- a. The Sports Ground is already classified as a 'green space' and the proposal only supports this and would prevent the ground from becoming financially unviable and thus protecting its future from housing or commercial development.

### **3. Sustainable transport**

- a. It is key that football is kept within the curtilage of Lymington Town, as part of sustainable transport and promoting health and well-being, young adults and children must be able to walk or cycle safely to the facility. Pushing this to the outskirts of the town, would not support this policy.

### **4. Making effective use of the land**



- a. The current 'shared use' arrangement between the football club and the Cricket club is not the most effective use of both the Sports Ground and Woodside. And whilst we are not looking to have a negative impact on the cricket club and the benefits it also provides the community, we need to be looking forward in terms of the needs of the town and not get tied up in any historical attachments once club may have over another towards the ground.
  - b. The cricket club has outgrown the sports ground and the available space on offer, there is a significant overlap with the football pitch that has to be addressed every season and is having a negative impact on its ground grading, the outfield is compromised by the fixed assets of the tennis club and players are now able to hit the ball much further which is causing a Health & Safety issue with the surrounding neighbours and the tennis club with cricket ball being hit over fences.
  - c. We are clear that the available space at the Sports Ground can only really meet the needs of the football club going forward and we would like to work with all parties to carry out a strategic review of its usage is its most effective and will be considered within the local plan
  - d. We are unable to secure local training floodlit facilities for winter months as the pitch at Lymington Recreation Centre is designed for hockey use, Brockenhurst College is already in high demand by their own local clubs so we are very limited and therefore have to use the pitch to train causing an overuse of the surface.
5. Achieving well designed places
- a. As outlined above, the use of the Sports Ground and its available space doesn't meet the design requirements for either sport. The club house is poorly designed, in the shade and too far away from the football pitch. The old stand and containers have fallen into disrepair and this only attracts well documented anti-social behaviour.
6. Protecting Green Belt
- a. If the way in which Lymington Sports Ground and Woodside Park are not considered, reviewed and changes made within the next 5 years, the council will have no option but to consider other sites outside of the town that could have been used for housing, subsequently more and more housing pressure would be put onto the Green Belt.
7. Planning for Climate Change
- a. Climate change has had a significant impact on youth football, within LTFC and LTFC Sprites we have nearly 50% of all matches cancelled due to bad weather making the parks unplayable or being closed by the council. Under current predictions, this will not change and will only get

worse. It is not inconceivable that unless we change things, the environment and the pressures we are placing on the Sports Ground and Woodside Park, could force them to close to all sporting activities as they could be unusable mud pits.

8. Conserving and enhancing the natural environment

- a. Our current floodlights are of old design and not LED, they cause disruption and inconvenience to the neighbours and impact the ecology, a newly designed 4G pitch can consider and mitigate against this, they could also be powered by greener solar technology which would also benefit the on-going running costs for both LTFC & LTPC.
- b. By making bold decisions and working together, the most effective use of our open spaces can be achieved. If done objectively and constructively, all the sports clubs could benefit from the changes we need to make, this in turn would conserve and enhance our natural environment by elevating the pressure, in some areas that we as a community are placing on it. However, this will require bold decisions, change, investment and collaboration between all.

In summary, there are already huge demands on our local open spaces and sporting facilities, and it's clear these are NOT meeting the local sporting communities needs and demands.

We do believe the future for Lymington Town Football Club and Lymington Town Sprites is for Lymington Town Sports Field to be an all-weather, football league standard 4g pitch and under the National Planning Policy guidelines set out above, this must be included within the neighbourhood plan for Lymington & Pennington and bold decisions and changes must be taken so we are able to provide the local community with a thriving healthy and active environment for years to come. The facility would ensure that also ensure that other local community clubs such as Milford and Pennington and the local schools have a pitch available to use all year round, without the further need to find options outside of the curtilage of Lymington Town.



## Lymington & Pennington Neighbourhood Plan 2016 – 2036: Pre-Submission Plan

### Representations from the New Forest National Park Authority

Reference	New Forest National Park Authority representation
Foreword	It is recognised that the Foreword may be updated in the final ‘made’ version of the Neighbourhood Plan. In doing so the National Park Authority suggests acknowledging that the Lymington & Pennington Neighbourhood Area was also formally designated by the New Forest National Park Authority in September 2015. Around a third of the parish of Lymington & Pennington is within the National Park for planning purposes and this is not currently referenced within the Foreword.
Paragraph 1.2, page 1	For accuracy the final sentence in paragraph 1.2 should be amended as follows:  “...and for those parts of the parish which fall within the National Park, alongside the NFNPA Local Plan <b>(2019)</b> <del>(2016)</del> .”  The New Forest National Park Local Plan was adopted in August 2019.
Paragraph 1.3, page 1	This should be amended as follows to reflect the fact that the New Forest National Park Authority is not a ‘Council’.  “...the Plan becomes part of the <del>Council’s</del> <b>local planning authority’s</b> development plan...”
Paragraph 3.2, page 11	Given that around a third of the designated Lymington & Pennington Neighbourhood Area falls within the New Forest National Park, the Authority recommends that reference is made to paragraphs 182 and 183 of the NPPF (December 2023) which focus on National Parks and the protection they are afforded.
Paragraph 3.3, page 11	Paragraph 3.3 states, “NFNPA position on First Homes is not clear at this time, but First Homes Exception Sites cannot come forward in the National Park either.” It is not apparent what is unclear about the Authority’s position, but we can confirm that the National Park Authority has granted planning permission for a limited number of First Homes on the

	adopted New Forest National Park Local Plan (2019) site allocations. However, none of these are in the parish of Lymington & Pennington and First Homes are not supported on rural exception sites in National Parks in national policy.
Paragraph 3.11, page 17	It is recognised that there will be a need for factual updates to the Plan to reflect the situation at the time the Plan is 'made'. For example, we recommend amending paragraph 3.11 to confirm that a partial update of the Hampshire Minerals and Waste Plan has been submitted to the Secretary of State and will shortly be subject to an Examination.
Paragraph 5.19, page 31	Paragraph 5.19 states, "...as the Code and SPD has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight." The National Park Authority does not have a firm position on whether this is correct or not in planning law. We would encourage the independent Examiner to consider whether an existing SPD can be given full development plan weight as part of the neighbourhood planning process. The same point applies to paragraph 5.20.
Paragraph 5.28, page 36	Paragraph 5.28 could also refer to New Forest National Park Local Plan Policy SP9 (Green Infrastructure) which supports proposals that create, maintain and enhance green infrastructure in the National Park.
Plan I, page 39	Plan I: Green Infrastructure and Nature Recovery Map should include reference to the new England Coast Path. This largely follows the route of the existing Solent Way through the New Forest and is a national trail that should be highlighted on the plan.
Policy LP10, page 41	The aims and objectives set out in policy LP10 encouraging active travel are supported. However, the policy references a number of initiatives including the 'Sustainable Travel Network' and 'Lymington and Pennington Active Travel Plan', but it is unclear where these initiatives originated (i.e. in this Neighbourhood Plan or other policy document), and what involvement Hampshire County Council have had in these initiatives. It would be helpful if the supporting text to this policy sets out whether these initiatives have been formulated for this Neighbourhood Plan or are reflecting principles from another policy document. In addition, it would be worthwhile referencing the emerging work on the New Forest Local Cycling & Walking Infrastructure Plan.
Policy LP11, page 43	<p>The policy states, "All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted prior to occupation." It is queried how practical this is – the performance of new dwellings can typically only be robustly assessed once they are occupied and it would be challenging to demonstrate compliance when empty.</p> <p>Currently the Written Ministerial Statement of December 2023 from the previous Housing Minister remains extant. This Statement – available at <a href="#">Planning: Local Energy Efficiency Standards - Hansard - UK Parliament</a> - states, "Any planning</p>

	policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale.” The National Park Authority is supportive of policy LP11 in principle, but the Town Council may need to address compliance with this statement as part of the independent examination of the draft Neighbourhood Plan.
Policy LP13, page 49	The following wording in policy LP13 raises concerns – “The public benefit of improving access to digital communication infrastructure in the area will carry significant weight in the planning balance of proposals that may cause harm to designated heritage assets or to the special landscape and scenic beauty of the National Park.” Although paragraph 5.60 goes onto seek to clarify that the policy is not encouraging harm to heritage assets or to the special landscape and scenic beauty of the National Park, that is how it reads. The policy appears to be pre-judging the planning balance.

## Lymington & Pennington Neighbourhood Plan 2016 – 2036: Pre-Submission Plan – Habitats Regulations Assessment

### Representations from the New Forest National Park Authority

The Authority notes the Habitats Regulations Assessment has been undertaken by Aecom, who have a great deal of experience of assessing emerging Neighbourhood Plans against the requirements of the Habitats Regulations and related case law.

Reference	New Forest National Park Authority representation on the HRA
Paragraph 2.16	Paragraph 2.16 refers to the 'New Forest National Park Core Strategy (2010)' and the 'New Forest National Park Submission Draft Local Plan 2016 – 2036 (January 2018)'. These references are both out of date and it should instead refer to the adopted New Forest National Park Local Plan 2016 – 2036.
Paragraph 4.8	Paragraph 4.8 states, "For New Forest an analysis undertaken by Footprint Ecology identified that 75% of regular visitors to the New Forest live within 10km of the SAC/SPA" and the footnote reference is, "Sharp, J., Lowen, J.& Liley, D. (2008). Changing patterns of visitor numbers within the New Forest National Park, with particular reference to the New Forest SPA: Unpublished report by Footprint Ecology for the New Forest National Park Authority." This is significantly out of date. The best available evidence on visitor pressures on the New Forest's designations – endorsed by Natural England – is <a href="https://www.newforestnpa.gov.uk/research-into-recreational-use-of-the-new-forest-protected-habitats">Research into recreational use of the New Forest's protected habitats - New Forest National Park Authority (newforestnpa.gov.uk)</a> . These recent reports establish a 13.8km 'zone of influence' within which the majority of recreational visits to the New Forest's designated sites originate from. This zone covers the whole of the designated Lymington & Pennington Neighbourhood Area and should be referred to in the HRA – including paragraphs 4.8 and 5.3.
Paragraph 4.14	Paragraph 4.14 – Water Demand: The figures cited on water stress date from 2013 and are considered to be out of date. More recent information from 2021 – available at <a href="https://www.gov.uk/government/publications/water-stressed-areas-2021-classification">Water stressed areas – 2021 classification - GOV.UK (www.gov.uk)</a> – confirms that both South West Water – Bournemouth and Southern Water areas are classed as 'seriously water stressed' areas. This was the position when we prepared the New Forest National Park Local Plan and part of the justification for why policy DP8 states that all residential development should achieved a required level of 110 litres maximum daily usage per person, in line with the Government's Housing Optional Technical Standards for water efficiency.
Paragraph 5.11 and Policy LP3 in the draft Neighbourhood Plan	Paragraph 5.11 and Policy LP3 in the draft Neighbourhood Plan currently only reference the New Forest District Council recreation mitigation strategy, but not the separate New Forest National Park Habitat Mitigation Strategy (2020) – see <a href="https://www.newforestnpa.gov.uk/revised-habitat-mitigation-scheme-spd">Revised-Habitat-Mitigation-Scheme-SPD-.pdf (newforestnpa.gov.uk)</a> . This adopted strategy sets out a package of mitigation measures for in combination recreational impacts arising from development within the National Park on the New Forest's designated sites and should be referred to within the HRA and also policy LP3 in the Neighbourhood Plan.



## THE LYMINGTON SOCIETY

Don Mackenzie Chair

### **Lymington Society Comments on the Regulation 14 - Draft Neighbourhood Plan Consultation**

Please see attached below the comments of the Lymington Society on the Regulation 14 Draft Neighbourhood Plan. The Comments are set out in the order of the paragraphs in the Draft Neighbourhood Plan.

#### **3.9 Future Local Plan Review and the current housebuilding targets.**

The Draft NP states that: *the NP Steering Group agreed to address any additional housing delivery and allocations under a future Neighbourhood Plan review....*

The Society has concerns about the approach of the Steering Group to defer any comments concerning the future allocations of housing which may result from the ongoing Local Plan Review (LPR), until a future Neighbourhood Plan review. The Society feels that not mentioning the fact now that the LPR is extremely likely to recommend a very large extension of house building targets in the Neighbourhood Plan area, or to indicate where these houses will be built, is to undermine the validity and integrity of this Neighbourhood Plan.

In addition to the forthcoming recommendations from the LPR, a new Labour Government is likely to impose much greater housing allocations on local authorities and an indication of the likely areas in the town where these allocations could be brought forward, should be included in the Neighbourhood Plan, with an indication of the council's opinions of these likely housing development sites. It is clear from the 2017 consultation that these sites are known and that builders have taken options on them.

The Society recommends that urgent discussions take place with the NFDC to ascertain the likely outcome of the LPR in terms of housing allocations in the area covered by the Neighbourhood Plan and that these targets and the sites where they are likely to be allocated, are set out now in this Neighbourhood Plan, rather than in some future review of the Neighbourhood Plan which may not take place for several years.

#### **3.13 Conservation Areas.**

##### **Creation of a new Conservation Area.**

The Society would like to see the Neighbourhood Plan recommend that a review of the Conservation Areas in the town is undertaken and that urgent consideration is given to the creation of a new Conservation Area to include the attractive area of Victorian and Edwardian houses bounded by Western Road, Eastern Road, Middle Road, and Southern Road.

Residents in this area have previously lobbied for the creation of a Conservation Area to recognise the distinct nature of this area of the town, and the Society would recommend that the Neighbourhood Plan also supports the creation of a Conservation Area to recognise and protect the special character of this area

#### **4.0 Community Views on Planning Issues.**

The Society has made no secret of its concerns about the inadequacy of the consultation process leading up to this Neighbourhood Plan. Having said that, we are where we are, and the Society does not wish to stand in the way of the acceptance of the Neighbourhood Plan by objecting to the Plan on these grounds. However, for the record, the Society would like to set out its concerns which should be maybe borne in mind before the plan is sent for examination.

- No proper initial survey took place of the opinions of local people on issues that the Neighbourhood Plan should examine. The Society would be happy for the results of its own Community Engagement Survey to be used to back up the consultations, if this is helpful.
- Working Groups. A member of the Society took part in the Design & Heritage Working Group in 2016 to 2017, but to date no minutes of these Working Groups have been published and the recommendations



of the Design & Heritage Working Group do not appear to have been included in the Design Code published as part of the Neighbourhood Plan.

- The Informal Consultations which took place in 2017 were in connection with totally different housing allocations to the north of Pennington, and doubt has to be cast on the validity of the 586 responses received to that set of plans.

#### LP2: Lymington Town Centre.

The Society is generally supportive of the Town Centre Vision but has some specific proposals which we set out below.

#### Cultural Quarter.

##### Town Council support for revitalisation of the Literary Institute.

The Society supports the idea that the Neighbourhood Plan should seek to maintain the town centre as a vibrant destination with a balanced mix of social public and economic activities. The idea of a cultural quarter including the Lymington Community Centre, St Barbe Museum and the Literary Institute is one that has often been discussed in the town, and the Society strongly supports the creation of this cultural quarter which should include the Literary Institute

The Literary Institute is currently disused and in danger of deteriorating to the point where it may no longer be able to be used for the previous cultural uses which it provided. Both St Barbe Museum and the community centre would benefit from having additional meeting and cultural spaces for exhibitions etc which could be provided within the currently disused institute building

The Society would urge the Town Council to include the currently disused Literary Institute in its plans for the cultural quarter included in the town centre spatial framework map. and would recommend that the Literary Institute is included in the Neighbourhood Plan as an additional facility to expand the cultural opportunities in the town, and one which the Town Council would actively seek use its good offices to see brought back into community use.

#### Town Quay and Waterfront.

The Society supports the general aspirations of the Town Centre Vision to improve the access to and quality of the Town Quay and Waterfront area.

##### Town Quay

However, the current aspirations for the Town Quay are rather limited and unambitious and this seems to suggest that the Town Quay area should remain mainly car parking, with only minor improvements outside the Ship Inn, to slightly increase the public realm space.

The Society would urge the Town Council to come forward with more ambitious plans in the Neighbourhood Plan to reduce the car parking in this area with the aim of creating a much more attractive area of public realm which would be of benefit to both visitors and residents alike.

##### Waterfront

The current walkway from the Town Quay to the yacht clubs and sea water baths include large areas of pavement in very poor condition which does not do much to create a good impression for visitors. The Society would suggest that an aspiration to radically improve the public realm leading from the Town Quay to the sea water baths should be a priority.

#### The Station

The Society is again supportive of the general aspiration to improve the access, the appearance and readability of the signage in the area around the railway station.

##### Creation of a Proper Transport Hub

However, the Society would like to see a commitment to create a proper transport hub at the station, enabling buses to pick up passengers outside the station, together with a taxi service and the usual facilities of a functioning transport hub.

This could be achieved by the removal of the current small number of parking spaces and eventually by the removal of the current bus parking area together with possible relocation of the boat storage business.

Removal of the small number of parking places could also facilitate the placement of the staircase and lift needed to connect the pedestrian bridge to the Lymington Shores development.

### Policy LP3: Key Regeneration Opportunities In The Town Centre

The Society supports the future use of these sites for possible redevelopment subject to the normal planning process. However, with new users now in occupation of part of these sites, and some sites being in multiple ownerships, the likelihood of all these sites being available in the near future is limited.

In order to reduce the carbon footprint of any future use the Society would urge that existing buildings should be reused wherever possible rather than be demolished and replaced with carbon intensive new buildings.

The Society would agree that every effort should be made to ensure that all development sites have the highest possible number of affordable units and accommodation for younger people. The Society would like the Neighbourhood Plan to set out a wish for the current Local Plan Review to contain provisions to strengthen the need for a balanced supply of housing and to protect the town from a further oversupply of retirement properties.

#### A Bridge Road:

The Society would like to see employment and mixed uses continue on this site as well as a range of housing types. Due to the multiple ownerships and recent reletting to new business, it seems unlikely that this site will be available in the short term.

#### B. Gosport Street/Cannon Street.

A development of this site is now going to go ahead following the closure of the Jewson builders' merchants depot. The Society understands that the developers will not be building a retirement complex but will not be seeking to bring affordable homes to the site as they are not registered affordable home providers. However, every effort should be made to ensure that the development satisfies the local plan requirement for affordable home provision.

#### C: Lymington Town Hall - Need for a supplementary Planning Document

With the likelihood that the District Council will vacate the Town Hall site from 2026, when most of the leases on the current building come to an end, the Society recommends that the Neighbourhood Plan includes a commitment to pursue a Supplementary Planning Guidance process for this site with the eventual production of an agreed Supplementary Planning Document setting out what the community would like to see on this very important site for the future of the town.

The production of a Supplementary Planning Document in advance of the site coming on the open market, could ensure that the community has some say in the nature of the new homes and facilities provided on the site, rather than the process being driven by the wishes of developers who will wish to maximise their return on the site.

This site provides an excellent opportunity to improve the range of facilities in the town as well as an opportunity to provide a range of housing to suit all types of tenure. The SoC urges the Town Council to press for a Supplementary Planning Process to be commenced as soon as possible.

#### D: Post Office And BT Site

This site is thought to be in multiple ownership, and the Royal Mail has recently taken the lease on the old post office for a delivery office, it therefore seems unlikely that this will be available for development in the near future.

As the old Post Office provides large frontage onto the High Street every effort should be made to retain retail use for this part of the building, as well as a range of mixed uses including residential for the rest of the site.

#### E: Solent Mead.

This site is also in multiple ownership, with both NFDC and Hampshire County Council owning facilities on the site. As this is potentially quite a large site, consideration should again be given to invoking a supplementary planning process to produce a mix of uses which accord with the wishes of the community rather than developers imposing their economic requirements on the community.

As there are existing buildings on the site which could be reused the Society hopes that in the interests of a reduced carbon footprint, the buildings will not be used knocked down but could be repurposed to minimise the effect on the environment.

#### Additional Sites for Consideration.

##### Waterloo Road, Lymington

The Society would also like to suggest that the current boat building factory in Waterloo Lane, should also be considered as a potential site, which would also allow land to be released to improve the space for a transport hub at the station.

##### Former Edgars Dairy Yard at Pennington.

The former Edgars Dairy site off the Milford Road, is earmarked in the Local Plan as a site for housing and an application for a convenience store on the site of the former Citroen garage, currently a car wash, was turned down line recently. The Society suggests that this site should also be added to the options for redevelopment under Policy LP3.

#### Policy LP4: Pennington Shopping Parades

The Society shares the desire of the Town Council to protect the viability and vitality of the shopping parades at Fox Pond, on Milford Road and South Street, and at the Square and South Street at Pennington.

The Society supports the wish to resist change of use applications that would undermine the economic vitality of these commercial areas which could result in a loss of amenity for local residents.

However, the Society would go further and with urge the Town Council to include a commitment to the improvement of these areas through a Supplementary Planning Process or other council run initiative, which could see public money being used to improve the layout and parking arrangements and general sense of overall improvement which would benefit these currently neglected areas.

In light of the large housing developments planned for the SS5 Strategic sites, consideration should be given to allowing a future additional convenience store on the site of the car wash, which could help to bring additional shoppers to a revitalised shopping parade at Fox Pond. This would also support the “Walkable Neighbourhoods” initiative set out in LP5.

#### LP5: Walkable Neighbourhoods

The Society would not support the establishment of large commercial facilities in the areas set out in the identified areas of Buckland, Woodside, or Lower Pennington.

However, if smaller facilities, preferably in clusters, were provided that did not involve the extensive loss of residential accommodation, the Society would support such uses to enable residents to access such facilities nearby and thereby save unnecessary car journeys.

#### LP7: Meeting the Needs of Local Young People.

The Society fully supports the need to change the housing mix in the town to create more homes suitable for younger people and families. However, the Society feels that Policy LP7 should aim for a wider range of improvements to the housing mix than simply concentrating on the needs of younger people.

For instance, far more people, including older people, now look to rent accommodation, and the changes to the housing mix required, should reflect the needs of the whole population and not just younger people.

The policy of the NFDC seems to be to accept that the population of the town will be increasingly an older population and that this justifies allowing, or in fact even encouraging developments for older people such as more retirement flats.

This then becomes a self-sustaining circle where more retirement homes mean a higher proportion of retirement age people, therefore justifying the provision of more retirement homes, whose developers can outbid developers who might be inclined to provide a wider range of homes.

Therefore, the Society feels that the Neighbourhood Plan should make a specific commitment to campaign for changes in housing policy in the Local Plan Review to achieve the following.

- More affordable homes of all types of tenure, including more smaller homes suitable for renters of all ages.
- A drastic reduction in the provision of expensive retirement flats that do nothing to meet the needs of local people, and which draws more old people into the town.
- A genuine commitment to insist on the required percentage of affordable home are built with tougher rules on “viability” to prevent developers getting out of their obligations.
- The introduction of a specific Supplementary Planning Document, to tie the purchase cost of land used in the viability calculations, to the requirement to meet the percentage of affordable homes set out in the Local Plan. This has been successfully used in London to prevent the developers paying so much for land that they then cannot afford to meet the affordable homes requirements.
- A commitment to promote and lobby for Community-Led housing and financing and a commitment to consider using some of the increased Community Infrastructure funds secured from the introduction of the Neighbourhood Plan as seed corn to help Community Led housing projects get off the ground.

#### LP9: Safer Lanes Network

The Society support the addition of Policy LP9 - Safer Lanes Network and the key objectives set out in Clause C of this policy. We would like to see the recreational value of the lanes as key routes to the salt marshes and sea wall recognised in the policy and supporting text as well as their historic value and importance to the character of the area.

We agree that the principles set out in the Lymington Local Distinctiveness SPD - Area 10 Rural Lanes should be retained. We are concerned that the rest of the plan and supporting documents should be consistent with the information and principles set out in Policy LP9, in particular the proposed Design Guidelines and Codes document which should be amended accordingly.

#### Non Planning Matters

The Society notes the commitment of the Council to *“take forward in its day-to-day business and in partnership with the local community and relevant parties”* other ideas suggested in the preparation of the Neighbourhood Plan.

The Society would especially like to set out its thoughts on two in particular of these ideas which are in fact to a degree related.

- *Reducing mowing regimes*
- *A continued relationship with NFDC, HCC and local businesses to enhance general maintenance of the town.*

There can be little doubt that the maintenance of the town has deteriorated markedly in recent years, with weeds proliferating across the town in a totally unacceptable manner, with little attempt to improve the situation. With the maintenance of areas of the town under the “care” of several different councils, no one seems to take responsibility and the recent NFDC “No-Mow-May” initiative has dramatically worsened the general appearance of the town, with weeds out of control and mown “hay” piling up on all the previously well mown verges etc.

The exception to this has been the very high standard of the Town Council maintained beds and flower displays in the town which the Council should be very proud of.

The Society believes that the only likely way in which the maintenance of the town can be radically improved, is if the Town Council considers taking on the maintenance of more of the weeding and grass cutting that the NFDC and HCC, bearing in mind their financial situations, are less and less inclined to undertake.

This will of course have financial implications for the Council, but it is understood that other Town Councils in the District do undertake work that is not strictly their responsibility, and this may be the only way that the situation can be improved. The Society would support a modest increase in the precept if this enabled the Town Council to improve the maintenance of the town.

In addition to this, the Society urges the Town Council to take a much more assertive stance in regard to the failure of the NFDC and the HCC to maintain the facilities and areas for which they are responsible.

#### Use of the Buckland Farm Fund for some much-needed improvements.

Whilst Understanding that the Town Council wishes to use the Buckland Farm Fund for legacy creation, rather than everyday maintenance, the Society would request that the Council considered whether some of the remaining funds, could be used directly for physical improvements in the town, or jointly in projects which could help release additional funding from the NFDC CIL and 106 funds

Areas that could benefit might include:

- The repair of the broken and cracked pavements along Bath Road,
- The improvement of the very shabby area outside the old Post Office
- Cleaning and repairs on the Town Quay.

The Society would be grateful for the Council considering taking a much more hands on approach to the care and maintenance of the town.

**8<sup>th</sup> of October - 2024**

**The Lymington Society  
Fursdon House  
Undershore Road  
Lymington  
Hants SO41 5SA**

Date: 08 October 2024  
Our ref: 484853  
Your ref: Lymington & Pennington Neighbourhood Plan



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Crewe Business Park  
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Lymington & Pennington Town Council

**BY EMAIL ONLY**

[info@lymandpentc.org.uk](mailto:info@lymandpentc.org.uk)

Dear Sir/Madam

**Lymington and Pennington Neighbourhood Plan - Pre-submission Regulation 14 Consultation**

Thank you for your consultation on the above dated 07 August 2024.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

**Natural England does not have any specific comments on this draft neighbourhood plan.**

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours faithfully  
Sally Wintle  
Consultations Team

## Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

### Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)<sup>1</sup> website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, [National Parks \(England\)](https://www.gov.uk/government/publications/national-parks-in-england), **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](http://www.local-environmental-records-centres.org/).

**Priority habitats** are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)<sup>2</sup>. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

**National Character Areas** (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)<sup>3</sup>.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)<sup>4</sup> website and also from the [LandIS website](http://www.landis.org.uk/index.cfm)<sup>5</sup>, which contains more information about obtaining soil data.

### Natural environment issues to consider

The [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework)<sup>6</sup> sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/)<sup>7</sup> sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

### Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

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<sup>1</sup> <http://magic.defra.gov.uk/>

<sup>2</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>3</sup> <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

<sup>4</sup> <http://magic.defra.gov.uk/>

<sup>5</sup> <http://www.landis.org.uk/index.cfm>

<sup>6</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>7</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>



## Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)<sup>8</sup>), such as Sites of Special Scientific Interest or [Ancient woodland](#)<sup>9</sup>. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

## Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)<sup>10</sup>) or protected species. To help you do this, Natural England has produced advice [here](#)<sup>11</sup> to help understand the impact of particular developments on protected species.

## Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)<sup>12</sup>.

## **Improving your natural environment**

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)<sup>13</sup>).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

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<sup>8</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>9</sup> <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

<sup>10</sup> <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

<sup>11</sup> <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

<sup>12</sup> <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

<sup>13</sup> <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.



Lymington & Pennington Town Council  
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Lymington  
SO41 9ZG

Email: [info@lymandpentc.org.uk](mailto:info@lymandpentc.org.uk)

7 October 2024

Dear Sir or Madam,

**Lymington & Pennington Neighbourhood Plan: Pre-Submission draft  
New Forest National Park Authority representations**

Thank you for giving the New Forest National Park Authority the opportunity to make representations on the Pre-Submission draft Lymington & Pennington Neighbourhood Plan.

We have reviewed the draft Plan and supporting evidence and please find attached as **Annex 1** to this letter a schedule of the Authority's representations on both the draft Plan and the accompanying Habitats Regulations Assessment.





Please get back to me if you would like to discuss any of the points raised in the National Park Authority's representations. We look forward to continuing to work with Lymington & Pennington Town Council and New Forest District Council on the next stages of the Neighbourhood Plan-preparation process.

Yours faithfully

David Illsley  
Policy & Conservation Manager  
[david.illsley@newforestnpa.gov.uk](mailto:david.illsley@newforestnpa.gov.uk)

**New Forest National Park Authority**

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Look for Newforestnpa      
[www.newforestnpa.gov.uk](http://www.newforestnpa.gov.uk)



8th October 2024

## **PALLS response to the Neighbourhood Plan Pre – Submission Regulation 14 Public Consultation**

Thank you for the opportunity to comment.

PALLS appreciate the opportunities for participation in community engagement provided by your Council since the May 2023 elections. We welcome the effort made by your Council to take forward the Neighbourhood Plan for Lymington and Pennington. We provided detailed comments in response to your informal consultation in October 2023 and set out our further comments on this Regulation 14 consultation below.

### **Draft Vision and Objectives:**

We welcome the acknowledgement in this revised plan that a large part of the parish falls within the New Forest National Park. We consider that the policies of the NFNPA Local Plan (2016) should be more fully and appropriately referenced in the text (para 3.10) in the same way as the policies for the NFDC Local Plans are.

We support the objective to successfully integrate major developments into the town but consider that the Design Guidelines and Codes document in particular fails to do so (see detailed comments below).

**Policy LP1** – see objection to Policy LP5 in respect of commercial development in the lanes.

### **Policy LP5 – Walkable Neighbourhoods**

PALLS object to this policy as it appears to promote substantial commercial development in unspecified locations within the Woodside and Lower Pennington areas which would have an urbanising effect on the lanes and be harmful to their rural character. This policy appears to fail to have regard to the existence of the Pennington Local Centres the protection of which are the subject of Policy LP4 – Pennington Shopping Parade in relation to Lower Pennington in particular. The policy should be deleted.

### **Policy LP6 – High Quality Design**

PALLS strongly object to the Lymington and Pennington Design Guidance and Codes document (see further response below). We consider that the document as currently drafted does not encourage or promote high quality design.

### **Policy LP8 – Nature Recovery Network**

PALLS supports the principle of this policy and welcomes the inclusion of reference to the Safer Lanes Network within the text of the policy and paragraph 5.31.

### **Policy LP9 – Safer Lanes Network**

PALLS strongly supports the inclusion within the Plan of Policy LP9 – Safer Lanes Network in the plan and the addition of the key objectives set out in Clause C of the policy. We would like to see some reference added to recognise the value of the lanes as recreational routes within supporting text paragraph 5.41.

### **Policy LP10 – Active and Healthy Travel**

PALLS considers that the wording of the policy should be amended to clearly promote walking and cycling as alternatives modes to the private car as now encouraged within national planning policy guidance.

### **Appendices Part 1: Appendix B Lymington and Pennington Design Code**

We strongly object to the Lymington and Pennington Design Guidance and Codes document, referred to in Policy LP7 and as attached at Appendix B to the Appendices Part 1 of this consultation. We have previously sent you detailed comments on Issue 1 dated 2/8/22 (Appendix A, below). The document listed in this consultation is listed as Issue 2 dated 19/12/22 and is prefaced with a 4 page commentary setting out ‘final changes to the document’ and comments are sought both on the published document and the listed changes.

Issue 2 of the document (the version included within this consultation) amends some of the errors to street names (although not consistently through the document) but the fundamental misrepresentation of the highway network remains unchanged. The addition of Code ID:04 Existing rural characteristics of lanes is welcomed but there is no reference to the Safer Lanes network.

Whilst there is recognition within the commentary to some of the issues and concerns raised by PALLS, there is no reference to others and we cannot extrapolate from the commentary the intended form and content of the final document. We have therefore included our original objections in full and reserve the right to make further comments once the revised Design Guidelines and Codes is published.



### **Appendix A: Comments of Pennington and Lymington Lanes Society on LPTC Neighbourhood Plan Evidence Base - Design Guidelines and Codes Issue 1 dated 2/8/22**

#### **Comments on draft document**

General: The whole document has numerous errors both within the text and on the plans including typographical and sense errors.

Section 1.4 makes it clear that the only local documents that have been reviewed by the consultants are the adopted New Forest District Council (NFDC) Local Plan and the Local Distinctiveness Supplementary Planning Document (SPD). Given that a large part of the Neighbourhood Plan area is within the New Forest National Park why hasn't the adopted Local Plan for the National Park been considered? There is no evidence that any of the output of the single consultation event held in June/July 2017 has been considered or the unpublished output of the 7 working groups which are meant to be supporting the process. Local community groups have not been invited to be involved and there has been no broader community consultation to establish issues or topics for inclusion. We have provided you with our Manifesto for the Lanes and request that you integrate the manifesto points within both the Neighbourhood Plan and supporting evidence base documents.

2.1 Land-based designations. The absence of reference to the New Forest National Park is inexplicable given that it is a national landscape designation and a significant development constraint.

Fig.2 Land based designations map is misleading. It appears to show numerous roads and lanes as 'B' roads when they are not. Two public rights of way which cross the allocated strategic housing site SS6 between Lower Pennington Lane (incorrectly labelled as Lymington Road) and Ridgeway Lane have been omitted. Ramley Road is incorrectly labelled as Wainsford Road. These comments equally apply to Fig 03, 04, 05 and 06.

2.3 Access and Movement. Christchurch Road should presumably read Milford Road. Christchurch Road becomes Milford Road at Everton.

Fig 04 Access and Movement map. This is a highly misleading representation of the highway network in Lymington and Pennington. Tertiary routes are shown in yellow but there is no definition of what this means. Why are Lower Pennington Lane (incorrectly labelled Lymington Road), Ridgeway Lane, Poles Lane, Normandy Lane, Woodside Lane and others, most of which are single track lanes all identified as tertiary routes when Rookes Lane which is a signed route to the marinas is not? Marsh Lane (B3094) is correctly labelled as a B road, Ramley Road (which is incorrectly labelled Wainsford Road) is identified as a B road when it is not. There is no railway station at Keyhaven. With the exception of the first short section of Ridgeway Lane, the lanes are not tertiary routes and should not be identified as such. We would refer you to our submitted Manifesto for the Lanes and would request that you identify the lanes as rural lanes with no footpaths as they are noted both there and in the Lymington Local Distinctiveness SPD.

3.1 Reinforces the point that there has been zero community input to this document and the only discussion has been with members of the Neighbourhood Plan Steering Group.

3.2 We support the use of the Lymington Local Distinctiveness character areas as a starting point for the document. But the document fails to build on the nutshell description of each area to create area-specific codes which reference key elements of local distinctiveness. The challenge of integrating two large strategic site housing developments is not addressed at all.

Neither of the strategic site housing allocations SS5 or SS6 is identified. Why? A Design Guidelines and Codes document should include guidelines and codes for significant areas of new development. There is none other than a blanket density code of 25-30 dwellings per hectare.

Which character area should Strategic Site 5 relate to, 9 or 10 or a mix of both? Why doesn't the density code reflect the prevailing density of the character area it is in? This one size fits all approach is an invitation to produce the mediocre, monotonous and mundane form of development which characterises most volume housing sites and should be exactly what documents like this seek to prevent.

As we are the Pennington and Lymington Lanes Society our comments focus on area CA10 – Rural Lanes but do have wider relevance across other areas.

MO 01 – the final bullet point to Maximise road and street network connectivity in new development implies that new developments should be car orientated and conflicts with national guidance which seeks to prioritise alternatives to the private car and encourage people to cycle and walk. It should be reworded to Maximise cycle and pedestrian network connectivity.

MO 03 – we would support the use of landscape and existing mature trees but consider the code should go further and require new development to be demonstrably landscape led.

MO 04 – within area CA10 the lanes are lined with mature trees and hedgerows, have soft verges and no pavements. The Lanes should be signed as being shared areas and be promoted to HCC as part of their safer roads campaign with 20 mph speed limit with appropriate surface area treatment.

MO 05 – development must be designed so that the lanes are not subject to parking on verges which is visually and ecologically harmful and present a hazard for pedestrians, cyclists and other recreational users.

MO 06 – are you advocating moving wheelie bins through a house if you have an enclosed back garden?

LA01/6 – reference should be included to a landscape-led approach to new development as noted above. There should be reference to the retention of existing grass verges and hedgerows with no culverting of ditches to promote biodiversity.

LA03 – This conflicts with the Local Plan and supporting SPD for Recreational Mitigation. NFDC has made it clear that SUDS cannot be counted towards recreational space nor ANRG

LA07 existing hedgerows should also be kept within new developments.

LA 07 – comment as for MO 03





## Pennington and Lymington Lanes Society (PALLS)

*Protecting the distinctive character of our lanes*

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BF 01 – see comment under 3.2 above. Why a blanket density for new development?

BF 03 – this building height analysis is not justified. Two out of the ten character areas have a 2 storey 'typical height' one 3 storey and the rest all 2.5. Where is the evidence for this in relation to character area 10 described earlier as 'clusters of cottages'. The notes under new development are extremely unclear. This section needs a wholesale review and much more robust justification for the development of a code for each character area.

BF 04 – this takes no account of situations such as rural lanes and is generally inappropriate advice for CA10.

ID 01 – Is this blanket guidance for all the character areas? Why isn't the opportunity taken to identify area specific characteristics which could be reflected in new development.

ID 02 – there is nothing anywhere about integration until 3.6 1 General design guidelines for new development – how development links to the existing form and character of its surrounding area. This is surely fundamental to the success of new development and should have greater priority in the document.

ID 03 – and non heritage assets like locally listed buildings.

20/10/2022

# Representations

to the

Lymington and Pennington  
Neighbourhood Plan 2016-2036

Pre-Submission Plan

On behalf of  
Wates Developments Limited

GTP/22066  
October 2024

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**GENESIS**  
T O W N P L A N N I N G

# Representations to the Lymington and Pennington Neighbourhood Plan 2016 - 2036

## Pre-Submission Plan

made on behalf of

Wates Developments Limited

October 2024

## Document Management

Project	Version	Date	Author	Checked/ Approved by	Reason for Revision
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LYM008 – Land north of Pinetops Nurseries

# 1 INTRODUCTION AND SCOPE OF REPRESENTATIONS

## Introduction

- 1.1 These representations on the Pre-Submission Lymington and Pennington Neighbourhood Plan (LPNP) have been prepared on behalf of Wates Developments Limited. The company has an interest in approximately 2 hectares (4.9 acres) of land to the north of Torreyana Gardens, Pennington Village, Lymington.

### Wates Developments Ltd

- 1.2 Wates is an expert in land, planning, and residential development throughout Southern England. The business focuses on securing land and delivering planning consents in sustainable locations, in areas of high demand.
- 1.3 As a family-owned business Wates shares a deep sense of responsibility to provide outstanding projects for customers which make a long-lasting difference to the communities in which it works.

## Scope of Representations

- 1.4 These representations comment on the following:
- Policy considerations for the Submission of the Neighbourhood Plan;
  - Conformity with the Adopted New Forest District Local Plan Part One;
  - Other policies of the LPNP including LP6, LP7, LP8 and LP12; and
  - The suitability of land north Torreyana Gardens, Pennington Village, Lymington for residential development

## 2 POLICY CONSIDERATIONS FOR THE SUBMISSION NEIGHBOURHOOD PLAN

### The Basic Conditions

- 2.1 The Localism Act 2011 inserts provisions into the Town and Country Planning Act 1990 (“the Act”) in relation to neighbourhood development orders and into the Planning and Compulsory Purchase Act 2004 in relation to neighbourhood development plans. Paragraph 8(2) of Schedule 4B of the 1990 Act sets out the basic conditions a Neighbourhood Plan must meet and which an Examiner must consider before it can go to referendum. The statutory test is:
- Having regard to national policies and advice, whether it is appropriate for the Neighbourhood Plan to be made;
  - Having special regard to the desirability of preserving any listed building or its setting or the character or appearance of any Conservation Area;
  - Contribute to the achievement of sustainable development;
  - Be in general conformity with the strategic policies of the development plan for the area; and
  - Be compatible with the European Union (EU) and European convention on human rights (ECHR) obligations.

### National Planning Policy Framework

- 2.2 The Lymington and Pennington Neighbourhood Plan (LPNP) should have regard to the policy set out in the National Planning Policy Framework (NPPF) of December 2023.
- 2.3 Paragraph 11 of the NPPF confirms that there is a presumption in favour of sustainable development. For plan making it states that all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; and mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.
- 2.4 Paragraph 16 confirms that the planning system should be genuinely plan-led. It goes on to confirm that succinct and up-to-date plans should provide a positive vision for the future of each area and provide a framework for meeting housing needs and addressing other economic, social and environmental priorities.
- 2.5 In the context of non-strategic policies, paragraph 29 confirms that Neighbourhood Plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>16</sup>. Footnote 16 states that Neighbourhood plans must be in general conformity with the strategic policies contained in any development plan that covers their area.

- 2.6 Paragraph 145 confirms that authorities may choose to review and alter Green Belt boundaries where exceptional circumstances are fully evidenced and justified, in which proposals for changes should be made only through the plan-making process. Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.
- 2.7 On 30 July 2024 the new Labour Government published a draft NPPF for consultation. The main changes around this consultation relate to new housing numbers methodology. These would increase the dwelling requirement for New Forest District from the current 729 dwellings per annum (dpa) to 1,465dpa. This is just over double the existing dwelling requirement for the district. Based on the draft NPPF consultation there is likely to be a relaxation of some of the current strict controls on Green Belt development. This is likely to encourage development of grey belt land in sustainable locations where it would not fundamentally undermine the function of the Green Belt across the area of the plan as a whole. To provide the new homes that the district needs it will necessitate the release of new greenfield sites some of which will be in the Green Belt around the edge of Lymington and Pennington as was the case for the extant New Forest District Local Plan Part 1.

## Planning Practice Guidance

- 2.8 The online Planning Practice Guidance (PPG) provides further guidance on Neighbourhood Plan making. Paragraph 103 Reference ID: 41-103-201905509 confirms that Neighbourhood Planning bodies are encouraged to plan to meet their housing requirement, and where possible exceed it. It also confirms that a sustainable choice of sites to accommodate housing will provide flexibility if circumstances change, and allows plans to remain up to date over a longer time scale.
- 2.9 Paragraph: 098 Reference ID: 41-098-20190509 confirms that where a Plan intends to allocate sites for development it will need to carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.

## New Forest District Local Plan - Part One: Planning Strategy

- 2.10 As referred to above, the Lymington and Pennington Neighbourhood Plan is required to be in general conformity with the strategic policies of the New Forest Local Plan and should not promote less development than set out in the Local Plan Part One or undermine its strategic priorities.
- 2.11 In this regard the New Forest District Local Plan Part One: Planning Strategy was adopted in July 2020. **Policy STR1 Achieving sustainable development** expects all new development to make a positive social, economic and environmental contribution to community and business life in the plan area. It also refers to meeting most development needs within settlement boundaries.
- 2.12 **Policy STR5: Meeting our housing needs** provides for at least 10,420 additional homes in the Plan Area for the Plan period 2016-2036. This sets out a stepped provision over three phases and criteria i. to iv.



2.13 Criterion i. provides for at least 6,000 homes on Strategic Site Allocations (of 100 homes or more) and criterion ii. confirms that:

“ii. ***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, which may include sites of 100 or more homes provided that they are within the settlement boundary to include:***

- a. Around 200 homes on sites to be identified in Lymington and Pennington;***
- b. Around 200 homes on sites to be identified in New Milton Neighbourhood; and***
- c. Around 400 homes on sites to be identified in other towns and large villages.”***

2.14 **Policy ENV2: The South West Hampshire Green Belt** of the LPP1 seeks to preserve the openness and permanence of the Green Belt. It is noted paragraph 5.42 of its explanatory text that refers to the provision of affordable housing to meet the needs of local people as very special circumstances that may justify development in the Green Belt.

## Summary

2.15 For the Lymington and Pennington Neighbourhood Plan to be considered properly prepared and proceed to referendum, the following considerations will therefore apply:

- That all the basic conditions for Neighbourhood Plans have been satisfied;
- This includes proper consideration of the selected sites against reasonable alternatives to assess whether it can deliver sustainable development in accordance with national policy; and
- The Plan is in general conformity with the strategic policies of the New Forest District Local Plan Part One.

### 3 CONFORMITY WITH STRATEGIC POLICIES OF NEW FOREST DISTRICT LOCAL PLAN PART ONE

- 3.1 Although draft Policy LP1: A spatial strategy for the Town, Policy LP2: Lymington Town Centre and Policy LP3: Key Regeneration Opportunities in the Town Centre of the Lymington and Pennington Neighbourhood Plan (LPNP) appear in the first instance to be in general conformity with the development strategy (Policy STR1) and the dwelling provision (STR5) of the New Forest District Local Plan Part One (LPP1), by focusing new development on key regeneration sites in Lymington Town Centre, it is not clear as to whether the five redevelopment sites a) to e) in Policy LP3 will deliver the required 200 dwellings in Lymington and Pennington, as required by criterion ii. of LPP1 Policy SRT5. Upon closer scrutiny as set out below the approach set out LPNP does not however accord with either the NPPF or the LPP1.
- 3.2 Paragraph 2.4 of the Sustainability Appraisal (SA) for the LPNP (July 2024) refers to the 200 dwelling requirement for Lymington and Pennington as set out LPP1 Policy STR5, and to two housing allocations within the Local Plan Part 2 (LPP2) that are expected to contribute approximately 24 homes. Of the six allocated housing sites at Lymington in the LPP2, five have been developed. As such there is just one LPP2 site (LYM 5 Fox Pond Dairy Depot and Garage, Milford Road with an estimated capacity of 14 dwellings) that has yet to be developed. This means that the LPNP will need to provide for at least 186 dwellings if it is to meet the Policy STR5 housing requirement of 200 homes for Lymington and Pennington.
- 3.3 It is noted that Paragraph 4.20 of the SA confirms that the LPNP does not seek to allocate any of the brownfield sites a) to e) listed in Policy LP3 for development and goes on to state that “This is due to the New Forest District Council undertaking a review of the Local Plan; as significant changes have occurred since its adoption in 2020. As the review is at a very early stage, Lymington Town Council have agreed to address any additional housing delivery and allocations under a future LPNP review – this is to ensure there is no duplication of planning processes with the Local Plan review ”.
- 3.4 In addition draft Policy LP3 of the LPNP does not specify how many new homes each of the five brownfield sites a) to e) are expected to deliver. Based upon the Appendix 5 of the NFDC Strategic Housing Land Availability Assessment (SHLAA) of June 2018 only three of the Policy LP3 identified LPNP sites were assessed with only two being considered achievable or available. Those that were assessed included:
- b) Gosport/Canon Street with an estimated yield of 15 homes;
  - c) Town Hall, Avenue Road with an estimated yield of 100 homes (on eastern side of site); and
  - d) Post Office and BT Site which the SHLAA concluded was not achievable or available.
- 3.5 The amount of development for sites a) Bridge Road and e) Solent Mead is not specified by the LPNP and its supporting documents. In addition to this, some of the proposed Policy LP3 sites are still in use and in some cases their availability will depend on finding replacement sites for the existing uses to relocate to. It is also not clear whether they will all be developed by 2036, the end date of the LPNP time period. As a result there is doubt as to whether the required 200

new homes will be delivered as part of the LPNP. Given that the LPNP does not seek to allocate any of the brownfield sites for development it is unlikely that the Policy STR5 dwelling requirement of 200 homes for Lymington and Pennington will be met. On this basis the LPNP is not in general conformity with the NPPF or the LPP1.

- 3.6 To remedy this situation the LPNP should include housing allocations. As a starting point it should allocate existing brownfield sites but this type of site will not be sufficient to meet housing needs. This means that additional housing allocations on sustainable greenfield sites on the edge of the existing settlement should also be allocated. Such an approach would still be in conformity with the spatial approach set out in Policies STR1, STR5 and ENV2 of the LPP1 which provides for some new development that adjoins defined towns and villages and in Green Belt locations where it provides affordable housing. This scenario should be tested as part of the background evidence for the Regulation 16 version of the LPNP as an additional reasonable development alternative in a modified Sustainability Appraisal, i.e. **Option C: Support housing growth via a mix of brownfield and greenfield site allocations.**
- 3.7 As set out in Section 5 of these representations the Wates land located to the north of Torreyana Gardens, Pennington Village, Lymington is an ideal location for additional housing and is well placed to make a contribution in meeting the dwelling requirement for the LPNP.

## 4 COMMENTS ON OTHER POLICIES OF THE LPNP

### Policy LP7: Meeting the Needs of Local Young People

- 4.1 Criterion B of Policy LP7 requires new residential development to include a housing mix of smaller dwellings that have one or two bedrooms, and that the number of small dwellings should be more than 50% of the total in schemes of five or more dwellings.
- 4.2 Wates is generally supportive of providing a higher percentage of smaller one and two-bedroom properties provided that this need is supported by clear evidence such as in up to date local housing needs surveys and where this reflects market demand. The provision of a higher number of one and two-bedroom properties is generally more appropriate and achievable for town centre redevelopment sites which are more likely to be higher density apartment developments. It is important to note that this approach is less likely to be appropriate for some edge of settlement/greenfield site locations where the character of the area is more likely to be medium to low density and where a broad mix of housing types including three, four and five bedrooms would be more in keeping with the character of the area. Policy LP7 should therefore be worded to reflect both housing needs and local character.

### Policy LP11: Net Zero Carbon Building Design

- 4.3 Wates supports the principle of securing 'zero carbon ready' development by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientating, massing and landscaping. Caution is however expressed about securing this for all new development as it can often depend on site specifics such as landform, site orientation and the character of the area surrounding a development. As such a degree of flexibility should be permitted in the seeking to achieve 'zero carbon ready' in all development.

### Policy LP12: Urban Greening and Canopy Cover

- 4.4 This policy expects new development proposals on sites outside the Lymington Town Centre boundary to achieve a future canopy cover of at least 25% of the site area, principally through the retention of existing trees and the planting of new trees.
- 4.5 The importance of existing trees and new tree planting is accepted by Wates as it assists with carbon reduction and also creates a variety of amenity benefits. It is not, however, clear why a 25% figure is put forward. The LPNP and its background documents need justify why and how this figure has been arrived at.
- 4.6 In addition the wording of this policy should be made clearer so that in situations where 25% of a development site already has existing tree cover, and in situations where this would be retained, there would not be a requirement for additional tree planting as part of the development proposals. Such a high level of tree cover will not always be achievable and in some cases may render a development unviable. In addition it will not result in the efficient and effective use of development sites making it more difficult to provide sufficient homes in the neighbourhood plan area. As a result there needs to be a clear justification and more flexibility in respect of the extent of tree cover expected for new developments. Regard must be given to other factors such as viability, layout and other design reasons.

## 5 SUITABILITY OF THE LAND NORTH OF TORREYANA GARDENS, PENNINGTON VILLAGE

- 5.1 As set out in Section 3 of these representations there is a need for the LPNP to allocate additional land for housing development to be in general conformity with Policy STR 5 of the LPP1 which requires around 200 dwellings at Lymington and Pennington,
- 5.2 The Wates land to the north of Torreyana Gardens is edged red on Plan 1 that forms part of these representations. The site is approximately 2 hectares (ha) in size and is located on the northern edge of Pennington Village/Lymington. Approximately 1.47ha of the site comprises an open field currently used for farming purposes. The remaining 0.53ha comprises woodland which is the subject of a Tree Preservation Order (TPO/0017/18) made on 10 October 2018. The site is well related to existing development and housing located to the north/north west in Northover Road/Brownings Close; to a recent housing development on the former Pinetops Nursery (now called Pinetops Close and Torryana Gardens) located to the south; and to the Our Lady & St Joseph Catholic Primary School located to the west.
- 5.3 This land was assessed in the New Forest District Council Strategic Housing Land Availability Assessment (SHLAA) of June 2018. Appendix 5: Lymington of the SHLAA assesses the land under Site Reference SHLAA LYM008 – Land north of Pinetops Nurseries. A copy of the SHLAA assessment for this site is contained in Appendix 1 of these representations.
- 5.4 The SHLAA confirms that the site is a small part of a much wider area which is sensitive in landscape terms and acknowledges that its location and the presence of boundary trees and hedgerows provide some visual containment. The 'Overall Site Conclusion' for the smaller parcel of land north of Torreyana Gardens confirms that it is in a sustainable location and may therefore have some potential as an affordable housing rural exception site to meet an identified local need in accordance with national and local policy. The SHLAA considered the site to be available and achievable with a capacity of up to circa 45 homes (net). It also confirms that the Town Council supports the site as an affordable housing exception site to meet identified local needs. We note that the site has been identified as suitable for affordable housing, however, we also consider it to be suitable for other local needs, such as elderly accommodation, if necessary.
- 5.5 Whilst the site's location in the Green Belt is an important consideration its size, its boundary features and its relationship to the existing settlement and built form result in strong defensible physical features that contain the site and make it a logical extension to Pennington Village. A sensitively designed high-quality housing development on the open parts of the site, whilst retaining the existing woodland area, would not fundamentally undermine the function of the Green Belt in this part of the District. Overall it is considered that the site could be developed without landscape or green belt harm.
- 5.6 It is anticipated that by the end of 2024/early 2025 a new NPPF will be in place. Based on the draft NPPF issued for consultation in July 2024 it is likely that there will be significant changes to Green Belt policy which could be in place by the time the Regulation 16 Submission LPNP is published

for consultation. Based on the recent draft NPPF consultation there is likely to be a relaxation of some of the current strict controls on Green Belt development. This is likely to encourage development of grey belt land in sustainable locations where it would not fundamentally undermine the function of the Green Belt across the area of the plan as a whole. In our view the Wates land to the north of Torryana Gardens is likely to fall into the general category of grey belt land where new development is encouraged.

- 5.7 In terms of proximity to local facilities the site is in a highly accessible location. It benefits from good access to The Square in Pennington Village which is located about 1 km to the south. This has a Tesco Express, a post office, a newsagent/convenience store, nursery school and fish & chip shop. These facilities are within about 10 to 12 minutes' walk away via Ramley Road. Lymington Town Centre, which has a far greater range of shops, employment opportunities, facilities and services is about 2.5km to the southwest. Bus stops (Hazel Road southeast and northwest bound) are conveniently located along Ramley Road and are served by the C9, X2 and 777 services. A range of community facilities are within walking distance, including the neighbouring primary school, play facilities at Pennington Common, the recreation ground off Yaldhurst Lane, the Women's Institute hall off Yaldhurst Lane, nearby Little Orchards Children's Nursery, Pennington Church, nearby Pennington C of E Junior School, nearby Priestland Secondary School, and the Lymington Sport & Leisure Centre.
- 5.8 Shortly after the June 2018 SHLAA Assessment was published, the woodland in the southern part of site was made to subject of a TPO. As a result of this, this part of the site (about 0.53ha) would be retained as woodland which leaves about 1.47 ha of developable land. Based on a density range of 20 to 25 dwellings per hectare as suggested for Character Area 8-Pennington Village of the Lymington and Pennington Design Guide, the site has a capacity of around 30 homes subject to density and design standards. These could comprise about 50% affordable homes with a mix of one, two, three and four-bedroom properties to reflect the dwelling mix sought by LPNP Policy LP7 and also the character of the surrounding area.
- 5.9 Access to the site can be achieved directly from Ramley Road.
- 5.10 The site is clearly available for development being in the freehold ownership of Wates which has a good track record of providing new housing. It is both suitable and achievable for development and can be delivered quickly and well before the end of the proposed end date of LPNP of 2036.

## 6 SUMMARY AND CONCLUSION

- 6.1 These representations respond to the Pre-Submission consultation on the Lymington and Pennington Neighbourhood Plan and its supporting evidence, including the Sustainability Appraisal.
- 6.2 Overall the Neighbourhood Plan does not comply with the basic conditions in that it does not have regard to national policy set out in the NPPF and is not in general conformity with strategic policies of the LPP1. There is doubt as to whether the LPNP in its current form will deliver the amount of housing required by Local Plan Policy STR5.
- 6.3 In addition it will not meet existing housing needs and almost certainly not meet the future housing needs which will be published in the revised NPPF later this year or early in 2025. These are likely to be over double (1,465dpa) the existing dwelling requirement (729dpa) for the District. Should this be the case the LPNP will be out of date soon after it is 'made' and will require an immediate review upon the adoption of the new New Forest District Local Plan (NFDLP) which is currently under preparation.
- 6.4 Whilst in the first instance preference should be given to regenerating existing previously developed sites in Lymington Town Centre, it is unclear how many homes these sites will deliver and if they can all be developed by the end of the plan period. As a result, Wates feels that there is a need to allocate additional small greenfield sites in sustainable locations on the edge of Pennington/Lymington .
- 6.5 My client's land to north of Torryana Gardens, Pennington is sustainably located and whilst it is currently within the Green Belt it does not make a significant contribution to the function of the Green Belt as a whole. It can be developed without causing significant harm to the landscape or the Green Belt or the TPO trees on the southern part of the site. The principle of housing development on the site was accepted by the SHLAA Assessment of June 2018 and the principle of allowing affordable housing in sustainable Green Belt locations is accepted by LPP1 Policy ENV2 and the NPPF.
- 6.6 The land north of Torryana Gardens could deliver around 30 dwellings, including about 50% affordable homes with a mix of one, two, three and four-bedroom properties plus retained woodland and public open space.
- 6.7 Wates looks forward to engaging locally and with the Neighbourhood Plan Group throughout the promotion of this site.

# Plan 1







# Appendix 1

# **Local Plan Review 2016-2036**

## **Part One: Planning Strategy**

### **Strategic Housing Land Availability Assessment**

#### **Appendix 5: Lymington**

29 June 2018  
(Updated October 2018)

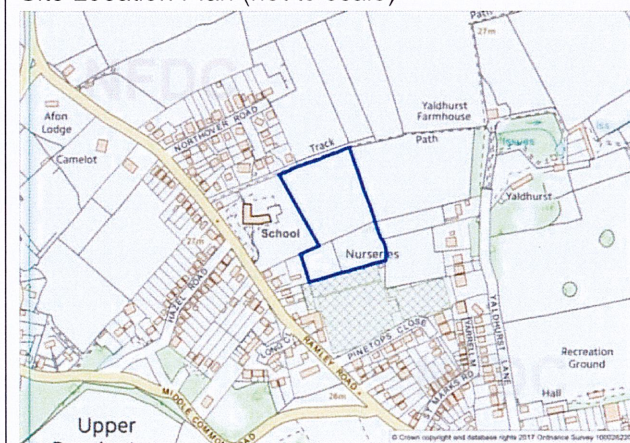
**New Forest District outside the New Forest  
National Park**





Settlement	Lymington		
Site Name	Land north of Pinetops Nurseries	Site Reference	SHLAA_LYM008
Current Use	Agricultural Grassland	Site Area (Ha)	2
Planning Status	None		
Suitability for Housing			
Access/Location al Considerations	This site is situated on agricultural farmland on the northern edge of the town of Lymington and is adjacent to a primary school to the west and a new residential development at the former Pinetops Nurseries to the south. The site appears to be able to provide safe access.		
Environmental / Physical Constraints	<ul style="list-style-type: none"><li>This site is a small part of a much wider area which is very sensitive in landscape terms. The site's location and presence of trees and hedgerows bounding the site will provide some visual containment.</li></ul>		
Nature Conservation	<ul style="list-style-type: none"><li>The site is within 2km of one or more Natura 2000 sites</li><li>The site is within 400m of an SSSI</li></ul>		
Designated Heritage Assets	<ul style="list-style-type: none"><li>Listed Buildings adjacent to the western edge of the site</li></ul>		
Policy Constraints	<ul style="list-style-type: none"><li>This site is in Green Belt which strongly meets the purposes of the Green Belt</li><li>Site is adjacent to the National Park to the west (physically separated from it by Ramley Road and trees/hedgerows)</li><li>Outside the defined built-up area</li></ul>		
Availability	The site has been promoted and is available.		
Achievability	The site is considered achievable. The Town Council supports the site as an affordable housing exception site to meet identified local needs		
Overall Site Conclusion	<b>This site is in Green Belt which strongly meets the purposes of the Green Belt. However, this site is in a sustainable location and may therefore have some potential as an affordable housing rural exception site to meet an identified local need in accordance with national and local policy</b>		
Estimated Housing Numbers (net)	45		
Timescales	Could only be developable as an affordable housing exception site		

Site Location Plan (not to scale)





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