



## **Hythe and Dibden Neighbourhood Planning Group**

*"Our neighbourhood, our future"*

The next meeting of the Hythe and Dibden Neighbourhood Planning Group will be held on Friday 22<sup>nd</sup> September, 2017 at 10.30am at the Community Centre, Brinton Lane, Hythe.

### **ATTENDEES**

Cllr, Chris Harrison, Cllr Alex Wade, Cllr Graham Parkes, Cllr Jo Fowler, Cllr Trevor Johnson, Cllr Dan Poole, John Currin, Jean Adams/Peter Nutbeem, Nathan Ibbotson

### **AGENDA**

#### **1.0 APOLOGIES**

#### **2.0 NOTES OF LAST MEETING**

To consider the notes of the meeting held on Wednesday 5 July, 2017. See below

#### **3.0 STRATEGIC ENVIRONMENTAL ASSESSMENT**

Chairman to report

#### **4.0 NEIGHBOURHOOD PLAN STRUCTURE**

- a) Group to consider the proposed structure. See draft below
- b) Group to consider the photos to be included

#### **5.0 IMPORTANT BUILDINGS AND INFRASTRUCTURE**

Group to consider any buildings and/or infrastructure not currently listed or protected that are to be included in the Plan. See note from N Williamson below

#### **6.0 TIMELINE**

Chairman to report

#### **7.0 DATE OF NEXT MEETING**

To be agreed at the meeting

## Agenda Item 2

Notes of the meeting of the Hythe and Dibden Neighbourhood Planning Group held on Wednesday 5<sup>th</sup> July, 2017 at 10.30am at the Community Centre, Brinton Lane, Hythe.

### ATTENDEES

Cllr, Chris Harrison, Cllr Graham Parkes, Cllr Jo Fowler, , Cllr Dan Poole, John Currin, Peter Nutbeem, Stephanie Bennett

### **AGENDA**

#### **3.0 APOLOGIES**

Candy Huxham

#### **4.0 NOTES OF LAST MEETING**

The notes of the meeting held on the Friday 24<sup>th</sup> March, 2017 were agreed

#### **5.0 PLANNING CONSULTANT AND MEETING WITH NFDC/NPA**

Stephanie updated the group:

- The full £9,000 has been allocated to the group with additional funding from Hythe and Dibden Parish Council. The planning consultant has been appointed and has commenced work
- Additional assistance has been approved for strategic site assessments and an initial meeting with the surveyor has been held. Plans of the sites contained within our plan are to be forwarded to enable the assessments to commence. Steph and Graham are working on this

Stephanie also updated the group on the meeting held with NFDC and the NPA, the positive outcomes of that meeting and how that influenced the aims and objectives. The planning consultant has amended the aims and objectives and these were considered by the group.

#### **6.0 AIMS AND OBJECTIVES**

Group considered the adjusted terms of reference and discussed the variations of the term affordable housing. It was agreed to work to develop a policy for any housing provided through the Neighbourhood Plan to be available for people with a demonstrable local connection including but not limited to local family members and employment.

The group agreed that it was important for people to understand who to seek help from re issues with water ingress and that this should be included in the RevitalHythe work.

The group also wished to know places where people believed there was an issue with the drain/s, and what type of issue.

It was felt important to press for burial space to be included in the Plan.

The proposed footpath linking West Street and Jones Lane was presented and it was agreed to include this. It was agreed to aim for all new footpaths and pavements to be buggy friendly.

It was agreed to include the concept of a footpath on the north side of Roman Road.

Jo raised an issue with pollution from shipping and it was agreed that Jo will notify the Chairman of Council and ask that they be raised at the next port consultative committee.

Discussion took place regarding the railway line and whether there was room to include a cycleway beside it. It was decided that it is too narrow at many points and that we concentrate on linking West Street to the Marchwood provision.

John Currin is to link with the churches once the plans are finally submitted re the new War Memorial hospital. The group felt that there might not be a large enough space for people to congregate on Remembrance Sunday.

## 5.0 DATE OF NEXT MEETING

To be forwarded

Updated draft 1.7.2017

## Hythe and Dibden Neighbourhood Plan Aims and Objectives

The Neighbourhood Plan has been put together to achieve the aims identified by the community. These aims have been identified after listening to the views of the community and evidencing the need and the priorities. The community has had the opportunity to contribute to this plan which has drawn together the consultation and development work of the Neighbourhood Planning Group and agreement of the aims listed below:

1. To provide suitable housing opportunities for the local community
2. To seek opportunities for landscape, recreational and ecological enhancement and preservation whilst minimising environmental impact resulting from development
3. To reduce pollution and congestion
4. To secure and support existing and new transport provision as an alternative to the use of private vehicles for commuting journeys
5. To provide the recognised community services for the local community
6. To reduce the likelihood and impact of flooding through coastal and riverine causes
7. To reduce crime, anti-social and nuisance behaviour
8. To enhance the prospects for employment locally

Aim	Objective
<b>To provide</b>	<ul style="list-style-type: none"><li>• To provide new housing of up to 3 bedrooms per unit to meet local</li></ul>

<b>suitable housing opportunities for the local community</b>	<p>needs.</p> <ul style="list-style-type: none"> <li>• To provide substantial numbers of affordable new houses.</li> <li>• To provide a mix of housing types including suitable downsizing properties for local residents to retire to and for young families, couples and single people to start their first home.</li> <li>• To ensure that all new development is of a high standard and quality design that contributes and enhances local distinctiveness.</li> <li>• To support preferential access for people with strong local connections to new developments.</li> <li>• To ensure the design of new buildings allows realistically priced utilisation of roof space for further accommodation.</li> </ul>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Further consideration to be given to definition of 'affordable' housing</li> <li>• Advice being sought from LPAs on ability to tie housing in to people with local connections</li> <li>• Further consideration of specific issue of affordability for retired people</li> <li>• Further consideration of roof space design issue</li> </ul>

Aim	Objective
<b>To seek opportunities for landscape, recreational and ecological enhancement and preservation whilst minimising environmental impact resulting from development</b>	<ul style="list-style-type: none"> <li>• To protect and enhance the parish open spaces whilst recognising an opportunity for adjacent housing development of smaller spaces.</li> <li>• To protect, enhance and conserve the SSSI, areas covered by European legislation, the existing water front and woodland landscape.</li> <li>• To protect and enhance the historic fabric of the Parish, in particular the heartlands of the communities.</li> <li>• To protect and enhance the heritage of the Parish.</li> </ul>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Local Plan review process allows for designation of 'Local Green Spaces' – advice being sought as to whether this might be advantageous for us</li> </ul>

Aim	Objective
<b>To reduce pollution and congestion</b>	<ul style="list-style-type: none"> <li>• To design new developments so as not to exacerbate current pollution, congestion, parking and road safety issues.</li> <li>• To design modifications to existing developments to reduce pollution, congestion, parking and road safety issues.</li> </ul>
<b>NOTES</b>	

Aim	Objective
<b>To secure and support existing and new transport provision as an alternative to the use of private vehicles for commuting journeys</b>	<ul style="list-style-type: none"> <li>• To ensure the protection of the existing rail route and track to Totton and the provision of suitable Park and Ride infrastructure and platform access so that, subject to viability, a rail/tram link to Southampton can be provided.</li> <li>• To safeguard access for pedestrians and motorists to a proposed railway halt in central Hythe and provide additional parking in that location.</li> <li>• To ensure the protection of the Pier and associated structures in order to sustain the ferry link to Southampton.</li> <li>• To ensure provision at the Pier Approach and elsewhere in the Parish to ensure safe public access.</li> <li>• To ensure the provision of new cycle ways and footpaths giving safe and sensible routing for all the community.</li> <li>• To ensure that footpaths and cycle ways are designed to high standard and at gradients that are suitable for all users and utilise as direct a route as possible.</li> <li>• To eliminate pinch points and areas that cause delays in the current road layout.</li> </ul>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• LPAs suggest further liaison with HCC but how productive this would prove for the Plan is uncertain</li> </ul>

Aim	Objective
<b>To provide the recognised community services for the local community</b>	<ul style="list-style-type: none"> <li>• To provide further opportunities for food sustainability and biodiversity</li> <li>• To meet the recognised needs of local residents for additional space for burial of the deceased within areas that are environmentally enhancing</li> <li>• To provide additional recreational space to the north of Claypits Lane limited by the alignment of the former Sizer Way phase 3</li> <li>• To preserve important community assets</li> </ul>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Schedule of community assets should be drawn up for inclusion in the Plan – could use Plan to put more pressure on LPAs to legally designate some or all</li> <li>• Woodland burial sites could also be considered?</li> </ul>

Aim	Objective
<b>To reduce the likelihood and impact of flooding through coastal and riverine causes</b>	<ul style="list-style-type: none"> <li>• To ensure all proposals for housing and business premises in Zones 1 and 2 in the tidal flooding area have a baseline level at a minimum of 4.1 metres above ordnance datum.</li> <li>• To ensure the provision of coastal flood prevention measures to a constant height to protect the low lying areas of Hythe currently being flooded at periods of inclement weather and enhanced high tides.</li> <li>• To ensure the provision of suitable mechanisms to reduce the likelihood of riverine floodwater .</li> <li>• To ensure that all new build development is only consequent to a demonstration that current water removal systems are efficient.</li> </ul>
NOTES	<ul style="list-style-type: none"> <li>• LPSa have commissioned a Strategic Flood Risk Assessment (SFRA) for the combined NFDC and NFNPA plan-areas. This is scheduled for completion summer 2017 and will be made available to us.</li> </ul>

Aim	Objective
<b>To reduce crime, anti-social and nuisance behaviour</b>	<ul style="list-style-type: none"> <li>• To ensure that the layout of all new development and regeneration of existing is designed to reduce the current negative impact of crime, nuisance and anti social behaviour.</li> <li>• To ensure that all new development including redevelopment of existing sites provides sufficient parking for residents and visitors.</li> <li>• To ensure that maintenance plans for new cycle ways and footpaths are a condition of planning consent.</li> </ul>
NOTES	

Aim	Objective
<b>To enhance the prospects for employment locally</b>	<ul style="list-style-type: none"> <li>• To seek the provision of suitable internet connections for business premises and home workers.</li> <li>• To protect existing employment opportunities in the Parish from loss to future housing development.</li> </ul>
NOTES	<ul style="list-style-type: none"> <li>• The LPAs have commissioned a Business Needs and Commercial Property Market Assessment for the combined NFDC and NFNPA plan-areas. This is due to be completed summer 2017 and will be made available to us.</li> <li>• We need to ensure that all parts of the parish have access to high speed broadband and that we look ahead to ensure we stay at the forefront as the technological advances</li> </ul>

Agenda item 4

Hythe Neighbourhood Plan – brief for photos and maps

DRAFT

16 August 2017

Section	What should be included	Notes	Lead?	PHOTOS	MAPS (notes to follow)
Front cover	<ul style="list-style-type: none"> <li>Name of plan</li> <li>Plan period (legal requirement to state)</li> <li>Version/status (eg pre-submission draft)</li> <li>Name of qualifying body (ie H&amp;DPC)</li> <li>Attractive photo</li> </ul>		Steph	<p>Needs to be special!</p> <p>Could be one big picture, or a collage of 2-3 smaller ones (cf Alton N-Plan uses 3 and works well).</p> <p>Must include people (human interest).</p>	
Foreword	<ul style="list-style-type: none"> <li>Normally signed by the chair of the parish council</li> <li>Brief explanation of the purpose of the Plan (ie why it has been produced) and what it contains</li> <li>Thank the community for their participation and involvement</li> </ul>	<ul style="list-style-type: none"> <li>Recommend no more than one page</li> <li>Good to include one or two photos (eg of chair) to enliven it, but don't include mugshots of the entire steering group as some have done!</li> </ul>	Steph	<p>Suggest one of Graham (the one on the parish website looks good) and one of Chairman (Maureen's website one looks very quizzical, ? take another, asking her to meditate on the word YES!)</p>	
Contents	<ul style="list-style-type: none"> <li>Simple and clear, with page numbers</li> </ul>		Neil		

Intro	<ul style="list-style-type: none"> <li>• Explain what a neighbourhood plan is and what it does (and what it does not do)</li> <li>• Reasons for producing the Plan</li> <li>• Clear map of the Plan area, details of date and designation</li> <li>• Who the relevant local authorities (ie NFDC, NFNPA, HCC) are and what they do</li> <li>• <b>Briefly</b> explain the process by which the Plan was prepared</li> <li>• The Plan period and why it has been chosen</li> <li>• The stage the Plan has reached and the purpose of this particular document</li> </ul>	<ul style="list-style-type: none"> <li>• The detailed explanation of how the Plan was prepared will be covered in a supporting document (the Consultation Statement)</li> </ul>	Steph + Neil	(probably don't need any here, but any photos from public consultation events etc would be useful to go into the 'Consultation Statement'.)	
Local context	<ul style="list-style-type: none"> <li>• Brief factual description of the Plan area and its characteristics</li> <li>• Population, housing, employment, community facilities, heritage</li> <li>• Paint a picture so others can appreciate what makes the area unique</li> <li>• Particular challenges, headline key issues</li> </ul>	<ul style="list-style-type: none"> <li>• Include dates for any statistics referred to. Only a summary is needed here (more detail could be provided in a supporting document if need be but this is not essential)</li> </ul>	Steph	<p>Characteristic local scenes</p> <p>The Promenade (I have requested photos from the landscape designer)</p> <p>Oblique aerials (NFDC should have some, if you don't already have them I can ask my former colleagues)</p>	

<p>Vision and Objectives</p>	<ul style="list-style-type: none"> <li>• Amplify key issues to be addressed (current and over the Plan period) and the evidence for this</li> <li>• How the Plan addresses these issues, or if they cannot be addressed by the Plan what other mechanisms are available</li> <li>• What do we want the neighbourhood area to look like at the end of the Plan period.</li> </ul>	<ul style="list-style-type: none"> <li>• Needs to be clear about 'scope', ie what the Plan can do and what it cannot.</li> </ul>	<p>Neil initially</p> <p>Joint input later</p>	<p>No need for photos, but may need some graphic input later on to enliven it.</p>	
<p>Planning Policies</p>	<ul style="list-style-type: none"> <li>• Normally grouped by objectives</li> <li>• Can be presented in different ways, but needs to be clear what each policy is seeking to achieve (ie the reason for its inclusion), and what is the evidence that justifies it</li> </ul>	<ul style="list-style-type: none"> <li>• Neil to recommend structure/ presentation format for approval of NP Group as first step</li> </ul>	<p>Neil in early stages</p> <p>Joint input later</p>	<p>Probably worth taking a generous number in each category – we'll only want to use a few in the Plan itself, but the rest might well be useful as evidence in the supporting documents.</p> <p>Draw mainly on 'Aims and Objectives' document – notes below are additional suggestions.</p>	

	Housing	Refer to 'Aims and Objectives' document for content	<p>Examples of local small affordable houses?</p> <p>Mix of housing types.</p> <p>'People' pictures could be tricky – if not practical could perhaps use graphics instead to illustrate mix of people (young families, couples, singles, retired) and mix of housing types</p>	
	Environment and Recreation	Refer to 'Aims and Objectives' document for content	<p>Attractive local landscape and open spaces (eg SSSI, waterfront, woodland)</p> <p>Heritage assets (eg Listed Buildings, Conservation Area – NFDC may also have some we could use)</p>	

	Pollution and Congestion	Refer to 'Aims and Objectives' document for content	<p>Examples of current traffic and congestion problems.</p> <p>Children and elderly people in proximity to traffic fumes (ideally choking to death or having an asthma attack). Have any locals taken up the habit of wearing masks? If not could Helen be provided with a stock of free masks to offer to pedestrians willing to have their photo taken?</p>	
	Transportation	Refer to 'Aims and Objectives' document for content	<p>Pier + ferry</p> <p>Examples of good existing cycleways?</p> <p>Commuters using bike and ferry to get to Soton?</p> <p>Existing rail track to Totton</p>	

	Community services and assets	Refer to 'Aims and Objectives' document for content		Burial grounds  Illustrations of community assets currently under consideration by the NP Working Group	
	Flooding	Refer to 'Aims and Objectives' document for content		Historic images of previous flooding events  Coastal flood protection infrastructure	
	Crime and anti-social behaviour	Refer to 'Aims and Objectives' document for content		Steph to advise?	
	Employment	Refer to 'Aims and Objectives' document for content		Examples of existing employment sites, especially high tech	

Delivery	<ul style="list-style-type: none"> <li>• How will the intended outputs be delivered?</li> <li>• What needs to happen next?</li> <li>• How does it link to other parish initiatives?</li> <li>• How will progress be monitored?</li> </ul>	<ul style="list-style-type: none"> <li>• This section typically called “The Way Ahead” or “The Way Forward” or “Into the Future” etc.</li> <li>• In part may be covered in earlier sections, but good to tie things together here</li> <li>• Can be very brief for the initial consultation draft (less than one page?), perhaps 1-2 pages in the final ‘made’ version of the Plan</li> </ul>	Steph		
Glossary	<ul style="list-style-type: none"> <li>• Key definitions, technical terms, acronyms, abbreviations.</li> </ul>	<ul style="list-style-type: none"> <li>• Don’t skimp on this – some examples run to 3 pages, can be very useful indeed</li> </ul>	Neil		
Ack’ments	<ul style="list-style-type: none"> <li>• Contributions from elected councillors, assistance from other agencies and bodies (if deserved!) photo credits, volunteer and paid contributions, etc</li> </ul>	<ul style="list-style-type: none"> <li>• Best kept as separate section – too cumbersome to try to include in the Foreword. Need to make clear whether contributions have been commercial or pro bono.</li> </ul>	Steph	Include photo credits (in-house and external)	

Back cover		<ul style="list-style-type: none"> <li>Some online versions have no back cover but better to have one – more professional and enables decent hard copies to be printed when required</li> </ul>	Steph	Alton have a full page oblique aerial photo of the town, we might want to do the same it's a useful image to include, and putting it on the back cover saves a whole page in the 'local context' section, helps keep the document succinct.	
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Photos	Throughout the Plan document	<ul style="list-style-type: none"> <li>Neil to suggest where needed</li> <li>H&amp;DPC to provide</li> </ul>	Steph
Maps	In Plan document and probably in some of the supporting documents	<ul style="list-style-type: none"> <li>Neil to suggest where needed</li> <li>H&amp;DPC to provide</li> </ul>	Steph

**Supporting documents (provisional list).** Detailed technical info, similar function to Appendices, but written as separate stand-alone documents to sit alongside the main Plan document.

Photos will be useful for the Consultation Statement and the eight policy evidence base documents, but the quality of these images is not as important as for the main Plan document.

Draft Neighbourhood Plan Examiner's Report	Won't appear on the initial consultation draft but will appear alongside the final 'made' Plan	Planning Examiner
Map of the designated neighbourhood area		Steph
'Basic Conditions' Statement	Alton's document is nearly 50pp long	Neil

Consultation Statement	Includes details of exactly how the plan was prepared and how the local community was involved	Steph
SEA (Strategic Environmental Assessment)	For Plan as a whole and for individual sites	Aecom
HRA ('Appropriate Assessment' under Habitat Regs)	For Plan as a whole and for individual sites	Aecom
Legal correspondence from LPA(s)	(If any)	NFDC/NPA
Objectives of the Neighbourhood Plan	Neil to check – appears on Alton's list but not sure why	?
Evidence base – Housing	Check if SHLAA assessment needed	Note 1
Evidence base – Environment and Recreation		Note 1
Evidence base – Pollution and Congestion		Note 1
Evidence base – Transportation		Note 1
Evidence base – Community services and assets		Note 1
Evidence base – Flooding	Being undertaken by NFDC/NPA who have indicated it will be available "summer 2017"	NFDC/NPA
Evidence base – Crime and anti-social behaviour		Steph
Evidence base – Employment		Note 1
Additional sources of evidence (if any)	Include any sources not already covered in the main topic based evidence documents (just a reference list, would be very brief)	Neil
List of technical assessments undertaken	Very brief – simply a list	Neil

## Agenda Item 5

### Locally Listed Buildings

updated note 11.8.2017

Advice from Warren Lever by phone 10.8.2017  
(NFDC/NPA Senior Conservation Officer 01590 646628)

NFDC and NFNPA support the principle of local listing of buildings, but neither authority currently holds any definitive lists of what buildings have been locally listed. Within Conservation Areas which have benefitted from Conservation Area Appraisals, important non-listed buildings and other non-designated heritage assets are identified and will be shown on the maps, and likewise areas that have benefitted from Local Distinctiveness studies will also have identified these.

In Hythe, the only reliable source will be the 2004 Conservation Area Appraisal. It is possible but cannot easily be confirmed that there could be additional buildings that may have been identified on an ad hoc basis (perhaps informally?) outside the Conservation Area.

NFNPA subsequently confirmed (11.8.2017) that their GIS records show **no** locally listed buildings within the part of the parish inside the Park boundary.

Warren mentioned that Lymington & Pennington recently set up a small working group to identify local heritage assets for the purposes of their Neighbourhood Plan. He is supportive of this, but doesn't have the resources within his team to provide a great deal of practical help, although he is willing to give advice by phone or attend the occasional meeting for these kinds of local working groups.

Given the absence of a definitive list of locally listed buildings for Hythe, I asked whether if a local working group came up with a list of proposed local heritage assets, and there turned out to be an overlap with buildings previously identified as locally listed, would this cause any embarrassment? Answer, no it wouldn't.

In summary, if there are the resources available locally to do so, would be helpful to produce a schedule of non-designated heritage assets considered locally to be of significance.

Neil Williamson  
10 August 2017

# Historic England

<https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>

## Locally Listed Heritage Assets

There may be many [buildings](#) and sites in a [local planning authority's](#) area that make a positive contribution to its local character and sense of place because of their [heritage value](#). Although such [heritage assets](#) may not be nationally [designated](#) or even located within the boundaries of a [conservation area](#), they may be offered some level of protection by the local planning authority identifying them on a formally adopted list of local heritage assets.

Around half of all local planning authorities have produced lists of locally important buildings and sites [\(1\)](#), although not all of these have adopted the list as part of their [development plan](#). In consequence the [significance](#) of any building or site on the list (in its own right and as a contributor to the local planning authority's wider strategic planning objectives), can be better taken into account in planning applications affecting the building or site or its [setting](#).

Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its [conservation](#) as a heritage asset is an objective of the [NPPF\(2\)](#) and a material consideration when determining the outcome of a planning application.

In deciding any relevant [planning permission](#) that affects a locally listed heritage asset or its setting, the NPPF requires amongst other things that local planning authorities should take into account the desirability of sustaining and enhancing the [significance](#) of such heritage assets and of putting them to viable uses consistent with their conservation. They are also obliged to consider the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality [\(3\)](#).

The NPPF contains policies that apply to heritage assets regardless of whether or not they are locally listed. However, local listing provides a sound, consistent and accountable means of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints.

Local listing does not affect the requirements for planning permission. Some buildings can be demolished without planning permission and local listing does not affect that, although an [article 4 direction](#) issued by the local planning authority can reinstate the requirement for planning permission for demolition of a locally listed building.

Historic England has produced detailed guidance on the best practice in producing local lists of heritage assets [\(4\)](#).

## References

(1) Local Authority Conservation Provision, Institute of Historic Building Conservation, English Heritage, Oxford Brookes University, 2003

(2) Paragraph 17, [National Planning Policy Framework](#), Department for Communities and Local Government, March 2012

(3) Paragraphs 126 and 131, [National Planning Policy Framework](#), Department for Communities and Local Government, March 2012 *(NB para 135 is where non-designated heritage assets are specifically mentioned)*

(4) [Heritage Listing Advice](#), Note 7

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**Non-designated heritage assets** are defined as buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process.

NB 'Buildings' as used in heritage terminology includes artefacts and elements of the built environment that are not actually 'buildings' as understood in everyday parlance (eg could include lamp posts, letter boxes, walls, waymarkers, etc, etc.)

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## **NPPF Core planning principles (Para 17)**

Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

...

- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

...

## **NPPF Para 135**

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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## **Hythe Conservation Area Appraisal 2004**

<http://www.newforest.gov.uk/CHttpHandler.ashx?id=23651&p=0>

The maps identify "key/important unlisted buildings" (described in the text as "key unlisted buildings") – these could if desired be explicitly recognised in the Neighbourhood Plan as "locally listed buildings".

The maps also identify "significant green spaces" and "important trees/tree groups" presumably including some which may be subject to TPO and some which may not be.