

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 22nd 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 Appendix 3 for NPA/NFDC comments

See Appendix 4 for the links to NFDC/NPA evidence base / studies

See Appendix 5 for the Planning Consultants comments

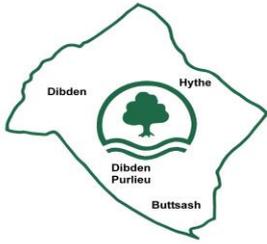
5.0 TECHNICAL ASSISTANCE

Chairman to report on the outcome of the initial meeting with the assessment team of DCLG.

7.0 DATE OF NEXT MEETING

To be agreed at the meeting

APPENDIX 1



Hythe and Dibden Neighbourhood Planning Group

"Our neighbourhood, our future"

Notes of the meeting of the Hythe and Dibden Neighbourhood Planning Group held on Friday 24th March, 2017 at 10.30am at the Community Centre, Brinton Lane, Hythe.

ATTENDEES

Cllr Chris Harrison, Cllr Alex Wade, Cllr Graham Parkes, Cllr Trevor Johnson, John Currin, Jean Adams/Peter Nutbeem,

6.0 APOLOGIES

Received from Jo Fowler, Dan Poole

7.0 NOTES OF LAST MEETING

The notes of the meeting held on the Monday 27th February, 2017 were agreed.

8.0 PLANNING CONSULTANT AND PROJECT PLAN

The Chairman briefed the group on his initial meeting with Neil Williamson and presented the draft project plan to the Group. When the quote for the Planning Consultant work is received appropriate funding bids will be completed and when funding is granted the work can commence.

9.0 AIMS AND OBJECTIVES

Group considered the draft aims and objectives and agreed a version to send to the Planning Consultant.

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
To provide suitable housing opportunities for the local community	<ul style="list-style-type: none"> • To provide new housing of up to 3 bedrooms per unit to meet local needs. • To provide substantial affordable new housing. • 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. • To ensure that all new development is of a high standard and quality design, built to sustainability standards and that contributes and enhances local distinctiveness. • To restrict all new developments to less than 10 units. • To enable an amount of preferential access for people with strong local connections to new developments. • To ensure the design of new buildings allows realistically priced utilisation of roof space for further accommodation.

Aim	Objective
To seek opportunities for landscape, recreational and ecological enhancement and preservation whilst minimising environmental impact resulting from development	<ul style="list-style-type: none"> • To protect and enhance the parish open spaces whilst recognising an opportunity for adjacent housing development of smaller spaces. • To protect, enhance and conserve the SSSI, areas covered by European legislation, the existing water front and woodland landscape. • To protect and enhance the historic fabric of the Parish, in particular the heartlands of the communities. • To protect and enhance the heritage of the Parish. • To use the land in an efficient manner.

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

Aim	Objective
To secure and support existing and new transport provision as an alternative to the use of private vehicles for commuting journeys	<ul style="list-style-type: none"> • 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. • To safeguard access for pedestrians and motorists to a proposed railway halt in central Hythe and provide additional parking in that location. • To ensure the protection of the Pier and associated structures in order to sustain the ferry link to Southampton. • To ensure provision at the Pier Approach and elsewhere in the Parish to ensure safe public access. • To ensure the provision of new cycle ways and footpaths giving safe and sensible routing for all the community. • To design footpaths and cycle ways to high standard and at gradients that are suitable for all users and utilise as direct a route as possible. • To eliminate pinch points and areas which cause delays in the current road layout.

Aim	Objective
To provide the recognised community services for the local community	<ul style="list-style-type: none"> • To provide further opportunities for food sustainability and biodiversity. • To provide the recognised need of local residents for additional space for burial of the deceased within areas that are environmentally enhancing. • To provide additional recreational space and housing development space to the north of Claypits Lane limited by the alignment of the former Sizer Way phase 3. • To preserve important community assets.

Aim	Objective
To reduce the likelihood and impact of flooding through coastal and riverine causes	<ul style="list-style-type: none"> • 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. • 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. • To ensure the provision of suitable mechanisms to reduce the likelihood of riverine floodwater . • To ensure that all new build development is only consequent to a demonstration that current water removal systems are efficient.

Aim	Objective
To reduce crime, anti-social and nuisance behaviour	<ul style="list-style-type: none"> • 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. • To ensure that all new developments and regeneration provides sufficient parking for residents and visitors. • To ensure that maintenance plans for new cycle ways and footpaths are a condition of planning consent.

Aim	Objective
To enhance the prospects for employment locally	<ul style="list-style-type: none"><li data-bbox="325 288 1011 344">• To seek the provision of suitable internet connections for business premises and home workers.<li data-bbox="325 344 1062 400">• To protect existing employment opportunities in the Parish from loss to future housing development.

APPENDIX 2

Initial meeting NFDC, NPA and Hythe and Dibden Neighbourhood Planning Group 24th May 2017

Held at ATC

Present: Andrew Herring (AH), David Illsley (DI), Cllr Graham Parkes (GP), Neil Williamson (NW), Stephanie Bennett (SB)

SB gave an overview of the survey and consultation work and provided print outs of the aims and objectives and results of the consultation

The group agreed that it was important to streamline the work as much as possible but recognised that a third of the area was in the NPA area and two thirds in the NFDC area. It was recognised that it would be the topics and geographic locations of the items to be included in the Plan that would determine which planning authority would be the lead or whether it was a joint consideration. The LPA intention is to work jointly as far as possible.

AH summarised the NFDC timelines for the consultation on the proposed submission draft of the Local Plan with the Cabinet and Full Council considering the Plan in September 2017 with prior discussion held with the Scrutiny Panel in late July. AH to check and advise how much of the information presented to Scrutiny Panel would be publicly available. – (POST MEETING NOTE: AH confirmed the Scrutiny Panel will be an open public meeting.

DI explained that the NPA Local Plan would be released within three weeks of the NFDC Local Plan, with a 6-week consultation period starting late October 2017.

Housing

- DI confirmed that the National Park boundary was established by the Government in 2005 following extensive independent landscape assessment and public consultation. Land within the National Park has the highest level of protection the planning system offers and the NPA members (the majority of which are local County, District and Parish Councillors) are committed to protecting the boundary. The NPA itself has no power to amend the Park boundary and national policy is clear that the small-scale development that does take place within National Parks should cater for local needs arising within the Park, rather than external needs. GP explained that we have linear ideas for small housing developments along Claypits Lane and West Street.
- DI confirmed NPA looking at some housing allocations close to the main villages within the National Park. If the Parish Council is looking to include small developments (typically less than 10 dwellings) this fits better within the Neighbourhood Plan than within the Local Plan.
- AH explained that NFDC will do (strategic) housing allocations greater than 100 units in their local plan Part 1 this year, and consider allocations of less than 100 units in Part 2 which will follow a couple of years later. NW asked if there would be a lower threshold size for the local allocations (eg 10?). AH advised that a decision on such a threshold has not yet been made, so if a threshold is set it could be greater or less than 10.
- AH asked if Parish would undertake housing consultations for Local Plan part 2 and GP and SB thought this would be agreeable provided the proposals fitted with the general requests from the community ie starter/affordable accommodation.
- Under current national policy, NFDC cannot require affordable housing for developments of 10 or fewer units, although in the National Park the Authority can seek financial contributions towards affordable housing from sites of between 6 – 10 units and then on-site provision on sites of 11 dwellings or more. However, DI said that due to financial viability and lack of support from the

Inspectorate, in practice the NFNPA and other LPAs generally don't achieve the full percentages of affordable housing stated in their policies. 70% is very unlikely to be achievable.

- It was concluded that to fulfil Neighbourhood Plan objectives for local needs housing, may be better to allocate sites for around 11 – 15 units rather than below 10. AH explained that all land in the District is in the process of having sustainability assessment for housing allocation purposes. Given this, there should be no onerous increase in workload for the Neighbourhood Plan for considering sites above 10 units provided that the NPA has the same data available
- AH NFDC could chose to redraw the Local Plan's settlement boundaries to incorporate Local Planning need
- Considerable discussion took place regarding starter homes vs affordable homes and whether having a policy to facilitate creation of additional living space in the roof construction is achievable whilst maintaining affordability, and not undermining other policy objectives. It works in the social housing sector.
- DI – National policy confirms that Starter homes are acceptable for a rural exception site, however floor space limitation is not a specific policy issue for NFDC.
- It was felt that it would be worth looking into developing a local definition for local needs housing that the community understood, and that reflects the slightly different policies in the two planning areas.
- DI confirmed that in principle the Neighbourhood Planning process could consider proposals for smaller development (e.g. rural exception sites) for the areas discussed.

ABP Port development

- Considerable discussion was had regarding the potential ABP development particularly around identifying the consequences of such a development. It was agreed to join the three plans through a 'Buffer Zone' and wider consequences consideration, in recognition of the fact that if permission is given for a new port, once built there will inevitably be immense pressure for it to spread inland.

Technical assessments

- Regarding technical assessments for housing there is not much more required for over 10 as opposed to under 10 units and the group was advised to consider 11 – 15 unit sites.
- AH advised that a combined New Forest District and National Park strategic flood risk assessment is being developed and will be available with the Local Plan it includes updated modelling. The issues re the sea wall at Hythe were touched on. This assessment should be available by Sept 2017 (or possibly as early as July).
- AH explained that the risk assessment will focus on loss of property and risk of loss of life. GP highlighted the impact on jobs when the centre of the Village and the Marine Park is flooded.
- Technical assessments were discussed and it was felt that there was a great deal of information that will soon be available to the Neighbourhood Plan Group. AH and DI will put together a list of what technical assessments they currently believe will be needed, what information is currently available, and what information is in the pipeline and when it will become available. List to be sent to SB within the next 2 weeks in preparation for the technical meeting scheduled for 30th June.
- Transport was discussed especially in relation to the ABP development. The railway P+R proposals appeared to fit well with land safeguarding.
- DI will send a link to the planning application for the burial site at Calshot to give an idea of the assessments required.
- Habitat regulations assessment will be covered in the local plans (LUC currently undertaking work across NFDC and NPA areas) so it is unlikely that further work will be required.

Aims and Objectives

- AH/DI/NW advised the group to review its objectives to ensure that they are clear and measurable.
- AH reported that NFDC is looking to protect employment sites.
- Internet connections/working from home – consider if this sits solely in Neighbourhood Plan or do we allocate land/sites for hardware and other work under RevitalHythe?

APPENDIX 3

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:

9. To provide suitable housing opportunities for the local community
10. To seek opportunities for landscape, recreational and ecological enhancement and preservation whilst minimising environmental impact resulting from development
11. To reduce pollution and congestion
12. To secure and support existing and new transport provision as an alternative to the use of private vehicles for commuting journeys
13. To provide the recognised community services for the local community
14. To reduce the likelihood and impact of flooding through coastal and riverine causes
15. To reduce crime, anti-social and nuisance behaviour
16. To enhance the prospects for employment locally

Aim	Objective
<p>To provide suitable housing opportunities for the local community</p>	<ul style="list-style-type: none"> • To provide new housing of up to 3 bedrooms per unit to meet local needs. • To provide substantial affordable new housing. • 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. • To ensure that all new development is of a high standard and quality design, built to sustainability standards and that contributes and enhances local distinctiveness. • To restrict all new developments to less than 10 units. • To enable an amount of preferential access for people with strong local connections to new developments. • To ensure the design of new buildings allows realistically priced utilisation of roof space for further accommodation.
<p>NFDC and NFNPA Comments</p>	<ul style="list-style-type: none"> • The objective of providing smaller units (up to 3 bedrooms) is consistent with the NPA's draft Local Plan, which proposes a 100m² floorspace limit on new dwellings in the Park (this equates to an average 3-bed house). • The draft objectives seeking to: (i) provide substantial new affordable housing; while at the same time (ii) restricting all new developments to less than 10 units, conflict with each other. The Government's National Planning Practice Guidance (NPPG) confirms that on-site affordable housing cannot be sought on schemes to up to 10 units outside protected landscapes. Within the National Park the NPA can only seek financial contributions to affordable housing on developments between 6 – 10 units. In short, schemes of less than 10 units will provide no on-site affordable housing in the District or National Park areas of the parish. • Any affordable housing (e.g. on sites of more than 10 units; or on rural exceptions sites in the Park) would be available for people with strong local connections as per the current allocations policy administered by the Housing Team at NFDC. This is consistent with objective 6. • We remain unsure what the final bullet point/objective is trying to achieve – suggest some rewording to clarify.

Aim	Objective
<p>To seek opportunities for landscape, recreational and ecological enhancement and preservation whilst minimising environmental impact resulting from development</p>	<ul style="list-style-type: none"> • To protect and enhance the parish open spaces whilst recognising an opportunity for adjacent housing development of smaller spaces. • To protect, enhance and conserve the SSSI, areas covered by European legislation, the existing water front and woodland landscape. • To protect and enhance the historic fabric of the Parish, in particular the heartlands of the communities. • To protect and enhance the heritage of the Parish. • To use the land in an efficient manner.
<p>NFDC and NFNPA Comments</p>	<ul style="list-style-type: none"> • The Local Plan review process enables the designation of 'Local Green Spaces'. Further guidance on the type of sites that could be suitable for this designation is contained within the NPPG. The Parish Council may wish to engage with NFDC and/or the NFNPA on pursuing this objective through the respective Local Plans. • The habitats designated under European legislation (SPA and SACs) are protected through the planning process. Depending on the scope of the Neighbourhood Plan, it may be required to go through a Habitats Regulations Assessment (HRA) in the same way that the draft NFDC and NFNPA Local Plans are.

Aim	Objective
To reduce pollution and congestion	<ul style="list-style-type: none"><li data-bbox="320 342 1086 405">• To design new developments so as not to exacerbate current pollution, congestion, parking and road safety issues.<li data-bbox="320 405 1086 465">• To design modifications to existing developments to reduce pollution, congestion, parking and road safety issues.
NFDC and NFPA comments	<ul style="list-style-type: none"><li data-bbox="320 465 1086 555">• Both NFDC and the NFPA have adopted parking standards which are delivered through the planning process.

Aim	Objective
<p>To secure and support existing and new transport provision as an alternative to the use of private vehicles for commuting journeys</p>	<ul style="list-style-type: none"> • 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. • To safeguard access for pedestrians and motorists to a proposed railway halt in central Hythe and provide additional parking in that location. • To ensure the protection of the Pier and associated structures in order to sustain the ferry link to Southampton. • To ensure provision at the Pier Approach and elsewhere in the Parish to ensure safe public access. • To ensure the provision of new cycle ways and footpaths giving safe and sensible routing for all the community. • To design footpaths and cycle ways to high standard and at gradients that are suitable for all users and utilise as direct a route as possible. • To eliminate pinch points and areas that cause delays in the current road layout.
<p>NFDC and NFNPA Comments</p>	<ul style="list-style-type: none"> • It will be important to liaise with Hampshire County Council as the statutory highways authority for the area on transport infrastructure. HCC are responsible for preparing the <i>Hampshire Local Transport Plan 2011 – 2031</i> for the area and have also been working on a Waterside Transport Strategy. HCC are therefore best placed to advise on local transport schemes proposed for the area. • Viability studies have previously been undertaken looking at re-opening the Waterside rail-line to passengers. While objectives in the Neighbourhood Plan can have a degree of aspiration in them, they should also be deliverable.

Aim	Objective
To provide the recognised community services for the local community	<ul style="list-style-type: none"> • To provide further opportunities for food sustainability and biodiversity • To provide the recognised need of local residents for additional space for burial of the deceased within areas that are environmentally enhancing • To provide additional recreational space and housing development space to the north of Claypits Lane limited by the alignment of the former Sizer Way phase 3 • To preserve important community assets
NFDC and NPNA Comments	<ul style="list-style-type: none"> • In December 2016 the NFNPA granted planning permission for additional burial space at Calshot and details of this application have been shared with the Parish Council. If greenfield land in the National Park is to be earmarked for burial purposes, careful consideration should be given to its landscape impact and the potential for more natural, woodland burial. • Reference to recreational space and housing development delivered as part of a new road scheme in the National Park requires clarification. The NPA is not aware that HCC are intending to progress with new road building in this part of the Park (it isn't mentioned within HCC's <i>Local Transport Plan</i> or the <i>New Forest Transport Statement</i>) and greenfield land adjacent to the built-up area of Hythe is not proposed for residential development within the Authority's draft Local Plan (October 2016). National planning policy is clear that National Parks have the highest status of protection in terms of landscape and scenic beauty (para. 115, NPPF) and therefore the NPA would welcome further detail on this proposed objective. The allocation of significant greenfield land for housing development in the Park through the Neighbourhood Plan would be contrary to the NPA's adopted and emerging planning policies for the area.

Aim	Objective
To reduce the likelihood and impact of flooding through coastal and riverine causes	<ul style="list-style-type: none"> • 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. • 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. • To ensure the provision of suitable mechanisms to reduce the likelihood of riverine floodwater . • To ensure that all new build development is only consequent to a demonstration that current water removal systems are efficient.
NFDC and NFNPA Comments	<ul style="list-style-type: none"> • As mentioned in our response on the evidence base studies, a Strategic Flood Risk Assessment (SFRA) for the combined NFDC and NFNPA plan-areas is due to be completed this summer. This will cover the whole of the Parish of Hythe & Dibden and will be shared with the Parish Council.

Aim	Objective
To reduce crime, anti-social and nuisance behaviour	<ul style="list-style-type: none"> • 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. • To ensure that all new developments and regeneration provides sufficient parking for residents and visitors. • To ensure that maintenance plans for new cycle ways and footpaths are a condition of planning consent.
NFDC and NFNPA Comments	<ul style="list-style-type: none"> • As mentioned previously, both NFDC and the NFNPA have adopted parking standards which are delivered through the planning process.

Aim	Objective
To enhance the prospects for employment locally	<ul style="list-style-type: none"> • To seek the provision of suitable internet connections for business premises and home workers. • To protect existing employment opportunities in the Parish from loss to future housing development.
NFDC and NFNPA Comments	<ul style="list-style-type: none"> • As mentioned in our response on the evidence base studies, a Business Needs and Commercial Property Market Assessment for the combined NFDC and NFNPA plan-areas is due to be completed this summer. This will cover the whole of the Parish of Hythe & Dibden and will be shared with the Parish Council.

APPENDIX 4

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:

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22. To reduce the likelihood and impact of flooding through coastal and riverine causes
23. To reduce crime, anti-social and nuisance behaviour
24. To enhance the prospects for employment locally

Aim	Objective	Links to NFDC/NPA evidence base / studies
To provide suitable housing opportunities for the local community	<ul style="list-style-type: none"> • To provide new housing of up to 3 bedrooms per unit to meet local needs. • To provide substantial affordable new housing. • 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. • To ensure that all new development is of a high standard and quality design, built to sustainability standards and that contributes and enhances local distinctiveness. • To restrict all new developments to less than 10 units. • To enable an amount of preferential access for people with strong local connections to new developments. • To ensure the design of new buildings allows realistically priced utilisation of roof space for further accommodation. 	<ul style="list-style-type: none"> • New Forest Strategic Housing Market Assessment (2014) – covering both New Forest District and National Park • NFDC Demography study (available late summer) • NFDC Viability Study (available late summer) • NFNPA Local Plan and affordable housing viability assessment (Three Dragons, available early August 2017)

Aim	Objective	Links to NFDC/NPA evidence base / studies
To seek opportunities for landscape, recreational and ecological enhancement and	<ul style="list-style-type: none"> • To protect and enhance the parish open spaces whilst recognising an opportunity for adjacent housing development of smaller spaces. • To protect, enhance and conserve the SSSI, areas covered by European legislation, the existing water front and 	<ul style="list-style-type: none"> • NFDC Formal Open Space study (available late summer) • NFDC Habitat Regulations Assessment (study, available late summer) • NFNPA Habitats Regulations Assessment (LUC, available

preservation whilst minimising environmental impact resulting from development	<p>woodland landscape.</p> <ul style="list-style-type: none"> To protect and enhance the historic fabric of the Parish, in particular the heartlands of the communities. To protect and enhance the heritage of the Parish. To use the land in an efficient manner. 	<p>September 2017)</p> <ul style="list-style-type: none"> New Forest National Park Landscape Action Plan and updated Landscape Character Assessment 2013 (see here)
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Aim	Objective
To reduce pollution and congestion	<ul style="list-style-type: none"> To design new developments so as not to exacerbate current pollution, congestion, parking and road safety issues. To design modifications to existing developments to reduce pollution, congestion, parking and road safety issues.

Aim	Objective	Links to NFDC/NPA evidence base / studies
To secure and support existing and new transport provision as an alternative to the use of private vehicles for commuting journeys	<ul style="list-style-type: none"> 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. To safeguard access for pedestrians and motorists to a proposed railway halt in central Hythe and provide additional parking in that location. To ensure the protection of the Pier and associated structures in order to sustain the ferry link to Southampton. To ensure provision at the Pier Approach and elsewhere in the Parish to ensure safe public access. To ensure the provision of new cycle ways and footpaths giving safe and sensible routing for all the community. To design footpaths and cycle ways to high standard and at gradients that are suitable for all users and utilise as direct a route as possible. To eliminate pinch points and areas that cause delays in the current road layout. 	<ul style="list-style-type: none"> NFDC Transport study (available late summer): will cover strategic level assessment of transport / highway corridors and incorporate anticipated levels of growth for each area.

Aim	Objective	Links to NFDC/NPA evidence base / studies
To provide the recognised community services for the local community	<ul style="list-style-type: none"> To provide further opportunities for food sustainability and biodiversity To provide the recognised need of local residents for additional space for burial of the deceased within areas that are environmentally enhancing To provide additional recreational space and housing development space to the 	<ul style="list-style-type: none"> NFDC Formal Open Space study (available late summer)

	north of Claypits Lane limited by the alignment of the former Sizer Way phase 3	
	<ul style="list-style-type: none"> To preserve important community assets 	

Aim	Objective	Links to NFDC/NPA evidence base / studies
To reduce the likelihood and impact of flooding through coastal and riverine causes	<ul style="list-style-type: none"> 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. 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. To ensure the provision of suitable mechanisms to reduce the likelihood of riverine floodwater . To ensure that all new build development is only consequent to a demonstration that current water removal systems are efficient. 	<ul style="list-style-type: none"> NFDC/NPA jointly commissioned Strategic Flood Risk Assessment (SFRA) – available late summer.

Aim	Objective
To reduce crime, anti-social and nuisance behaviour	<ul style="list-style-type: none"> 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. To ensure that all new developments and regeneration provides sufficient parking for residents and visitors. To ensure that maintenance plans for new cycle ways and footpaths are a condition of planning consent.

Aim	Objective	Links to NFDC/NPA evidence base / studies
To enhance the prospects for employment locally	<ul style="list-style-type: none"> To seek the provision of suitable internet connections for business premises and home workers. To protect existing employment opportunities in the Parish from loss to future housing development. 	<ul style="list-style-type: none"> NFDC and NFNPA Business Needs and Commercial Property Market Assessment - available late summer.

APPENDIX 5

Hythe and Dibden Neighbourhood Plan

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:

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Aim	Objective
To seek opportunities for landscape, recreational and ecological enhancement and preservation whilst minimising environmental impact resulting from development	<ul style="list-style-type: none"> • To protect and enhance the parish open spaces whilst enabling an opportunity for boundary housing development of smaller spaces adjacent to the open space • To protect, enhance and conserve the SSSI, the Waterside landscape, the National Park and the rural landscape • To protect and enhance the historically fabric of the Parish, in particular the historic heartlands of the communities within the Parish • To protect and enhance the heritage of the Parish • To use the land in an efficient manner

Aim	Objective
To reduce	<ul style="list-style-type: none"> • To design new developments so as not to exacerbate current

Comment [NW1]: Perhaps "a significant quantity"? Could be misinterpreted as wanting to build only big affordable houses.

Comment [NW2]: As agreed on 24.5.2017, I'll investigate appropriate language and definitions to enable us to set out our stall as to how we will be defining "local needs housing" for the purposes of this Plan.

Comment [NW3]: Need to be more precise. If we mean the standards that are set out in Local Plan policy then that is already a requirement of the LPA, if we mean we want to aim for higher than Local Plan standards we should say so (and provide evidence as to why we think it necessary)

Comment [NW4]: In the light of our discussions with NFDC and NPA on 24.5.2017 we can probably just delete. Could replace with something saying 'developments of up to 15 units preferred', but probably not necessary to mention numbers at all

Comment [NW5]: If we say "an amount" it immediately begs the question do we mean 10%, 25%, 50% and how precisely it will be defined and put into practice. We will need to expand on details and possible mechanisms in the body of the Plan, but suggest just saying 'support' is sufficient here.

Comment [NW6]: Good objective, but as discussed on 24.5.2017, there is a tension between making it easy and economical for local people to expand their property when they need to, and making it easy for outsiders to buy smaller properties in the area and then extend them which we generally don't want to encourage. Suggest we seek further advice on this point.

Assuming we find a way of resolving this tension, we would then need some practical and reliable means of testing proposed designs to establish how far they met this policy objective.

Comment [NW7]: Is "the Waterside landscape" defined by a line on a map? If not we might need to draw one, or at least explain clearly what we mean here.

Comment [NW8]: Good aim, but we'd need to explain very clearly exactly what we mean by 'historic heartlands'.

Comment [NW9]: Yes, but again we need to explain what we mean by efficient. To a developer, 'efficient' use of land means squeezing as many houses as possible onto every little plot, so need to be very careful about promoting 'efficient' use of land under the heading of protecting the environment.

Comment [NW10]: If the Aim is to reduce, then logically the Objectives need to follow this and 'reduce' rather than simply 'not exacerbate'. Perhaps OK to leave this Objective as worded, provided we can come up with at least one additional Objective that does actually 'reduce'.

pollution and congestion	<ul style="list-style-type: none"> congestion, parking and road safety issues
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Aim	Objective
To secure and support existing and new transport provision as an alternative to the use of private vehicles for commuting journeys	<ul style="list-style-type: none"> To ensure the protection of the existing route 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 To ensure the protection of the Pier and associated structures in order to sustain the ferry link to Southampton To ensure sensible provision at the Pier Approach and elsewhere in the Parish to ensure the safe access to the public To ensure the provision of new cycleways and footpaths giving safe and sensible routing for all the community To design footpaths and cycleways to high standard and at gradients that are realistic for all users and utilise as direct a line as feasible not following current highway provision To eliminate pinch points and areas that cause delays in the current road layout To safeguard access for pedestrians and motorists to the proposed railway halt in central Hythe and provide additional parking in that location

Comment [NW11]: I take it from this that there is already a defined route marked on a plan somewhere?

Comment [NW12]: Can we explain more clearly what is meant by 'sensible provision'?

Comment [NW13]: To what extent is this a Neighbourhood Plan matter? Suggest we seek further advice.

Aim	Objective
To provide the recognised community services for the local community	<ul style="list-style-type: none"> To provide further opportunities for food sustainability and biodiversity To provide the recognised need of local residents for additional space for burial of the deceased within environments that are environmentally enhancing To provide additional recreational space and housing development space to the north of Claypits Lane limited by the alignment of the former Sizer Way phase 3 To preserve important community assets

Comment [NW14]: As discussed on 24.5.2017, we'll need to include a list of these community assets, even if they are not formally (legally) enshrined yet. This Plan could include a list of proposed community assets together with a stated policy of instructing (requesting?) the LPA to legally designate them.

Aim	Objective
To reduce the likelihood and impact of flooding through coastal and riverine flooding	<ul style="list-style-type: none"> To ensure all proposals for housing in Zones 1 and 2 in the tidal flooding area have a baseline level at a minimum of 4.1 metres above ordnance datum 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 To ensure the provision of suitable mechanisms to reduce the likelihood of riverine floodwater To ensure that all new build development is only consequent to a demonstration that current water removal systems are efficient

Comment [NW15]: Is there an agreed definition of what an "efficient water removal system" looks like? If not, might have to adapt the wording to reflect EA language and standards, eg designed and capable of meeting a 1-in-50-year flood risk etc.

Aim	Objective
To reduce crime, anti-social and nuisance behaviour	<ul style="list-style-type: none"> To ensure that all new development, regeneration and new build, and layout does not negatively impact of crime, asb and nuisance behaviour levels To ensure that all new developments and regeneration provides adequate parking To ensure that maintenance plans for new cycleways and footpaths are a condition of planning consent

Comment [NW16]: If the Aim is to "reduce", then logically the Objectives also need to reduce rather than merely avoid making things worse.

Comment [NW17]: How are we distinguishing between 'new developments' and 'regeneration'? Could be considerable overlap, need to be clear.

Comment [NW18]: Suggest we seek advice from the LPAs on this point as to what we (and they) may or may not be able to require.

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Aim	Objective
<p>To enhance the prospects for employment locally</p>	<ul style="list-style-type: none"> <li data-bbox="323 349 1011 405">• To seek the provision of suitable internet connections for business premises and home workers

Comment [NW19]: Good objective, potentially very important indeed. Possible scope to expand and include additional Objectives, covering things like support for innovation, future proofing in a fast-moving technological world, recognition of the need for continual upgrading, need to be always aiming to be ahead of the curve. Possibility that a parish could be more nimble and fleet of foot than a traditional LPA? Cultivate partnership(s) with high tech businesses and/or research establishments? Unlikely to deliver outcomes immediately, but could certainly include active seeking out of such partnerships as a Plan objective (sowing the seeds for future success).