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SOCG 01

Statement of Common Ground between
BCP Council and New Forest District Council
(0254)

BCP Local Plan Examination



4 November 2024
Version FINAL

1. General

1.1 The Council has prepared this Statement of Common Ground (SOCG) to assist the Inspector at the BCP Local Plan Examination.

1.2 New Forest District Council's response to the public consultation on the Draft BCP Local Plan (March 2024) supports the BCP Local Plan, but identified some areas of clarification. The purpose of this SOCG is to set out the agreed position between BCP Council and New Forest District Council (representor id 0254).

2. Declaration

Name	Organisation	Signature	Date
Steve Dring Planning Policy Manager	BCP Council		4 November 2024
Tim Guymer Assistant Director for Place Development	New Forest District Council		4 November 2024

3. Agreed position

1.3 The summarised comments, officer response and agreed position is set out in the table below.

1.4 Boxes highlighted green are agreed positions, orange boxes are not yet agreed. Red text denotes possible modifications to text.

Plan ref	Full comment	Officer summarised comment	Support/Object	Officer Response and action
H1	<p>NFDC recognises that BCP is a constrained area, with geographical constraints and numerous national and international designations, and also recognises the challenge BCP faces in terms of meeting housing needs. The BCP Local Plan (in Policy S2: Spatial Strategy and levels of growth and Policy H1: Housing delivery) sets a housing requirement to deliver at least 24,000 net additional new dwellings between 2024 and 2039. This is equivalent to the delivery of an average of 1,600 new dwellings each year. Using the Government's standard method for calculating housing need, there is a housing need in the BCP area of 2,806 dwellings per annum. NFDC notes that BCP Council has made the decision not to propose site allocations in the Green Belt in seeking to address their objectively assessed housing need. Against the standard method, there will be a shortfall of circa. 1,200 dwellings per annum equating to a shortfall over the whole Plan period 2024-2039 of circa. 18,000 dwellings. The scale of this shortfall is very significant and has the potential to place further increased pressures on surrounding areas to help address the shortfall. The NFDC Local Plan Area is very highly constrained and the part of the Plan Area that adjoins BCP is also within the Green Belt. The December 2023 published PfSH (Partnership for South Hampshire) Spatial Position Statement indicates a significant current housing supply shortfall in the PfSH area of circa. 11,770 dwellings, of which there is a housing supply shortfall, based on existing commitments, for NFDC against the standard method of circa. 5,650 dwellings in the period to 2036. It is in this context that NFDC has recently commenced a full Local Plan Review. At this stage of preparation, the extent to which the Local Plan Review will be able to meet future housing needs is not clear, particularly when considering the need for any such Plan to cover a minimum 15-year period from its adoption.</p> <p>Paragraphs 11.20 of the Local Plan indicates that BCP Council will regularly monitor the policies in this Plan to assess whether they are working effectively and sets out a range of actions that BCP Council will take where Local Plan targets are not being met which may include a partial/full review of the Local Plan. Paragraph 11.21 confirms that BCP Council will review the BCP Local Plan by 2030 to ensure that the overall strategy remains up to date. Given the matters raised regarding housing need and the housing target, and the challenges that both BCP Council and NFDC face regarding addressing housing need, NFDC considers that paragraphs 11.20 and 11.21 should be strengthened and elevated to policy status. Such a policy should also require BCP Council to specifically consider the need to commence a review of its Local Plan if a quantified unmet need is established and confirmed through the New Forest District (outside the National Park) Local Plan Review. This will ensure that appropriate mechanisms are provided for within the Local Plan to enable BCP Council to respond positively to considering how unmet needs should be addressed.</p>	<p>Recognises the challenge faced in terms of meeting housing needs. Against the standard method, there will be a shortfall in homes. The scale of this shortfall could place pressures on surrounding areas. NFDC have a shortfall against the standard method and has commenced a full Local Plan Review. NFDC considers that paragraphs 11.20 and 11.21 should be strengthened and elevated to policy status to commit to a review, such a policy should also require review if New Forest District (outside the National Park) has an unmet need. It is not clear whether BCP Council will use Housing sensitivity report to formally challenge the need figure calculated by the standard method at their Local Plan examination.</p>	Comment	<p>Our approach was to start with the standard method need and apply a constraints based approach to determining the housing requirement. We are not relying on the housing sensitivity report although it does provide useful background and will be submitted alongside the local plan as evidence. We have discussed housing need at duty to cooperate meetings with NFDC and with Dorset Council but due to the timing of the BCP Local Plan we haven't been able to discuss how we approach unmet need. We have omitted to formally request if NFDC can meet BCP Council's unmet needs, although the NFDC representations make the position clear. However for completeness this SOCG includes a formal request at Appendix 1. The emerging Dorset Council and NFDC Local Plan's will provide the opportunity to explore unmet needs and BCP Council will engage in that process. The outcomes of testing strategic options around housing delivery in the sustainability appraisals may require a review of the BCP Local Plan. We agree with your suggestion to include a policy to commit to such a review. Add new policy to read:</p> <p>'Policy ID3 Monitoring and Review The Council will monitor the implementation of the Local Plan using the monitoring framework set out in Appendix 1. If the strategic objectives of the Local Plan are not being achieved, including where planned development is not being delivered in a timely manner, the Council will investigate the reasons why and take appropriate action. Depending on the scale and nature of the objective or delivery target not being met, actions may include:</p> <p>i. Engagement with the relevant parties including developers, landowners, service and infrastructure providers and other relevant parties to identify barriers or obstacles to the achievement of a Local Plan objective, or to the timely delivery of a planned development, and how they can be resolved; ii. The preparation of a position statement, development brief or action plan where it would assist delivery; iii. If possible, the identification of alternative sustainable and deliverable sites;</p> <p>And if necessary: iv. Undertaking a partial or full early review of the Local Plan (including a review of the Green Belt within the BCP administrative boundary) to accommodate growth and having regard to the latest information on unmet needs in neighbouring local planning authorities which will become clearer as their local plans progress'.</p>
E2	<p>The Employment Land Study (2023) informing the BCP Local Plan identifies a need of between 66.4 and 97.4 hectares of employment land over the period 2021 to 2039. The study recommends a target within a range of 66.4 to 97.4ha. The BCP Local Plan (Figure 9.1) identifies a supply of 79 to 92 hectares of available employment land over the period 2021-2039. Policy E2: Employment supply makes provision for around 72ha of employment land over the Local Plan period 2024-2039. This would appear to address the quantitative need for employment land identified by the 2023 Employment Land Study and NFDC welcomes that BCP Council is planning to meet this need in full within its Plan Area.</p>	<p>NFDC welcomes that BCP Council is planning to meet employment needs in full within its Plan Area.</p>	Support	<p>Support noted. To confirm BCP Council is not asking neighbouring authorities to meet any unmet employment needs.</p>
T1	<p>This policy's aim of reducing carbon emissions and congestion, support health, and the safe and efficient movement of people and goods, is supported. Of particular relevance to NFDC is point 'j': "supporting the delivery of infrastructure identified through the Sub-national Transport Body, Local Transport Plan, Local Cycling and Walking Infrastructure Plan and Bus Service Improvement Plan;"</p> <p>We welcome continued engagement on such proposals as they progress that adjoin or relate to NFDC's own Plan Area, to ensure there is good connectivity and routes that join up between respective settlements. This includes the primary and secondary cycle network shown in the Local Cycling & Walking Infrastructure Plan (LCWIP), for which NFDC are preparing their own 'New Forest LCWIP'.</p>	<p>Welcome continued engagement on such infrastructure proposals as they progress that adjoin or relate to NFDC's own Plan Area, including cycle network.</p>	Support	<p>Support noted. BCP Council will continue to engage with NFDC to ensure our strategies and projects align.</p>
NE2	<p>Habitats sites and wildlife sites</p> <p>The section on Protecting habitats sites is detailed and is welcomed. The paragraphs relating specifically to New Forest habitats (paragraphs 6.30-6.32) provide an accurate commentary on the situation in relation to the zone of influence. The reference to SAMMs</p>	<p>Welcome section on habitat sites and New Forest Habitats. Policy NE2 is positive and sets out a clear need for mitigation. NFDC</p>	Support	<p>Support noted. BCP Council will continue to engage with NFDC to ensure our mitigation strategies and projects align.</p>

Plan ref	Full comment	Officer summarised comment	Support/Object	Officer Response and action
	<p>payments from developers is also welcomed. NFDC is be satisfied that the requisite work is being carried out, and providing the cross-boundary work continues, NFDC is content with the approach set out in the Local Plan.</p> <p>Policy NE2 is positive and sets out firstly a clear need for mitigation, and details the appropriate mechanisms being used to identify measures to avoid or mitigate adverse impacts on New Forest designated sites. Section 4 of the policy also provides helpful clarification, and the associated Policies Map sets out clear mapping / zone for developers to know whether their site is affected by this policy. Under Infrastructure needs (paragraph 4.16) BCP commits to working with neighbouring councils to develop and deliver strategic mitigation measures in relation to visitor pressure on protected habitats. NFDC reiterates that it will be happy to continue with and expand upon cross boundary working on this issue.</p>	<p>reiterates that it will be happy to continue with and expand upon cross boundary working on this issue.</p>		
<p>Para 6.13-6.16</p>	<p>Air Quality Paragraphs 6.13 - 6.16 explain the situation sufficiently, but NFDC questions why Natural England is not requiring BCP to undertake specific air quality and habitat monitoring like that which NFDC has put in place? Taking the Strategic Transport Assessment as the basis for gauging impacts on the integrity of the Dorset heathlands is deemed by NFDC to be possibly insufficient – the modelling of vehicle movement data will not tell us whether vehicle emissions are directly having an adverse effect on the protected habitats.</p> <p>The Dorset Heaths Air Quality Interim Strategy suggests that a monitoring programme will be implemented. NFDC offers to work with BCP to share data on what NFDC is doing so that BCP has a starting point which is consistent with what other local planning authorities are doing. The habitats are similar so it would be logical to look at what NFDC/NPA are doing and replicate it across the border especially as Natural England has had full involvement in agreeing the monitoring methodology with NFDC. Policy NE2 5a sets out that BCP will work with neighbouring councils to ensure mitigation measures are implemented and monitored – NFDC offers particular support and reiterates its willingness to engage with BCP further on this.</p>	<p>Questions why specific air quality and habitat monitoring is not required. Taking the Strategic Transport Assessment as the basis for gauging impacts on the integrity of the Dorset heathlands could possibly be insufficient. NFDC happy to share and discuss methodology for monitoring and support monitoring mitigation measures.</p>	<p>Support with changes</p>	<p>Support noted. As part of the HRA work for the Draft Local Plan we need to prepare an air quality model to enable developers to input their data and ensure mitigation is effectively delivered. We will engage with NFDC when we review and update the current Dorset Heathlands Air Quality Strategy 2020-2025 later in the year. The proposed model will provide baseline data and we will meet to discuss next steps with NFDC shortly.</p>
<p>Para 6.27-6.28</p>	<p>Water Quality (Nitrates) The paragraphs relating to raised levels of phosphates in the River Avon (paragraphs 6.27-6.28) are an accurate commentary about the issue. This section will need to be updated once the secondary legislation in April (2024) provides clarity on whether the Christchurch treatment works are named in the latest nutrient calculator updates/guidance. Section 5 of Policy NE2 gives clear criteria (5a) that dwelling occupation cannot take place until nutrient mitigation is in place, and this is consistent with the approach that the legislation requires and the practice of other local authorities.</p>	<p>This section will need to be updated once the secondary legislation in April (2024) provides clarity on whether the Christchurch treatment works are named in the latest nutrient calculator updates/guidance.</p>	<p>Support with changes</p>	<p>Support noted. The announcement has now happened and confirmed that Wessex Water will be required to upgrade Christchurch Waste Water Treatment Works by 2030. We will be updating the Local Plan accordingly during the examination.</p>

Appendix 1 – BCP Council unmet need request

From: Steve Dring

Sent: 14 June 2024 12:00

To: [REDACTED] James Smith <[REDACTED]>

Cc: Caroline Peach <[REDACTED]>; Laura Bright

[REDACTED] >; Thomas Uglow <[REDACTED]>

Subject: Unmet housing Need Request - BCP Draft Local Plan

Importance: High

Hi Tim / James

We have discussed the Draft BCP Local Plan and housing requirements at duty to cooperate meetings. Your representations to the Draft BCP Local Plan confirm that it is unclear if New Forest District Council area can accommodate BCP Council's unmet housing need and that a review of the New Forest District Local Plan is timetabled. Despite our duty to cooperate discussions BCP Council has omitted to formally request if New Forest District Council can assist in meeting unmet housing need. This letter is to formally make that request.

The Draft BCP Local Plan at para 4.9 sets out the indicative housing need derived from the standard method as 2,806 homes per year from 2022 to 2032. The updated figure for 2023 to 2033 is 2,718 homes per year. Over a 15 year period this would equate to 40,770 homes.

In preparing the Draft Local Plan we have used the indicative housing need derived from the standard method as the starting point for setting a housing requirement. We have then taken a constraints based approach. As you are aware the BCP area is highly constrained with significant areas covered by environmental designations or being at risk from flooding. The coast to the south and Green Belt to the north, also limit the amount of land suitable for development. Our Housing and Economic Land Availability Assessment has looked comprehensively across various sources of land to examine where new homes and businesses could be built considering if land is suitable and available and whether or not development is achievable, and if constraints could be overcome. While some significant regeneration opportunities exist there is a shortfall of land which is suitable and available for development.

The Draft BCP Local Plan at Policy H1: Housing Supply sets a stepped housing target of 1,200 homes per year from 2024/25 to 2028/29 and 1,800 homes per year from 2029/30 to 2038/39. This equates to 24,000 homes over a 15 year period. There is a shortfall of 16,770 homes over the 15 year period. Para 8.4 of the Draft BCP Local Plan indicates that within the confines of the constraints outlined above we have identified a housing supply of 25,316. This reduces the shortfall to 15,454 homes over the Plan period. We are updating these figures to incorporate the outcome of the 2023/24 monitoring and will update you shortly on the up to date figure.

Type	Amount
Sites with planning permission but not built	9,110
Allocations*	7,815
Windfall sites	8,390
Total	25,316**

*Excluding those where planning permission has been granted but not yet implemented

**This total includes all remaining sites with planning permission as of April 2023, it is anticipated that around 1,200 of these will be completed in 2023/24

Figure 8.1 - Housing supply in the BCP area

The Gypsy and Traveller Accommodation Assessment identified a need for 29 households, including those households that do not meet the definition. We have identified a site for around 15 pitches at Branksome Triangle and note your support in your representations. Subject to more detailed work we may be able to accommodate further pitches at the Branksome Triangle site or look at other sites within the BCP area to meet the unmet need of 14 households. We are not formally requesting that New Forest District Council assist in meeting these unmet needs.

We are therefore seeking formal confirmation whether New Forest District Council can help us to meet the unmet housing need. The preparation of emerging New Forest District Local Plan will provide the platform to test this unmet need in addition to New Forest District Council's needs. BCP Council would welcome the opportunity to explore the options for meeting unmet need with New Forest District Council and contribute to sustainability appraisal in the upcoming New Forest District Local Plan. This outcome of this work may require a review of the BCP Local Plan.

In regards to meeting employment needs the jointly prepared Employment Land Study (2024) identifies a need for the BCP area of between 66.4 and 97.4 hectares of employment land over the period 2021 to 2039 (see Draft Local Plan para 9.4). Policy E2: Employment Supply makes provision for 72 hectares of employment which is sufficient to meet the needs identified. Figure 9.2 demonstrates how employment supply in the region of 92 hectares. We note New Forest District Council's support for this position in its representations. There is no unmet employment need.

Entering into the examination phase of the BCP Local Plan I would like to thank you for your continued support. To assist the Inspector I attach a draft statement of common ground. We are happy to meet and agree the content.

Kind Regards



Steve Dring
Interim Planning Policy Manager
Planning and Transport

[Redacted contact information]

Appendix 2 – New Forest District Council response to BCP Council’s unmet need request



Place Development

Assistant Director: Tim Guymer

Sent by email:



My Ref:
Your Ref:

Date: 05 November 2024

Dear Mr Dring

Bournemouth, Christchurch and Poole Local Plan Review: Duty to Co-operate – New Forest District Council Response to Unmet Housing Need Request

Thank you for your letter of 14 June 2024 regarding the Bournemouth, Christchurch and Poole (BCP) Local Plan Review.

Under the 'Duty to Co-operate', BCP Council has made a formal request to New Forest District Council (NFDC) for assistance in meeting its unmet housing need. You ask for formal confirmation regarding whether NFDC can help BCP Council meet the unmet housing need arising from its Plan Area.

The NFDC Local Plan Area is highly constrained and the part of the Plan Area that adjoins BCP is also within the South West Hampshire Green Belt. The latest Spatial Position Statement¹ published by PfSH (Partnership for South Hampshire) in December 2023 indicates a significant current housing supply shortfall in the PfSH area of approximately 11,770 dwellings for the period up to 2036. Within this figure, a shortfall of 5,650 dwellings is projected within the New Forest Planning Area in the period to 2036. It is in this context that NFDC has recently commenced a full Local Plan review, mindful that such a new Local Plan would also need to address a plan period significantly beyond 2036.

NFDC is also mindful of the proposed revisions to the method of calculating housing need as set out within the recently consulted National Planning Policy Framework and accompanying documents. This indicated a revised housing need of 1,465 dwellings per annum for the New Forest which, if carried forward to the final version of the method, would represent a significant uplift in housing need for an area which is already challenged in meeting current needs.

At this stage of preparation therefore, the extent to which the NFDC Local Plan Review will be able to meet its own future housing needs is unclear. In preparing the Local Plan Review, NFDC will look to ensure that it explores every opportunity available to address future needs within the context of also discharging its responsibilities to ensure that the special and unique characteristics, and designations of the New Forest are appropriately taken into account.

¹ <https://www.push.gov.uk/work/planning-and-infrastructure/push-position-statement/>

Given these circumstances, and at this time, NFDC is not able to commit to identifying any suitable land within our Plan Area to address unmet housing needs arising from BCP. NFDC would welcome continued co-operative working with BCP on how housing needs can be appropriately addressed across an appropriate geography in the future.

Yours sincerely



Tim Guymer
Assistant Director – Place Development
New Forest District Council



Appendix 3- Paper setting out past Duty to Cooperate discussions



Duty to Cooperate Statement of Compliance

Past Discussions with New Forest District Council

BCP LOCAL PLAN EXAMINATION

OCTOBER 2024

1. Background

1. Duty to cooperate evidence to support the local plan is set out in SD8a and SD8b Statements of Common Ground and SD9 Duty to Cooperate Statement of Compliance.
2. This additional paper provides evidence of the timeline of discussions that have taken place with New Forest District Council during the preparation of the Draft BCP Local Plan. It provides a response to the Inspectors' question 5 in examination document EXAM1.

2. Discussions with New Forest District Council

3. BCP Council and New Forest District Council have been actively and effectively working together since forming new Councils in May 2019. Prior to this the predecessor Councils also shared good close working relationships in the preparation of local plan documents.
4. The two Councils continue to work together to prepare a joint mitigation strategy for New Forest habitat site with the aim of implementation in 2024/25. The strategy involves a number of other local authorities.

3. Meetings between BCP Council and New Forest District Council

5. The table below sets out details of meetings between officers and councillors that relate to the draft BCP Local Plan.

Discussions since March 2022

Date	Discussion
23 November 2022	<p>Meeting of New Forest DC and BCP Council that covered:</p> <ul style="list-style-type: none">• Update on local plan position – BCP aiming for publication of the Draft Local Plan in Autumn 2023. New Forest DC working on a Part 2 local plan that may become a full review. Aim for a Local Plan in 2025.• Housing Issues – The BCP Local Plan work anticipates an unmet housing need of 16,000 homes.• Green Belt – discussed promoted housing sites in the BCP Council Green Belt that would be close to the New Forest District Council boundary.• Phosphates – BCP Council are undertaking further investigations as to whether phosphates released by Christchurch Waste Water Treatment works are contributing to the significant adverse impact upon the River Avon. First mitigation project has come forward at Bickton fish farm.• Recreational issues – Discussed a memorandum of understanding of the need to address visitor disturbance upon the New Forest habitat site, with mitigation strategy to be worked up once the impact from new homes in the BCP Council area is established.• Air Quality – New Forest DC are monitoring air quality impacts on the New Forest habitat site. <p>A full meeting note is attached at Appendix 1</p>
December 2022 - ongoing	<p>Hampshire Avon Working Group – quarterly meetings involving local authorities within the catchment of the River Avon (Wiltshire Council, Dorset Council, BCP Council, New Forest National Park Authority, New Forest District Council, Test Valley Borough Council). These meetings discuss the potential mitigation strategy for the River Avon SAC to release stalled housing.</p>
16 Nov 2023, 7 Feb 2024, 18 July 2024, 5 September 2024	<p>New Forest habitat site mitigation strategy meetings – meetings of local authorities to draft a mitigation strategy to support housing growth and mitigate any adverse impact upon the New Forest habitat site. The local authorities are</p>

Date	Discussion
	BCP Council, New Forest DC, New Forest NPA, Dorset Council, Eastleigh Borough Council, Fareham Borough Council, Southampton City Council, Test Valley Borough Council and Wiltshire Council
6 March 2024	Meeting of New Forest DC, BCP Council, Hampshire County Council and New Forest National Park Authority to prepare the Statement of Common Ground published March 2024 (SD8b)
16 April 2024	Meeting of New Forest DC and BCP Council. Covered New Forest District Council's draft representations on the BCP Draft Local Plan.

Appendix – Meeting notes

New Forest District Council and BCP Council Meeting

23rd November 2022

Draft Meeting Notes

In attendance

From New Forest:

- Claire Upton-Brown: Chief Planning Officer
- Tim Guymer: Service Manger Policy and Strategy
- Mark Williams: Planning Policy Manager

From BCP:

- Steve Dring: Planning Policy Manager
- Laura Bright: Senior Planning Officer

1. Update on Local Plan position

New Forest set out the current position in regards of the New Forest Local Plan. The Local Plan Part 1 was adopted in 2020 and work is progressing on Part 2. Post-election in May 2023 this may move towards a full review as there are various wider issues to consider for example, housing supply/delivery, climate change and free port status. Work is ongoing to look at future housing needs across the PUSH area which may have implications for New Forest. The timetable will emerge post-election with a replacement Local Plan likely to be in place around 2025.

BCP explained they are currently operating off the Local Plans for each legacy area and are moving forwards on a timetable to get an adopted BCP Local Plan by the end of 2024. Reg 18 Issues and Options was published in January 2022 and the Reg 19 Submission Plan is due to be published in September/October 2023. The various challenges with this timetable were discussed along with the political sensitivities of bringing forward preferred options and a draft plan in an election year. It was acknowledged the timetable may be revised post-election.

2. Housing issues

Through the 2020 Local Plan New Forest set their own housing requirement under the transitional arrangements and the plan sought to meet that locally set target (approx. 520 p/a). Delivery has been slower than anticipated due to various issues such as the pandemic, site delays and phosphate issues. Five-year housing supply is currently around 3.4 years. Green field releases have been slow to come through the process.

The standard method figure for New Forest sits around 980 homes p/a which will be challenging to deliver due to the constraints in the area.

BCP have a housing need under the standard method of 2,806 homes p/a, on average delivery over the past ten years has been 1,260 homes p/a. Constraints and land availability make it extremely

challenging to deliver a supply of housing to meet the identified need. Currently it is anticipated that BCP are approximately 16,000 short of meeting the needs across the plan period, work on establishing the suitable, available and deliverable supply of sites remains ongoing.

BCP commissioned Icen projects to explore if exceptional circumstances exist to deviate from the standard method. That worked concluded that due to the migration assumptions that feed into the 2014 population projections which inform the standard method that there was a case to suggest exceptional circumstance exist which would place housing need at 1,600 homes p/a.

BCP have held an advisory meeting with the Planning Inspectorate to discuss this issue. BCP were reminded of their duties in respect of the NPPF. As a result BCP are proposing developing a housing requirement figure based on what suitable and available land can realistically come forward.

Action: LB to circulate Icen projects brief

The needs of specialist accommodation were discussed. BCP has a significant ageing population and some specific work into the needs of specialist accommodation has recently been completed. Specific sites and policies will be included in the Local Plan to address these challenges.

The work PUSH are conducting to consider the housing needs across the 14 authorities in the area were discussed. This was a challenging exercise and the work will continue across the next 12 – 18 months. In isolation New Forest felt they would also be likely to be in a position of unmet need against the standard method figures due to constraints and lack of land availability.

Employment issues were briefly discussed, BCP are likely to be able to accommodate these needs within the BCP area, however logistics needs have specifically been identified as an area where additional well located sites are needed. New Forest advised PUSH have published information relating to employment in the PUSH area and also identified that large logistical sites are required.

3. Green Belt

Both authorities have areas of Green Belt and have completed Green Belt reviews using consultants LUC. Note the National Park designation superseded Green Belt. New Forest may need to update this work in the future. A stage 3 harm assessment may be required in each area to develop the findings from the stage 2 assessments. Within New Forest growth options are limited around the coastal towns and the Avon Valley, and the area within the Avon Valley is particularly sensitive.

Across BCP Green Belt sites have been promoted in all three legacy areas. The two sites which border New Forest are land to the east of Walkford (Coda Music Centre and land to the south, not the land within Chewton Glen ownership) and Land to the west of Bransgore. The land at Walkford is not visible from New Forest due to the topography and tree cover. Coalescence would need to be considered. Land at Bransgore is not well connected to the settlement with no routes or connections established. The settlement has a limited range of services and the sustainability of the location is questionable. There is a current application on land to the north of the promoted site which was previously Green Belt. Surface water flooding is known to be an issue. The contribution the site makes to BCPs housing need was discussed.

New Forest need to update their call for sites process to consider land availability within the area.

4. Phosphates

Issues are affecting both areas in relation to phosphates in the River Avon and various sites are stalled. Natural England are concerned that there is no evidence to prove there is not an adverse effect on protected sites. BCP have commissioned WSP to undertake investigations to provide this evidence, a report is due in January 2023. The issue may be resolved through the Levelling Up Bill to ensure water treatment works are dealing with phosphates. BCP may utilise Grampian conditions to approve development in the short term.

A private site at Bickton is offering mitigation to developers, some developers in New Forest have sought to utilise this mitigation in order to proceed on sites. BCP are concerned about this approach due to the impacts on viability.

Action: SD to share result of WSP findings as they emerge in January

5. Recreational issues

A MOU regarding recreational issues on protected sites within the New Forest is being considered by BCP Council. All parties recognised the need to work together on the issue and the principle of the approach seemed valid. However, further work is required to establish the impact of mitigation in BCP on New Forest sites to establish a strategy.

6. Air quality

New Forest potentially has an air quality issue arising from traffic travelling along the A27 corridor. Current work underway by Atkins to conduct monitoring and site surveys. Close to completion and findings can be shared. **Action: New Forest to share findings when available**