

TOTTON AND ELING NEIGHBOURHOOD PLAN 2025 - 2042

PRE-SUBMISSION VERSION: OCTOBER 2025

IMPORTANT CONSULTATION DETAILS

The TENP is published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the plan and its other published documents are welcomed from everyone living and working in Totton and Eling as well as local organisations and landowners.

They must be made either by email to xxxx

or by post to:

By xx 2025 at the latest.

Any comments made after that deadline may not be considered by TETC. Anyone submitting comments to TETC must provide an email or postal address and contact name. TETC will keep this information confidential. However, it must forward information to NFDC in due course for the sole purpose of notifying all those that have submitted comments that it has received a final version of the plan for examination.

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FOREWORD

Totton and Eling in some ways has a dual identity – a history which gives both Totton and Eling a mention in the Domesday Book and a fast evolution which saw the vast majority of the population arrive in less than a century. This curious mix of roots in a very rural setting but also a contemporary town mean it is full of opportunities for a vibrant town with amenities and with access to one of the most prized National Parks in Europe, the New Forest National Park.

This imaginative document gives our town the potential for a strong future. The Neighbourhood Plan sets out to reinforce the town's character traits through the protection of the Bartley Water and the unusually rural nature of the town while also looking carefully at how new build and design should reflect and enhance the town's identity. There is a solid push towards a more active and cohesive community in the suggested cycling, wheeled and walking enhancements and progress to improve the biodiversity of the town through linking green spaces in wildlife corridors.

Our Neighbourhood Plan links with the New Forest District Council's Local Plan and, along with potential enhancements to the town centre through the forthcoming Masterplan, could see a town fit for future generations with vibrancy and character. We have the opportunity to demand that future changes to our town be about making a stronger, more cohesive community while becoming an imaginative, contemporary town for all residents.

Councillor Caroline Rackham
Chairman of the Steering Group.

DRAFT

1. INTRODUCTION

1.1 Totton and Eling Town Council (TETC) is preparing the first Totton and Eling Neighbourhood Plan (TENP) to cover the period from 2025 - 2042. TETC is defined as a 'qualifying body' for this purpose in line with the [Neighbourhood Planning \(General\) Regulations 2012](#) (as amended).

1.2 The Totton and Eling Neighbourhood Area was designated by New Forest District Council on the 28th November 2014 as the area to which the policies of the TENP will apply. A map showing the Neighbourhood Area is shown below. The area coincides with the Town Boundary. The southern tip of the parish to the west of the A326 falls within the New Forest National Park Authority area, with the remainder under the planning area of New Forest District Council.

1.3 Totton and Eling has a population of just under 29,000 residents (as at Census 2021).

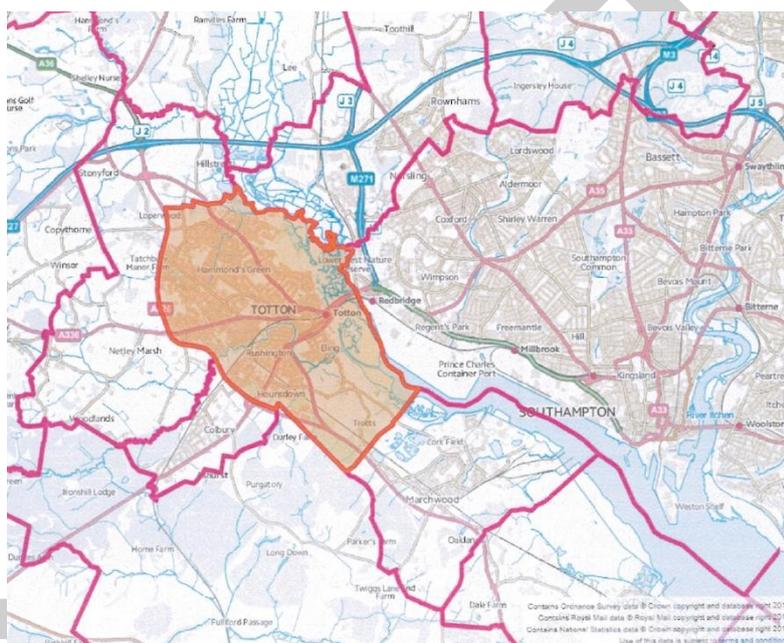


Figure 1 – Totton and Eling Neighbourhood Plan Designated Area

1.4 The TENP will cover the period from 2025 to 2042. This version contains draft policies for determining planning applications for the use and development of land within Totton and Eling during that period. In doing so it operates alongside other policies of the NFDC and NFNPA development plans that relate to Totton and Eling.

1.5 The TENP is published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the plan and its other published documents are welcomed from everyone living and working in Totton and Eling as well as local organisations and landowners. They must be made either by email to: or by post to **xxxxx** by **xxxxxx 2025** at the latest. Any comments made after that deadline may not be considered by TETC.

1.6 Anyone submitting comments to TETC must provide an email or postal address and contact name. TETC will keep this information confidential. However, it must forward information to NFDC and NFNPA in due course for the sole purpose of notifying all those that have submitted comments that it has received a final version of the plan for examination.

TETC is working to this timetable:

- Drafting and formal engagement on pre-submission Plan (Regulation 14) - November/December 2025
- Review of Reg 14 and production of Submission version of the Plan - January 2025
- Submission to NFDC (Regulation 15) - February 2025
- NFDC Consultation on submission version of Plan (Regulation 16) - March/April 2026
- Examination – Summer 2026
- Referendum – Autumn 2026

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2. BACKGROUND

History

2.1 Totton and Eling is a town in Hampshire, England, on the edge of the New Forest and on the banks of the River Test. With a population of about 29,000 people. It is a few miles from the city of Southampton and surrounding towns and villages include Ashurst, Marchwood, Cadnam and Ower.

2.2 Both Totton and Eling are in the Domesday Book and for many centuries Eling was the bigger and more valuable hamlet with a church, tolled river crossing and tide mill. Over the centuries both Totton and Eling became surrounded by grand houses with large estates – Downs House, Rushington Manor, Testwood etc. The parish of Eling oversaw the land in a very agricultural community where commoners' animals occasionally strayed from the New Forest. Ponies often strayed into the area and sometimes needed to be rescued from Eling Marsh. There was a brickmaking business at Eling using local clay and a range of industries gradually taking over at Eling Wharf. With work came families and schools and increased housing was needed.

2.3 Big changes began after the First World War when the large estate houses began to sell up and developers began building - Rushington, Eling, Testwood, areas of Salisbury Road. Although this work paused as the Second World War took its toll on the area. Residents from Southampton would catch buses at night out to Redbridge and Totton to try and avoid the worst of the bombing during the Blitz. Although Totton and Eling were both hit with bombs and residents were forced to leave family homes. Some took what land they were offered and built their own homes with lax planning permissions at the time borne from the desperation to house those whose houses were no longer habitable.

2.4 Prefab temporary accommodation was built at Hounslow for people who had been 'bombed out' of their homes and the tiny villages overseen by Eling Parish gradually became one single village with a main shopping area of Rumbridge Street, additional stores in the town centre and of course the railway. By the early 1950's the population had swelled to around 10,000 and the village became Totton and Eling and during the 1950's more houses brought more residents as estates like Rushington were finished. The cattlegrids were put in during the late 1960's meaning that New Forest Animals were no longer able to visit and Totton and Eling became indistinguishable. Calmore and Hounslow meant that Totton and Eling claimed to be the largest village in England until it was made a town in 1974.

2.5 The town centre was dominated by the World Stores during the 1930's and 40's and the central roundabout still bear the name of the store where children queued for their free rationed orange juice. Eventually the precinct was built, and the town centre seemed revitalised for a short time. During the post war years, the basic level crossing at the train station gradually became less useful as car-based traffic became more prevalent and the level crossing was built at Junction Road. A few decades later in the 80's, Asda became the shopping centre and Rumbridge Street began a decline as the major shopping centre for the town.

2.6 Totton and Eling have had decades of building and in fact the town has not seen a decade since the First World War which has not had major building developments. In the 80's and 90's parts of Netley Marsh were brought into the parish of Totton and Eling so that Totton could better cope with major changes to the population of the town. Completing this pattern are the houses now being built at 'North Totton' which again are set to swell the population of residents using the towns facilities but not necessarily held within the parish boundary.

Because most of Totton and Eling has been built and expanded within a century it has not evolved in the way other nearby towns have, such as Romsey or Lyndhurst. Most of the buildings in Totton and Eling are from the 19th Century onwards so the town is quite contemporary, with only one small conservation area at Eling. This gives the town an unusual advantage of being able to plan and implement more contemporary style without the need to protect a majority of precious, older buildings. Commercial Road and the A35 causeway are still the main exit routes from the town and Totton's town centre has changed little since the 1970s, so there is potential for change without the constraints faced by other towns. Much of the town centre has remained untouched for several decades and there are possibilities to improve the town through a reduction in traffic through the centre and a more easily accessible town centre.

Totton and Eling is now the largest town in the New Forest and has reached its boundary. It is surrounded by countryside including the New Forest National Park, the River Test, the Solent and the Bartley Water but is in close proximity to one of the biggest ports in Europe. It is within this unusual context that the Neighbourhood Plan has been developed, to cope with the major challenges which new development and the freeport will bring.

Profile

2.7 Totton and Eling has a population of just under 29,000 people. Its age profile (based on Census 2021 data) overall it has a slightly older population, this is far more consistent with the average across the country, than elsewhere in the New Forest, which has a significantly higher demographic. There are more persons between the ages of 50 and 60 than the national average, with a slightly lower demographic in the 20 – 30 age categories. Pockets of relative deprivation are small and generally associated with established social housing estates, namely the Calmore estate; Water Lane near the college; an area north of Ringwood Road between Calmore Road and West Totton, Testwood (Stanley Road); and Hounslow. A pocket of deprivation can also be found in the town centre south of the railway line and along Rumbridge Street. The highest levels of deprivation (around 14%) are in the Calmore estate and a small cul de sac of housing south of Water Lane.

2.8 Population density is low across a large part of the town, with no area exceeding 12,642 people per square kilometre compared with areas of neighbouring Southampton with substantial inner-city pockets having over 32,000 people per square kilometre. It is fair to say the town is distinctly suburban or even semi-rural. The lowest population densities in fully built-out wards can be found in the town centre.

2.9 Around 63.5% of the population is defined as economically active which is around 10% higher than the national average. It has more 2 person households than the average, but very slightly fewer 1 and 3 person households. A much higher number of its households have 2 or more vehicles than average.

2.10 It has many fewer 1, 2 bedroom and 4-bedroom dwellings with more 3 bedroom homes. The community has below the national average of people working from home and slightly higher than average number of people travelling less than 10km to work, reflecting the close proximity to both Southampton and employment opportunities along the Waterside.

Totton and Eling

Area map



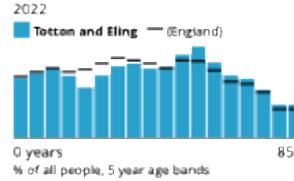
Population

2022
28,800
people

57,112,500 people in England
Rounded to the nearest 100 people

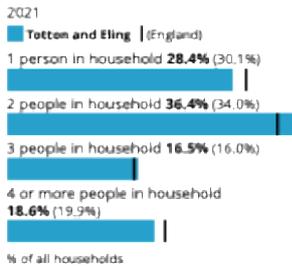
Source: Office for National Statistics - Mid Year Population Estimates
Small area: Output area

Age profile



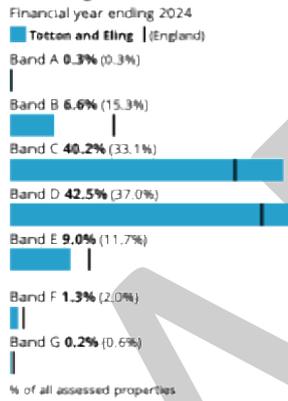
Source: Office for National Statistics - Mid Year Population Estimates
Small area: Output area

Household size



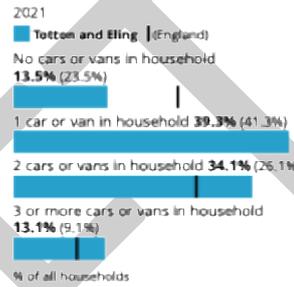
Source: Office for National Statistics - Census 2021
Small area: Output area

Energy efficiency of housing



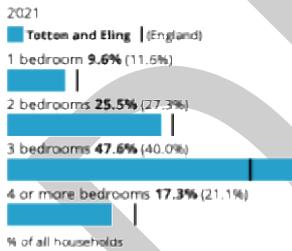
Source: ONS analysis of Energy Performance Certificates
Small area: Lower layer super output area

Number of cars or vans



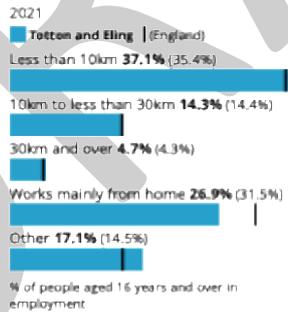
Source: Office for National Statistics - Census 2021
Small area: Output area

Number of bedrooms



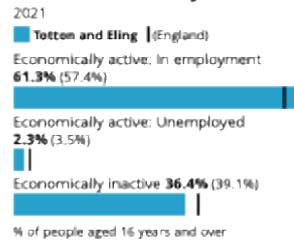
Source: Office for National Statistics - Census 2021
Small area: Output area

Distance travelled to work



Source: Office for National Statistics - Census 2021
Small area: Output area

Economic activity status



Source: Office for National Statistics - Census 2021
Small area: Output area

Figure 2 Totton and Eling Census Profile 2021 – Source: Office for National Statistics - Census 2021 Crown Copyright used under open government licence OGL.

2.11 The Solent Freeport Full Business Case sets out that the initiative will unlock significant investment, create thousands of new jobs and enhance the region’s credentials as a global gateway into the UK. More context on the Freeport can be found at [The UK’s Global Gateway – Solent Freeport](#). Tax sites within the New Forest will play a vital role in the delivery of the Freeport – with land at the former Fawley Power Station, Exxon Mobil, ABP’s Strategic Land Reserve and Marchwood Port (Solent Gateway) making up the majority of the Southampton Waterside tax site. One key benefit of the Freeport is the retention of business rates above a

fixed base level on tax sites for a period of 25 years from Freeport designation. The local retention of incremental business rates generated on tax sites is considered by government to be one of the most valuable elements of the Freeports package. Retained business rates over a 25-year period will provide a major resource for initiatives across the Solent. New Forest District Council Cabinet has agreed a number of priorities against which the legacy of a successful Freeport should be judged in the district. One priority is a focus on prosperous communities. The transformation of Totton Town Centre is at the heart of that priority. It is expected that, on completion of the current Masterplan Framework and Investment Plan (completion due March 2026) an approach will be made to the Freeport to seek support in delivering the proposals.

Strategic Planning Policy

2.12 The TENP has been prepared to be in general conformity with the strategic policies of the New Forest District Council Core Strategy (2009) [New Forest District Council Local Plan Part 2 adopted 2014](#) and [New Forest District Council Local Plan Part 1 \(2016 – 2036\)](#) adopted July 2020. The Local Plan and Core Strategy policies will eventually be replaced by an updated Local Plan, which currently has no proposed adoption date but will be undertaking Regulation 18 consultation at the end of 2025.

2.13 A fuller explanation will be set out in the Basic Conditions Statement as part of the submission but the key policies affecting Totton and Eling are:

[The New Forest District Local Plan First Alteration 2005](#)

- Policy DW-E12 Protection of landscape features - Development will not be permitted which would cause the loss of, or irreparable damage to, open areas or other landscape features, including those identified on the proposals maps, which:
A contribute to the character or setting of a defined built-up area or defined New Forest village by reason of visual amenity; and/ or
B screen development which would otherwise have an unacceptable visual impact.

New Forest District Council Core Strategy (2009):

- Policy CS21 Rural economy – setting out a strategy for the rural economy applying to Totton and Eling as a rural neighbourhood area that does not lie within the NFNPA area.

[New Forest District Council Local Plan Part 2 adopted 2014:](#)

- Policy DM1 Heritage and Conservation – *conserving and enhancing the historic environment, including listed buildings, and other heritage assets in the designated neighbourhood area.*
- Policies DM2 Nature conservation, biodiversity and geodiversity and DM3 Mitigation of impacts on European nature conservation sites *within the designated neighbourhood area.*
- Policy DM9 Green Infrastructure linkages – *protecting and seeking improve connections between green infrastructure assets including those in the designated neighbourhood area.*
- Policies DM20 – DM25 on Countryside policies – *setting out the approach to development applying to the designated neighbourhood area*

New Forest District Council Local Plan Part 1 (2016 – 2036) adopted 2020

- Policies STR1 – STR3 on spatial strategy – *directing development to the most accessible locations within the district and protecting the countryside, and the adjoining National Park setting.*
- Policy STR4 Settlement hierarchy – *setting out the nature and scale of development with Totton and Eling classified as a ‘main village’ suitable for small to medium sized growth*
- Policy STR5 - *At least 800 homes on sites of 10 or more homes to be identified within or adjoining the defined towns and large villages and allocated in the Local Plan Part Two or in Neighbourhood Plans,*
- Policy STR7 Strategic transport priorities – *supporting and encouraging proposals resulting in improvements to accessibility of sustainable travel.*
- Policy STR8 Community services, infrastructure and facilities – *protecting existing and ensuring adequate provision of new infrastructure.*
- Policies ENV1 – ENV4 on protecting the special environment of the district including the designated neighbourhood area.
- Policies HOU1 – HOU5 on the type, size and mix of new housing in the district including the designated neighbourhood area.
- Policies CCC1 – CCC2 on community safety and climate change for the district including the designated neighbourhood area.

2.14 The FNP has also been prepared to be in general conformity with the strategic policies of the New Forest National Park Local Plan Review Part 1 (2016 – 2035) adopted 2019 for the rural area of the parish within the National Park. A fuller explanation will be set out in the Basic Conditions Statement as part of the submission but the key policies affecting Fawley are:

New Forest National Park Local Plan Review Part 1 (2016 – 2035) adopted 2019.

- GP2: General Development principles
- SP5: Nature Conservation Sites of International Importance
- SP6: The Natural Environment
- SP7: Landscape Character
- SP17: Local Distinctiveness
- DP18: Design Principles

NFNPA is also bringing forward a new plan to cover the period to 2043 which is also at an early stage, with a “Direction of Travel” consultation in February and March 2025.

2.15 The Hampshire Local Transport Plan LTP4 ([link](#)), adopted in February 2024, includes a number of policies that are relevant to this Neighbourhood Plan. Of particular relevance are the following:

- Policy HP1 – Deliver the infrastructure required to support a large-scale shift towards walking and cycling for everyday trips
- Policy HP2 – Enable healthy neighbourhoods and high streets in partnership with communities
- Policy RT1 – Maintaining accessibility in rural areas, and providing viable alternatives to the private car
- Policy RT2 – Sustainable access to the countryside

- Policy DM2 - Support proactive masterplanning of new development sites for high quality neighbourhoods.

National Planning Policy

2.16 The TENP has also has regard for national planning policy and guidance as set out in the [National Planning Policy Framework \(NPPF\)](#). The Basic Conditions Statement contains further details but the key policies are:

- §30 - neighbourhood planning gives communities the power to develop a shared vision for their area, which can shape, direct and help to deliver sustainable development, by influencing local planning decisions
- §98a – planning should provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- §98c/d – planning should also guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs and should ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community
- §105 – protect and enhance public rights of way, including taking opportunities to provide better facilities by adding links to existing rights of way networks.
- §109e- identifying and pursuing opportunities to promote walking, cycling and public transport use.

2.17 The TENP must demonstrate how its policies contribute to the achievement of sustainable development and how they will not cause any harm to important ecological areas (in respect of the Habitats Regulations). The Neighbourhood Plan has undergone a Screening Opinion and as a result has been screened out for the need to prepare a Strategic Environmental Assessment and Habitats Regulation Assessment. These matters are also addressed in the Basic Conditions Statement.

Project Progress

2.18 Work on the Neighbourhood Plan has taken place over a number of years, gathering momentum in the last year to bring together all the research conducted and feedback received.

To develop the plan, some of the activities that have already taken place include:-

- Conducted written surveys with residents to collect ideas and views
- Created reports on our current public transport, car parking, accessibility and cultural offering
- Reviewed historically important buildings within Totton and Eling
- Liaised with New Forest District Council
- Organised public consultation events, both in person and online to gather feedback
- Reviewed green spaces in Totton and Eling to assess their importance to the community

3. VISION, OBJECTIVES AND POLICIES

3.1 Our vision of Totton and Eling is:

To create a thriving community for Totton and Eling with enviable amenities, pleasant green spaces and developing a prosperous and more attractive town centre. Giving residents a great local hub and a more desirable place to live, now and in the future.

3.2 The objectives of the Neighbourhood Plan, are:

1. Supporting and encouraging improvements to the quality of the built and natural environment including active and sustainable travel
2. Contributing to meeting our climate targets
3. Supporting the vitality and viability of the Town Centre
4. Protection and Bio-Capital Development of Green Areas
5. To encourage good quality design, good access and landmark buildings for Totton and Eling, while encouraging and embracing sustainability
6. To allow a distinctive character to develop in Totton and Eling over time.
7. To make Totton a physically connected community.

3.3 The Neighbourhood Plan contains eight policies, each of which is intended to contribute to one or more of these objectives. Each policy has a code number and title and the policy wording is in **Bold** text. Below each policy is some supporting text to explain the intent of the policy and how it should be understood by applicants and applied by NFDC and NFNPA to planning applications. The justification of each policy will be contained in the Basic Conditions Statement. Where a policy applies to specific land or sites in Totton and Eling this is shown on the Policies Map.

Policy TE1: TOTTON TOWN CENTRE DESIGN PRINCIPLES

Proposals for the redevelopment and intensification of land in Totton Town Centre, as shown on the Policies Map, will be supported provided they have full regard to the following design principles:

- i. they must not obscure or substantially silhouette a listed building in a key view identified on the Policies Map;
- ii. they may gradually increase building heights up to a maximum of 8 storeys as a transition from the adjoining building heights;
- iii. the height of new buildings that serve to terminate a key view may be up to double the height of the existing buildings that frame the view, with taller buildings behind per ii above;
- iv. the height of new buildings that frame a key view may be up to double the height of the most common building height on the opposite side of the view, with taller buildings behind per ii above;
- v. the Shopping Core should be the location for the tallest cluster of buildings to define its commercial and civic function for the whole town;
- vi. the height of new buildings fronting Commercial Road northside and southside must be no more than four storeys to define the subservient role of the area to the Shopping Core, with taller buildings behind per ii above;
- vii. the height of new buildings on Station Road North (westside) must be no more than three storeys, with taller buildings behind per ii above, to conserve the locally special historic character of this space;
- viii. new buildings in High Street must be no more than four storeys to define its subservient role to the Commercial Road areas and should be built up to the back of pavement of High Street to reflect the lower buildings, tighter grain and narrower street profile of the historic urban form of the area, most especially enhancing the contrast of the open setting to the listed Eling field House; and
- ix. new buildings on the land to the rear of the former Station Hotel on Station Road South must be no higher than three storeys, with an orientation and roofscape that complements that of the listed building.

This policy makes positive provision for the redevelopment of potentially many brownfield sites and surplus amenity land in Totton Town Centre by establishing some key design principles. Its scope is confined to setting parameters for new building heights to conserve the character and appearance of the centre and its surrounding low density, suburban areas. Other design matters – materials, sustainability, parking etc – are managed by other development plan policies, alongside which this policy sits.

It has been informed by a Design Brief produced for the Neighbourhood Plan by qualified urban designers. The Brief comprises the updating of character analysis carried out by New Forest District Council twenty years ago but much of which remains relevant. It also analysed historic maps and site surveys.

Totton town centre is an important area of focus for regeneration in the New Forest District where it has been identified that improvements are needed to better fulfil its role as a key urban centre for the Waterside and its communities as a modern market town.

The emerging Local Plan is likely to reflect the position of Totton in the settlement hierarchy, in terms of allocating land for additional housing development, with a focus on brownfield town centre redevelopment opportunities which will provide the required investment to deliver its placemaking and regeneration aspirations. This will be informed by the outcomes of the Totton Town Centre Spatial Framework Masterplan, currently being prepared by NFDC.

As such, the Neighbourhood Plan identifies the Town Centre area for the purpose of supporting regeneration opportunities to deliver retail, cultural, environmental, residential and business investment. Proposals for

redevelopment in the Town Centre will be encouraged provided they demonstrate how they accord with the design and development principles and opportunities set out.

Policy TE2: GREEN AND BLUE INFRASTRUCTURE

The Neighbourhood Plan identifies a Green and Blue Infrastructure Network, as shown on the Policies Map, for the purpose of increasing biodiversity, promoting ecological connectivity, providing outdoor recreation, promoting sustainable movement through the built-up areas out into the surrounding countryside and helping mitigate and adapt to climate change. The Network comprises assets of high nature conservation value including Bartley Water, wildflower-rich meadows, ancient semi-natural and secondary woodland, trees, hedgerows and water bodies - all assets of high biodiversity value. Also included are those areas of recreation and amenity value including children's play areas, allotments, recreational playing fields, and off-street footways, cycleways, and bridleways in and around Totton and Eling. In most cases assets have multi-functional, nature conservation, recreational and amenity value.

- A) Development proposals that lie within or adjoining the Network are required to demonstrate creating, maintaining and improving the functionality of the Network in the design of their layouts, landscaping schemes and public open space provisions. Proposals that will harm the functionality or connectivity of the Network, will not be supported.
- B) Proposals for new development requiring the provision of on-site open space will be supported where the design of open space is integral to the scheme and is effectively connected to any adjoining green infrastructure assets. Proposals for smaller infill schemes should also create opportunities to connect their landscape schemes with adjoining green infrastructure assets. Developers will be expected to enter into a planning obligation to secure satisfactory arrangements for the long-term management of such open space.
- C) New development will also be required to retain trees and hedgerows and to secure opportunities to create connected habitats suitable for species adaptation to climate change. Where they are unavoidably lost, replacement trees and hedgerows using indigenous species must be planted (two trees must be planted for every one lost) conditioned with a minimum 3-year maintenance regime, during which time any failing specimens must be replaced. All proposals for development in the Plan area must ensure that any potential impacts upon rare and threatened species are fully assessed, and that, where necessary, mitigation measures are incorporated to safeguard and protect those species.
- D) Save for householder applications, development proposals on sites of 0.5ha or above, are required as a minimum to achieve a future canopy cover of 20% of the site area principally through the retention of existing trees and the planting of new trees. Where it can be demonstrated that this is impracticable, the use of other green infrastructure (e.g. green roofs and walls) can be used where they are capable of offering similar benefits to trees.
- E) Proposals which contribute to the NFDC Green and Blue Infrastructure Priority Projects within the Parish and/or to the priorities set out in the Bartley Water Management Plan, will be supported. These are:
 - i) Enhance the gateway to the NFNP through improvements to greenspace provision at Bartley Park and Bartley Water to the water's edge (shown as A on image)
 - ii) East Totton to Southampton green links (shown as D on image)
 - iii) Promote wider linkages from the NFNP to the waterfront – land north of Marchwood.(Shown as J on image)

- F) Proposals which increase biodiversity and increase public access along the course of Bartley Water and land surrounding the river will be supported where they accord with the other policies of the Development Plan and any subsequent Bartley Water Management Plan.

Green and Blue Infrastructure is a term that covers a wide range of natural, ecological and recreational features, including parks, woodlands, water bodies, hedgerows, mature trees, lines of street trees, allotments etc that combine to create important habitat networks.

All those features have been mapped to show not just where they are but also to point to where the network may be improved to be better connected if land is developed or redeveloped, building on the work undertaken by the Town Council in identifying green corridors through the parish.

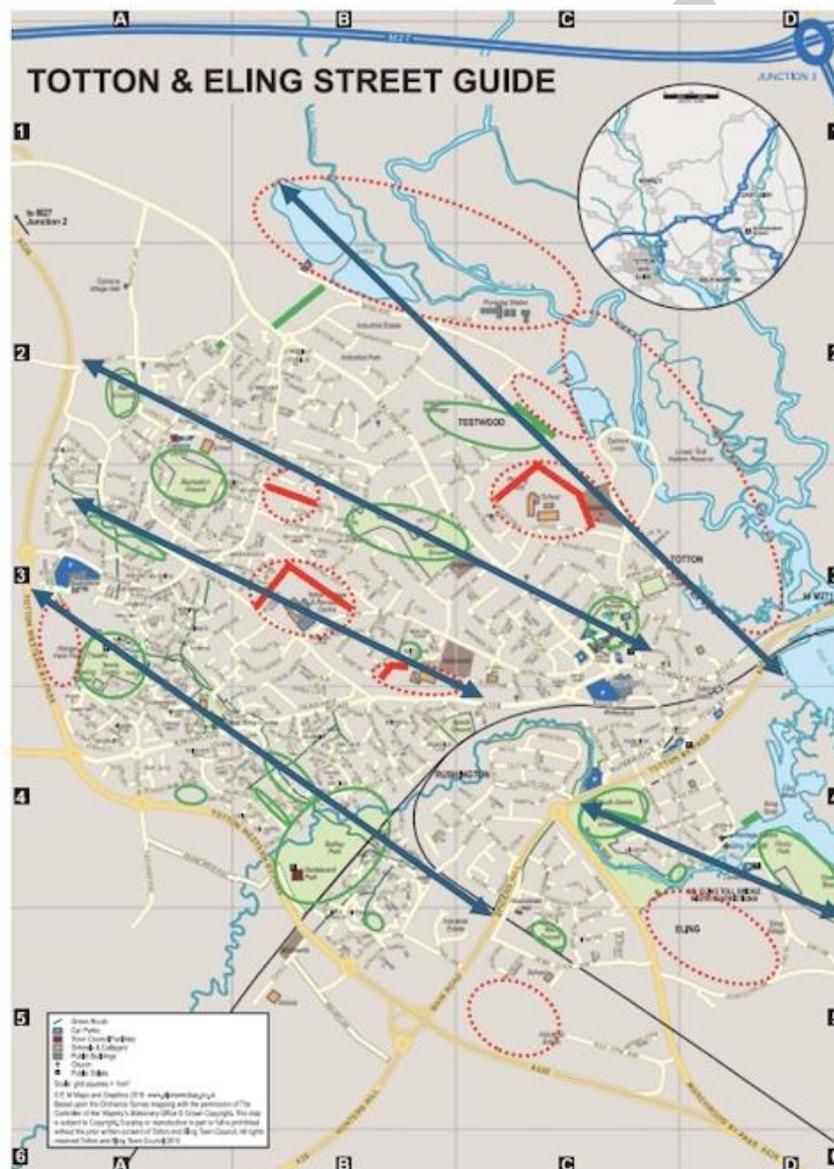


Figure 3 Totton and Eling Green Corridors

The policy protects the existing green and blue infrastructure in Totton and Eling from harmful development and to encourage its improvement and better connectivity when future development does take place.

The purpose of this policy is to promote ecological connectivity, outdoor recreation and sustainable movement through the town and into its surrounding countryside and helping mitigate and adapt to climate change. In most cases assets have multi-functional, nature conservation and recreational and amenity value.

The existing green infrastructure network in Totton and Eling enables connections to be made in the landscape between the coastline to the east through to the forest in the west. Mapping this rich ecological value, does not just illustrate where they are currently located, but also to point to where the network may be improved to be better connected if or when land is developed or redeveloped. The network has been mapped using publicly available data, primarily that produced by Natural England and Hampshire Biodiversity Information Centre. The policy will also work alongside the emerging [Hampshire Nature Recovery Strategy](#) and supports the priorities of the [Waterside Landscape, Settlement Gaps and Green and Blue Infrastructure Study](#)(2024) as they pertain to the GBI priority projects within the parish.

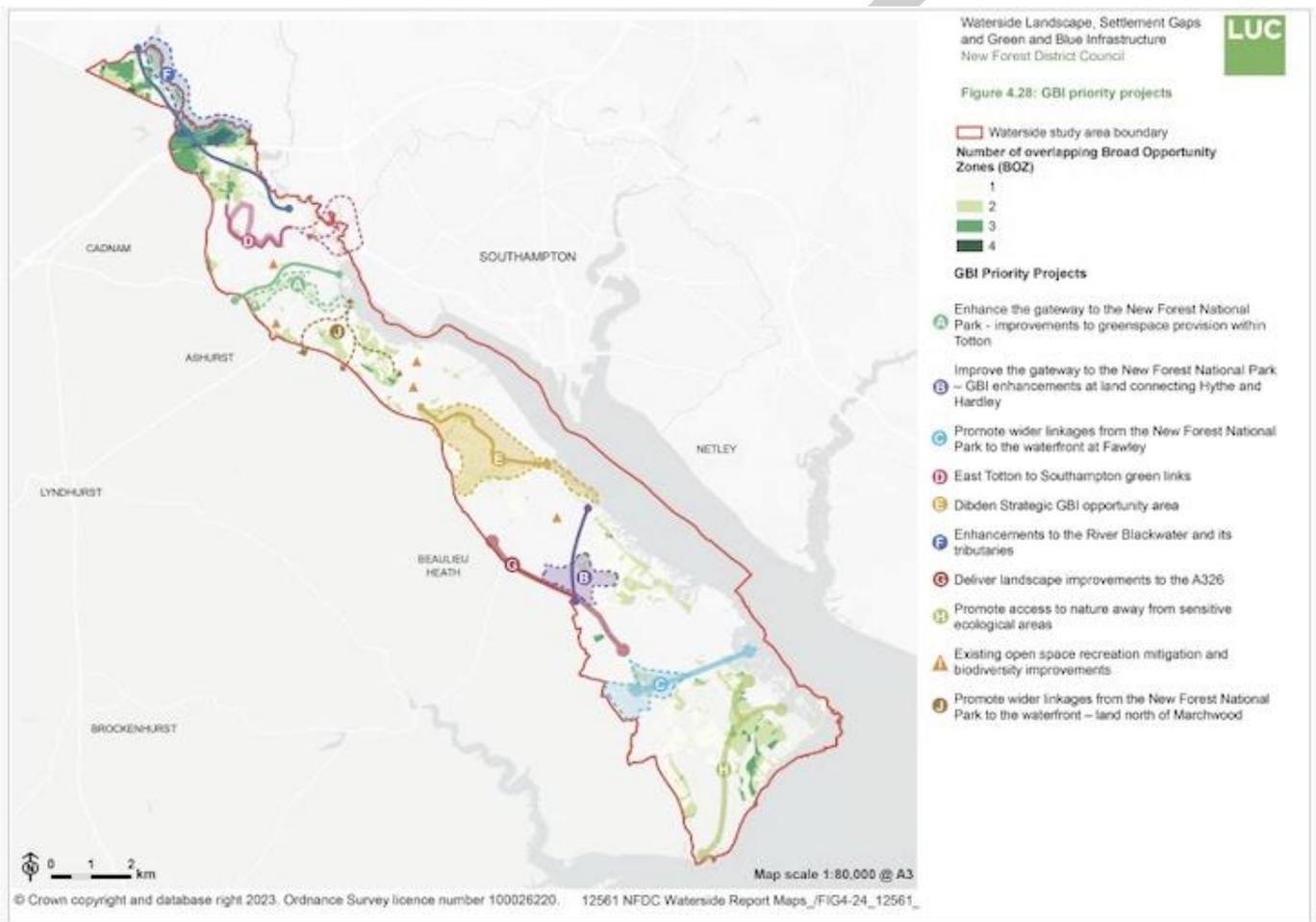


Figure 4 NFDC GBI Priority Projects

Element E i) of the policy recognises the opportunity to improve the existing ‘gateway’ between the New Forest National Park and Totton through the improvement of greenspaces and active travel connections. Opportunities include the delivery of flood risk mitigation and SINC improvements to facilitate water storage and mitigate surface flooding at Bartley Park. Eling Recreation Ground offers opportunities for accessibility improvements, habitat and biodiversity enhancements as well as pond and swale creation to complement the sport and recreation offer. The development and co-ordination of proposals within existing greenspaces, coupled with the [West Totton Green Routes Scheme](#), will offer opportunities for active travel and linear habitat creation. This includes increasing public access along Bartley Water through the Town Centre and the provision of wider connections to the shore of Goatee Beach.

Element E ii) involves the delivery of a 2.7km multi-user route, accommodated on existing PRow, providing wider linkages to King George's Field (south of Strategic Site 1), Calmore playing field, Cheam Way Park, Testwood Recreation Ground and Testwood Lakes Nature Reserve. The opportunity exists to extend the route to form a loop which utilises some of the existing paths leading to Redbridge Road crossing and Lower Test Nature Reserve.

Element E iii) seeks to improve cycle infrastructure along Trotts Lane, with markings and improved crossings at Marchwood Road / Jacob's Gutter Lane, the railway, and at the A326. Additional links through to the former quarry / new development off of Trotts Lane should be explored, as well as the creation of 'gateway' elements at entry paths into the NFNP and at the waterfront. As part of this overall improvement strategy, protection of ecologically sensitive sites along the routes will be important, including the provision of barriers and informational signage where necessary.

The policy also requires new development to maximise the opportunities available for tree canopy cover including tree retention and planting or the provision of other Green Infrastructure (e.g. green roofs, walls, rain gardens, ponds, inter-connected wildflower strips and hedgerows).

Canopy cover is the layer of leaves, branches and tree stems that cover the ground. Trees help mitigate the environmental and social challenges our built-up areas, face in a quantifiable way. Trees catch tiny particles on leaf surfaces and take carbon dioxide from the air. Tiny particulates of Carbon Dioxide, Nitrogen Dioxide and Sulphur Dioxide are difficult to filter in other ways and research has found significantly lower asthma rates in children aged 4-5 in areas with more street trees. The Woodland Trust reports that 36,000 deaths per year can be attributed to human pollution (other articles have suggested that 105 people in Southampton die a year because of increased air pollutants, mostly as a result of the docks in the form of transport of goods and ships.)

Trees can also help us adapt to climate change as they reduce the ambient temperature through cooling water through the evaporation from their leaves

This is supported by the Government's NetZero Strategy: Build Back Greener October 2021 which recognises the role of green and blue infrastructure, including trees, in providing an opportunity bring about long-term improvements in people's health and wellbeing.

The policy therefore draws inspiration from others, like Wycombe District Council and Cornwall Council who are operating planning policies which require new development (excluding householder applications) to achieve a quantifiable future canopy cover, with many others in the process of developing this type of policy. The London Plan operates a similar approach with its Urban Greening Factor.

In implementing the policy, a wide range of benefits are expected including storing carbon, reducing the urban heat island effect and improving air quality. The policy has been designed to be applied in a flexible way. In specific terms it acknowledges that issues such as commercial viability, site layouts and design may make the expectations of the policy impracticable on a site by-site basis.

This will be a matter for NFDC/NFNPA to consider based in the evidence provided with each development proposal. In addition, matters such as site layout and commercial viability may also be affected where development proposals also need to provide open space and landscaping to meet other policies.

As NFDC nor NFNPA do not currently have guidance for applicants to calculate canopy cover, the adopted Wycombe Tree Canopy Cover Supplementary Planning Document (SPD) provides a Canopy Cover calculator, developed in partnership with Treeconomics Forest Research and Wycombe District Council ([link](#)). This guidance will assist applicants in calculating how their proposed scheme should seek to meet the requirements of the policy, until such a time that GBC adopts its own guidance.

Beyond new housing developments, The Woodland Trust also suggest planting in urban streets, school playgrounds, hospital grounds, car parks, city parks and green spaces, around industrial sites and around sensitive habitats where there is a pollution source in the vicinity.

Policy TE3: LOCAL GREEN SPACES

The Neighbourhood Plan designates Local Green Spaces in the following locations, as shown on the Policies Map and listed below.

- 1) Calmore Recreation Ground/New Forest Park
- 2) Bartley Park and Bartley Water
- 3) Testbourne Playground including Briarwood
- 4) Goatee Beach
- 5) Land beyond Hawkers Close, near Salmon Leap allotments
- 6) Civic Green

New development will not be permitted on land designated as Local Green Space except in very special circumstances or where it is ancillary to the use of the land for public recreational purposes.

The green and blue infrastructure network includes some land that qualifies as a Local Green Space. These spaces are particularly special and cherished by the local community. They would be especially missed if they were to be lost to development.

The policy designates Local Green Spaces in the area. Once designated these sites are afforded a high level of protection from development. Factors for consideration in making an assessment of whether a site is local in character include its size, its relationship to any settlements, whether it has a distinct character and whether it has clearly defined boundaries, as well as its purpose. Full details of each location are set out in Appendix B describe why each one is special considering the following qualifying factors:

Beauty.

Historic Significance

Recreational Value

Tranquillity

Richness of wildlife

A number of forms of evidence have been relevant, including evidence that sites are actively used for sports or recreation, host wildlife projects, or is valued as a spot for community gatherings and events etc. Where no or very limited evidence has been submitted to show how a site is demonstrably special, then it is ruled out of the assessment. Sites are also ruled out if they already have another designation which protects them from inappropriate development, such as sites of nature conservation or allotments.

The jewel in the crown for Totton and Eling is Bartley Water, a New Forest stream, influenced by the local geology (sands and clays). It is one of two watercourses that make their way through Totton and Eling – The Test being the other. Although the Bartley Water is much smaller and less well known than the larger Test, it has been greatly improved in terms of biodiversity over the past decade and highly valued as a local recreational asset for the people of Totton and Eling, as it passes through a number of proposed Local Green Spaces. It provides it plays an important role in defining the character of the area, as well as being an important social and environmental, for the local community.

The tidal part of the river (but not the natural low water flow) drives the working historic Eling Tide Mill at Eling, where a toll road crosses the river. The river itself is also an important recreational facility and wildlife haven, especially at the tidal, Eling end of the river.

Policy TE4: MITIGATING THE EFFECTS OF EUROPEAN SITES

All net new housing in the Neighbourhood Plan area may need to make a financial contribution to delivery of the New Forest Recreation Management Strategy, or appropriate mitigation measures, as outlined in the NFDC New Forest National Park Revised Habitat Mitigation Scheme.

All developments will need to demonstrate nutrient neutrality for phosphorus in relation to the Solent Maritime SAC, Solent and Southampton Water SPA, and Solent and Southampton Water Ramsar site. This should be done through using the Natural England Solent nutrient budget calculator and securing the delivery of offsetting measures as necessary to achieve neutrality.

The Totton & Eling Neighbourhood Area includes part of the internationally designated Solent sites. The HRA of the NFDC Local Plan identified the potential effects of direct loss of or physical damage to designated habitats or habitats on which designated species rely or direct mortality of designated species. In addition, the potential for development to result in loss of habitat which lies outside European site boundaries, but which is used by the qualifying bird populations of the Solent is important.

It is not possible to rule out the potential for urban edge effects such as pet predation from new residential development within 400 metres of New Forest SPA or from effects such as noise pollution or light pollution from all types of built development.

Likely significant effects cannot be ruled out for: (i) residential development and visitor accommodation within New Forest National Park on the New Forest SAC and SPA; and (ii) residential development and visitor accommodation within 5.6km of the Solent Maritime SAC, Solent and Southampton Water SPA, and Solent and Southampton Water Ramsar site. More recent evidence ([Footprint Ecology 2020 – 23](#)) has led to the identification of a 13.8km 'zone of influence' within which in-combination recreational impacts arising from new development may arise. The whole of the designated Totton & Eling Neighbourhood Plan falls within this zone.

The HRA of the NFDC Local Plan identified European sites vulnerable to a deterioration in water quality, including the Solent's designated sites. This led to Natural England's advice that development within the Solent catchment must be 'nutrient neutral'.

Whilst the Totton and Eling Neighbourhood Plan does not include any additional site allocations and therefore will not result in water quality impacts, adverse pressures on the New Forest National Park of recreational pressures or direct loss or physical damage to designated habitats and as such has been screened out for the need for a Habitats Regulations Assessment, the policy is included to draw attention to these areas for anyone considering development in the future within the Neighbourhood Plan area.

NFDC have prepared an updated Mitigation for Recreational Impacts on New Forest European sites Supplementary Planning Document (SPD) was adopted on 5 May 2021 and provides guidance on the implementation of [Policy ENV1: Mitigating the impact of development on International Nature Conservation sites](#) in the [Local Plan 2016-2036 Part 1: Planning Strategy](#).

Policy TE5: DESIGN PRINCIPLES

- A) Development proposals and public realm improvements outside of the defined Town Centre, must demonstrate that the following principles have been taken into account during the design process, as relevant to their appearance, landscaping, layout, scale and design. This may be evidenced by utilising the Building for A Healthy Life (BHL) Assessment Toolkit (or similar):
- i) Relate in scale, massing and layout to neighbouring properties. The density of new housing development should be consistent and compatible with the existing density and reflect the locally distinctive character of the locality in which the new development is proposed; this is particularly sensitive in the more rural areas such as Calmore and Eling and near Ashurst Bridge and Netley Marsh, where schemes should reflect the prevailing lower density of the nearby National Park
 - ii) Building heights. The scale of new builds should be considered, allowing development to take place economically but also not to excessively alter the prevailing townscape height.
 - iii) Make a positive contribution to the character of Totton and Eling and setting between the coast and the forest.
 - iv) Preserve existing areas of open space and take every available opportunity to create new, accessible open spaces to promote leisure and healthy living.
 - v) Make good use of trees, garden space, hedgerows and green spaces to soften the street scene;
 - vi) Take account of the scale of any harm or loss that it might impose upon any non-designated historic assets and;
 - vii) Take opportunities to limit environmental impacts, protecting and promoting natural connections and wildlife corridors, biodiversity and habitat enhancements, such as swift boxes, hedgehog highways, wildflower areas and insect friendly planting.
 - viii) Ensure new development results in integrated neighbourhoods with easy to navigate, fully accessible active travels connections to facilities and services.
- B) Totton (excluding the Eling conservation area) is not a historic town. Therefore, proposals that seek to enhance local distinctiveness through architectural design, supporting the evolving character of Totton and Eling, while celebrating heritage assets and encouraging innovation, will be supported. New architectural approaches that establish a distinct identity for Totton will be welcomed, provided they maintain a high standard of design and contribute to creating a unique and innovative character for the town.
- C) All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.
- D) Public Art should be included within all major development sites (defined as more than 10 dwellings) Public Art can include bespoke design stand-alone features, sequences of interventions, architectural elements, street furniture, lighting, wall-scapes / floor-scapes, landscaping and interactive experiences such as heritage trails and play space. It should be unique, of high quality and site specific, responding to the heritage, landscape and wildlife of the local area, surrounded by the New Forest and the River Test or illustrating its shipbuilding past, its waterside setting and the Tide Mill, as an integral part of the development design process. A public art statement should be submitted with the planning application.

A strong opinion that runs through all the consultation data collected by the Neighbourhood Plan Steering Group is that overall Totton is not considered aesthetically pleasing. We are the odd-one-out compared to other nearby towns and villages. From Romsey in the North, to Hythe in the South, and Lyndhurst to the West, Totton is surrounded by settlements that are praised for being attractive. While Eling is a historic settlement with many beautiful heritage buildings and a special aura, it is Totton that is the bigger and more 'front-facing' part of our town. Most of Totton has been built post-WW1, with rapid expansion from the 1960s onwards which led to some piece-meal and fragmented decisions on how to fit in the necessary amenities and infrastructure for the size of our growing town with little thought to aesthetics.

Now, through the Neighbourhood Plan we have put together a Design Strategy and Framework that can allow a distinctive character for Totton and Eling to develop over time. The aims of the Design Strategy and Framework are:

- To encourage good quality design, good access, and landmark buildings for Totton and Eling.
- To allow a distinctive character to develop in Totton and Eling over time.
- To improve the town centre and other public spaces.

The Neighbourhood Plan wants to inspire future development to protect the environment of the parish and respect the heritage of its past, whilst undergoing an evolution of sorts to create a new image for Totton as the gateway to the Waterside. Policy TE7 is tightly focused on the distinctive qualities of Eling within the conservation area, but for the more modern town of Totton, the Neighbourhood Plan tries to reinvigorate its sense of place by recognising its past as well as looking forward to its future, celebrating its location as the connector between coast and forest. Policy TE1 and the Totton Town Centre Spatial Development Plan will consider how this translates in the town centre, whilst this policy considers how the vision translates to the wider community in terms of the design approach to new development. As a modern suburban environment and economy, with a rural hinterland and green corridors weaving their way through the town and with Bartley Water providing an oasis for biodiversity at its core, new development should add a richness to these surroundings, connecting the town to nature as well as to modern living, through innovative buildings, streetscapes and landscapes.

The Town Council is also keen to encourage the community to be involved in design issues by setting up a residents design forum with representatives from the community and councillors, as well as creative industries, who can consider design issues across the town.

In respect of D) a public art statement should include an assessment of the positive impact the Public Art will have on the environment and the local residents and how it will contribute to local distinctiveness of Totton and Eling, a description of the commissioning and procurement process and details for future care and maintenance. Permanent works should be durable of good quality construction requiring very little if any maintenance.

Policy TE6: DESIGN IN ELING CONSERVATION AREA

The Totton and Eling Neighbourhood Plan identified the Eling Conservation Area, as shown on the Policies Map.

- A) Development proposals located within the Conservation Area should demonstrate that they have had full regard to the key characteristics that contribute to the significance of its local architectural and historic interest as evident in:
- i) The Grade II* Eling Tide Mill which is the only surviving tide mill in the world still regularly producing stoneground flour is an historic feature of the water's edge retaining a strong sense of historic integrity and sense of place – development in its setting should therefore be of a maritime

- vernacular and should not be of a scale or height that competes with it, especially in views from Eling Hill
- ii) The Grade II* Church of St Mary the Virgin which dates from between the Norman period and the 14th century – development in its setting must not therefore obscure or compete with it, especially in views of the tower and north elevation from the foot of Eling Hill
 - iii) Bartley Water which forms an important open space as a tidal area of salt marsh and reed beds is a wilderness haven for wildlife – development in its setting should therefore manage sensitively the transition from built form to tranquil open space in its location, orientation, scale and materials.
 - iv) Cole's Farmhouse is an important survival of the rural landscape as a fine example of early 19th century architecture and coherent and contemporaneous group of farm buildings around the yard – development within the group and in its setting should therefore maintain the open views of the Farmhouse from Bury Lane and retain, conserve and complement the yard buildings in its location and scale.
 - v) The non-designated heritage assets comprising The King Rufus PH, Ivy Cottage and Bell House (formerly the Village Bells PH) all date from the early 19th century and each has intrinsic historic and/or social value and together have group value as a reminder of the village past – development within the group and in its setting should therefore avoid obscuring views between them.
- B) Development proposals, including the re-development of Eling Wharf, located within the setting of the conservation area, must:
- i) In the vicinity of the tide mill and causeway, respect the local distinctiveness it provides, preserving its feeling of a frontier, as well as demonstrating an appreciation of the riverside setting alongside Bartley Water.
 - ii) Demonstrate how they enhance the river frontage and provide additional public access along the waterfront, notably along the northern boundary at the Anchor public house and the adjoining area of open space.
 - iii) Respect the ecological integrity and visual coherence of the important and distinctive setting of Bartley Water and Eling Creek with their associated tidal nature, saltmarshes, mudflats and wetland habitats.
 - iv) Respond to the scenic qualities of the landscape illustrated by the distinct grouping of buildings at intervals along the country lanes, the high brick walls and hedges which reinforce the rural feel and the field paths.
 - v) Respond to the perceptual aspect of the fields and areas of open land along the coast which provide important historic and visual links between the forest and the water remain undeveloped.
 - vi) Avoid urbanising infill development or any perception of additional urbanising features.
 - vii) Retain the sense of visual openness across the fields to either side of Jacob's Gutter Lane to preserve its rural character.
 - viii) Reflect the material palette, typified by, Flemish bond brickwork with some header bond, sash windows which are mainly 16 small panes, a mix of clay tiles and 19th century slate, and timber-framed and brick agricultural buildings seen at Eling Hill Farm and Cole's Farm
 - ix) Maintain the view upstream from the causeway, across the reed beds, the view north across the Creek to the old area of Eling Quay beside the Anchor and the views across Southampton Water and down Southampton Water towards Marchwood.
- C) Proposals to improve the character and appearance of the conservation area through the re-development of buildings which currently make a negative contribution will be supported.

Proposals to redevelop the industrial area of Eling Wharf will impact the setting of the conservation area and presents an opportunity to support a high-quality scheme which will respect and promote the riverside setting of the location as well as enhance the backdrop into the conservation area, linking the waterside to the open countryside within a short walk of the town centre.

This policy area also responds to the importance of the setting of the Conservation Area (CA) at Eling and concerns over the potential erosion of the defined gap between Eling and Marchwood, as set out in the NFDC, Landscape Value, Settlement Gaps and Green & Blue Infrastructure in the New Forest Waterside (2024) to avoid future coalescence between the two settlements.

Eling Conservation Area is not just of heritage importance but provides an opportunity for the preservation of the saltwater marshes at **Bartley Water** which the Council is keen to allocate as a Site of Important Nature Conservation (SINC) through HCC. This tidal area of salt marsh and reed beds is a wilderness haven for wildlife. Although wooden walkways have been introduced, low key management allows a natural habitat to flourish alongside.

Policy TE7: NON-DESIGNATED HERITAGE ASSETS

The Neighbourhood Plan identifies the following buildings and structures as Local Heritage Assets, listed below and shown on the Policies Map:

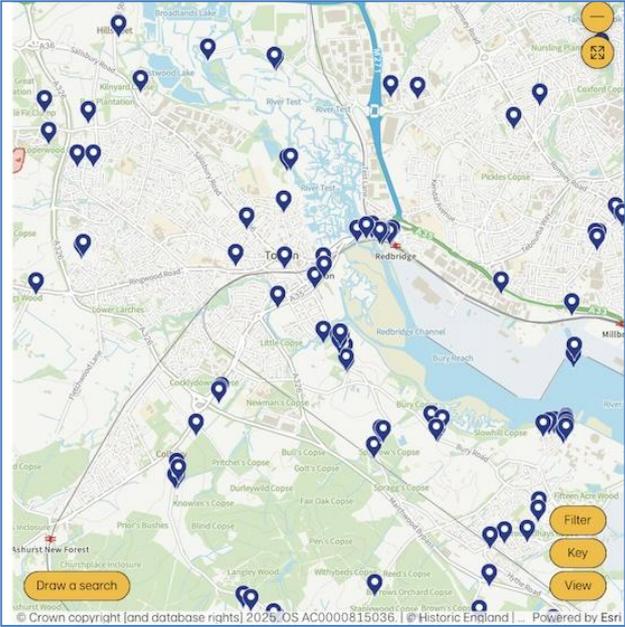
- 1) Batts Corner, Rumbridge Street
- 2) 1 -3 High Street, opposite Batts Corner
- 3) 38 Rumbridge Street, R A Jones Chartered Accountants
- 4) Sweet Thoughts, 9A Eling Lane
- 5) Henry Powell Funeral Directors, 11-13 Eling Lane
- 6) Savoy Cinema, Junction Road
- 7) St Mary's Hall, Junction Road
- 8) Maydays, 11 Rumbridge Street,
- 9) Riverside Studios, 32 Winsor Road off Rumbridge Street
- 10) The Station House, High Street
- 11) 62 Rumbridge Street
- 12) Corals Betting Shop, 17 – 19 Rumbridge Street
- 13) Calmore Village Hall, Pauletts Lane, Calmore
- 14) Commercial Road parade of Shops
- 15) Telephone Exchange, Junction Road

B. The effect of a development proposal on the significance of an identified Local Heritage Asset should be taken into account in determining planning applications. In weighing applications that directly or indirectly affect Local 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.

Totton and Eling has 37 listed buildings, 32 of which are grade II, with the Redbridge Bridge, the Church of St Mary the Virgin, the Eling Tide Mill and the Old Rectory in Eling Hill being grade II*

This policy identifies and seeks to protect the finest examples of buildings that have local heritage interest in the parish principally because of their architecture or historic connections but are not already listed. For each building, location or structure, a description of the essential features of that local interest can be found in

Appendix C. Identifying them will raise the awareness of developers that a building has some local heritage interest that should be given proper attention in the design of their proposals.



Listed Buildings Totton and Eling

Policy TE8: ACTIVE TRAVEL

Development proposals must be well-designed and respond positively to the opportunities for active travel across the parish. To achieve this, development proposals should have full regard to the Totton and Eling Local Cycling and Walking Infrastructure Plan (LCWIP) attached as Appendix D for the purpose of prioritising active travel in Totton and Eling and encouraging the use of public transport. The existing Active Travel Network and “Prioritised Schemes” for improvements, are also shown on the Policies Map.

- A. Development proposals on land that lies within or adjacent to the Network should avoid harm, should sustain and where practicable enhance the connectivity of the Network by virtue of their layout, means of access and landscape treatment, including the expansion of the core network into new development sites.
- B. All new active travel infrastructures meet Government guidance in LTN1/20 where practicable, with reasons given for any departures from this standard.
- C. All new walking schemes, including those associated with delivering the cycling network, shall be consistent with the Department for Transport’s Inclusive Mobility Guidance and other advice on walking which gives emphasis to designing for accessibility on foot, wheelchair and by people with sensory disabilities.
- D. All new development shall incorporate conveniently located, easily accessible, dedicated cycle parking and storage with at least 5% for non-standard bicycles, including e-bikes, cargo bikes and for persons with impaired mobility.
- E. The Totton and Eling LCWIP identifies opportunities where improvements are required to enhance the walking and cycling environment, improve residential amenity, connectivity to

neighbouring parishes and highway safety, and to promote access to local services and facilities within a 15-minute walk, wheel or cycle of where people live, are set out in the Prioritised Schemes Section. Proposals which deliver opportunities for such improvement will be supported, where proposals also accord with the other policies of the Development Plan.

- F. New developments should encourage the provision of conveniently located bus shelters, with seating and step-free access at boarding points to enable bus drivers to draw up to the kerb and deploy wheelchair ramps. All major residential developments must incorporate or fund measures that improve local bus services, including but not limited to, route extensions, frequency enhancements, flexible bus services (Demand Responsive Transport) or community transport services, in support of the Hampshire Bus Service Improvement Plan (2024- 2036)

This policy seeks to encourage safe, accessible and convenient means of walking and cycling through the Town and improve access to and frequency of bus services accessing the Town. Community Infrastructure Levy (CIL) receipts will be prioritised for investment in public transport improvements.

The Policies Map shows the full extent of the existing Network which allows applicants to determine if their proposals should take this policy into account. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network. At the very least, the policy requires that proposals that will undermine the existing value of the Network will be refused permission.

Totton and Eling Town Council has commissioned a Totton and Eling Local Cycling and Walking Infrastructure Plan (LCWIP). The LCWIP is included as an integral part of the Neighbourhood Plan. This builds on the work undertaken by Hampshire County Council in the production of a Local Cycling and Walking Infrastructure Plan for the Waterside in 2022 which has been used as supporting evidence base for this policy alongside the draft wider New Forest Local Cycling and Walking Infrastructure Plan (LCWIP) (due for adoption) and the Hampshire Countryside Access Plan

The Town Council may seek to work with Hampshire County Council and operators to develop a Totton and Eling Bus Connectivity Action Plan (SBCAP), supported by the Hampshire Bus Service Improvement Plan (2024- 2036) aimed at securing service improvements over the Plan period.

Totton and Eling Neighbourhood Plan Policies Map

A PDF version of the policies map will be produced below. For an interactive version of the map, with functionality to isolate layers please go to <https://tottonelingplan.co.uk/policy-map/> where the main policies map and the Green and Blue Infrastructure map can be found.

4. INFORMATION

4.1 The Neighbourhood Plan will be implemented through New Forest District Council and New Forest National Park Authority consideration and determination of planning applications for development in the Town. The Town Council will monitor the effectiveness of the policies through the development management process. In addition, New Forest District Council monitor the implementation of Neighbourhood Plan policies, once adopted, through the Authority Monitoring Report which is published annually. This report is prepared in consultation with relevant Town council each year.

4.2 The Town Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Town Council is a statutory consultee on planning applications made in the Town and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

4.3 The success or otherwise of the policies will feed into the assessment of the need for a review of the Plan.

4.4 Opportunities may arise through S106 agreements or through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Town Council will be able to determine how and where 25% of the CIL collected from schemes in the Town is spent (currently only 15%) in accordance with the CIL Regulations.

4.5 The Town will prioritise the following in spending CIL funds:

- Improvements to walking and cycling routes
- Enhancements to Green spaces
- Development of community facilities, including sports

4.6 TETC kindly acknowledges the help of the following in the production of the TENP:

- New Forest District Council
- [Locality](#)
- [ONH Planning for Good](#)

5. APPENDICES

5.1 TETC has referred to the following documents as its evidence to support the policies of the Neighbourhood Plan:

- Appendix A Design Brief
- Appendix B Local Green Spaces Report
- Appendix C Local Heritage Assets Report
- Appendix D Totton and Eling Local Cycling and Walking Infrastructure Plan. (provided separately due to size)