







TOTTON AND ELING TOWN COUNCIL

TOTTON AND ELING NEIGHBOURHOOD PLAN

2025 - 2042

TOTTON AND ELING TOWN COUNCIL

TOTTON AND ELING NEIGHBOURHOOD PLAN 2025 - 2042

PRE-SUBMISSION VERSION: OCTOBER 2026

IMPORTANT CONSULTATION DETAILS

The Totton and Eling Neighbourhood Plan (TENP) will be published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the Plan and its other published documents will be 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 info@tottoneling-tc.gov.uk

or by post to:

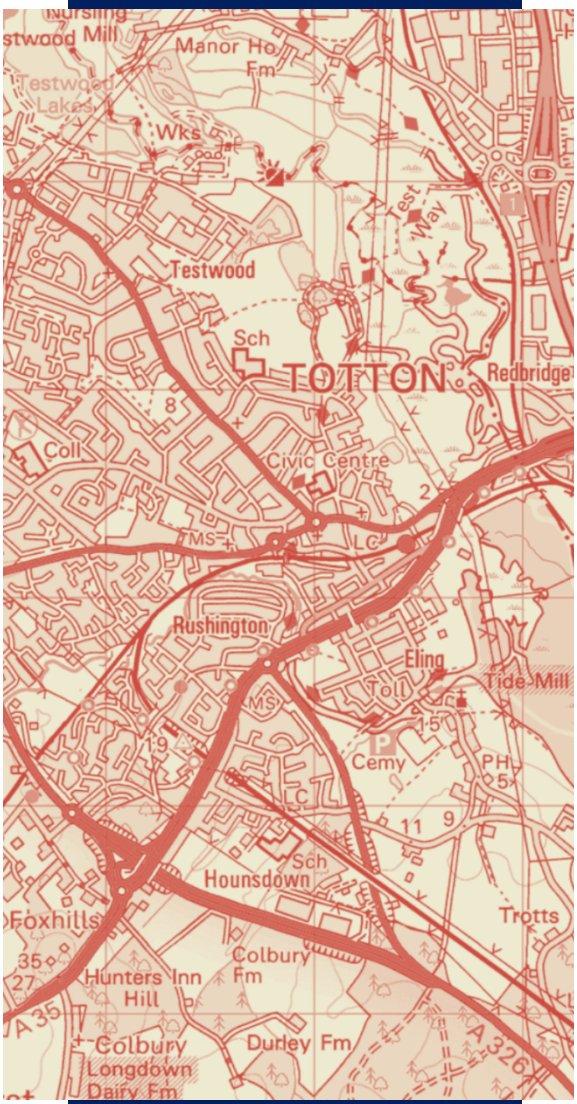
Totton and Eling Town Council, Civic Centre, Totton,
Hampshire, SO40 3AP marked Neighbourhood Plan.

By Friday 11th December at the latest.

Any comments made after that deadline may not be considered by Totton and Eling Town Council (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 New Forest District Council and New Forest National Park Authority 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.

Table of Contents

FOREWORD 3
1. INTRODUCTION 4
2. BACKGROUND 5
History 5
Profile 6
Strategic Planning Policy 9
National Planning Policy 10
Project Progression 12
Timetable for the Totton and Eling Neighbourhood Plan 13
3. VISION, OBJECTIVES AND POLICIES 14
Policy TE1: TOTTON TOWN CENTRE DESIGN PRINCIPLES 15
Policy TE2: GREEN AND BLUE INFRASTRUCTURE 18
Policy TE3: LOCAL GREEN SPACES 23
Policy TE4: DESIGN PRINCIPLES 25
Policy TE5: DESIGN IN ELING CONSERVATION AREA 28
Policy TE6: NON-DESIGNATED HERITAGE ASSETS 31
Policy TE7: ACTIVE TRAVEL 32
Totton and Eling Neighbourhood Plan Policies Map 33
4. INFORMATION 36
5. APPENDICES 37



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 also a fast evolution which saw the town swell by two thirds in less than a century.

This curious mix of roots in a very rural setting but also a contemporary town mean that it is full of opportunities for a vibrant community, full of amenities and with access to one of the most prized National Parks in the Europe – the New Forest.

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 more protection along the Bartley Water and of the unusually rural nature of the town. The document also looks 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 by linking green spaces in wildlife corridors.

The Totton and Eling Neighbourhood Plan comes at a time when the town is seeing great changes – to our associations with other towns and cities locally and through huge changes in planning regulations. This document helps us to provide some certainty in terms of a local planning policy framework and an aim for the town into the future, a clarity of vision defined through work by townspeople over a number of years.

Councillor Caroline Rackham
Chairman of the Steering Group.

October 2026

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 and New Forest National Park Authority in 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 over 29,000 residents (as at Census 2021 updated 2024).

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 will be published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the Plan and its other published documents will be welcomed from everyone living and working in Totton and Eling, as well as local organisations and landowners. Consultation contact details and the closing date will be inserted before publication.

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 the Regulation 16 consultation and examination.

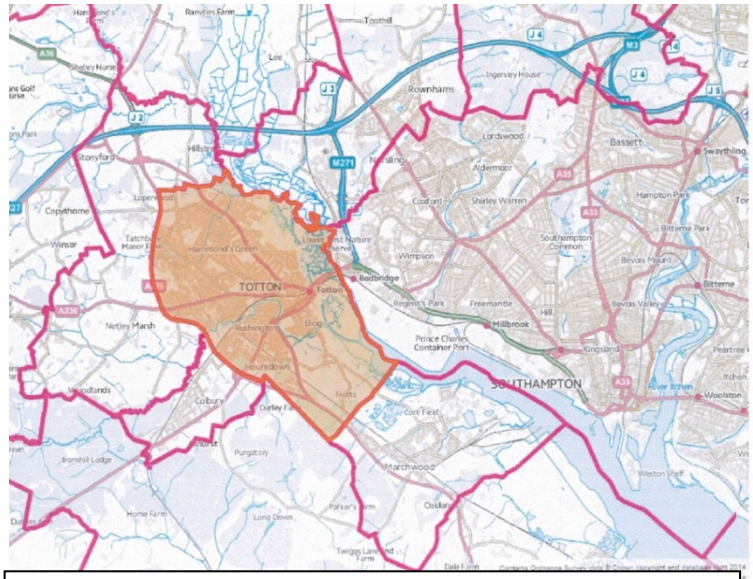
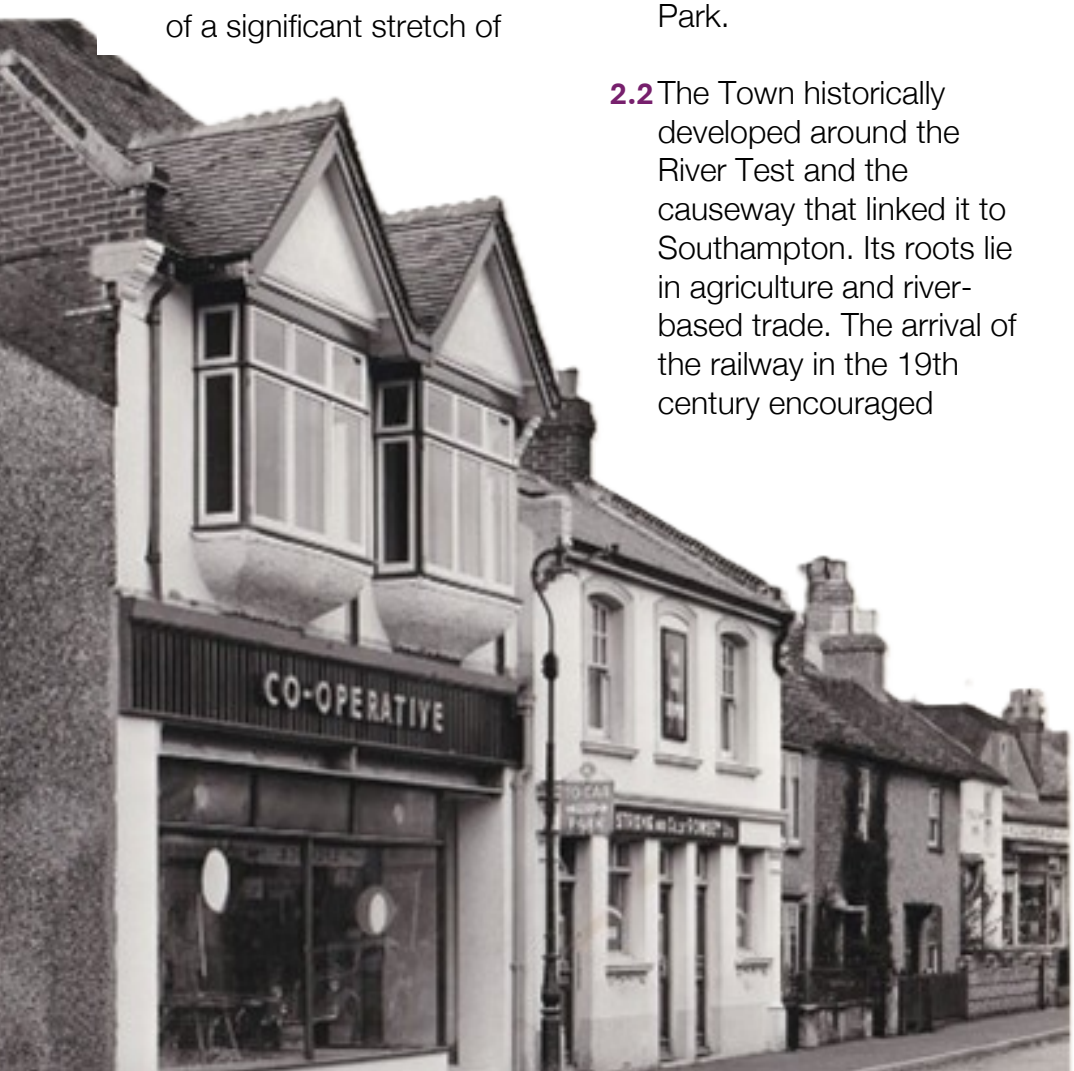


Figure 1 – Totton and Eling Neighbourhood Plan Designated Area

2. BACKGROUND

History

2.1 Totton and Eling, is located on the north-eastern edge of the New Forest. It is located within New Forest District, between the New Forest National Park and the River Test, west of the city of Southampton. It has developed historically from a small rural settlement into a significant suburban town, particularly following post-war growth. The settlement sits at the head of a significant stretch of development running south along Southampton Water which includes the settlements of Marchwood, Hythe & Dibden, Fawley and Calshot. Totton itself has a cluster of hamlets and small villages to its immediate west and south including Ower, Copythorne, Netley Marsh, Ashurst Bridge and Ashurst. Many of these villages are within the New Forest National Park.



2.2 The Town historically developed around the River Test and the causeway that linked it to Southampton. Its roots lie in agriculture and river-based trade. The arrival of the railway in the 19th century encouraged industrial activity with Totton's accessibility to Southampton making it attractive for timber, shipping, and related trades. After World War II, Totton experienced rapid suburban development, accommodating overspill from Southampton. This included housing estates and retail expansion.

2.3 By the late 20th century, Totton had evolved into a service-based economy. The town centre became more structured, though with elements of piecemeal development. Whilst much of Totton is modern, some historic assets remain, including old farm buildings, churches, and riverside features in Eling reflecting its pre-industrial past.

Profile

2.4 Totton and Eling has a population of just over 29,000 people. Its age profile overall 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.

2.5 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 Hounsdown. 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.

2.6 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.

2.7 Around 63.6% 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.

2.8 It has many fewer 1, 2 bedroom and 4-bedroom dwellings with more 3 homes 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

2024

29,052

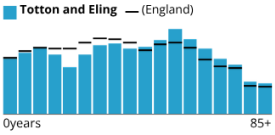
58,620,101 people in England

Source: ONS – Mid-year estimates

Small area: Output area

Age profile

2024



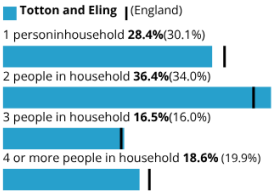
% of all people, 5 year age bands

Source: ONS – Mid-year estimates

Small area: Output area

Household size

2021



1 personinhousehold **28.4%**(30.1%)

2 people in household **36.4%**(34.0%)

3 people in household **16.5%**(16.0%)

4 or more people in household **18.6%** (19.9%)

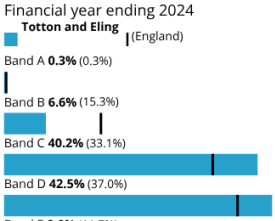
% of all households

Source: ONS - Census 2021

Small area: Output area

Energy efficiency of housing

Financial year ending 2024



Band A **0.3%** (0.3%)

Band B **6.6%** (15.3%)

Band C **40.2%** (33.1%)

Band D **42.5%** (37.0%)

Band E **9.0%** (11.7%)

Band F **1.3%** (2.0%)

Band G **0.2%** (0.6%)

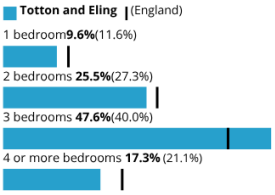
% of all assessed properties

Source: ONS analysis of Energy Performance Certificates

Small area: LSOA

Number of bedrooms

2021



1 bedroom**9.6%**(11.6%)

2 bedrooms **25.5%**(27.3%)

3 bedrooms **47.6%**(40.0%)

4 or more bedrooms **17.3%** (21.1%)

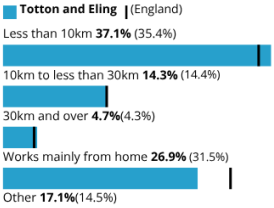
% of all households

Source: ONS - Census 2021

Small area: Output area

Distance travelled to work

2021



Less than 10km **37.1%** (35.4%)

10km to less than 30km **14.3%** (14.4%)

30km and over **4.7%**(4.3%)

Works mainly from home **26.9%** (31.5%)

Other **17.1%**(14.5%)

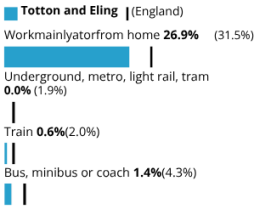
% of people aged 16 years and over in employment

Source: ONS - Census 2021

Small area: Output area

Method of travel to workplace

2021



Workmainlyatorfrom home **26.9%** (31.5%)

Underground, metro, light rail, tram **0.0%** (1.9%)

Train **0.6%**(2.0%)

Bus, minibus or coach **1.4%**(4.3%)

Taxi **0.2%**(0.7%)

Motorcycle, scooter or moped **0.5%** (0.5%)

Driving a car or van **57.3%**(44.5%)

Passenger in a car or van **4.0%**(3.9%)

Bicycle **2.7%**(2.1%)

On foot **5.5%**(7.6%)

Other method of travel to work **0.8%** (1.0%)

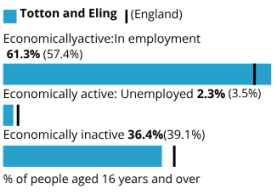
% of people aged 16 years and over in employment

Source: ONS - Census 2021

Small area: Output area

Economic activity status

2021



Economicallyactive:In employment **61.3%** (57.4%)

Economically active: Unemployed **2.3%** (3.5%)

Economically inactive **36.4%**(39.1%)

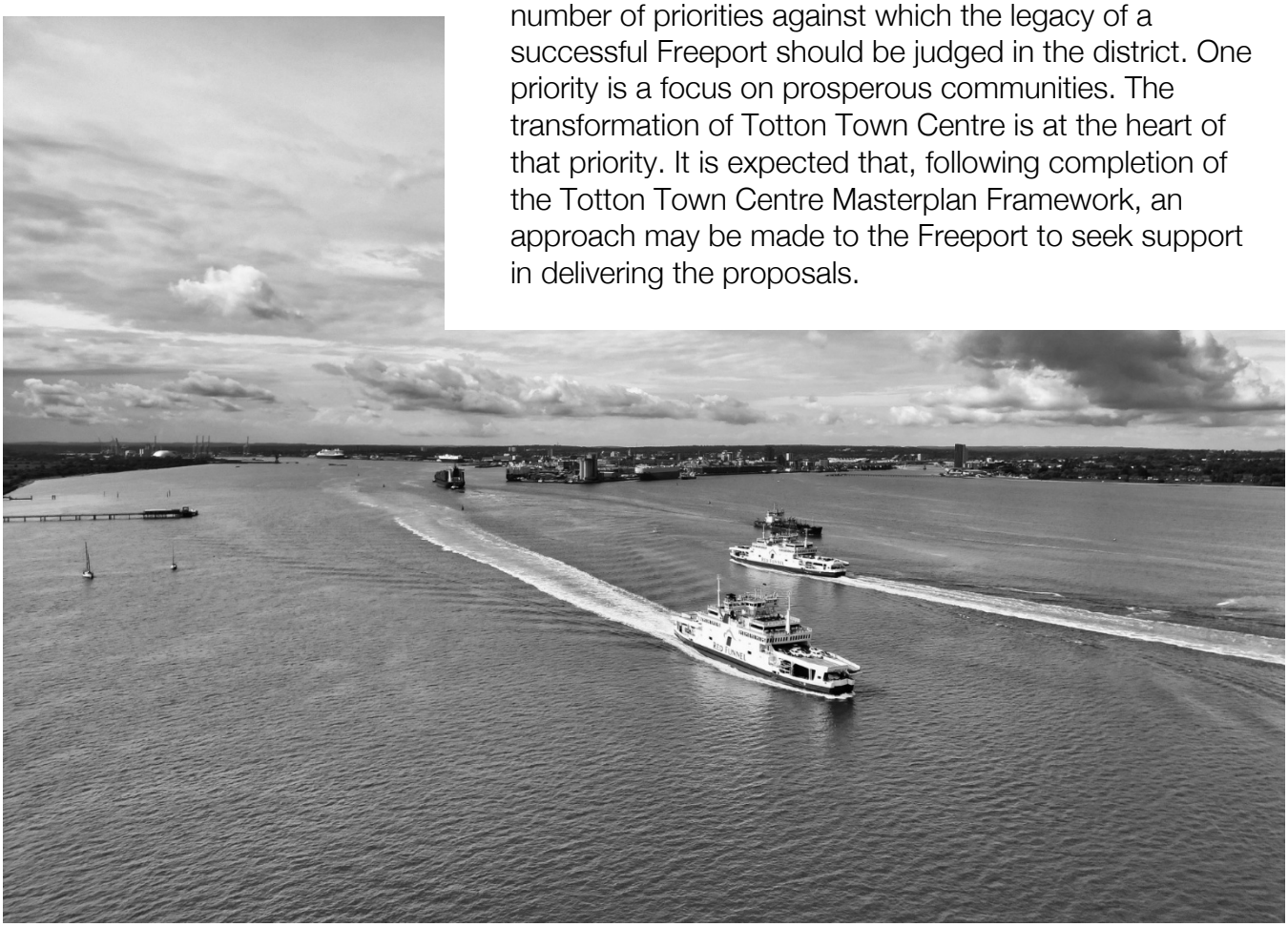
% of people aged 16 years and over

Source: ONS - 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.

2.9 The Solent Freeport website 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. 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, following completion of the Totton Town Centre Masterplan Framework, an approach may be made to the Freeport to seek support in delivering the proposals.



Strategic Planning Policy

2.10 The TENP has been prepared having regard to the adopted development plan and to the emerging planning policy context for both parts of the Neighbourhood Area. For the majority of the Neighbourhood Area, the relevant adopted development plan includes the New Forest District Council Core Strategy (2009), Local Plan Part 2 (2014) and Local Plan Part 1: Planning Strategy 2016–2036 (2020). New Forest District Council announced in September 2026 that it will be commencing a new replacement Local Plan process under the new 30-month programme. A small part of the Neighbourhood Area to the west of the A326 lies within the New Forest National Park planning authority area, where the adopted New Forest National Park Local Plan 2016–2035 (2019) remains part of the development plan. The New Forest National Park Authority is now preparing its replacement New Forest National Park Local Plan 2024–2043, which reached the Regulation 19 stage in August 2026. The emerging plans policies and evidence provide an important part of the evolving strategic planning context for the TENP.

2.11 Local government reorganisation remains part of the wider administrative context for Totton and Eling, but its future form is currently uncertain. On 7 September 2026, the Government withdrew its previous decision on local government reorganisation for Hampshire, announcing a review of the programme. The previously proposed arrangements, under which Totton and the wider Waterside area would have formed part of a new unitary authority with Southampton, are therefore no longer confirmed and implementation activity has been paused pending the outcome of the review. New Forest District Council and Hampshire County Council will continue to exercise their existing statutory functions in the meantime. Whatever the eventual outcome of local government reorganisation, there remains a strong need to consider cross-boundary matters affecting Totton and Eling, including housing and employment growth, transport and active travel connections, infrastructure, the River Test and Waterside environment, and the regeneration and future role of Totton town centre.



National Planning Policy

2.20 The TENP has regard to national planning policy and guidance, including the National Planning Policy Framework (NPPF) published in August 2026. The Framework now distinguishes between plan-making policies and national decision-making policies. The Basic Conditions Statement will provide the full assessment. Of particular relevance to this Plan are:

- Policy PM5 - Neighbourhood plans: confirms the role of neighbourhood plans in enabling communities to plan positively for their areas and shape development through locally specific policies.
- Policy PM6 - General principles for plan-making: requires plans to include only policies that are necessary and relevant and prevents duplication or substantive restatement of national decision-making policies.
- Policy PM8 - Evidence for plan-making: requires evidence to be relevant, proportionate, reliable and sufficiently up to date, with existing evidence reused or updated where appropriate.
- Policy PM17 - Neighbourhood plan examination: establishes the national policy framework relevant to the neighbourhood plan basic conditions and examination.
- Policies N1 and N2 - planning for nature recovery and improving the natural environment, including taking account of the Hampshire Local Nature Recovery Strategy and identifying locally important environmental networks and opportunities.
  Policies HC2 and HC8 - the designation of Local Green Space through plans and the national decision-making policy applying to designated Local Green Space.
  Policies HE1 and HE7 - planning for the historic environment and the treatment of non-designated heritage assets.
  Policies DP1 and DP3, together with the transport policies including TR1, TR3, TR4 and TR8 - locally responsive design, sustainable transport, walking, wheeling and cycling.

2.21 New Forest District Council commenced a review of its Local Plan for the area outside the National Park, but in September 2026 resolved to discontinue progression of that Plan under the legacy plan-making system and instead prepare its replacement Local Plan under the Government's new plan-making system. As such, a new Local Plan is unlikely to be in place before 2029. The New Forest National Park Authority is further advanced with its own Local Plan Review. Its Regulation 19 Submission Draft was published for consultation from 17 August to 30 September 2026, with submission for independent examination programmed for December 2026

2.22 The statutory requirements applying to neighbourhood plans changed on 25 March 2026, when sections 98 and 99 of the Levelling-up and Regeneration Act 2023 came into force. In particular, the former Basic Condition requiring a neighbourhood plan to be in general conformity with the strategic policies of the development plan

has been replaced. The relevant test is now that making the neighbourhood plan must not result in the development plan providing for less housing development than would have been the case if the neighbourhood plan were not made. The TENP does not seek to reduce the amount of housing provided for through the development plan, prevent the delivery of any strategic housing allocation or impose an alternative housing requirement. Its policies instead address locally specific matters of design, green and blue infrastructure, Local Green Space, heritage and active travel. The Plan is therefore considered consistent with this revised Basic Condition.

2.23 The March 2026 changes also require neighbourhood plans, so far as appropriate having regard to their subject matter, to be designed so that development and the use of land contribute to the mitigation of, and adaptation to, climate change and to take account of any relevant Local Nature Recovery Strategy. In particular, Policy TE2 has been informed by the Hampshire Local Nature Recovery Strategy and identifies the locally important Green and Blue Infrastructure Network; Policies TE2, TE5 and TE8 support climate adaptation and mitigation through green infrastructure, passive design and active travel. The accompanying Basic Conditions Statement will demonstrate in full how the submitted Plan meets the revised statutory Basic Conditions and other legal requirements.

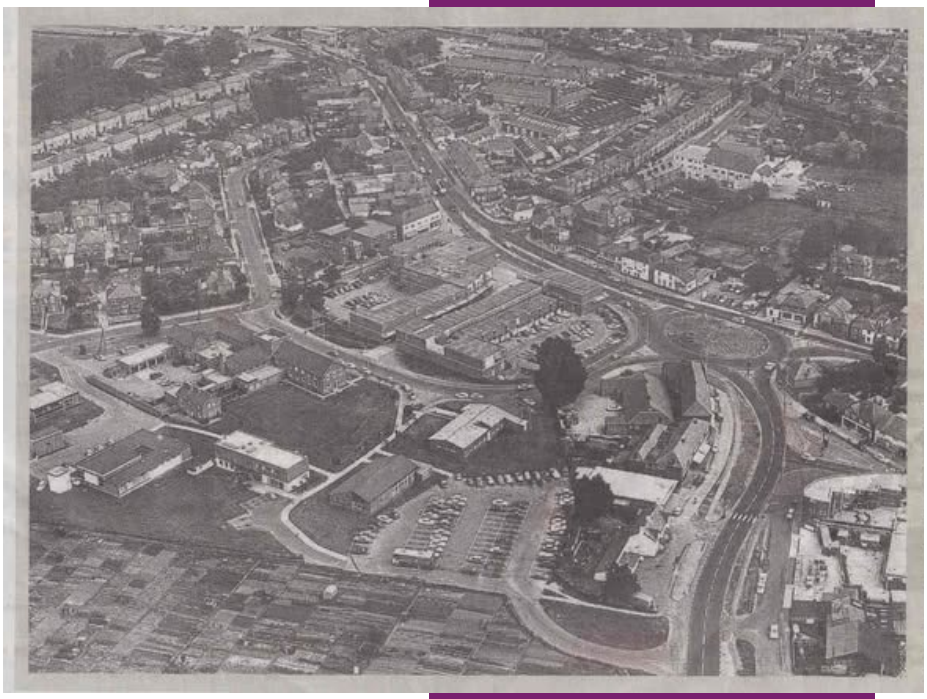
2.24 The TENP must demonstrate how its policies contribute to sustainable development and meet the statutory environmental requirements applying to neighbourhood plans. A screening opinion was obtained from New Forest District Council and New Forest National Park Authority in January 2025, which concluded that Strategic Environmental Assessment and Habitats Regulations Assessment were not required for the Neighbourhood Plan. These matters will also be addressed in the Basic Conditions Statement.

Project Progression

2.17 When the initial project was set up it was through a desire to improve the town centre and much of the early focus was on this for the majority of the work completed. A group of councillors and residents was convened and over the years that number has been around 30 members although some have come and gone, particularly through the more difficult years around covid.

2.18 During that time the relationship with New Forest District Council has also evolved and more recently they have taken on work around the Totton Masterplan for the town centre so the Neighbourhood Plan team have worked more on the town as a whole – protecting green space for residents, improving the cycling and walking infrastructure and adding to the protection of the older buildings in the town.

2.19 There were difficulties bringing the Masterplan and the Neighbourhood Plan into line with one another but to the credit of teams on both NFDC and the Neighbourhood Plan there is now a solid push forward together with just a few minor differences possibly due to the different ways that the two plans were created. The Neighbourhood Plan is now virtually complete.



2.20 At the time the Neighbourhood Plan was initially launched the local plans and policies were the New Forest District Local Plan Part 1 – Core Strategy adopted 2009 and the New Forest District Local Plan Part 2 – Sites and Development Management adopted 2014, and for the area within the National Park, the New Forest National Park: Core Strategy and Development Management Policies adopted 2010.

2.21 Both local plans were then reviewed for the New Forest National Park and for the New Forest District Council and now are under review again – prompted by changes to planning policies and the local government review. There are no updated Local Plans in place for Totton and Eling.

Timetable for the Totton and Eling Neighbourhood Plan

Forming of initial councillor working group under Len Harris	July 2014
Initial agreement to proceed through NFDC and agreement of boundary for Neighbourhood Area	Nov 2014
Change of group lead to Caroline Rackham and push for residents to participate including residents with experience of Neighbourhood Plans	2016
Creation of Neighbourhood Plan group	2016
Group work on initial ideas and vision Including initial call out for ideas through a questionnaire and Facebook	2016 - 2018
First draft created using ideas and vision from the group and consultation work.	2018
Initial consultation through community centre and social media	2019
Snug architects employed to review draft and create town centre options	2019
Second draft created	2020
Major consultation event at Totton and Eling Community Centre	2021
Creation of dedicated website and Facebook page for comments and to advertise further consultation work	2021
Further review, re-drafting and consultation with public including visits to local groups such as U3A, residents groups etc	2021
Work halted due to reassessment of need at NFDC and TETC	2021-2023
New interest and understanding among all parties	2023
Further work started from NFDC for Town Centre masterplan which it was hoped would form part of the Neighbourhood Plan	2023
Funding acquired, consultant employed to write up completed work	2024
Full reviewed draft completed but without town centre work	2024 - 25
Consultation event at town market and across social media on non-town centre work	Dec 2025
Pause for Masterplan work to be completed	2024/5-2026
Review of Neighbourhood Plan in light of masterplan	Aug-sept 2026
Final Pre-submission Draft	October 2026



3. VISION, OBJECTIVES AND POLICIES

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.

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.

The Neighbourhood Plan contains seven development plan 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 shown in bold text. Supporting text below each policy explains its intent, evidence and how it should be understood by applicants and applied by NFDC and NFNPA. 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 where they respond positively to the locally distinctive character of the Town Centre and the following design principles, informed by the Areas of Change, key views and townscape analysis identified in the Design Brief at Appendix A:

i. they must not obscure or substantially silhouette a listed building in a key view identified on the Policies Map;

ii. Building heights may gradually increase from adjoining building heights up to a maximum of six storeys, with taller elements confined to locations where they perform a clearly identified townscape, landmark, gateway, civic or wayfinding function, including where they terminate an identified key view, provided that the additional height responds positively to the character and significance of that view;

iii. new buildings which frame an identified key view should generally be no more than one storey higher than the prevailing height of adjoining or nearby buildings, unless the site is identified as an appropriate landmark location under ii;

iv. the Shopping Core (Area of Change A in the Design Brief) should be the location for the tallest cluster of buildings to define its commercial and civic function for the whole town;

v. within Commercial Road northside and southside (Areas of Change B and C in the Design Brief) the height of new buildings fronting Commercial Road should generally be three – four storeys to define the subservient role of the area to the Shopping Core, with taller buildings behind per ii above, maintaining an appropriate transition between the Shopping Core and surrounding lower-scale townscape. Buildings of up to five storeys may be appropriate on larger regeneration sites and an isolated building of up to six storeys may be appropriate at the identified Eastern Gateway marker location, subject to its relationship with neighbouring development, heritage assets and identified key views;

3.1 This policy makes positive provision for regeneration and intensification in Totton Town Centre by establishing locally specific townscape and design principles.

3.2 The policy has been informed by the Neighbourhood Plan Design Brief, the final Totton Town Centre Masterplan Framework (June 2026) and the NFDC Settlement Character Assessment (March 2026). Together these provide updated evidence on town-centre regeneration, prevailing building scale, roofscape, traditional building groups, green spaces and the need for a context-led approach to increased height and density.

3.3 The Design Brief was originally prepared in August 2025 while the Totton Town Centre Masterplan Framework was still in its early stages. Following publication of the final Masterplan in June 2026, the Town Council reviewed the Design Brief and remains satisfied with its townscape analysis and design principles. The only substantive change made to the Design Brief approach in light of the Masterplan is to reduce the maximum building height from eight to six storeys. Policy TE1 otherwise continues to give effect to the Design Brief's locally specific approach to building height, key views and townscape character.

vi. 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 area;

vii. new buildings fronting the High Street (Area of Change D in the Design Brief) must be no more than four storeys to define its subservient role to the Commercial Road areas and should reflect, its lower scale, tighter grain, small plots, traditional shopfronts and narrower street profile of the historic urban form of the area, including the contrast with the open setting to the listed Eling Field House; Lower 2.5–3-storey forms should be used where appropriate to transition to existing domestic-scale development; and

viii. new buildings on the land to the rear of the former Station Hotel on Station Road South should be designed as a stepped composition, with development near listed buildings no higher than three storeys, of a scale, orientation and roofscape that complements the listed building and
conserves its significance and setting.



approach in light of the Masterplan is to reduce the maximum building height from eight to six storeys. Policy TE1 otherwise continues to give effect to the Design Brief's locally specific approach to building height, key views and townscape character.

3.4 The Town Council supports the overall regeneration objectives of the Town Centre Masterplan Framework and has taken the Framework into account in preparing the Neighbourhood Plan. However, the approach to building height in Policy TE1 is based principally on the locally specific evidence and design principles contained in the Design Brief (Appendix A), subject to the revised maximum height of six storeys.

3.5 The six-storey figure in Policy TE1 is an upper limit and not a general building height for the town centre. The appropriate height on any site will be determined by its context and the principles in the policy, with five and six-storey elements expected only in the limited locations where they perform an identified

townscape, landmark, gateway, civic or wayfinding function.

3.6 It is noted in respect of densification in the town centre that whilst Totton Station is within the Southampton Travel to Work Area it does not currently meet the NPPF definition of a well-connected station, so the specific station-led minimum-density provisions of Policy L3 do not currently apply.

3.7 The Town Centre Masterplan also identifies opportunities for the redevelopment of some existing car parks. The Town Council has raised concerns about the potential loss of parking, particularly given the different patterns of use of free, chargeable, short-stay and long-stay parking and existing pressures on surrounding streets. Although parking surveys undertaken for the Masterplan identified spare capacity across the town centre as a whole, the Masterplan also recognises that further detailed work is required to establish the amount, type and location of parking needed to meet existing and future demand before individual car parks are released for redevelopment. The Neighbourhood Plan therefore does not assume that existing public car parks are surplus to requirements. Proposals involving their redevelopment should be informed by up-to-date evidence of parking demand and should demonstrate how the parking needs of the town centre, including short-stay, long-stay and accessible





3.8 Green and Blue Infrastructure covers a wide range of natural, ecological and recreational features which together form a connected and multi-functional network. In Totton and Eling this includes the locally important green and blue infrastructure assets and connections including the Test floodplain, Eling Creek and Bartley Water corridors, neighbourhood and town-centre green spaces, mature tree and verge networks, the West Totton Green Route, and connections towards Testwood Lakes, the New Forest National Park and the surrounding countryside.

3.9 The Policies Map identifies the locally important network and the locations where connectivity can be maintained or strengthened as land is developed or redeveloped. The mapping should be read alongside the Hampshire Local Nature Recovery Strategy, the 2024 LUC Waterside Study and the 2026 NFDC Settlement Character Assessment.

3.10 In respect of Clause A, the 2024 Waterside Landscape, Settlement Gaps and Green and Blue Infrastructure Study identifies the

Policy TE2: GREEN AND BLUE INFRASTRUCTURE

The Neighbourhood Plan identifies a Green and Blue Infrastructure Network, as shown on the Policies Map, informed by the Hampshire Local Nature Recovery Strategy, the NFDC Waterside Landscape, Settlement Gaps and Green and Blue Infrastructure Study (2024) and the Bartley Park Management Plan (Phase 1 July 2020), under Plan-Making Policy N1 on identifying environmental opportunities and safeguards, for the purpose of applying National Decision-Making Policy N2 on improving the natural environment.
In applying Policy N2, development proposals should connect to and strengthen the Network and should use green infrastructure and nature-based solutions to secure multiple benefits.

A) The Network also includes the green and landscape corridor between Totton and Eling and Marchwood, including woodland, hedgerows, watercourses and open-land connections adjoining the north-western edge of the Land south of Bury Road strategic allocation. This corridor performs an important role in ecological connectivity, landscape setting and maintaining the perceived distinction between Totton and Eling and Marchwood. Development within or adjoining the Network should maintain and, where practicable, strengthen these functions through its layout, landscape structure and open-space provision.

B) Proposals which contribute to the NFDC Green and Blue Infrastructure Priority Projects or the New Forest National Park Authority Green Links Study 2024 or subsequent editions, within the Neighbourhood Area will be supported where they accord with the development plan and national decision-making policies. These include:

i) enhancement of the gateway to the New Forest National Park through improvements to green-space provision at Bartley Park and along Bartley Water;

Totton-Marchwood gap as providing a moderate degree of distinction and identifies wooded settlement edges, Bartley Water, the rural character of Eling and tree cover as important elements in preserving separation. It advises that development should avoid encroachment on Eling and retain visual openness along Marchwood Road and Jacob's Gutter Lane so that separation by open countryside remains perceptible.

3.11 The importance of the Totton–Eling–Marchwood corridor is further reinforced by the promotion of land immediately south of Eling as a potential new South Totton neighbourhood. Although this proposal does not presently form part of the adopted development strategy, its location between Eling and the Land south of Bury Road strategic allocation illustrates the potential cumulative pressure on the remaining open and wooded landscape between Totton and Marchwood. If substantial development were ultimately brought forward in both locations, the role of the intervening green infrastructure in maintaining ecological connectivity, landscape setting and the perceived distinction between the settlements would become increasingly important. The policy therefore seeks to retain the enduring ecological, landscape and settlement-separation functions of the corridor rather than prevent strategic growth in principle.

ii) improvements to the East Totton to Southampton green links; and
iii) wider green linkages between the New Forest National Park and the waterfront, including land north of Marchwood.
iv) Green Link 1 Totton to Ashurst

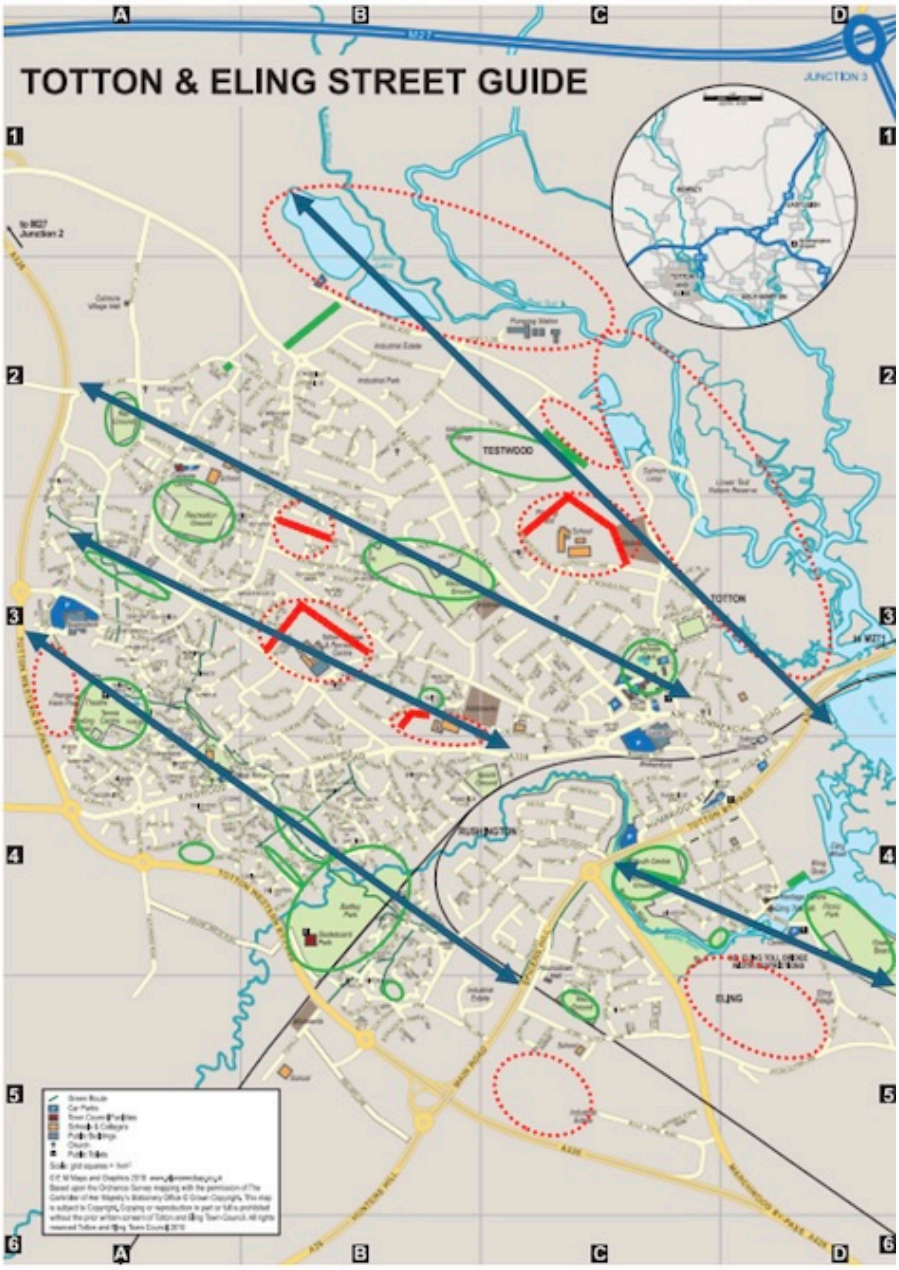
C) Proposals which deliver or facilitate locally identified improvements to the ecological, recreational or active-travel function of Bartley Water and its adjoining green corridor will be supported where they accord with the development plan and have regard to the Bartley Park Management Plan 2020 or subsequent version.

3.14 In respect of Clause C, the Bartley Park Phase 1 Habitat Survey and Management Plan (Arcadian Ecology, 2020) identifies the Park as comprising a mosaic of semi-improved and amenity grassland, broad-leaved woodland, Bartley Water, ditches, hedgerow and scrub. It identifies opportunities to strengthen its ecological function through species-rich grassland management, woodland thinning and coppicing, enhancement of Bartley Water, native tree and shrub planting, wetland habitat creation and other measures. These provide locally specific opportunities for strengthening the Green and Blue Infrastructure Network and delivering the nature-based solutions supported by Policy TE2.

3.13 The Hampshire Local Nature Recovery Strategy was published in December 2025. It identifies priorities and mapped opportunities for nature recovery, including Areas of Particular Importance for Biodiversity, Areas that Could Become of Particular Importance for Biodiversity and potential measures for nature recovery. The TENP uses a combination of the Totton and Eling Green

Corridors work (see Figure 3) along with the LNRS , NFDC and NFNPA studies in defining and refining the Green and Blue Infrastructure Network. Particularly relevant measures include strengthening watercourse and floodplain habitats, wetland and woodland connectivity, hedgerows, urban green spaces, tree cover and biodiversity along walking, cycling and other transport corridors.

3.14 Clause B) 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



. Figure 3 Totton and Eling Green Corridors

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.

3.15 Clause B) 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

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.

3.16 Clause B) 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.

3.17 Clause B iv) identifies the Green Link corridor 1 Totton to Ashurst which aims to conserve and restore areas of coastal habitat, improve existing gateways between the New Forest National Park and the Waterside and enhance public open space provision and accessibility in and around Totton.

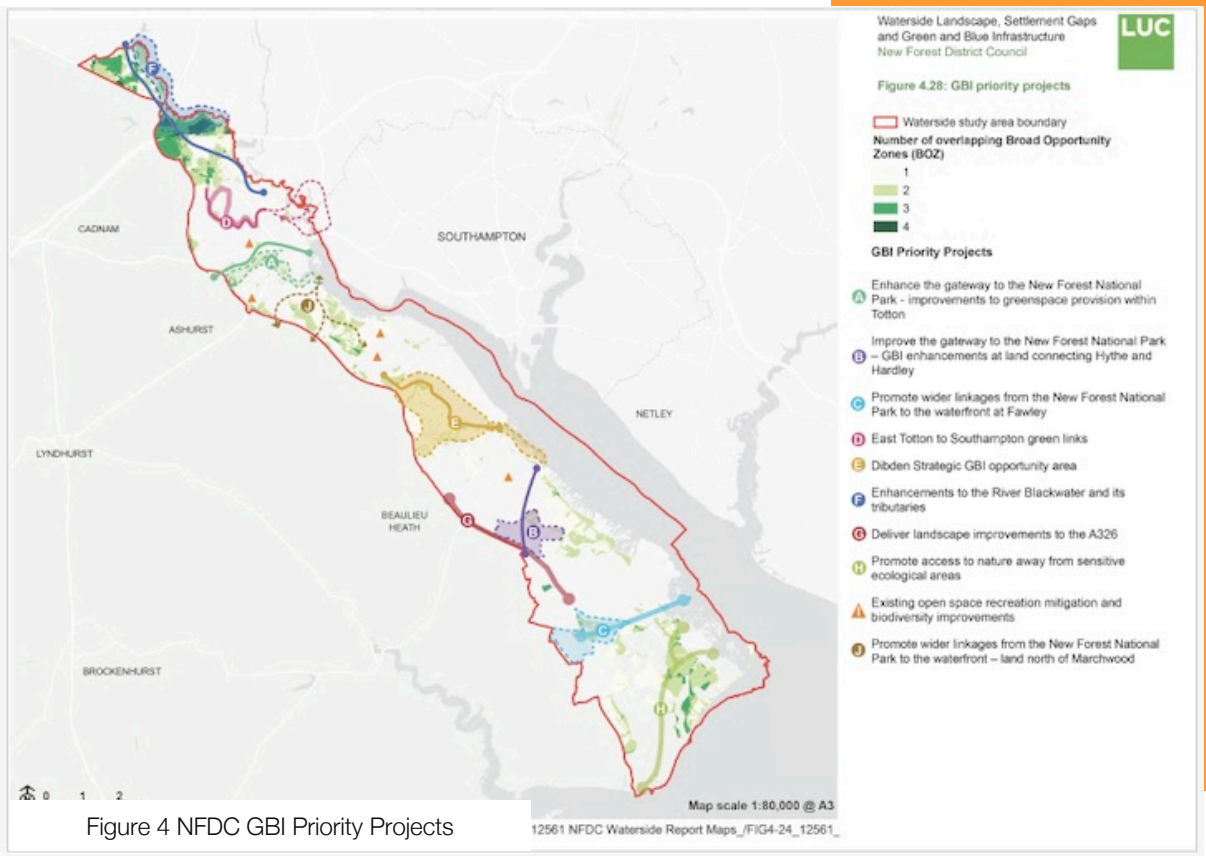


Figure 4 NFDC GBI Priority Projects

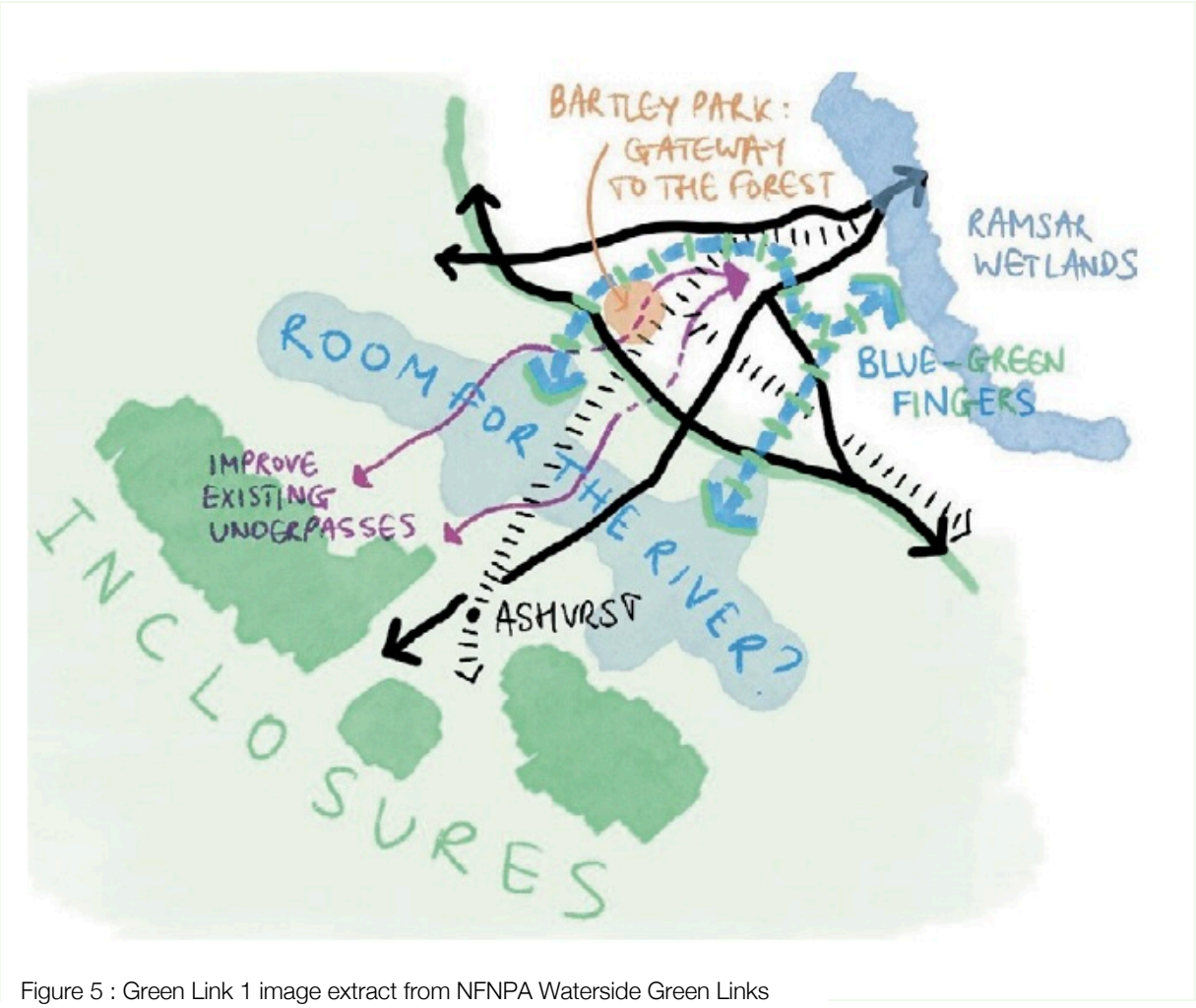


Figure 5 : Green Link 1 image extract from NFNPA Waterside Green Links Study (Arup)

It has identified several potential actions to support this:

- Animate existing underpasses with lighting, planting and/or public art.
- Manage vegetation along the A326 to further soften the influence of traffic at existing gateways.
- Provide subtle signage or other appropriate way-finding aid along the boundary of the National Park.
- Provide a new and improved walking and cycle route along Bartley Water connecting with Test Way in the east and Fletchwood Road in the west.
- Create a series of new multi-functional public open spaces along Bartley Water between Eling and Ashurst, incorporating Bartley Park.
- Create new wetland habitat along Jacob's Gutter, for example at Pritchel's Copse.
- Restore and conserve Eling and Bury Marshes in a 'favourable' condition

Policy TE3: LOCAL GREEN SPACES

The Neighbourhood Plan designates the following Local Green Spaces, as shown on the Policies Map, for the purpose of applying NPPF National Decision-Making Policy HC8:

1) Calmore Recreation Ground
2) Bartley Park and Bartley Water (Myrtle Avenue to Goatee Beach)
3) Testbourne Play area (including Briarwood)
4) Land beyond Hawkers Close
5) Hanger Farm Park
6) Little Copse (North)
7) Rushington and Rumbridge Street (excepting SINC area)
8) Portal Road Park
9) Little Copse (South)
10) Goatee Beach and Goatee Meadow
11) Eling Hill Playground
12) Meadow Close Recreation Ground / Claymeadow
13) King George's Field (Recreation Ground)
14) Testwood Recreation Ground & Cheam Way Park
15) Town Park (Testvale Recreation Ground)
16) Eling Recreation Ground
17) Totton and Eling Cricket Ground



3.18 The designation of Local Green Space recognises that some parts of the Green and Blue Infrastructure Network contain land that is demonstrably special to the local community and local in character.

3.19 Each proposed Local Green Space has been assessed against NPPF Plan-Making Policy HC2. The assessment considers the relationship of the land to the community it serves, its local character, its extent and the particular qualities that make it demonstrably special, including beauty, historic significance, recreational value, tranquillity or richness of wildlife. Once designated, proposals affecting Local Green Space are determined under NPPF National Decision-Making Policy HC8.

3.20 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

their way through Totton and Eling, the Test being the other. Although Bartley Water is much smaller and less well known than the Test, it has been greatly improved in terms of biodiversity over the past decade and is highly valued as a local recreational asset. As it passes through a number of proposed Local Green Spaces, it plays an important role in defining the character of the area and is an important social and environmental asset for the local community.

3.21 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: DESIGN PRINCIPLES

In applying National Decision-Making Policy DP3 on the key principles for well-designed places, development proposals and public realm improvements outside the areas covered by Policies TE1 and TE5 should respond positively to the locally distinctive qualities of the relevant area, as identified in Appendix F - The NFDC Settlement Character Assessment (March 2026).

A) Where relevant to the location, nature and scale of the proposal, development should apply the following locally specific design principles:

i. Rumbridge Street and Old Totton: maintain the predominantly domestic scale and fine grain of the older townscape, including characteristic red-brick buildings, hipped and gabled roof forms, traditional terraces and shopfronts. Larger buildings should be located and designed so that they do not overwhelm the established street rhythm, with opportunities for appropriately designed buildings to mark important corners or vistas.

ii. Eling outside the Conservation Area: respond to the regular street and plot rhythm, predominantly domestic scale and characteristic early twentieth-century red-brick development. Characteristic front and rear garden spaces, roof forms, green verges and traditional boundary walls and railings should be retained and incorporated into development where they make a positive contribution to the street scene.

iii. Testwood and Rushington: retain the distinctive character created by predominantly domestic buildings in generous plots, wide streets, mature trees, green verges and landscaped front gardens. Development, including alterations to access and parking, should avoid the unnecessary loss of those green frontage features or the dominance of hardstanding and parked vehicles.

iv. Hounsdown and Hammond Green: respond to the varied and incremental pattern of development, including cottages, bungalows and later suburban housing, and to the garden settings, verges and incidental green spaces which contribute to local character. Infill development should respond particularly to the scale, plot pattern and building relationship of its immediate street. Contemporary design may be appropriate on larger self-contained sites where it establishes a coherent character of its own.

v. Calmore:
a. within the older village area, maintain its linear village form, varied houses and bungalows, deep gardens, mature vegetation and sylvan character; and
b. within the later estate areas, retain the characteristic open-plan relationship between development and the street, including communal green spaces, mature trees, wide verges and pedestrian and cycle links

vi. West Totton and Ashurst Bridge: respond positively to the landscape-led structure of the area, including retained hedgerows and field trees, informal building lines and varied setbacks, landscaped frontages and the West Totton Green Route. Development should maintain and, where practicable, strengthen connections between homes, green spaces and community facilities.

vii. North Totton and development on the northern settlement edge: use a landscape-led layout which responds to the area's more rural character, including existing lanes, woodland, streams, hedgerows, important trees and changes in landform. Development should provide a positive transition between the built settlement and countryside and maintain opportunities for walking and cycling connections into the surrounding green infrastructure network.

viii. Calmore Industrial Area: retain and reinforce the landscaped setting of employment development, particularly the green margins along Brunel Road and the wooded and countryside edges of the area. New or redeveloped buildings, servicing areas and parking should be integrated through landscape treatment appropriate to their scale.

ix. Throughout the area, access, parking and frontage alterations should be designed so that they do not unnecessarily erode characteristic grass verges, front gardens, landscaped margins, mature trees, hedges, walls, railings or communal green spaces which contribute positively to the character of the relevant street or neighbourhood.

B) The application of these principles should not require the replication of existing architectural styles. High-quality contemporary design and innovation that established a distinct identity for Totton will be supported where the proposal responds positively to the characteristics identified for the relevant Settlement Character Area and contribute to a distinctive and coherent sense of place.

C) At Eling Hill and Houndsdown where development is proposed on the southern edge of these character areas, its layout, scale, landscape structure and open-space provision should avoid creating a continuous or visually merging built edge between Totton and Eling and Marchwood.

D) Within all major development sites, the inclusion of Public Art is encouraged. This 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 character, 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.

3.22 A strong opinion that runs through the community engagement data collected by the Neighbourhood Plan Steering Group is that overall Totton is not considered aesthetically pleasing; the “odd-one-out” compared to other nearby towns and villages which are praised for being attractive. While Eling is an historic settlement with many beautiful heritage buildings and a special aura, it is Totton that is the bigger and more ‘front-facing’ part of the 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 the growing town with little thought to aesthetics.

3.23 Using the locally specific design evidence contained in the March 2026 NFDC Settlement Character Assessment, this policy seeks to highlight elements of design which are sufficiently distinctive and relevant to development management; it does not seek to reproduce every aspect of the Assessment.

3.24 The policy does not seek to prevent change or require new development to imitate existing buildings. Some parts of Totton reflect piecemeal growth and past development which has resulted in weak or poorly resolved townscape, with limited architectural coherence or sense of place. In these areas, new development should be seen as an opportunity to improve the quality and distinctiveness of the built environment through high-quality contemporary design. Proposals should demonstrate an understanding of the particular characteristics of their location, retaining and responding positively to those features which make a valued contribution while addressing or improving aspects of the existing townscape which are of poorer quality.

3.25 Particular importance is attached across several character areas to the relationship between buildings and their green setting. The Settlement Character Assessment repeatedly identifies front gardens, verges, mature trees, hedgerows, communal green spaces and landscape corridors as important to local character, while the loss of these features to and frontage alterations is identified as a recurring pressure. The policy therefore establishes a locally specific principle that parking, access and frontage changes should avoid unnecessarily eroding these features.

3.26 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.

3.27 Public art remains an aspiration rather than a universal development-management requirement. Where it is proposed, it should be integrated into the design process and be site-specific, durable and capable of appropriate long-term maintenance.



Policy TE5: DESIGN IN ELING CONSERVATION AREA

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

A) In applying National Decision-Making Policy DP3 on the key principles for well-designed places, development proposals and HE9 on conservation areas, development proposals should respond to their context and create well-designed places by responding to the following features that help define the essential character of the area:

i) The Grade II* Eling Tide Mill 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 respond positively to its distinctive waterside character 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 dates from between the Norman period and the 14th century. Development in its setting should retain its prominence, especially in views of the tower and north elevation from the foot of Eling Hill;

iii) Bartley Water forms an important open space as a tidal area of salt marsh and reed beds and makes an important contribution to the distinctive, tranquil waterside character of the Conservation Area. Development should manage sensitively the transition from built form to 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 forms part of a coherent and contemporaneous group of farm buildings around the yard. Development within the group and in its setting should maintain open views of the Farmhouse from Bury Lane and retain, conserve and complement the yard buildings in its location and scale;

3.28 Policy TE5 has been informed principally by the NFDC Eling Conservation Area Character Statement (2015). The Character Statement identifies the special qualities which distinguish Eling from the surrounding urban area, including its rural and waterside setting, the historic Tide Mill and causeway, St Mary's Church, Cole's Farm, Bartley Water, the grouping of buildings along Eling Hill, traditional walls and hedges, characteristic building materials and important views across the Creek and Southampton Water. The policy translates these established locally distinctive features into principles which can be applied to development proposals affecting the Conservation Area and its setting.

3.29 The Character Statement also identifies the relationship between the Conservation Area and Eling Quay as an opportunity for enhancement. Although the warehousing and container storage lies outside the Conservation Area, it has a considerable influence on its setting. Eling Wharf presents a significant opportunity for change and a high-quality scheme which respects

v) The non-designated heritage assets comprising The King Rufus PH, Ivy Cottage and Bell House (formerly the Village Bells PH) date from the early 19th century and have individual and group value as reminders of the village past. Development within the group and in its setting should respond positively to their group value and the visual relationships between them.

B) Development proposals, including the redevelopment of Eling Wharf, located within the setting of the Conservation Area should, where relevant:

i) In the vicinity of the Tide Mill and causeway, respect the local distinctiveness of the historic causeway, its sense of arrival and transition, and its relationship with the riverside setting of Bartley Water;

ii) Respond positively to the distinctive open and waterside character of Bartley Water and Eling Creek with their associated tidal nature, saltmarshes, mudflats and wetland habitats;

iii) Respond to the scenic qualities of the landscape illustrated by NFDC Settlement Character Assessment (2026) including the distinct grouping of buildings at intervals along the country lanes, high brick walls and hedges, field paths, generous gardens, mature tree cover and the rural lane character of Eling Hill;

iv) Retain the contribution made by fields and areas of open land along the coast to important historic and visual links between the New Forest and the water;

v) Avoid urbanising infill development or additional urbanising features where these would erode the rural character and setting of Eling;

vi) Retain the sense of visual openness across the fields to either side of Jacob's Gutter Lane to preserve its rural character and the perceived distinction between Totton and Eling and Marchwood;

the riverside setting, improves the backdrop to the Conservation Area and strengthens the relationship between the Waterside and the open countryside.

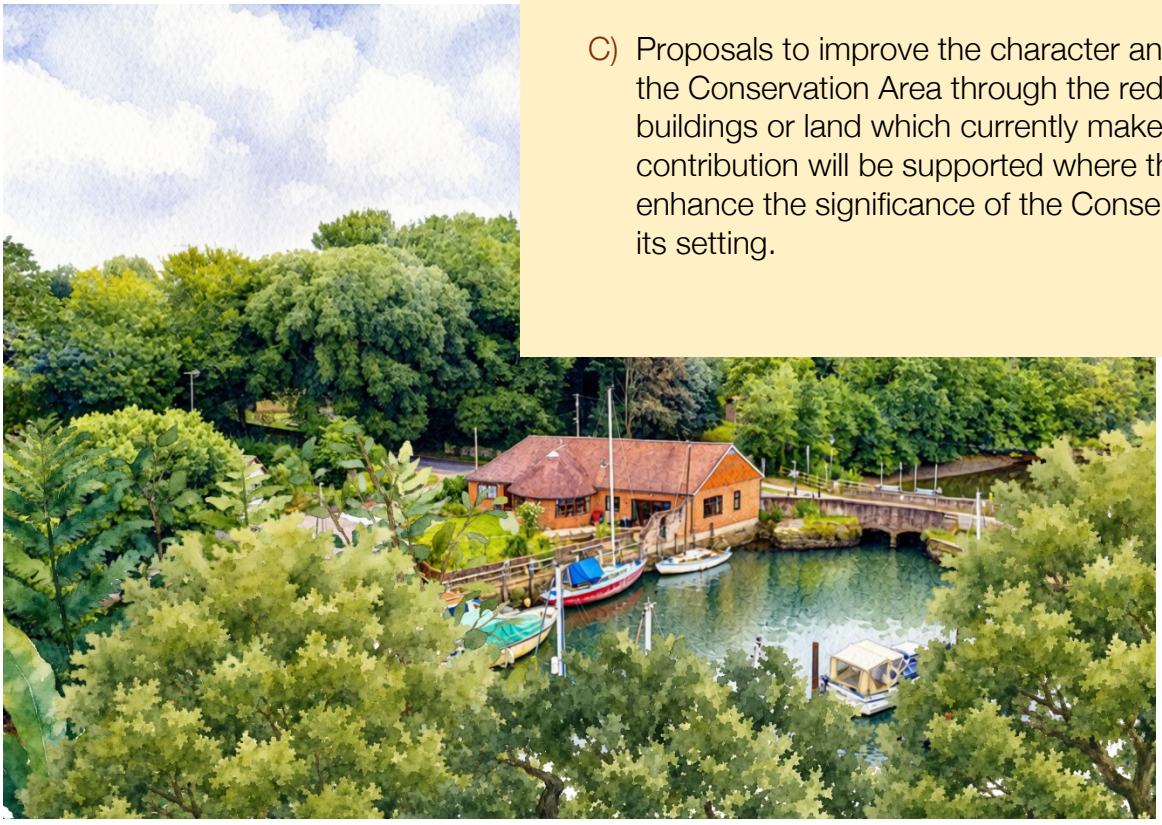
3.30 The March 2026 NFDC Settlement Character Assessment provides more recent and complementary evidence. Its Eling Hill character area reinforces the significance of the historic rural village character, generous garden settings, mature tree cover, green verges, walls and the rural lane. It identifies tradition and heritage, the green setting of buildings and rural tranquillity as particularly valued characteristics.

3.31 The policy also responds to the importance of the setting of the local concern over the potential erosion of the distinction between Eling and Marchwood. The 2024 LUC Waterside Study identifies the rural character of Eling, wooded settlement edges and visual openness around Jacob's Gutter Lane as important to maintaining settlement separation.

vii) Reflect the locally characteristic material palette, typified by Flemish bond brickwork with some header bond, sash windows, clay tiles and 19th century slate, and timber-framed and brick agricultural buildings at Eling Hill Farm and Cole's Farm, where appropriate to the character and context of the proposal; and

viii) 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 and down Southampton Water towards Marchwood.

C) Proposals to improve the character and appearance of the Conservation Area through the redevelopment of buildings or land which currently make a negative contribution will be supported where they conserve or enhance the significance of the Conservation Area and its setting.



Policy TE6: NON-DESIGNATED HERITAGE ASSETS

The Neighbourhood Plan identifies the following Local Heritage Assets, as shown on the Policies Map and set out in the Schedule at Appendix C, forming the local heritage list for the Totton and Eling Neighbourhood Area under NPPF Plan-Making Policy HE1 on planning for the historic environment, for the purpose of applying NPPF National Decision-Making Policy HE7 on decisions on non-designated heritage assets.

1) Batts Corner, Rumbridge Street
2) 1-3 High Street
3) 38 Rumbridge Street
4) 9A Eling Lane
5) 11-13 Eling Lane
6) Savoy Cinema, Junction Road
7) St Mary's Hall, Junction Road
8) 11 Rumbridge Street
9) 32 Winsor Road, off Rumbridge Street
10) 62 Rumbridge Street (Ashby's Brewery)
11) 17-19 Rumbridge Street
12) Calmore Village Hall, Pauletts Lane
13) 48 – 65 (Older parade of shops), Commercial Road
14) Telephone Exchange, Junction Road

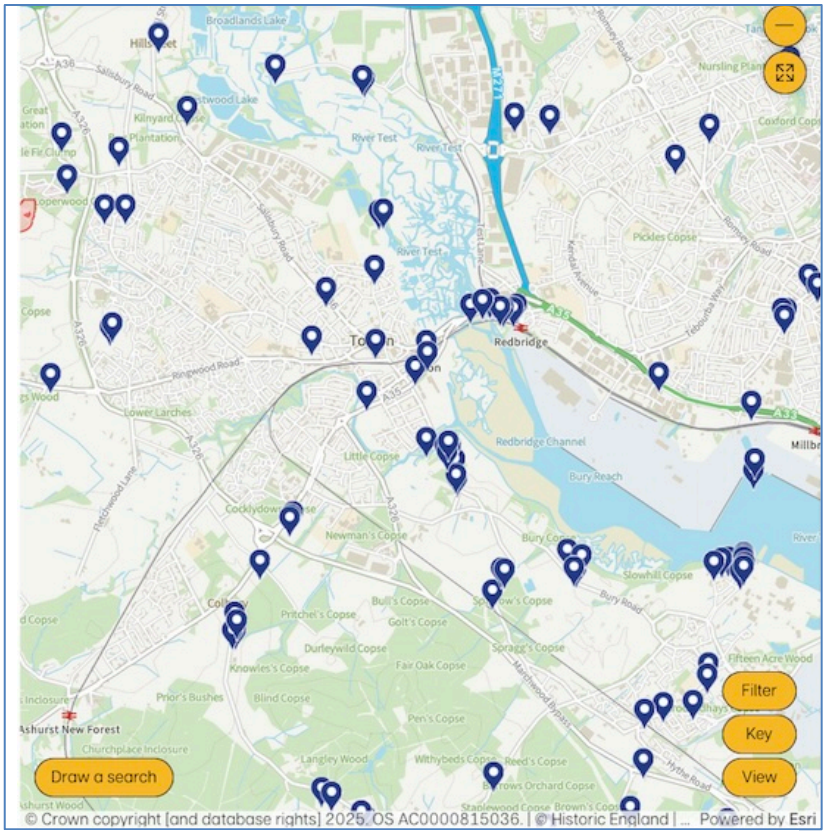


Figure 6 Listed Buildings Totton and Eling (image reproduced courtesy of Historic England)

3.32 This policy identifies buildings and structures that have local heritage interest in the parish principally because of their architecture or historic connections but are not already listed. For each asset, Appendix C describes the essential features of its local interest using the Historic England Advice Note 7 (HEAN 7): Local Heritage Listing (May 2026).

3.33 Their identification ensures that this locally specific evidence is available when NPPF National Decision-Making Policy HE7 is applied.

3.34 Totton and Eling notably 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*.

Policy TE7: ACTIVE TRAVEL

The Neighbourhood Plan identifies the Active Travel Network, as shown on the Policies Map and in the Totton and Eling Local Cycling and Walking Infrastructure Plan (LCWIP) at Appendix D, under NPPF Plan-Making Policy TR1 on the vision-led approach to planning for transport, for the purpose of applying NPPF National Decision-Making Policies TR3 on locating development in sustainable locations, TR4 on street design, access and parking, and TR8 on public rights of way.

Development proposals on land that lies within or adjacent to existing Active Travel Network and detailed in the Totton and Eling LCWIP, should avoid severing or materially reducing connectivity or accessibility and, where relevant to their location and scale, should provide safe and convenient connections to the Network and take opportunities to deliver or facilitate identified Prioritised Schemes.

3.35 This policy focuses on the locally mapped walking, wheeling and cycling network. Proposals should have regard to current national active-travel and inclusive-mobility guidance, including LTN 1/20 and successor guidance where relevant. These national standards are not repeated as local policy requirements.

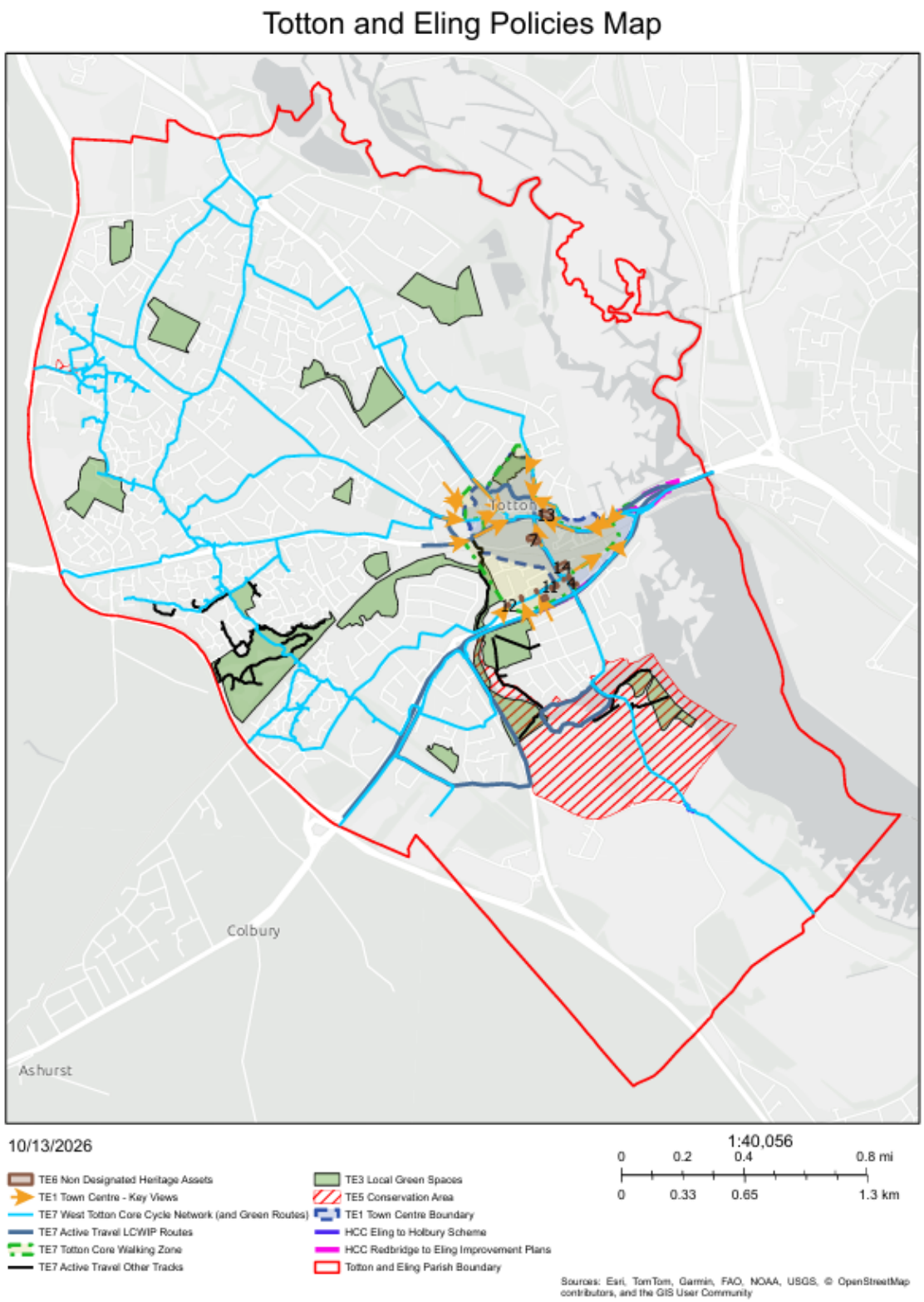
3.36 Totton and Eling Town Council has commissioned a Local Cycling and Walking Infrastructure Plan (LCWIP), included at Appendix D. It builds on the Hampshire County Council Waterside LCWIP but provides local detail specific to Totton and Eling for application through this policy.

3.37 The Town Council will continue to support investment in public transport and may work with Hampshire County Council and operators on a Totton and Eling Bus Connectivity Action Plan. Wider bus-service aspirations are implementation matters rather than requirements of Policy TE8, although development-specific public transport mitigation may be required where justified through the relevant national and development plan tests.

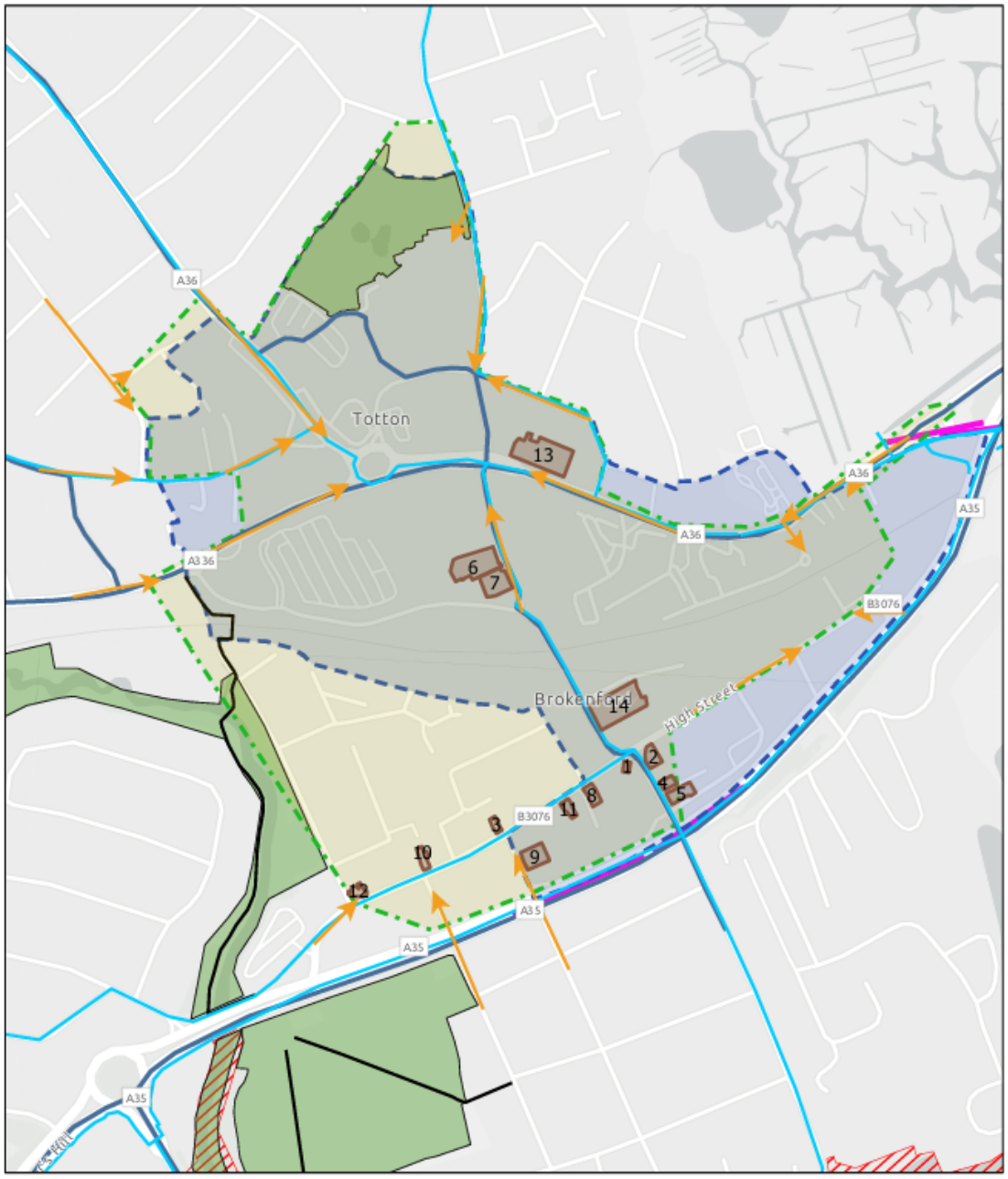


Totton and Eling Neighbourhood Plan Policies Map

A PDF version of the policies map is produced below. The Green and Blue Infrastructure Maps is produced as separate layer of ease of reading For an interactive version of the map, with functionality to isolate any/all layers please go to https://tottonelingplan.co.uk/policy-map/



Town Centre Inset Map



10/13/2026

1:9,056

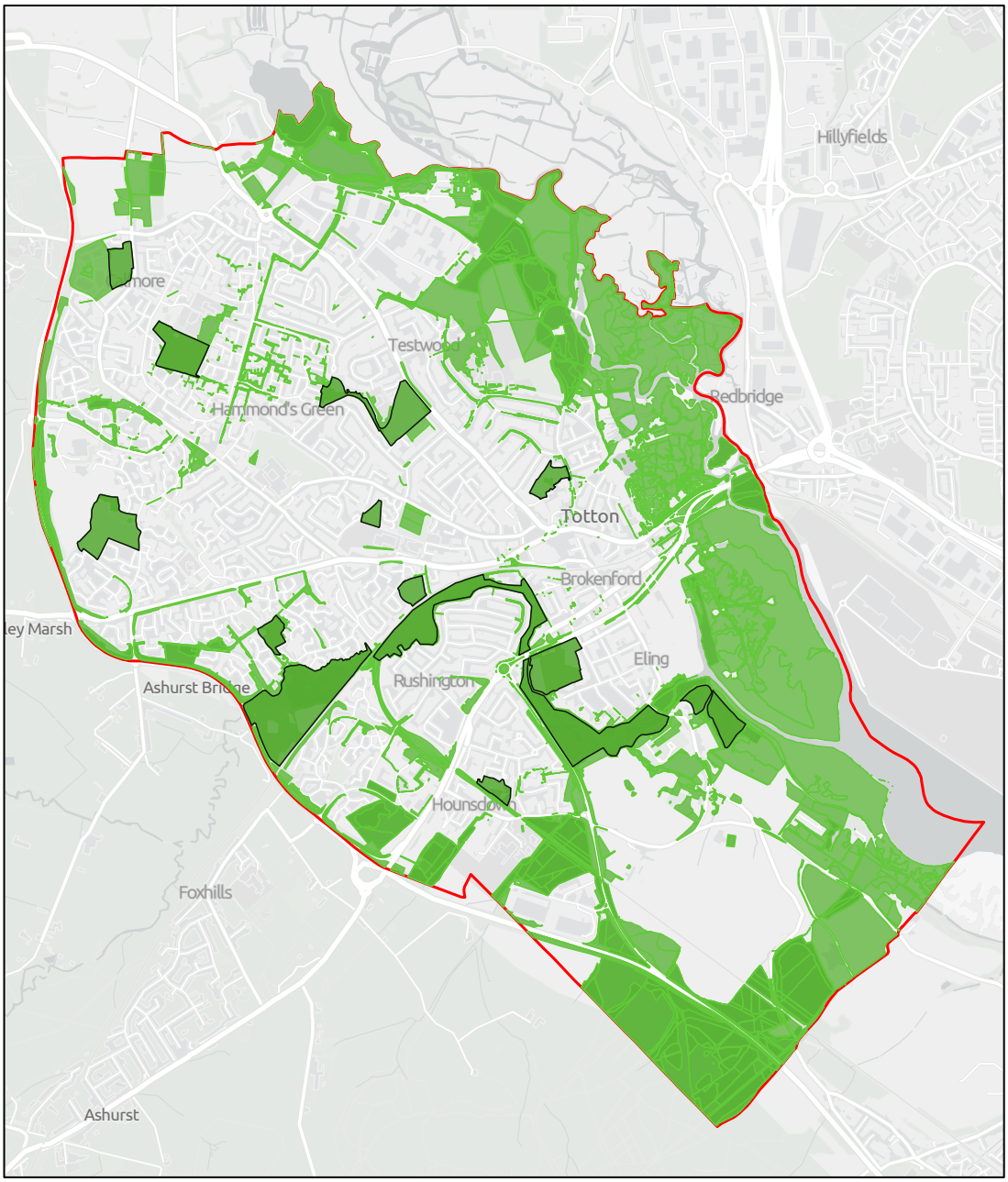
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

- TE6 Non Designated Heritage Assets
- TE1 Town Centre - Key Views
- TE7 West Totton Core Cycle Network (and Green Routes)
- TE7 Active Travel LCWIP Routes
- TE7 Totton Core Walking Zone
- TE7 Active Travel Other Tracks
- TE3 Local Green Spaces
- TE5 Conservation Area
- TE1 Town Centre Boundary
- HCC Redbridge to Eling Improvement Plans
- Totton and Eling Parish Boundary

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Totton and Eling Green and Blue Infrastructure Map



9/29/2026

1:26,034

0 0.23 0.45 0.9 mi

0 0.35 0.7 1.4 km

TE3 Local Green Spaces

TE2 Green and Blue Infrastructure

Totton and Eling Parish Boundary

Contains OS data © Crown Copyright and database right 2026. Contains data from OS Zoomstack

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 for investment of future Community Infrastructure Levy, and/or S106 funding received by the local planning authority as follows:

- Improvements to the public realm
- Enhancing Community Infrastructure, to include recreation and leisure facilities
- Active travel improvements for non-car users, including walking and cycling routes as outlined in the Totton and Eling Local Cycling and Walking Infrastructure Plan
- Green infrastructure and climate projects

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

- New Forest District Council
- New Forest National Park Authority.
- Locality
- ONH Planning for Good
- Active Planning

5. APPENDICES

TETC has referred to the following documents as its evidence to support the policies of the Neighbourhood Plan. These are all provided separately due to size

- 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.
- Appendix E Bartley Park Phase 1 Management Plan (2020)
- Appendix F The New Forest Settlement Character Assessment (March 2026)

Supporting Evidence bases:

- NFDC Totton Town Centre Masterplan Framework, June 2026.
- NFDC Settlement Character Assessment: New Forest Townscape Types and Totton Settlement Character Study, March 2026.
- NFDC / LUC Landscape Value, Settlement Gaps and Green & Blue Infrastructure in the New Forest Waterside, June 2024.
- Hampshire Local Nature Recovery Strategy, December 2025.
- NFNPA Waterside Green Links Study (2024)