

# Ashurst and Colbury Parish Council Local Plan



# Format for the Evening

1. Ashurst's 2016 response – Emma Lacey, PC
2. Local Plan - The Final Draft - David Illsley, New Forest NPA
3. Councillor Questions – Caroline Hubbard, PC
4. Public questions
5. Summary and next steps



# Ashurst's 2016 Response - Emma Lacey

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Ashurst and Colbury Parish Council



# Ashurst's 2016 Response Part 1

- No development on Whartons Lane green field site, because:
  - Sets a precedent
  - 50 dwellings (now 60) does not correspond with local densities
  - Green space much enjoyed by residents
  - Location makes it likely to increase car borne traffic considerably
  - Increase in traffic exacerbates current congestion and safety issues
- **Brownfield sites to be identified instead**
- **Range of recommendations relating to general policies.**

# Ashurst's 2016 Response Part 2

- No further development beyond the site
- DPH not to exceed Whartons Close (10 DPH)
- Max 50% 2-bed shared ownership starter homes
- Min 25% small bungalows for elderly residents
- Min 25% open market housing
- Buffer zone between development and Whartons Close
- Retain all site TPOs
- Any population increases (5%) need full supporting infrastructure assessment
- CIL monies to benefit the whole community.

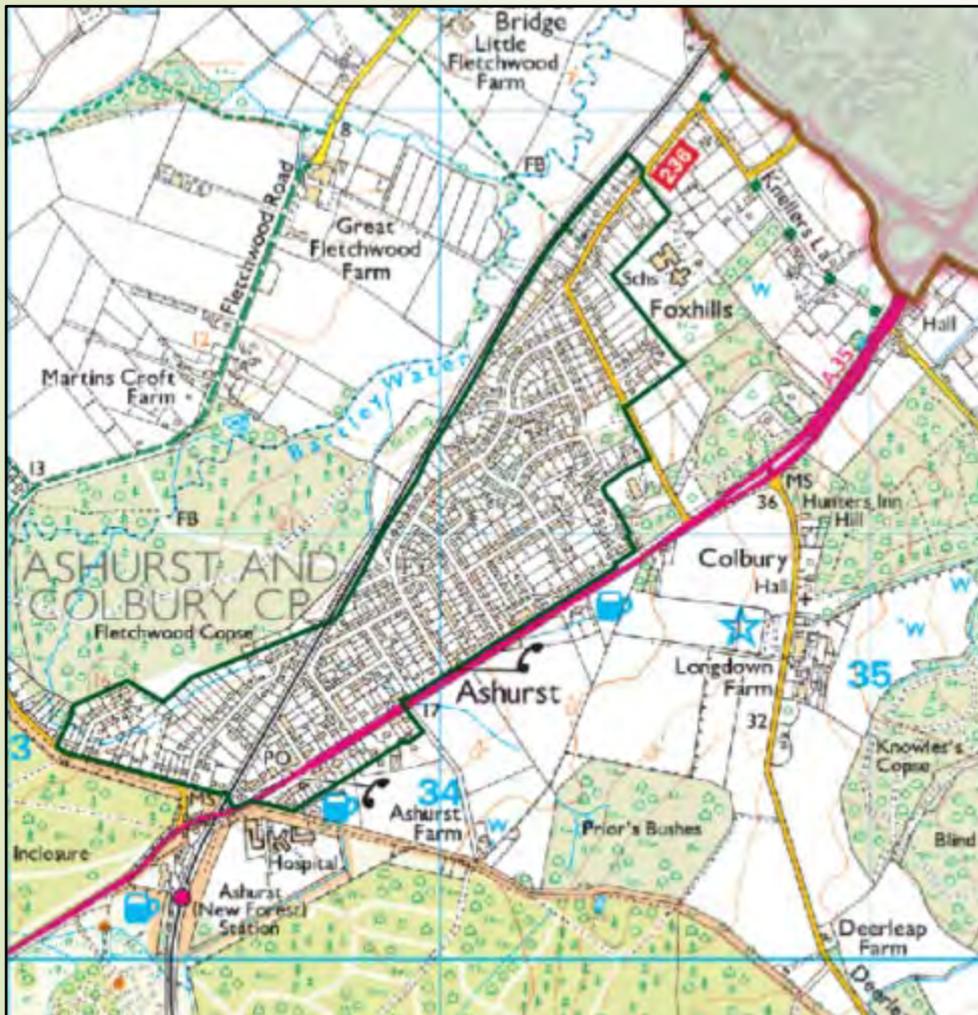


**New Forest National Park**  
**Submission Draft Local Plan**  
David Illsley – Planning Policy Manager

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New Forest National Park Planning Authority  
(NFNPA)

# This evening



- Purposes and scope of the Local Plan for the New Forest National Park
- Timetable and current stage in the Local Plan-making process
- Key planning challenges facing the New Forest National Park
- Progress since last public meeting in November 2016

# The role of the Local Plan

- The Local Plan sets out what will happen where within the National Park. The current Local Plan dates from 2010 and requires updating.
- The British 'Plan-led system' means that applications should be determined in accordance with the Local Plan unless material considerations indicate otherwise.
- The Local Plan plays a key role in delivering the two National Park purposes and socio-economic duty. The Plan must also conform with the Government's national planning policies contained in the NPPF.



# Stage in the Local Plan-making process and next steps



The intention is to submit the draft Local Plan, all of the representations received and the supporting documents to the Secretary of State at the end of April 2018 for independent examination.

A Government-appointed Planning Inspector will ultimately issue a legally binding report to the National Park Authority on the Local Plan.

# Key planning challenges facing the New Forest National Park



Once adopted the Local Plan will guide decisions on the circa 900 planning applications submitted annually within the National Park. Challenges include:

- The delivery of housing to meet local needs in a nationally protected landscape, within the context of the Government's *Housing White Paper* (2017).
- Conserving the internationally protected habitats that make up over 50% of the National Park; and
- Ensuring that the local communities within the National Park remain living-working areas, with employment opportunities and local services.



# Dwelling completions in the New Forest National Park 2006 – 2017

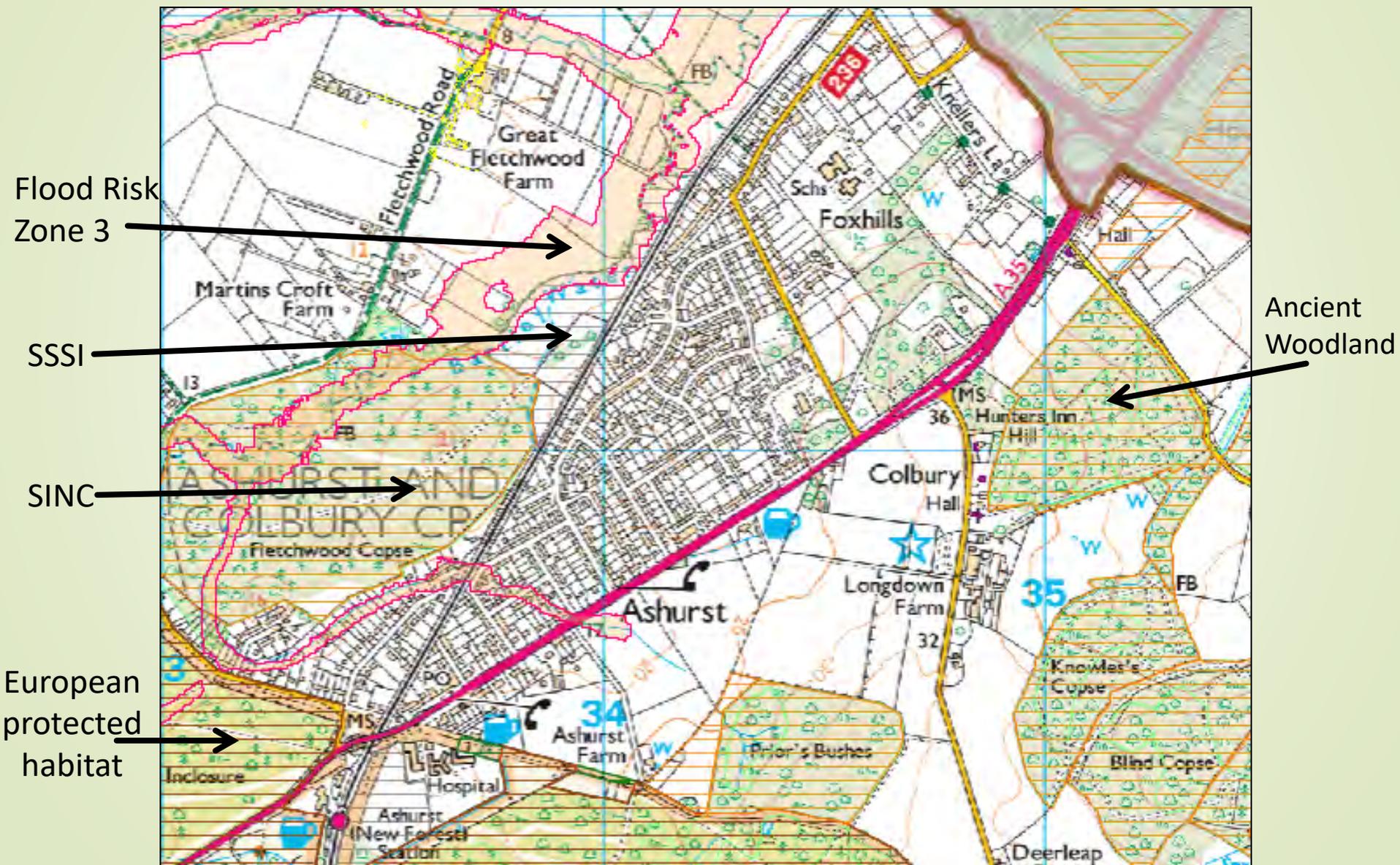
Since 2006 a total of 249 dwellings have been completed within the National Park. This equates to an average of **23 dwellings per annum**.

	2006 - 07	2007 - 08	2008 - 09	2009 - 10	2010 - 11	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17
Completions	21	13	50	23	29	14	7	34	2	47	9

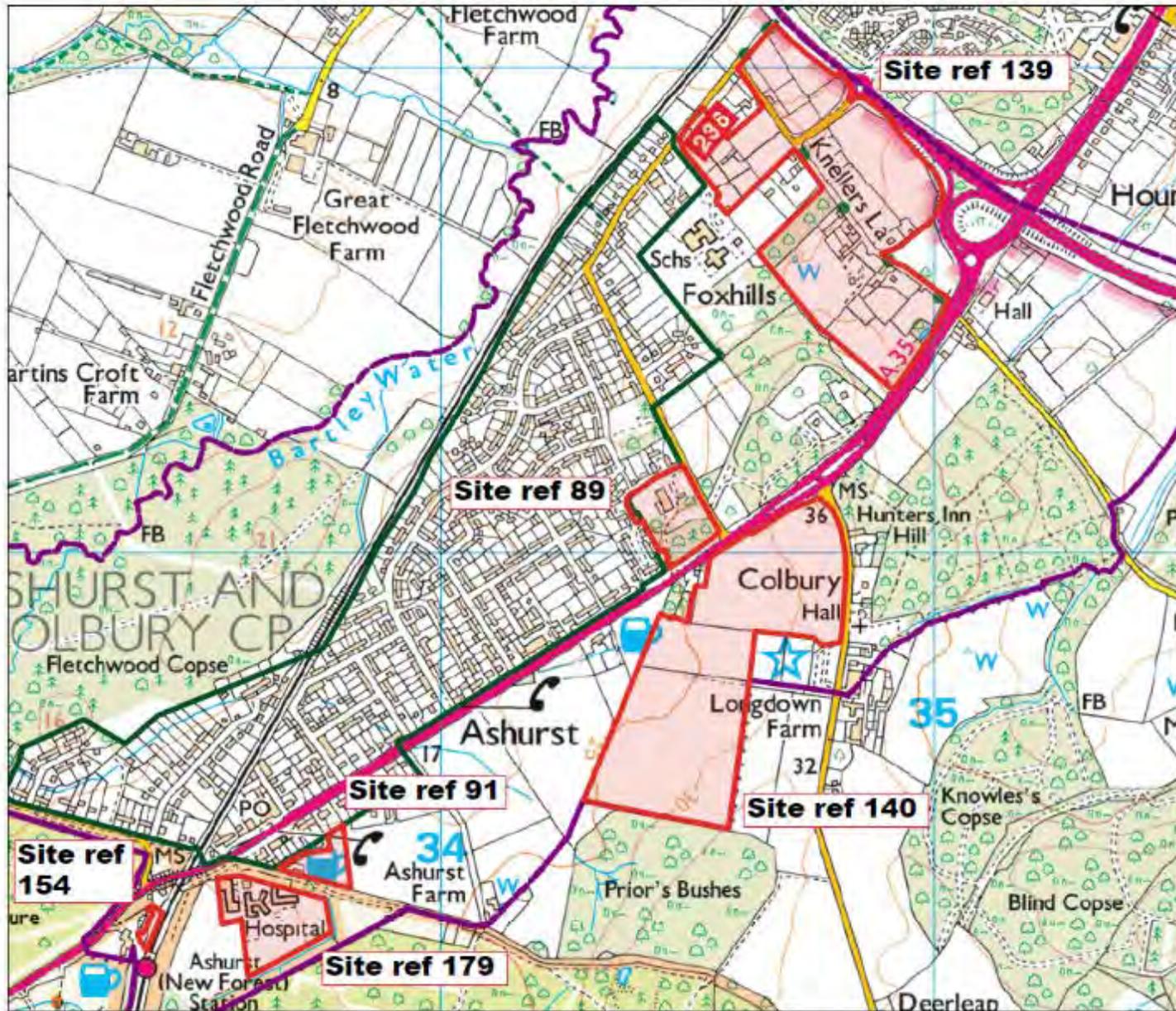
No affordable dwellings for local people have been built in Ashurst & Colbury since 2 dwellings were permitted in February 2008.

Given the identified housing need for **60 – 65 dwellings per annum**, it was clear that housing allocations needed to be considered as part of the Local Plan Review.

# Designations mapping - Ashurst



# NFNPA Local Plan Review – Rejected ‘Call for Sites’ Submissions



**NEW FOREST  
NATIONAL PARK**

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Date: 12/01/2018

**Ashurst & Colbury Parish**

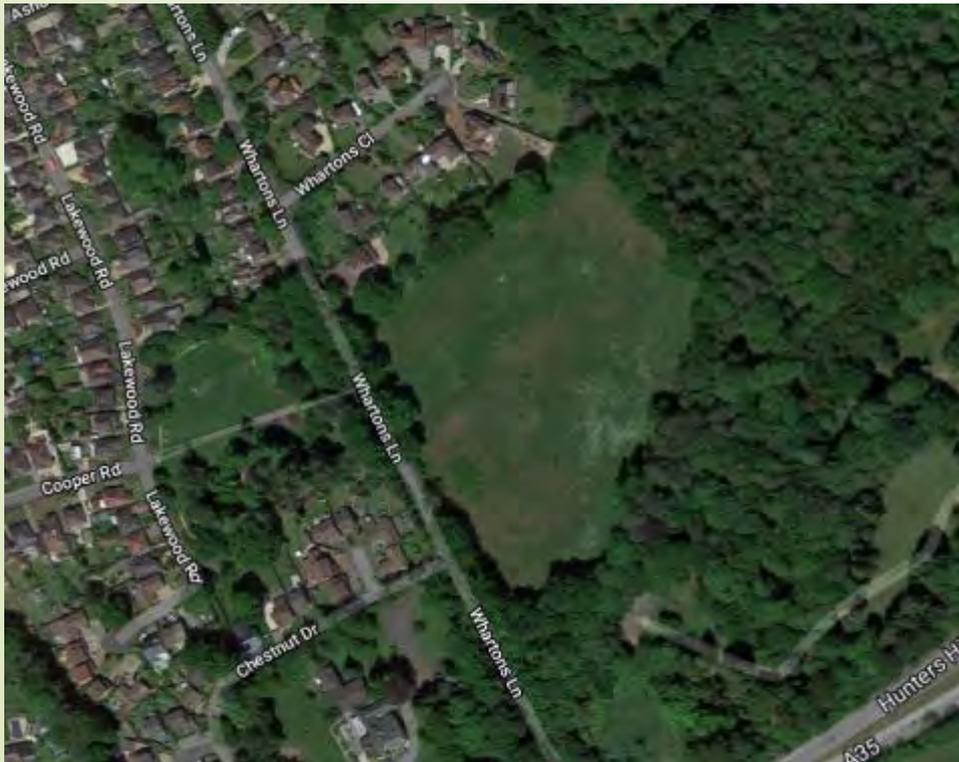


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# Whartons Lane Proposed Allocation

- 2.5ha greenfield site – single ownership & no covenants on the land.
- Proposed allocation of 60 dwellings in the draft Local Plan. This would increase the dwelling stock of Ashurst by around 6%.
- The site would deliver affordable housing for local people. There are 30 households on the NFDC Housing Register with local connections.

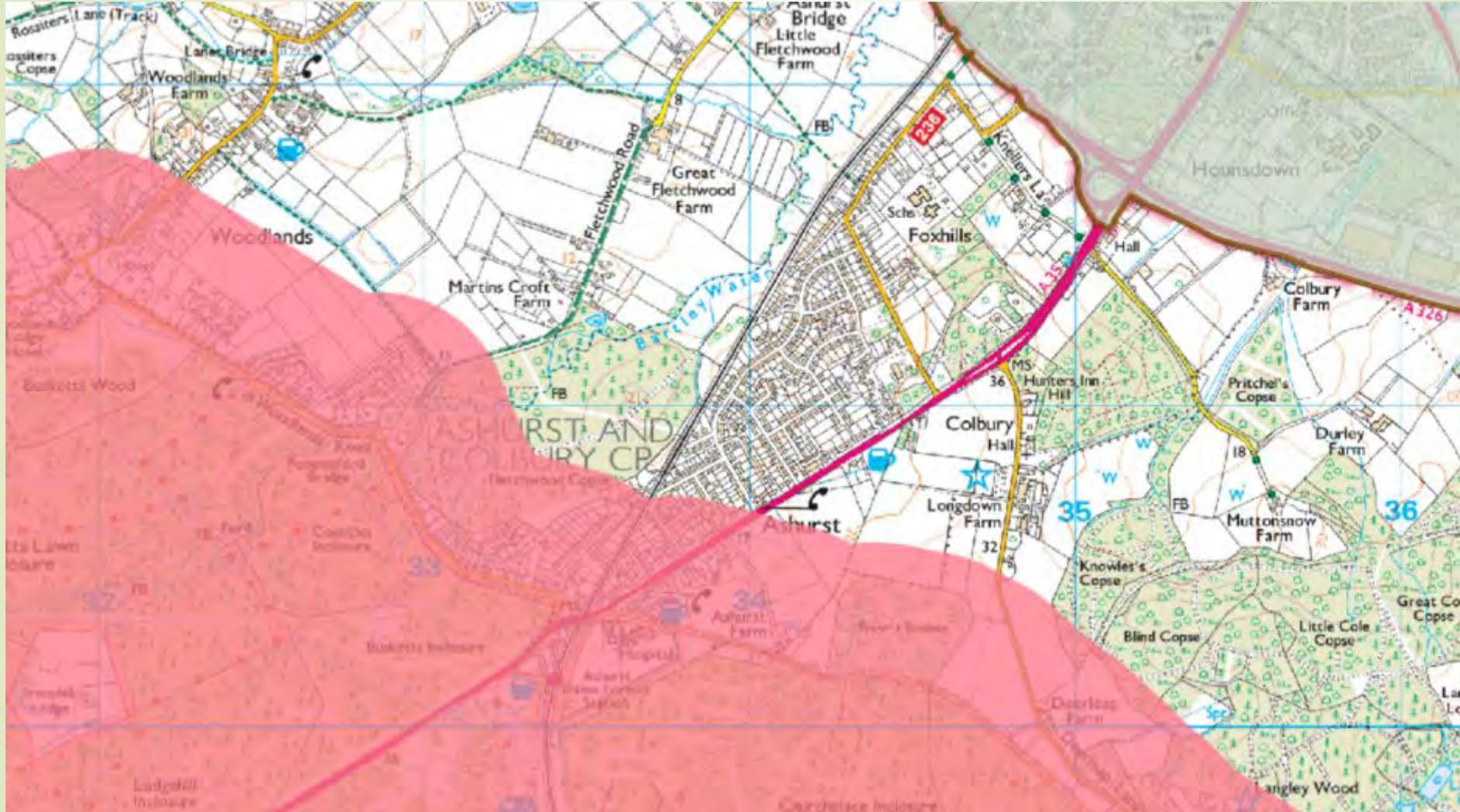


- 60 dwellings equates to 24 dwellings to the hectare. National policy discourages lower density development.
- TPOs surrounding the site extended in Summer 2016.
- The site is circa 580m from the A326 at its nearest point.

# Updates since November 2016

- Updated advice from Natural England regarding potential housing allocations within 400m of the New Forest SPA.
- Economic viability assessment demonstrates that 50% affordable housing on-site is deliverable.
- Meetings with the NHS regarding the Ashurst Hospital site. Given the current consultation on the future of the site and the proximity of protected habitats, it would be premature to allocate the site.
- Latest information from NFDC indicates local affordable housing need (and for smaller properties) in Ashurst & Colbury.
- Initial transport assessment shared with HCC whose main comments focused on the Knellers Lane junction with the A326 (given the scale of development proposed on the Waterside by NFDC).

# New Forest Special Protection Area 400 metre buffer zone



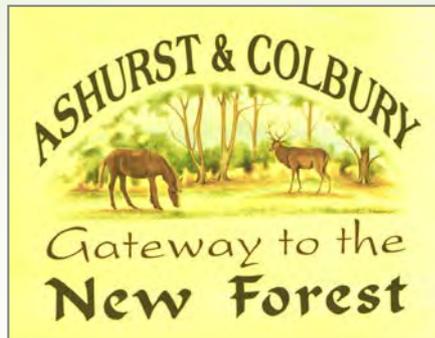
# Ashurst Hospital Site



- NHS currently consulting on the future of the site.
- The proximity of the New Forest SPA and SSSI would restrict the form of any redevelopment.
- NPA will continue to liaise with the NHS regarding the site.
- To be allocated a site must be **available** and **achievable**.

# Conclusions

- It is important that the National Park is covered by an up to date Local Plan to avoid speculative planning applications.
- The draft Local Plan includes a limited number of housing allocations (ranging from 30 dwellings - 120 dwellings), but there remains a shortfall in planned provision of 460 dwellings (37%).
- The Whartons Lane site is considered to be available & suitable. It is not affected by flooding, habitat or built environment designations.
- Affordable housing would be available for local people with a connection to the parish of Ashurst & Colbury.
- The final public consultation on the NPA's draft Local Plan closes at **5pm on Wednesday 28 February 2018**. Full details can be found at [www.newforestnpa.gov.uk/localplan](http://www.newforestnpa.gov.uk/localplan)



## Councillor Questions - Caroline Hubbard

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Chair of Planning and Development  
Committee, Parish Council



## Questions from Residents



Quality services, better health



## Next steps:

- November 2017** – High level options assessment and financial affordability review completed
- November 2017** – Project Initiation Document approved by West Hampshire CCG Board. To be approved by NHS England
- January – February 2018:** Further engagement
- September 2018:** Development and consideration of the Outline Business Case by West Hampshire CCG and NHSE

Quality services, better health



# Recently, at Ashurst Hospital...

## Ashurst Hospital

- Built as a Workhouse in 1836
- Site owned by NHS Property Services
- 5 buildings on a 2.9 hectares site, including 1.5 hectares vacant land
- The New Forest Birth Centre is situated in the Snowdon Annex, which was modernised in 2009
- The Child Development Unit from which Child and Adolescent Mental Health and Paediatric Audiology services are provided, is located in an old part of the hospital which is not fit for the future provision of healthcare

Snowdon Annex Chapel Mortuary



Main building: Child Development Unit

Education Centre



Quality services, better health



## Ashurst Hospital: The Case for Change

- 42,578 children and adolescents aged 0-19 years; 10,183 aged 20-15 years – rising demand for healthcare
- The old buildings are in poor condition, not fit for purpose or child friendly
- The buildings are not DDA compliant; significant backlog maintenance
- 60% of the current accommodation is not utilised
- Opportunity to retain the New Forest Birth Centre, CAMHs and Paediatric Audiology and bring together a range of integrated services which could include:
  - community paediatric clinics including occupational therapy, physiotherapy, podiatry, speech and language therapy and paediatric diabetes
  - extended community antenatal and postnatal services
  - paediatric eating disorder service
  - health and wellbeing services - links to education, social care, voluntary services
  - self care signposting and social groups such as play groups or advice groups
- New Forest District between 600 –1200 new homes per annum till 2036. New Forest Park approximately 40 extra homes per annum till 2036.



Quality services, better health





# Summary and next steps

# Have a view? Contact us...

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