

Ashurst and Colbury Parish Council
Local Plan Working Party



Format for the Evening

1. Introductions
2. The Local Plan - David Illsley, New Forest NPA
3. Questions
4. Key Points for Ashurst – Emma Lacey, Parish Council
5. Questions
6. Straw Poll
7. What next?
8. Local contacts



David Illsley BA MA MRTPI - Policy Manager

New Forest National Park Planning Authority
(NFNPA)

This evening



New Forest National Park Local Development Framework
Core Strategy and Development
Management Policies DPD
December 2010



- Background to the review of the local planning policies covering the New Forest National Park
- Some key planning issues and challenges facing the New Forest
- Draft Local Plan public consultation: 3 October – 28 November 2016
- Timetable and next steps in the Local Plan preparation process

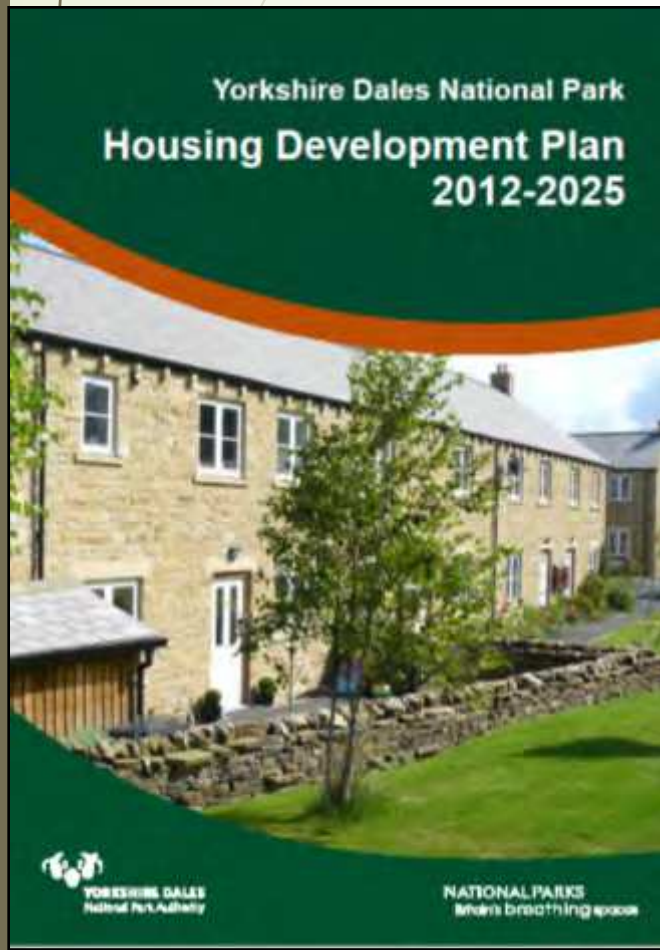
Planning in the New Forest National Park

- Planning is a statutory function for all NPAs – covering enforcement, development control, minerals & waste and planning policy.
- The draft Local Plan seeks to take forward the two statutory National Park purposes and associated socio-economic duty through:
 - Protection of designated habitats within the New Forest
 - Policies promoting local distinctiveness in new development
 - The safeguarding of existing employment sites to provide local jobs



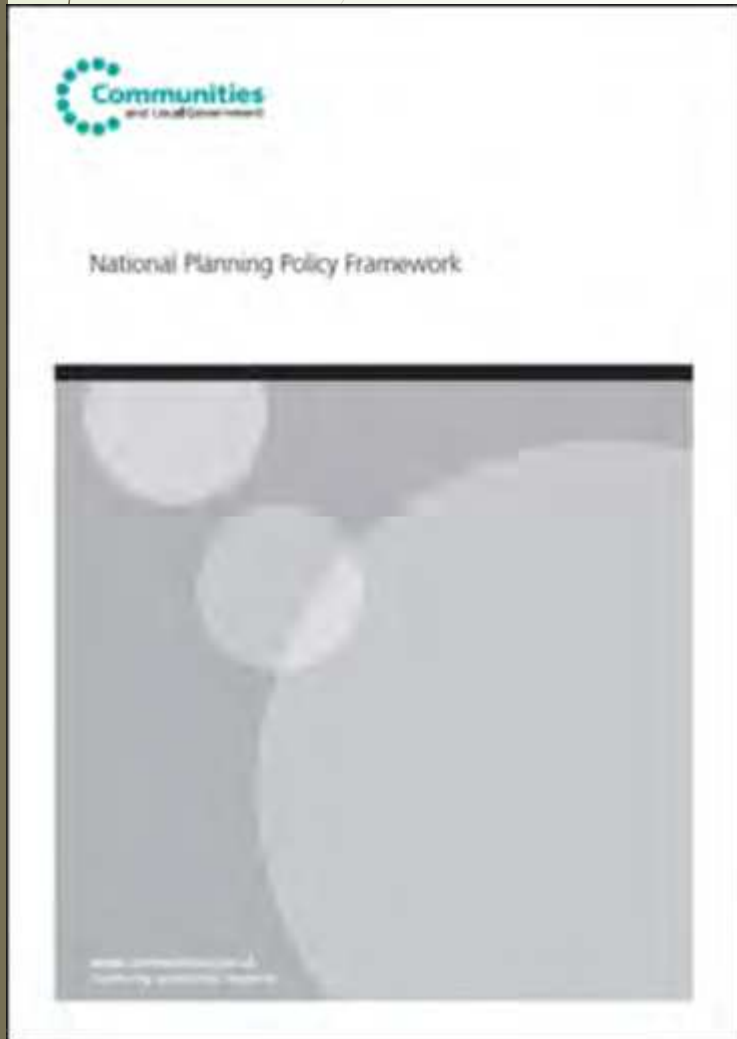
Housing Development in the English National Parks

While the English National Parks are not considered to be appropriate locations for major development, neither are they wilderness areas.



- The draft *South Downs Local Plan* (2015) proposes an additional 4,500 dwellings by 2032 to address local housing needs
- *Yorkshire Dales Housing Development Plan* (2012) allocates 29 development sites (minimum density 30 dwellings per hectare)
- *The Lake District Core Strategy* (2010) plans for 900 additional dwellings by 2030 within the main settlements of the Park

Changes in national planning policy in recent years



- In 2012 the NPPF introduced a “*presumption in favour of sustainable development*” into the planning system
- Planning authorities should, “*...ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing ...*”
- To promote sustainable development in rural areas, new housing should be located where it will enhance or maintain the vitality of rural communities.

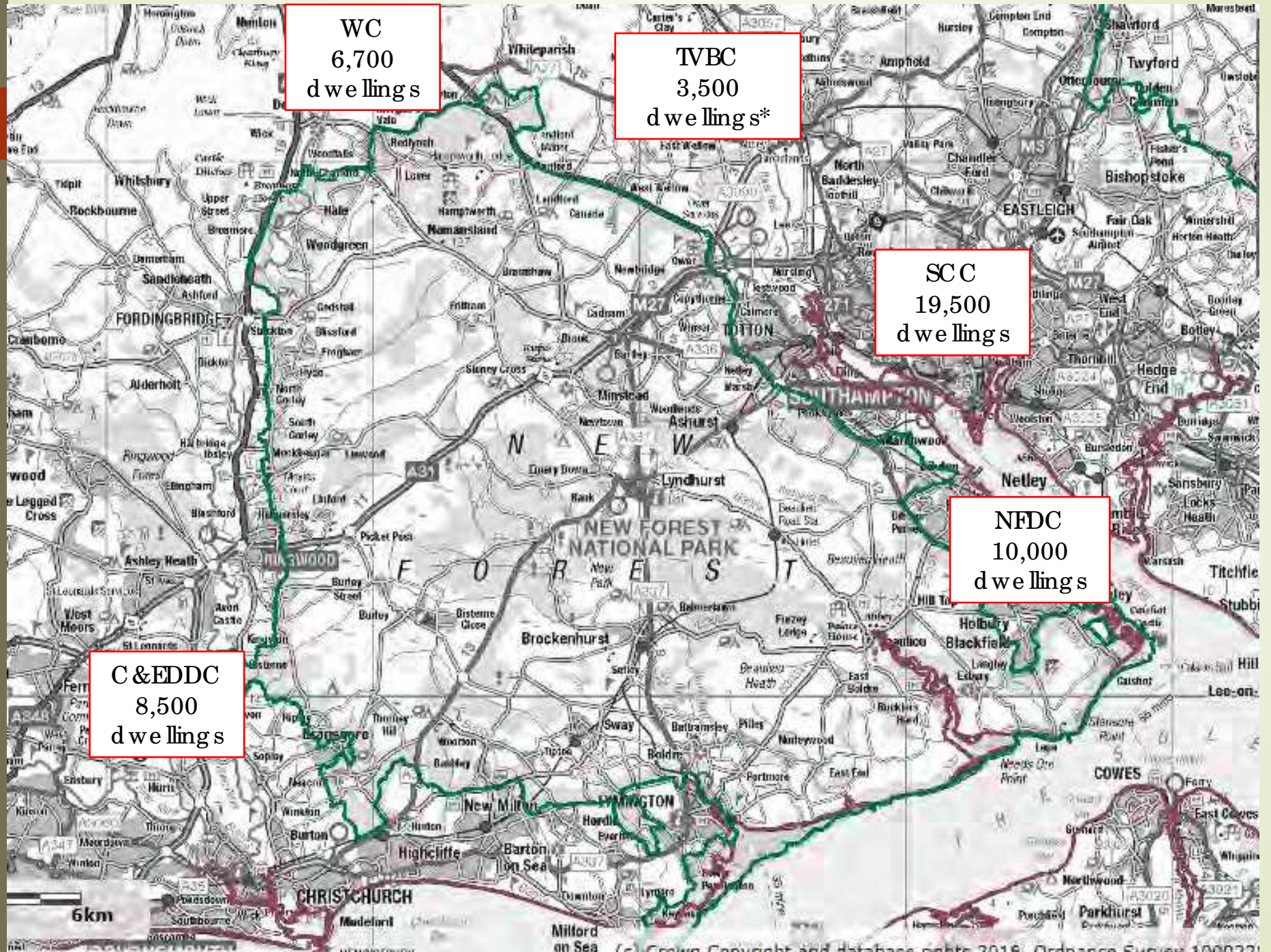
WC
6,700
d wells

TVBC
3,500
d wells*

SCC
19,500
d wells

NFDC
10,000
d wells

C & EDDC
8,500
d wells



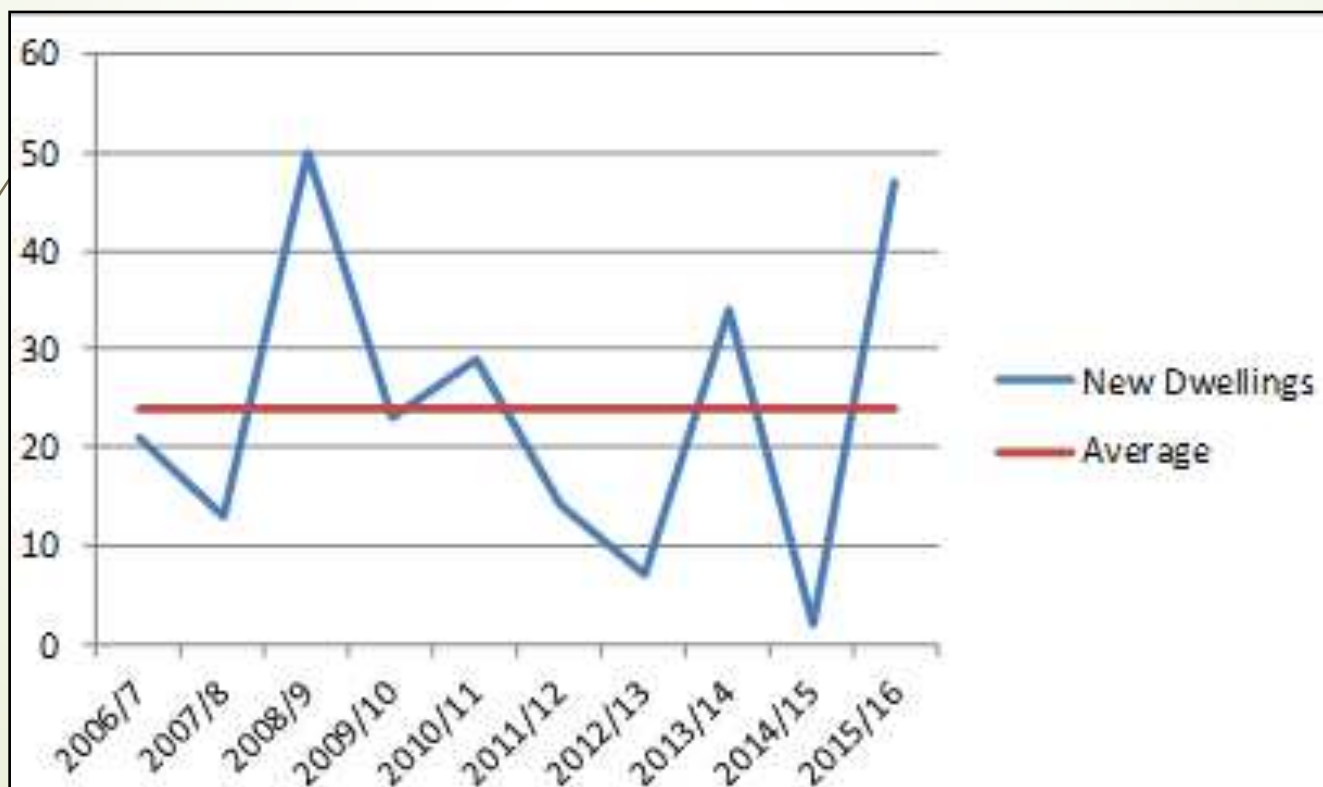
Housing needs arising in the New Forest National Park



- The NPA jointly commissioned (with NFDC) an assessment of local housing need in 2014
- This concluded that **the housing need arising within the Park amounts to around 3,000 additional dwellings over the next 20 years (150 dwellings per annum)**; and 12,000 dwellings in the District around the National Park
- This compares to the current level of development of around 25 dwellings per annum within the National Park

Dwelling Completions in the New Forest National Park 2006 – 2016

Since the National Park was designated in 2006, a total of 240 new dwellings have been completed on appropriate sites within the main villages & on rural exceptions sites across the rest of the Park.



Call for Sites Process

- National policy requires planning authorities to assess the availability of land to meet identified housing needs.

- Plan-makers should issue a 'call for potential sites' and broad locations for development, which should be aimed at a wide audience.

- The comprehensive list of sites should be assessed against national policies and designations to establish which have reasonable potential for development.



*Environment Agency
Flood Risk Map*

Call for Sites Process

- The NFNPA started this process in Autumn 2015. All submitted sites have been assessed against a range of criteria including:
 - Environment Agency Flood Risk mapping
 - proximity to international, national and local nature conservation designations
 - proximity to built environment designations including Listed Buildings, Historic Parks & Gardens and Conservation Areas
 - access to local facilities, services and public transport links (bus and rail)
 - potential impact on the wider landscape of the New Forest National Park

Development of Ashurst

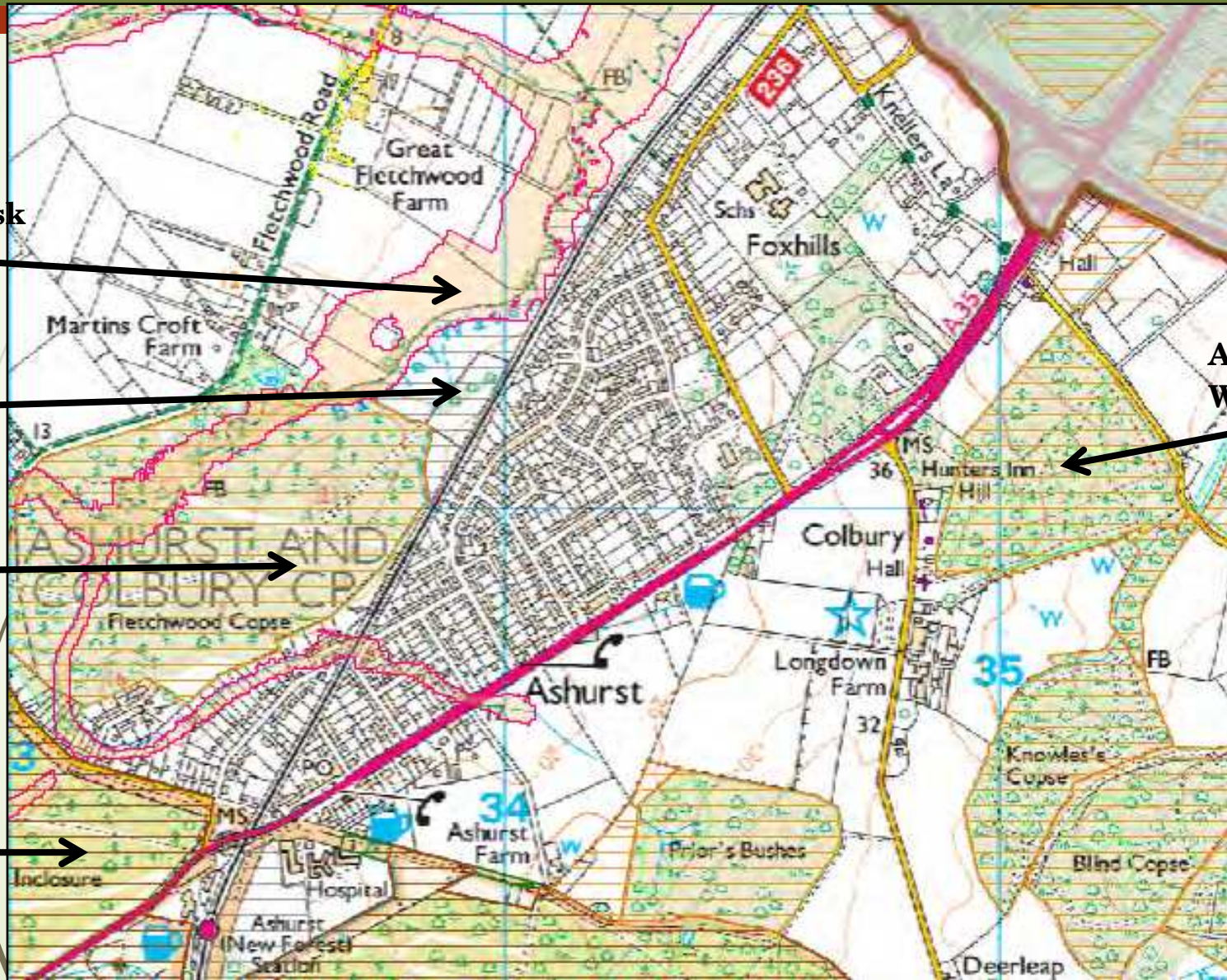


Ashurst in the 1940s



Ashurst in the 1980s

Constraints mapping - Ashurst



Flood Risk
Zone 3

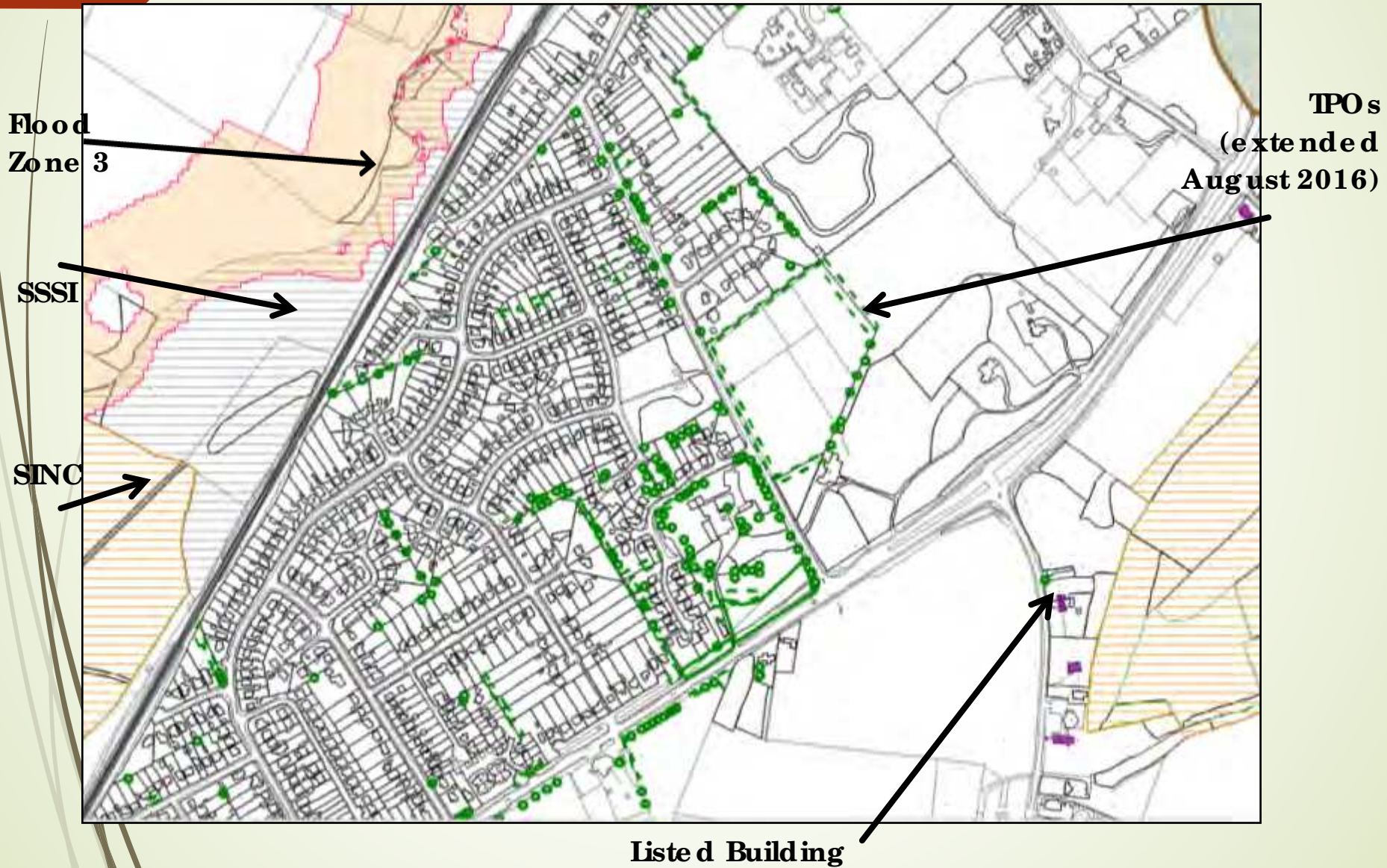
SSSI

SINC

European
protected
habitat

Ancient
Woodland

Constraints mapping - Ashurst



Ashurst Village Design Statement (VDS) Adopted 2013

Ashurst & Colbury Village Design Statement



Adopted June 2013

The VDS provides guidance on the design of new development in the Parish, but does not set out the scale or location of new development.

The VDS aims to:

- focus S106 contributions towards enhancing the recreation ground
- prevent the coalescence of Ashurst with West Totton
- highlights the need for affordable housing for local residents
- suggests the development of smaller properties

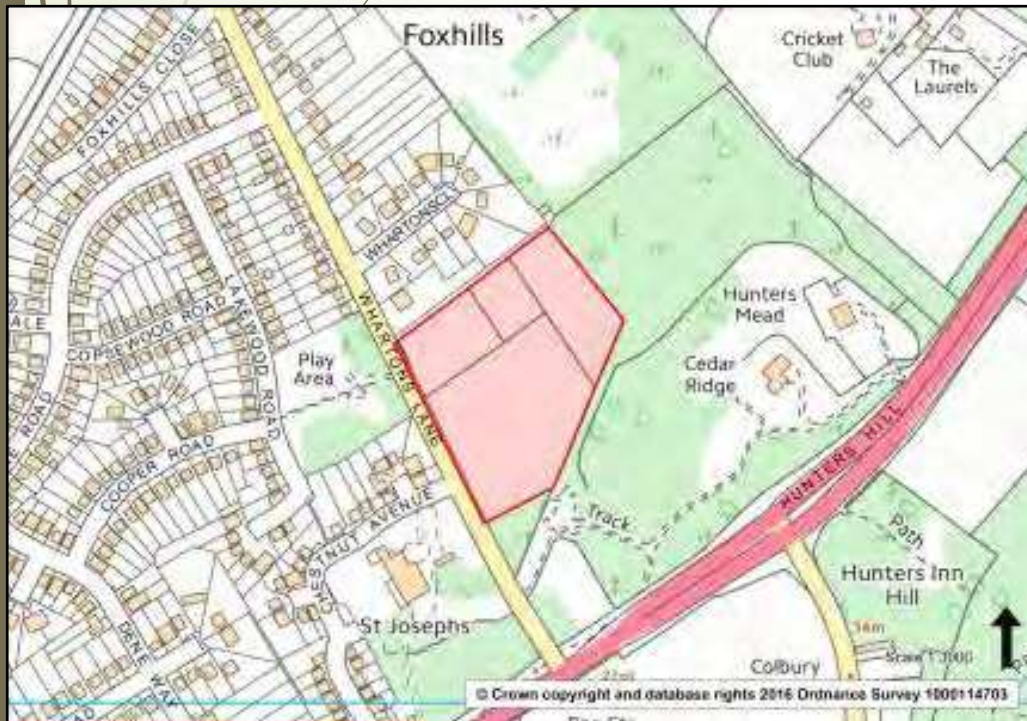
Proposed Housing Allocations

- All the proposed housing sites came through the call for sites process.
- Decision taken to allocate sites rather than make significant amendments to the defined village boundaries.
- Potential to deliver affordable housing on-site for local people. Recent changes in national policy have made this difficult to achieve.



Whartons Lane Proposed Allocation

- 2.5ha greenfield site – single ownership & no covenants on the land
- Potential for up to 50 dwellings in the draft Local Plan. This would increase the dwelling stock of Ashurst by just over 5%.
- Potential to deliver affordable housing for local people. There are 24 households on the NFDC Housing Register with local connections.



- 50 dwellings equates to 20 dwellings per hectare – (Whartons Close 10dph, Whartons Lane 17dph)
- TPOs surrounding the site extended following updated assessment in Summer 2016. Significant RPZs.

Affordable housing development in the New Forest National Park



Example of recently constructed 100 m² dwellings in the New Forest National Park

Issues still to be examined

- Liaison with Hampshire County Council regarding the capacity of the local schools. HCC plan for 0.5 children per new dwelling and can require developers to contribute towards education provision
- Utility connections are all available to the site and a further assessment of their capacity would be required
- A site layout has yet to be worked up – it would be premature to do so at this stage in the Local Plan-making process
- The exact proportion of on-site affordable housing has yet to be worked up – requires viability testing
- A Transport Assessment would be required. Government policy is that, “...development should only be prevented or refused on transport grounds where the impacts are severe...” - NPPG

Implications if we don't get a Local Plan in place

- All planning authorities must have an up-to-date Local Plan in place. The NPA must have submitted its final draft Local Plan for independent examination by March 2018.
- Failure to achieve this would mean that the Government's 'presumption in favour of development' would apply and planning will be done on appeal as has been the case in surrounding areas.
- The draft Local Plan proposals for 700 additional dwellings in the Park represents less than 25% of the identified local housing need and would increase the dwelling stock in the Park by less than 5%.
- The NPA will be required to justify this significant shortfall when the final draft Local Plan is submitted to the Government in 2017/18.

Stage in the process and next steps



Ultimately the Local Plan will be submitted for independent examination by a Government appointed Planning Inspector who issues a legally binding report to the National Park Authority.



Emma Lacey – Local Plan Working Party

Ashurst and Colbury Parish Council



General Observations

- A plan for protection and conservation
- Development focused on 'sustainable locations'
- Emphasis on smaller homes
- The 'green halo'
- 2800-3280 vs 700 dwellings
- Focus on local and rural
- Predicted 28% increase in 65+
- Small developments = "creeping sub-urbanisation"



Important points for our village ...

- Approx 20 new homes since 2006 (vs 24 pa in NP)
- Little room for development inside the boundary
- Whartons Lane site (outside boundary)
- A call for 'local green spaces'
- Accommodation for older people?
- If land featured in LP, planning process is simpler.

Considerations for Ashurst Residents

- More development land proposed in Ashurst than Lyndhurst or Brockenhurst
- Increased density of housing for Whartons Lane area
- Exacerbating current congestion and safety issues
- Increases in the local car-borne community
- Setting a precedent
- If the Whartons Lane site DOES appear in the Local Plan...
 - What this means to the village in planning terms
 - How can the village influence WHAT might be built?
 - What input can the village have into where the CIL contributions go?
 - Support and care infrastructure
- How do we respond to the call for 'local green spaces'?



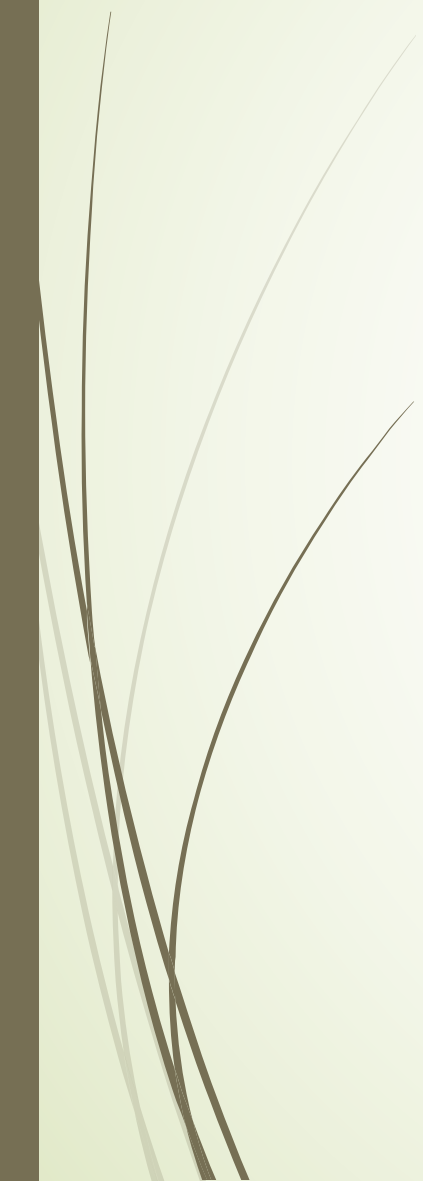
Straw Poll

Raise your hand if, after all you've heard...

1. You don't want the Whartons Lane fields to appear in the Local Plan
2. You're happy for it to appear in the Local Plan for potentially
 - 1-25 dwellings
 - 26-50 dwellings
 - 50+ dwellings



What next?

- The views of the residents +
 - The research of the Working Party
 - Presented to the full Parish Council in report form
 - When approved, report sent to New Forest National Park Authority
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Have a view? Contact us...

- ▶ **Emma Lacey** lacey.a.shurstpc@btintemet.com
02380 293875
- ▶ **Clive White** c.white@ashurstandcolbury-pc.gov.uk
02380 293046
- ▶ **Mike Thomas** mike-a.shurstpc@outlook.com
07739 331833
- ▶ **Caroline Hubbard** cahubbard@hotmail.co.uk
02380 293369
- ▶ **NFNP Policy Team** policy@newforestnpa.gov.uk
01590 646600