New Forest National Park Local Plan Examination

Inspectors' note on potential additional site allocation at Ashurst Hospital

1.0   Introduction

1.1   Following the close of the hearing sessions on 15 November 2018 we wrote to the National Park Authority to request that it gave further consideration to the opportunity for residential development on the Ashurst Hospital site and the potential for the Local Plan to allocate the site or extend the settlement boundary to allow development to come forward as a windfall. The site is not included in the submitted Local Plan as an allocation.

1.2   Having held discussions with NHS Property Services and Natural England, the Authority undertook further work including Sustainability Appraisal and Habitats Regulations Assessment. As a result the Authority has put forward a potential main modification for our consideration. This would involve a new policy allocating the site for development and associated supporting text.

2.0   Opportunity to comment and key questions

2.1   Before we proceed with the examination and reach a conclusion on the potential site allocation, we are providing the opportunity for interested parties to comment. The opportunity to comment is not limited to those who appeared at the hearings in November 2018 or those who made representations on the Submission Draft Plan of January 2018.

2.2   Comments should only be made in relation to this specific potential site allocation and the associated policy and supporting text. Comments on other aspects of the Local Plan will not be accepted. To assist our consideration of the matter, comments should be focussed on the following key questions:

1) Are the specific types of uses proposed for the site appropriate and justified?

2) What contribution would the allocation make to the provision of housing within the National Park? Are needs for Class C2 use and extra care use included in the Objectively Assessed Need for housing identified in the 2017 study and how would such provision contribute towards meeting the housing requirement?

3) Should the policy allow for Class C3 residential use? Is the distinction between this site and the Former Lyndhurst Park Hotel in terms of C3 use appropriate and justified?

4) What are the potential adverse impacts of development on the site and how would these be mitigated?

5) Are the policy requirements appropriate and justified?

6) In overall terms should the site be allocated for development? What are the benefits? Alternatively should it be included within the settlement boundary for Ashurst?

2.3 Comments should be sent to the Programme Officer (preferably via e mail):

Chris Banks
New Forest National Park Local Plan Programme Officer
C/O Banks Solutions
64 Lavinia Way
East Preston
West Sussex
BN16 1EF

Tel 01903 783722
Mobile 07817 322750

Email: bankssolutionsuk@gmail.com

by **5.00pm on Wednesday 6 March 2019 at the latest**. Comments received after this time will not be accepted.

3.0   Further hearing session

3.1 We consider it appropriate to hold a further hearing session specifically to discuss this matter. Those wishing to speak at the hearing session should inform the Programme Officer in writing by **5.00pm on Friday 15 February 2019**. We will consider such requests before finalising arrangements for the hearing session. The hearing session will be open to the public to observe but only invited participants will be able to speak.

3.2 The further hearing session will take place on

Thursday 21 March 2019 starting at 9.30am, it will be held in:

The Council Chamber
Lymington Town Hall
Avenue Road
Lymington
Hampshire
SO41 9ZG

4.0   Information available

4.1 The potential site allocation, policy and supporting text along with the Sustainability Appraisal and Habitats Regulations Assessment are available via the Authority's website examination pages or by contacting the Programme Officer.

Kevin Ward
Caroline Mulloy

INSPECTORS