
**NEW FOREST NATIONAL PARK LOCAL
PLAN EXAMINATION
FURTHER STATEMENT**

on behalf of

MR AND MRS HOOD AND MR GRAY

in relation to

**MATTER 10
HOUSING SITE ALLOCATIONS**

Prepared by Matt Holmes, BA Hons MA MRTPI

1. Introduction

- 1.1 Mr and Mrs Hood and Mr Gray own land located on the southern side of Church Lane in Sway. Their land covers an area of circa 2.4 Ha and is presently in agricultural use. Mr and Mrs Hood and Mr Gray have supported the proposed allocation of the Land South of Church Lane, Sway for housing throughout the Council's preparation of the Local Plan. This further statement relates to Matter 10 and in particular questions 10.1-10.8 in relation to Policy SP24.

2. Question responses

Question 10.1: What is the background to the site allocation? How was it identified and which options were considered

- 2.1 The land on the southern side of Church Lane, Sway, as covered in policy SP24 has been put forward as a potential development site to the Council by the owners. The overall extent of land put forward originally totalled some 6 Hectares, as shown in an earlier iteration of the draft Local Plan. However, the site area has been reduced by the LPA following the comments from Natural England in relation to establishing a 400 metre 'exclusion zone' for new residential development around the New Forest Special Protection Area. The land shown to be developed for housing under policy SP24 represents the balance of the land put forward by the owners and that falls outside of that limit.

Question 10.2: What is the current status of the site in terms of planning applications, planning permissions and completion\construction?

- 2.2 No planning application has been advanced in respect of the land south of Church Lane, Sway to date.

Question 10.3: How were the site areas and dwelling capacities determined? Are the assumptions justified and based on available evidence having regard to any constraints and the provision of necessary infrastructure?

- 2.3 The owners have already instructed a package of technical assessments in order to establish the development potential of the land. A preliminary highways assessment, phase 1 ecological assessment and arboriculturally constraints study have been prepared by suitably qualified consultants and copies of their reports have been provided to the Local Planning Authority.

2.4 It is concluded that there are no technical reasons why the development cannot proceed from a highway safety perspective. With regards to arboriculture and ecology the constraints are located at the site edges, ie in the trees and hedgerows. It is considered possible to design a scheme that retains those boundary features.

2.5 A preliminary site plan has also been prepared by an architect in order to explore the development capacity of the site. That site plan shows that at least 40 homes can be accommodated within the area of land proposed to be allocated for housing. A copy of that site plan has been submitted to the LPA and confirms that the quantum of development set out in policy SP24 is achievable.

Question 10.4: What are the potential adverse impacts of the allocation and how can these be mitigated

2.6 The owners consider that there are few potential adverse impacts to this proposed allocation. The site is located at the edge of one of the Park's defined villages and within easy walking distance of the village centre, primary school and other amenities. The site is also within walking distance of Sway Railway station, which lies on the London to Weymouth mainline. Therefore, the site represents an accessible location for new development to meet the identified need for new housing. Indeed, given the relative accessibility of the site it is considered that it represents possibly the most logical location for new housing development within the National Park.

2.7 Policy SP24 requires the provision of public open space adjacent to the new housing as an area of informal greenspace. The need for new recreational space that would be generated by the development are therefore met on site. Indeed, this aspect of the policy represents a local community gain.

Question 10.5: What are the infrastructure requirements/costs and are there physical or other constraints to the development?

2.8 As stated above, the physical constraints to the site's development, eg the trees and hedges, are at its edges and therefore suitable protection can be provided at the detailed design phase.

Question 10.6: Are the specific policy requirements justified and consistent with national policy? Do they provide clear and effective guidance on constraints and suitable mitigation?

2.9 The owners consider the requirements set out in policy SP24 to be justified in this case. The owners have previously commented to the Council that policy SP24 should be

sufficiently flexible in terms of the number of homes provided in order to allow for some flexibility at the design stage, and are pleased to note that the LPA's post submission modifications to the plan make provision for that.

Question 10.7: Is the development proposed viable and deliverable in the plan period?

- 2.10 The owners have no questions over the viability of the site's development under the terms set out in policy SP24.

Question 10.8: What is the expected timescale and rate of development and is this realistic?

- 2.11 It is anticipated that a planning application could be expected within 12 months of the adoption of the Local Plan, and with a commencement of development within 18-24 months. Once construction has commenced we anticipate that the site could be fully developed within a two-year timeframe.