

New Forest NPA Local Plan Examination

Statement in respect of Policy SP 22: Land at Whartons Lane, Ashurst

Paul Airey Planning Associates Ltd on behalf of Stratland Estates Ltd.

Policy SP 22 which proposes the allocation of land at Whartons Lane, Ashurst for housing development is supported, subject to the implementation of Min-28 (see below). My client, Stratland Estates Ltd, is a developer and owns the land outright and is committed to ensuring its early development should the allocation be confirmed.

The land is considered to be in a sustainable location adjacent to the existing settlement boundary, and close to a range of existing facilities within the settlement. The land is relatively flat and level and is located next to Whartons Lane to which it has direct access.

Preliminary assessments have been made of the site in respect of ecology, trees and highways and these have revealed no significant issues which would delay the early development of the site. It is considered that services can be provided to the site and that there will be no issues in designing a SUDS drainage scheme for the site. A draft layout has been prepared for the site and this indicates that a scheme of between 60 and 70 housing units could be achieved on the site.

It is noted that the LPA has proposed a minor modification to Policy SP 22 (Min-28) which proposes amending the first sentence of the policy to state *“Land at Whartons Lane, Ashurst is allocated for the development of around 60 residential dwellings.”* This minor amendment is supported.

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