



Planning department  
New Forest Nat. Park Authority  
Lymington Town Hall  
Avenue Road, Lymington  
SO41 9ZG

**Re: Policy XX Land at Ashurst Hospital**

**FIRST**

I still firmly believe the whole site should be retained by the NHS for partial development for future local services. When we leave Europe I hope the funds to the NHS will increase, which will allow them to provide improved local services, this is an excellent site for that purpose and should be retained as such. (When the NHS are less desperate to raise funds to keep themselves going, hence this suggested half and half development plan.) As it is a neighbour has been waiting two weeks to move from a bed Southampton Hospital to Lymington Hospital.

**SECOND** With relation to this specific potential site.

I think the New Forest Should have a hands-on visitors centre, where the public can safely learn about the delicate nature of the New Forest National Park, the wild animals and semi-ferial Commoners animals, the bird and plant life and how it survives and lives in relative balance within the New Forest National Park.

The refurbished existing buildings, that possibly could be preserved, (Lottery/Heritage Funding.) and used perhaps as follows; (and have added history information boards on their original use, as well as and not limited to;)

- A bird centre / information room, with live Cameras in nearby nest boxes, possibly sponsored by the RSPB. (Manned by volunteers, if needed, during the high peaks.)
- A tree room, with boards showing native New forest trees, detailed pictures of trees, the leaves, the buds, in leaf and without in winter, possibly sponsored by the Woodland Trust.
- A wild flower/plant room etc. Sponsored by the Royal Horticultural Society. And helped/volunteered when needed by their members.
- A 'Commoners' room, the cattle, ponies, pigs, with a mini cinema showing old film footage and new. Heritage lottery funding perhaps?
- A wild animal room, featuring information on the fox, badger, squirrel, deer, bats, mice etc. perhaps with a spy camera film footage, in a pre-built den, or a mouse centre like that in the New Forest Wildlife centre. Sponsor The World Wildlife Fund. WWF.
- A room to showcase the History of the New Forest, the Bronze age, the Airfields etc. Sponsored by; ?
- Local craft units/rooms limited to only produce of the New Forest (or ½ mile area.)

Access to the visitors centre; the railway, a coach park would be needed, (A park and ride is needed outside of the New Forest near the motorway junction perhaps.) Perhaps someone or a job-share could make a part-time mini-bus business between this centre and the Longdown activity centre and the Wildlife Park, (and villages/Lymington.)

The outside area/parking softened by planting trees (the ones seen in the new forest.) mitigating, and provided by the Woodland Trust. An area of Native plant beds, e.g. a bed for each of the main heathers seen on the forest, and yes even a bed of Gorse, and one for Brambles, with Boards saying how the

animals insects may use the plants on the New Forest, etc. Sponsor Natural England or The Royal Horticultural Society or Local Business; the Ordnance Survey, etc?

*Bruce Rothnie, the Forestry Commission's Deputy Survey of the New Forest, said: 'The report confirms the increase we have seen on the Crown land and why managing public access while protecting the Forest's very special qualities is an increasing challenge. We're taking a proactive approach to managing recreation and will continue to provide recreational opportunities for local people and visitors. 'We all have a role to play in caring for the local environment and together we aim to ensure that visitor facilities are fit for purpose and sustainably managed for future generations to enjoy, yet sensitive to the needs of the Forest.'*

Am 'I creating a Vision for you, that provides education and entertainment for the public, employment for local people and or volunteers. See attached perhaps one four bedroom unit could be built to provide housing for local people, who work at the proposed centre. The site bought with funds from the National Lottery/Government funding etc. While still sharing the site with the NHS, how would the noise effect the NHS site?

### Third – Housing Development

Should the land be developed for Local Housing Needs, key questions.

The development area should not exceed the existing area of buildings and hardstanding.

1.)

Uses proposed appropriate and justified. Yes we need to keep the land set aside for the NHS to be able to provide local facilities for local people. An NHS home for the local Elderly would be a benefit to the community. This would need to stay in the same area as the building & hard standing already in place, this would not encroach too much on local nature as people would probably not go out walking from here, there would be no predatory cats etc. Low levels of noise, exterior lighting would need to be kept at a minimum. As for Housing Perhaps the land is better suited to two small holdings for young commoners to make a start. Or using the existing buildings as small business units, therefore night time use could be restricted in the covenant(s).

2..)

Contribution to local housing needs. **FOR:** C2 Housing only; Yes there is a need, as I stated my neighbour has been waiting two weeks for a bed to become available in Lymington Hospital, to recover from a stroke.

3.)

A rural exception site for affordable housing, IF KEPT IN PURPUTITY, NEVER TO BE SOLD OFF FOR PRIVATE USE, ONLY EVERY TO BE LET / RENTED BY THE LOCAL AUTHORITY FOR LOCAL PEOPLE. No Private Housing at all.

Another scenario; while the local authority may own the larger amount of properties that they can invest in, to rent out. Alternatively and subject to lawful rules and regulations that would need to be determined, Private (local) landlords looking for an investment could perhaps be allowed to own one property unit each, and therefore pay the cost of the building/apartment. The covenant should include something like; (which must hold true,) the property is only ever to be rented out (no holiday lets.) and priority given to local people first. The unit can only be sold to another landlord/lady or to the local authority. It needs more thought and Subject to considerations in Question 4 below. However; The distinction is that this site is outside the village boundary and should not be used for private housing.

4.)

Adverse impacts of the development. **If it is outside the village boundary it is an encroachment. It is within the Natural England 400m zone and to my mind is an extra delicate natural area, as it is next adjacent to woodland.**

Your notes; 3.12 Section (h) of the draft allocation policy states that: *"The existing southern boundary between the site and the adjacent protected habitats should be retained and strengthened with the planting of native species. Proposals should seek to enhance both its role in buffering the designated sites and supporting species of principal importance for biodiversity."*

A.) A soft boundary would not work. What would stop people, putting in back garden-gates to access the Forest area directly? It would not stop garden rubbish being slung over or through a soft planted fence. It would not stop dogs and cats going through it. Who would maintain the native species hedge? Also consider the adverse impact of noise, the effect of light pollution from housing, and there is No Firework control in the National Park!

(The noise of Fireworks really need to be addressed, this is noise pollution at its worst. And every year the number of fireworks let off randomly on the forests lands increases, I know because I clear the litter left behind in the area I live in.)

B.) It is in a flood area, is this the right place to build homes? Would home owners get home insurance?

C.) It extends the Village Boundary into the buffer zone, and it is inappropriate to build any further than the existing buildings.

5.)

By the Policy requirements, I take it as those laid out in Policy XX. (c) (d) (g) (i) I support. (a) Parking difficulties, the need to expand local health care facilities, to meet growing population needs. (b.) yes it needs to be confined to the previously developed land, so why does the red line extend beyond the built-up area? (e) see question 3 answer. (h) A hard boundary plus a soft boundary is needed to stop direct predatory animal & human access.

6.)

I have answered these question above. However if developed it would be an exception site, and as such stay out of the village boundary, and should permanently be called and recorded as; 'an exception site'.

Yours faithfully

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