

February 2019

Response to NFNPA Site Allocation Policy Regarding Ashurst Hospital.

In addition to our feedback submitted in Summer 2017 regarding the Ashurst Hospital Site, Ashurst and Colbury Parish Council wish to add the following response.

We continue to support redevelopment on this site subject to the following:

- a. The proposed (circa) 30 residential units should be for single management use of older people's accommodation; either warden assisted apartments, step-down accommodation or extra care with occupancy limited to those with a local connection.
Consideration for on-site social housing for local people in housing need should be addressed if viable.
- b. Built Development should be confined to the previously developed land to ensure the green buffer remains and habitats are protected. The existing vegetated southern boundary should be strengthened to support proximity to New Forest SPA/SSSI.
- c. The Victorian Chapel should be retained either as part of the development or for community use.
- d. All trees with TPOs should be retained, this relates to individual trees, groups of trees and woodland trees.
- e. Any residential development must allow the healthcare facilities to continue to operate efficiently.

Additional Responses to Specific Questions (in blue).

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

Yes (see point a above).

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?

The Ashurst and Colbury Parish Plan, undertaken in 2017, identified a need for smaller residential units within the parish.

3) Should the policy allow for Class C3 residential use?

No. The constraints of the site, as identified by NFNPA would preclude the use of Class C3.

Is the distinction between this site and the Former Lyndhurst Park Hotel in terms of C3 use appropriate and justified?

It is important to note the differences in designated use of each location. Ashurst Hospital is a sensitive site due to the existence and continued use of the NHS Birthing Centre and Children and Family Services. It is important that any development allows to successful operation of these services. It is these services which differentiates the two sites.

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

Please see b and d above.

5) Are the policy requirements appropriate and justified?

Yes. The Parish Council feel strongly that the Chapel should be retained and its importance as a heritage asset recognised (see d above).

6) In overall terms should the site be allocated for development?

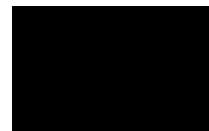
Yes.

What are the benefits?

To meet a local housing need within the National Park.

Alternatively, should it be included within the settlement boundary for Ashurst?

No, the site restrictions make that inappropriate and unfeasible.



Ashurst and Colbury Parish Council