

Appendix IV - Agenda Item 13 – To agree Parish Council Response to NFNPA Local Plan Review.



**Spinaway, Wootton Road,
Tiptoe,
Lymington
SO41 6FU**

**Clerk/RFO to the Council: Susan Brayley
Tel No: 01590 683660**

David Illsley
New Forest National Park Authority
Lymington Town Hall
Avenue Road
Lymington
SO41 9ZG

Dear Mr Illsley

New Forest National Park Local Plan Review - Consultation on potential alternative housing sites: 14 June – 26 July 2017

Please see response from Copythorne Parish Council as agreed at the Council Meeting on the 25th July 2017:-

The Parish Council had already included the site 1a – the land behind Uncle Tom’s Cabin within its own assessment of sites under its investigations into potential affordable housing for the Parish. This appears to be is the only site remaining as feasible as a result of the implications of the Natural England advice regarding the 400 metre greenfield site development restrictions and the ‘natural habitat within the environmentally protected area of the Forest. The Parish Council recognises that this consultation is in respect of potential housing development sites generally and that other sites have been considered by the NFNPA within the Parish, but that the site 1a is the only one included in this round of the NFNPA consultation on the Potential Alternative Housing Sites, under the Local Plan Review, in the Parish.

1. The Parish Council would point out a number of factors relating to any development potential with regard to this site:
 - a. The flood risk assessment would need to take into account the historic situation with regard to surface water flooding within the area which is seen as a major issue and the most pressing;

- b. There are implications for site access and egress to the Romsey Road, which is a busy highway;
- c. The local infrastructure impact, notably traffic, school places and environmental implications;
- d. The adjacency of the development both to the motorway – noise abatement - and to the rear of the housing on the Romsey Road – noise reduction and overlook of the rear of those properties;

2. The suggestion at the presentation, was that NFNPA would envisage for this site a 'mixed development' of up to 20 units were any scheme to come forward.

The Parish Council has proposed, in its set of underlying principles regarding the development of affordable housing, that it would be for rental in perpetuity and originally, that it would be all for rent. Additionally, there should be no more than 15 units preferably across two sites. However, and obviously, with up to 20 units, this site would be subject to all the appropriate planning requirements – density etc.

The Parish Council is very concerned that were any scheme to come forward, then it would be predominantly affordable for rent. The Parish Council recognises that, with the loss of appropriate grants, the only means of funding affordable for rent units developed by an Housing Association would be to include a few units for sale on the open market to provide the 'debt leverage' to provide the necessary development funds. The Parish Council has been advised by an Housing Association, that to secure this, an approximate ratio of 1 house for open market sale for approximately 7 affordable units is appropriate (subject to local market conditions). The Parish Council would require its principles to be strongly recognised and considered in any possible development proposal.

3. The Parish Council is also concerned that any developer is sympathetic to its concerns. For that reason it would wish any development to be led by an Housing Association and its partners, which would emphasise the affordable for rent principle over any market commercial concerns.

If you have any queries regarding this response – please let me know.

Yours sincerely

Susan Brayley
Susan Brayley (Mrs)
Clerk to Copythorne Parish Council