

## **Potential rural exception sites for affordable housing in Ellingham Harbridge and Ibsley**

### **General**

The National Park Authority would wish to be directly involved in advising on the design and layout for any proposed scheme at an early stage, to ensure it contributes to the local landscape character, and that any proposals for lighting and boundary treatments are appropriate to the National Park.

### **Site 4 – Land adjacent to Ibsley Village Hall**

The site is within the Conservation Area. There is scope for a linear development of 5-6 units along the road frontage, assuming mature trees (and root spread) can be avoided. The site is reasonably well-screened. Some areas are covered by concrete foundations / footings, probably of WWII origins, which may increase costs and would require a recording condition for archaeology. The access would need to cross a relatively wide SSSI verge, with the likely need for compensation land. If the verge is controlled by Forest Enterprise this may also entail financial compensation.

Overall the site has some merits, but this section of the eastern side of the road is generally not developed at present (as opposed to the western side) and there are a number of other issues to be addressed (above).

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### ***Informal comments from National Park Authority officers on possible sites within or close to the National Park***

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#### **Site 6 Land adjacent to New Farm Cottage and Ibsley Drove**

Although within New Forest District this site was considered since it is immediately adjacent to the National Park.

It is outside the Conservation Area and has a longer stretch of road frontage, adjacent to existing development, which could accommodate 5-6 units. Ibsley Drove on the southern boundary would give design flexibility. There are large mature trees on the property adjacent to the north.

Of the five sites considered this was felt overall to have the most potential and could be considered further.

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#### **Other sites within the District**

Sites 1 and 7 are also relatively close to the National Park boundary and the National Park Authority would wish to be consulted if either of these were to be pursued.