

**Proposal for a small scheme of affordable  
homes for local people in Ellingham, Harbridge  
& Ibsley parish**

**Precis of comments and feedback received to  
date following events held in April and  
September 2015**

**Ellingham, Harbridge & Ibsley Parish Council**

24<sup>th</sup> November 2015

## 1. Introduction and Background

The Hampshire Alliance for Rural Affordable Housing (HARAH) provides affordable homes for local people in villages across Hampshire. Since 2005, 365 homes have been completed in 39 schemes in Hampshire. These 365 homes provide accommodation for around 1300 local people.

In recent years house prices have increased rapidly, particularly in rural areas. This has resulted in many local people being unable to afford to buy or rent a home in the village or rural town they grew up in or work in and as a result have had to leave the area to find cheaper, suitable accommodation elsewhere.

The Parish Council and HARAH are keen to work together to provide some much needed affordable homes in Ellingham parish, to ensure local people can stay within the area. The Parish Council is looking at a scheme of 100% affordable units for rent.

Hyde Housing Group has been HARAH's development partner since 2005. Hyde has considerable experience in rural affordable housing. Through liaison with the Parish Council, Hyde Housing Group will ensure that a scheme of affordable homes is in keeping with the local area and an adequate amount of open space will be provided.

### **The process to date**

The Rural Housing Enabler attended a Parish Council meeting in Ellingham to talk about the need for more affordable homes in February 2012. A drop in event was then hosted at Ibsley Village Hall on 20<sup>th</sup> September 2012 (between 5pm and 8pm). Approximately 20 people attended this event. Three people completed the registration of interest form, giving details of their need for rural affordable housing. 5 people filled out comment forms and a further email was received supporting the principle of a scheme and suggesting a number of sites within the parish which might be suitable.

A housing need survey was conducted in Ellingham parish in August 2014. The survey was sent by post to every household in the parish. Members also spoke to residents about the survey at their stand at the Ellingham Show. 75% of survey respondents stated that they would support a small affordable housing scheme in Ellingham, Harbridge & Ibsley Parish and 25% would not support a scheme. The survey identified a local demand for 10 homes for affordable rent and 6 for shared ownership. The survey also identified 48 family members, friends and acquaintances who had moved out of the parish due to difficulties in finding a suitable home locally.

### **Consultation events in April and September 2015**

The Parish Council, in partnership with HARAH, organised two consultation events in April and September 2015. The main purpose of these events were to give residents an opportunity to comment on the suitability of potential sites for a proposed scheme of between 4 and 6 affordable homes for local people.

The first event was in the form of an open meeting held at Ellingham's Church Hall on April 7<sup>th</sup> 2015. This meeting was organised by the Parish Council as some residents had become aware that potential sites were being looked at, and the Parish Council was being pressurised for more detailed information. It was agreed the best way to disseminate information was by way of a meeting open to the public. The Vice Chairman chaired the meeting and explained to residents what stage the project was at, invited views and encouraged those with a housing need to register for affordable housing. At the end of the meeting, residents were given the opportunity via a show of hands to indicate which sites they considered to have potential for a scheme. The Rural Housing Enabler and a New Forest National Park planning officer also attended the event. Parish Councillors were also on hand to answer any questions about the sites.

The second event was a drop in event held at Ibsley Village Hall on 15<sup>th</sup> September 2015. The purpose of this event was to display the potential sites and to give residents an opportunity to comment on these

sites. Parish Councillors, the Rural Housing Enabler and New Forest District Council's Development & Acquisitions Manager were on hand to answer questions about the sites. Residents were also given an opportunity to fill out a feedback form at this event. The Allocations Manager at New Forest District Council also attended to give advice and answer questions about the process of applying for affordable housing.

Those with a local connection to Ellingham, Harbridge & Ibsley Parish will be given first priority for the affordable homes. To have a local connection, applicants need to either:

- (a.) live in the Parish,
- (b.) have previously lived in the Parish,
- (c.) work in the Parish, or
- (d.) have close family living in the Parish.

5 households were registered on the 'Homesearch' housing waiting list in November 2015. All 5 households were interested in a property at an affordable rent. This proposed scheme will enable 4-6 local households to move into a good quality affordable home in the parish. The final mix usually reflects current waiting list figures which show that there is a local demand for one and two bedroom homes.

**Local demand for affordable homes in Ellingham, Harbridge & Ibsley parish  
'Homesearch' Housing waiting list figures (November 2015)**

<b>N# bedrooms</b>	<b>'Homesearch'</b>
1 bedroom	3
2 bedroom	2
3 bed +	

All 5 applicants on the 'Homesearch' waiting list have a local connection to Ellingham, Harbridge & Ibsley parish of more than 10 years.

The Parish Council in the neighbouring parish of Hyde is keen to provide some affordable homes for local people but no suitable site has been found to date. 5 households with a local connection to Hyde parish are currently on the 'Homesearch' housing waiting list and all 5 have a local connection to Hyde parish of more than 10 years.

It should also be noted that some households with a local connection to the parishes of Ellingham, Harbridge & Ibsley and Hyde are registered with 'Help to Buy South' for a Shared Ownership property. 'Help to Buy South' waiting list figures have not been included in this report as the Parish Council are interested in providing affordable homes for rent.

Those with a local connection to Ellingham, Harbridge & Ibsley parish will be given first priority for the affordable homes. HARAH recommends that Ellingham, Harbridge & Ibsley Parish Council enable those with a local connection to Hyde parish to be given second priority for these homes.

## 2. Current planning policies

### New Forest National Park Local Development Framework

Core Strategy and Development, Management Policies DPD, December 2010

- *Site 4 is located in the New Forest National Park*

#### Policy CP11 - Affordable Housing

The development of affordable housing to meet local needs will be permitted:

- a) Within or adjacent to the four defined villages of Ashurst, Brockenhurst, Lyndhurst and Sway, or
- b) Across the National Park through the release of "exceptions" sites within or adjacent to other villages, provided that:

Within the four defined villages at least 50% of the residential development on all sites should be affordable housing, with the remainder being open market housing. Proposals for single dwellings within the defined villages will be required to make an affordable housing contribution to be used in the local area, rather than on site provision. Across the rest of the National Park (including the other villages not included as defined villages), small-scale affordable housing developments may be permitted as "exceptions" on sites in or adjoining villages to meet the identified needs of local people in these areas.

Proposals for exceptions sites should:

- i) meet a particular local need that cannot be accommodated in any other way; and
- ii) be subject to a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and
- iii) be capable of management by an appropriate body, for example a Registered Social Landlord, the Authority, or a village trust or similar accredited local organisation; and
- iv) be located where there are appropriate local facilities (e.g. shops, schools and public transport).

#### New Residential Development in the New Forest National Park

The Core Strategy policies on housing development within the National Park aim to protect the special qualities of the New Forest, while also recognising the need for development to meet the needs of local communities.

### New Forest District Council Local Development Framework Core Strategy

(adopted October 2009)

- *Sites 1, 8, 11 and 12 are located in the New Forest District Council planning area*

The New Forest District Council Local Development Framework Core Strategy forms the planning framework for the New Forest District communities outside of the National Park for the period up to 2026. Whilst necessarily conforming to national policies, the District Council has sought in this strategy to address local needs, especially for housing and economic development, while ensuring that the very special quality of the District's environment – both natural and built – is conserved and where possible enhanced.

#### Policy CS14 Affordable housing provision

The Council's housing target of providing at least 100 additional affordable dwellings per annum within New Forest District will be addressed by:

- (a) requiring provision to be made for affordable housing as part of all new developments providing residential accommodation, subject to Policy CS15 below. Affordable housing provided will be integrated into the development and be indistinguishable from other development on the site.
- (b) the District Council and Registered Social Landlords or approved Affordable Housing Providers continuing to develop sites which provide 100% affordable housing (primarily social rented housing), both within existing built-up areas and on exceptions sites
- (c) on suitable land in Council ownership within the defined towns and villages, maximising suitable opportunities to increase social-rented housing provision.
- (d) encouraging other public sector land owners to review their land holdings with a view to making suitable sites available for affordable housing provision.
- (e) making additional provision for affordable housing on rural exception sites in accordance with Policy CS22.

## Policy CS22 Affordable housing for rural communities

New residential development will only be permitted in rural areas (i.e. beyond that provided for within the defined towns and villages, or in Policy CS12 as allocated small extensions to towns and larger villages) where it is for small scale affordable housing developments (as defined in Annex B of PPS3,) developed to meet the identified needs of local people unable to meet their housing needs in the housing market. Suitable sites will be located within or adjoining an (undefined) village which either provides a range of local services and facilities, or has good accessibility to larger settlements nearby which provide a wider range of services and facilities. Sites particularly suitable to address a community's need for affordable housing may be allocated for that purpose. The District Council will work with local communities to identify suitable sites, which may also be identified through Parish Plans. Sites developed under this policy will be subject to controls on the occupancy of the housing provided to ensure it continues to provide affordable homes which address local housing needs in perpetuity.

### 3. Community Consultation events in 2015

In 2015 two public events inviting comments on the proposal for 4-6 affordable homes for local people took place in the parish of Ellingham, Harbridge & Ibsley. The first was an open meeting held between 7.30pm and 9pm on April 7<sup>th</sup> 2015 and the second was a drop in event held between 6.30pm and 8.30pm on September 15<sup>th</sup> 2015. The Parish Council, Rural Housing Enabler and representatives from New Forest National Park Authority and New Forest District Council were on hand to answer any questions.

Attending residents were asked to indicate which sites they considered most suitable by a show of hands at the event on 7<sup>th</sup> April and feedback forms were provided by HARAHA (2 were completed). Feedback forms were provided for visitors at the event on September 15<sup>th</sup> to record their views on the suitability of the potential sites (26 were completed and returned).

Both consultation events were advertised on the Parish Council notice boards and website, in addition to this, the events were advertised in the Parish Council's Spring and Summer 2015 newsletters.

Display boards at the events provided an introduction to the work of HARAHA. Potential sites were included as well as information about how local people can register for affordable housing. Photographs of rural affordable housing schemes already completed across Hampshire were also on display.

### 4. Response

Approximately 50 residents attended the public meeting on April 7<sup>th</sup>. HARAHA also received written comments from 2 residents who completed forms provided by HARAHA.

Approximately 80 residents attended the drop in event on September 15<sup>th</sup>. Over 70 forms were taken for completion and the forms were made available on the Parish Council website. Comments were either posted in the comment box at the event or sent through the post. 26 comment forms were returned.

Comments from both events are included in this report.

- Copies of invitations to the two events are attached in **Appendix 2**.

## 5. Resident comments

### Open meeting, 7<sup>th</sup> April 2015

The open meeting was held on 7<sup>th</sup> April 2015, following concerns raised by residents on the potential sites, and the meeting was generally well received. Residents were given a background regarding HARA's work with the parish to date and potential sites were discussed. The enthusiasm of the Parish Councillors was noted, also highlighted was the potential benefit more young families would bring to the village as the toddler group at the village hall shut down around three years ago as attendance dropped.

Residents were actively interested and keen to engage in discussion. The Vice Chair of the Parish Council asked for a show of hands to indicate whether individuals were in favour or against the principle of affordable housing within the parish. 28 were in favour and 14 were against. Please note that some residents did not put their hands up.

Open meeting, 7 <sup>th</sup> April 2015		
Are you in favour or against the principle of affordable housing being provided for local people within the parish?		
	Number of residents	% residents
In Favour	28	67
Against	14	33
<b>Total</b>	<b>42</b>	<b>100</b>

The four potential sites open for discussion at this meeting were:

- Site 1: Land at Broom Copse, Ellingham Drove
- Site 4: Land south of Ibsley Village Hall
- Site 8: Land on Mockbeggar Lane, opposite the Malt House
- Site 11: Land on corner of A338 and Snails Lane

Please see **Appendix 3** for location plans of these sites.

The table below details the attending residents' support for each of the four potential sites on display at this meeting. It must be noted that over 80% of residents attending this meeting were from the Mockbeggar/South Gorley communities.

- Site 11 was the favoured site with 96% of residents (48 out of 50) in support.

Public meeting 7 <sup>th</sup> April 2015		
	Number of residents in support	% support <i>(based on the approximate figure of 50 residents attending the event)</i>
Site 1	27	54
Site 4	6	12
Site 8	12	24
Site 11	48	96

Below are verbal comments about each site from residents at the meeting. The table also includes written comments from 2 respondents.

<b>Resident's Comments</b> <b>Ellingham, Harbridge &amp; Ibsley Public Meeting, 7<sup>th</sup> April 2015</b>	
<b>Site 1: Land at Broom Copse, Ellingham Drove</b>	
<b>Positive comments</b>	<ul style="list-style-type: none"> <li>• No adverse impact on neighbours.</li> <li>• Close to pub.</li> <li>• Walkable distance to bus stop, nursery and Ellingham Village Hall.*</li> </ul>
<b>Concerns and suggestions</b>	<ul style="list-style-type: none"> <li>• Flooding – flood zones need to be considered.</li> <li>• Poor accessibility – the site is nowhere near shops and a bus route.</li> <li>• The site is not near any other housing settlement – isolated. On the edge of a mini hamlet.</li> <li>• No amenities at all.</li> </ul>
<p>*It must be noted that a resident stated that the site is walkable to a bus stop, the nursery and village hall but also explained that the site is not within walking distance of shops and other services.</p>	
<b>Site 4: Land south of Ibsley Village Hall</b>	
<b>Positive comments</b>	<ul style="list-style-type: none"> <li>• Close to Hockey's Farm Shop and Village Hall</li> </ul>
<b>Concerns and suggestions</b>	<ul style="list-style-type: none"> <li>• This site is further from the bus route than all other sites.</li> <li>• No schools, nursery or other services close by.</li> <li>• The impact the scheme may have on the open countryside.</li> <li>• Adverse visual impact on neighbours.</li> <li>• Concern around the impact on the setting of the village hall</li> <li>• Adverse impact on village hall usage.</li> <li>• Site within New Forest National Park</li> <li>• Site is close to the SSSI</li> <li>• Site is in western escarpment Conservation Area</li> <li>• Downgrades the parish.</li> <li>• Historical site.</li> <li>• No local support.</li> </ul>

### Site 8: Land on Mockbeggar Lane, opposite the Malt House

<b>Positive comments</b>	<ul style="list-style-type: none"><li>• Good for access onto the A338.</li><li>• Close to a bus stop to enable access to shops and services.</li><li>• Close to pub.</li><li>• Fairly discreet.</li><li>• Good for hamlet of Ibsley.</li></ul>
<b>Concerns and suggestions</b>	<ul style="list-style-type: none"><li>• Mockbeggar Lane is quite narrow.</li><li>• Concern voiced on loss of view across the lake from some properties.</li><li>• Important archaeological site.</li><li>• In Ibsley Conservation Area.</li><li>• No shops or other services within reasonable walking distance.</li></ul>

### Site 11: Site on corner of A338 and Snails Lane

<b>Positive comments</b>	<ul style="list-style-type: none"><li>• The site is right next to a bus stop. Great for bus services.</li><li>• The site is great for access into Ringwood.</li><li>• Great internet connection.</li><li>• Wide tarmac pavement so residents will be able to access garage on foot.</li><li>• Residents will be able to access Poulner on foot for a variety shops and services (doctors, dentist, schools etc.)</li><li>• The site could potentially connect to the public sewer.</li></ul>
<b>Concerns and suggestions</b>	<ul style="list-style-type: none"><li>• The site is not in our community. The site is not rural, it relates to the town.</li><li>• The site is by a busy main road. Access would need to be via Snails Lane, for highway safety reasons – this is to ensure that access is not directly from the main road.</li><li>• Some screening to the A338 would be desirable for noise reduction.</li><li>• The site is wet.</li></ul>

# Affordable housing public drop in event 15<sup>th</sup> September 2015

As with the open meeting on 7<sup>th</sup> April, the drop in event on 15<sup>th</sup> September was well attended. Background information on HARA, photographs of completed schemes and information on how local people can register was on display. The exhibition also included maps and location plans of each potential site and details of how to register a housing need.

Residents were able to complete consultation forms at the event and if desired, freepost envelopes were provided giving residents an opportunity to complete a form at home and return it by post.

A total of 26 comment forms were completed. The comment forms enabled residents to write positives and negatives about each site individually.

Please see **Appendix 1** for a copy of the consultation form.

Five sites were on display at the drop in event on 15<sup>th</sup> September, including a new potential site 12 which was not on display at the public meeting in April.

The five sites on display were:

- Site 1: Land at Broom Copse, Ellingham Drove
- Site 4: Land south of Ibsley Village Hall
- Site 8: Land on Mockbeggar Lane, opposite the Malt House
- Site 11: Land on corner of A338 and Snails Lane
- Site 12: Ellingham Drove, new Ellingham Church Hall

Please see **Appendix 3** for location plans of the sites on display.

The feedback form enabled residents to provide comments against each individual site.

**The table on the following page provides a summary of survey responses.**

Key (scores for each site)

- Respondents who have said that the site is "*Not suitable*" = 1
- Respondents who have said that the site has "*Many constraints*" = 2
- Respondents who are "*Neutral*" = 3
- Respondents who think that the site is suitable for a scheme - "*Yes*" = 4
- Respondents who consider the site their "*Favourite site*" = 5

Any blank boxes where residents had not commented on a particular site was given a neutral score of 3 as it is more than likely that these residents did not feel strongly for or against a site to comment on its suitability.

**The table shows that the site most favoured by residents is site 11  
(Land on corner of A338 and Snails Lane)**

Site 11 scored 90

Site 8 scored 63

Site 1 scored 59

Site 12 scored 54

Site 4 scored 41

## Drop in event, September 15<sup>th</sup> 2015

### Table identifying resident's views of the 5 sites

26 forms returned	Site 1		Site 4		Site 8		Site 11		Site 12	
Respondent 1	Not suitable	1	Not suitable	1	Not suitable	1	Favourite site	5	Note suitable	1
Respondent 2	Favourite site	5	Not suitable	1	Neutral	3	Yes	4	Many constraints	2
Respondent 3	Neutral	3	Not suitable	1	Neutral	3	Yes	4	Neutral	3
Respondent 4	Favourite site	5	Neutral	3	Neutral	3	Not suitable	1	Neutral	3
Respondent 5	Favourite site	5	Neutral	3	Neutral	3	Not suitable	1	Not suitable	1
Respondent 6	Not suitable	1								
Respondent 7	Not suitable	1								
Respondent 8	Yes	4	Favourite site	5	Neutral	3	Not suitable	1	Yes	4
Respondent 9	Not suitable	1	Not suitable	1	Not suitable	1	Favourite site	5	Not suitable	1
Respondent 10	Not suitable	1	Not suitable	1	Not suitable	1	Favourite site	5	Not suitable	1
Respondent 11	Not suitable	1	Not suitable	1	Not suitable	1	Favourite site	5	Not suitable	1
Respondent 12	Not suitable	1	Not suitable	1	Many constraints	2	Favourite site	5	Not suitable	1
Respondent 13	Neutral	3	Not suitable	1	Yes	4	Yes	4	Yes	4
Respondent 14	Not suitable	1	Not suitable	1	Neutral	3	Favourite site	5	Neutral	3
Respondent 15	Favourite site	5	Not suitable	1	Neutral	3	Neutral	3	Neutral	3
Respondent 16	Not suitable	1	Favourite site	5	Yes	4	Not suitable	1	Not suitable	1
Respondent 17	Not suitable	1	Not suitable	1	Not suitable	1	Favourite site	5	Not suitable	1
Respondent 18	Neutral	3	Many constraints	2	Yes	4	Yes	4	Yes	4
Respondent 19	Neutral	3	Not suitable	1	Neutral	3	Favourite site	5	Yes	4
Respondent 20	Not suitable	1	Not suitable	1	Not suitable	1	Favourite site	5	Not suitable	1
Respondent 21	Neutral	3	Not suitable	1	Neutral	3	Neutral	3	Not suitable	1
Respondent 22	Not suitable	1	Not suitable	1	Not suitable	1	Favourite site	5	Many constraints	2
Respondent 23	Neutral	3	Not suitable	1	Not suitable	1	Favourite site	5	Neutral	3
Respondent 24	Not suitable	1	Not suitable	1	Yes	4	Favourite site	5	Not suitable	1
Respondent 25	Neutral	3	Neutral	3	Neutral	3	Not suitable	1	Favourite site	5
Respondent 26	Not suitable	1	Not suitable	1	Favourite site	5	Not suitable	1	Not suitable	1
<b>TOTAL SCORE</b>	SITE 1		SITE 4		SITE 8		SITE 11		SITE 12	
	<b>59</b>		<b>41</b>		<b>63</b>		<b>90</b>		<b>54</b>	
<b>Rank</b>	<b>3<sup>rd</sup></b>		<b>5<sup>th</sup></b>		<b>2<sup>nd</sup></b>		<b>1<sup>st</sup></b>		<b>4<sup>th</sup></b>	

## Written Comments (public drop in event, 15<sup>th</sup> September 2015)

HARAH and the Parish Council received 26 returned comment forms. Comments have been paraphrased below.

Please see **Appendix 4** for more detailed comments and suggestions about the sites from the event on 15<sup>th</sup> September.

Please also see **Appendix 5** for general comments from the event on 15<sup>th</sup> September.

<b>Respondent's comments (Drop in event on 15<sup>th</sup> September 2015)</b>	
<b>Site 1: Land at Broom Copse, Ellingham Drive</b>	
<b>Positive comments about site</b>	<b>Concerns about site</b>
<ul style="list-style-type: none"> <li>The site is a well-positioned Brownfield site (ex Ibsley airfield) <b>3 respondents have made this comment</b></li> <li>The site scores well with access to facilities <b>2 respondents have made this comment</b></li> <li>Good access to A338 which provides good transport links to north/south <b>2 respondents have made this comment</b></li> <li>Residents would be able to walk to Ringwood as the site is connected to the Avon Vale footpath <b>1 respondent has made this comment</b></li> <li>Limited disruption to minimum number of residents <b>4 respondents have made this comment</b></li> <li>Good access when building work is in progress <b>1 respondent has made this comment</b></li> <li>Good access to playgroup and local school <b>2 respondents made this comment</b></li> <li>The site is on a nice wide straight road – clear view for access at Ellingham crossroads <b>2 respondents have made this comment</b></li> <li>Near bus stop <b>2 respondents have made this comment</b></li> </ul>	<ul style="list-style-type: none"> <li>The site is outside the 40mph area <b>1 respondent has made this comment</b></li> <li>The site is at the junction of the A338 – this is a busy junction <b>1 respondent has made this comment</b></li> <li>The site is quite far from the bus stop <b>4 respondents have made this comment</b></li> <li>Nowhere near shops, schools and other facilities <b>7 respondents have made this comment</b></li> <li>The site is too near Blashford Lakes <b>1 respondent has made this comment</b></li> <li>Not much access to main roads <b>2 respondents have made this comment</b></li> <li>Distance to recreational facilities for the youth - the site is 3 miles from Ringwood (a 53 minute walk) <b>1 respondent has made this comment</b></li> <li>The site is too far from employment <b>2 respondents have made this comment</b></li> <li>The site is close to a school but it is unlikely that this school would be affordable for proposed residents <b>1 respondent has made this comment</b></li> <li>Site may be of a poor quality as it is on Brownfield land <b>1 respondent has made this comment</b></li> <li>We fail to see how anything built here could be affordable</li> </ul>

	<p><b>1 respondent has made this comment</b></p> <ul style="list-style-type: none"> <li>No services, mains, electricity, gas, drains, etc.</li> </ul> <p><b>1 respondent has made this comment</b></p>
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**Site 4: Land south of Ibsley Village Hall**

<b>Positive comments about site</b>	<b>Concerns about site</b>
<ul style="list-style-type: none"> <li>The site is in the centre of a community where local people are not usually able to afford the housing <b>4 respondents made this comment</b></li> <li>The site fits in with the previous development and new road <b>1 respondent made this comment</b></li> </ul>	<ul style="list-style-type: none"> <li>National Park status <b>4 respondents made this comment</b></li> <li>Sensitive area due to the SSSI verges and many animals <b>5 respondents made this comment</b></li> <li>Disruption to residents <b>1 respondent has made this comment</b></li> <li>A good 25 minute walk to the A338 making public transport almost unusable <b>4 respondents made this comment</b></li> <li>The field becomes saturated and floods the road during heavy rain <b>2 respondents made this comment</b></li> <li>The site is nowhere near schools, shops etc. <b>6 respondents made this comment</b></li> <li>Poor broadband connection <b>2 respondents made this comment</b></li> <li>Will increase traffic on a busy country road <b>1 respondent has made this comment</b></li> <li>Would alter the character of the village and have a detrimental impact on the street scene <b>4 respondents made this comment</b></li> <li>The noise from late functions in the hall is likely to be an issue <b>2 respondents made this comment</b></li> <li>The development is likely to adversely affect village hall bookings <b>1 respondent has made this comment</b></li> <li>Local people would lose this well used open space <b>3 respondents made this comment</b></li> <li>Too far away from employment <b>1 respondent has made this comment</b></li> <li>The farm shop will be too expensive for</li> </ul>

	<p>residents of proposed scheme as it sells quality products  <b>2 respondents made this comment</b></p> <ul style="list-style-type: none"> <li>• The site will adversely affect existing residents  <b>1 respondent has made this comment</b></li> <li>• You would be building on a historical site, ruining it forever  <b>respondent has made this comment</b></li> </ul>
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**Site 8 Land on Mockbeggar Lane, opposite the Malt House**

<p style="text-align: center;"><b>Positive comments about site</b></p>	<p style="text-align: center;"><b>Concerns about site</b></p>
<ul style="list-style-type: none"> <li>• Good access to A338  <b>3 respondents made this comment</b></li> <li>• Walkable distance to Ringwood  <b>1 respondent has made this comment</b></li> <li>• Limited disruption to residents  <b>1 respondent has made this comment</b></li> <li>• There are very few residents for the scheme to have an effect on  <b>2 respondents have made this comment</b></li> <li>• Close to a bus stop  <b>6 respondents have made this comment</b></li> <li>• The site is in a rural area  <b>1 respondent has made this comment</b></li> <li>• Nice setting to integrate into the community  <b>1 respondent has made this comment</b></li> <li>• Close to local pub  <b>1 respondent has made this comment</b></li> </ul>	<ul style="list-style-type: none"> <li>• Disruption for residents and those using Mockbeggar Lane to access A338.  <b>1 respondent has made this comment</b></li> <li>• Nowhere near services and amenities (like shops and schools)  <b>2 respondents have made this comment</b></li> <li>• The site is very close to a lake  <b>1 respondent has made this comment</b></li> <li>• The site is 3 miles from recreational facilities for the youth (a 53 minute walk into Ringwood)  <b>1 respondent has made this comment</b></li> <li>• The site is far away from employment  <b>1 respondent has made this comment</b></li> <li>• The impact on the street scene to the detriment of existing properties  <b>1 respondent has made this comment</b></li> <li>• May set a precedent for building further on that southern side of the road.  <b>1 respondent has made this comment</b></li> <li>• The site is not suitable in planning terms.  <b>1 respondent has made this comment</b></li> </ul>

## SITE 11: Land on corner of A338 and Snails Lane

Positive comments about site	Concerns about site
<ul style="list-style-type: none"> <li>• Good access to A338 <b>6 respondents have made this comment</b></li> <li>• Within 40mph zone <b>1 respondent has made this comment</b></li> <li>• Minimum inconvenience to residents if carefully sited <b>2 respondents have made this comment</b></li> <li>• Already an access point for builder's lorries <b>1 respondent has made this comment</b></li> <li>• Best placed site for families <b>1 respondent has made this comment</b></li> <li>• Walkable distance to amenities <b>11 respondents have made this comment</b></li> <li>• Walking distance to bus stop <b>12 respondents have made this comment</b></li> <li>• Within walking distance of local Ringwood schools <b>3 respondents has made this comment</b></li> <li>• In the centre (roughly) of the villages <b>1 respondent has made this comment</b></li> <li>• Good internet and mobile phone signal <b>1 respondent has made this comment</b></li> <li>• The site is not in a Conservation Area <b>1 respondent has made this comment</b></li> <li>• A wide pavement gives easy access to amenities <b>2 respondents have made this comment</b></li> </ul>	<ul style="list-style-type: none"> <li>• The site is too near a dangerous and fast road (the A338) <b>4 respondents have made this comment</b></li> <li>• Site is too near a sharp bend on A338 <b>3 respondents have made this comment</b></li> <li>• The scheme would have a very disruptive effect on our lives <b>1 respondent has made this comment</b></li> <li>• The site is not close to local amenities except for the local garage <b>1 respondent has made this comment</b></li> <li>• It is not safe for children to live by a busy road. <b>2 respondents have made this comment</b></li> <li>• Issues with flooding <b>1 respondent has made this comment</b></li> <li>• Japanese knotweed <b>1 respondent has made this comment.</b></li> <li>• Local people want to be in the Forest, not on the edge of Ringwood <b>3 respondents have made this comment</b></li> </ul>

## Site 12: Ellingham Drive, new Ellingham Church Hall

Positive comments about site	Concerns about site
<ul style="list-style-type: none"> <li>• Good access to A338 which provides good transport links to north/south <b>2 respondents have made this comment</b></li> <li>• Residents will be able to walk into Ringwood via the Avon Vale footpath <b>3 respondents have made this comment</b></li> <li>• Limited disruption to a minimum number of residents <b>3 respondents have made this comment</b></li> <li>• Good access whilst building is in progress <b>1 respondent has made this comment</b></li> <li>• Ready access to day nursery <b>1 respondent has made this comment</b></li> <li>• Nearer the forest <b>1 respondent has made this comment</b></li> <li>• On a road next to a bus stop <b>7 respondents made this comment</b></li> <li>• Positive addition to the community <b>1 respondent has made this comment</b></li> <li>• Good spot for young families with nursery nearby <b>1 respondent has made this comment</b></li> <li>• The site is not in a Conservation Area <b>1 respondent has made this comment</b></li> <li>• The site is on the edge of an existing development making it more suitable for affordable housing (i.e. neither isolated nor located in the centre adversely affecting numerous residents) <b>1 respondent has made this comment</b></li> </ul>	<ul style="list-style-type: none"> <li>• Getting onto the A338 at the crossroads. Traffic naturally compresses northbound due to the speed limit and as most facilities are in Ringwood, crossing the A338 to go south will be difficult <b>2 respondents have made this comment</b></li> <li>• Outside 40mph area <b>2 respondents have made this comment</b></li> <li>• A338 junction is busy <b>2 respondents have made this comment</b></li> <li>• The site is placed adjacent to the A338 with its proposed entrance/exit onto church lane, a single track with passing points <b>1 respondent has made this comment</b></li> <li>• 'Ellingham crossroads' are notoriously difficult for drivers accessing the A338, even with having an excellent line of sight as traffic speeds are up to 60mph. Dangerous. <b>3 respondents have made this comment</b></li> <li>• A long way from services and amenities such as shops, schools etc. <b>5 respondents have made this comment</b></li> <li>• Poor accessibility to employment <b>1 respondent has made this comment</b></li> <li>• The impact on the street scene to the detriment of existing properties <b>1 respondent has made this comment</b></li> <li>• The site is within the National Park boundary <b>1 respondent has made this comment</b></li> </ul>

## 6. Planning comments

### Below details the main comments made by planning officers

#### **Site 1: Land at Broom Copse, Ellingham Drove**

*Comments from New Forest District Council planning officer*

- The site is exposed and is also some distance from the nearest building. The site is also located in flood zones 2 & 3.
- New residential development in this location would be contrary to policy. It is not considered that the provision of affordable housing would necessarily warrant overruling this policy objection given the open nature of the site and its distance from existing built form. The site is also likely to raise issues in respect of flooding.

#### **Site 4: Land South of Ibsley Village Hall**

*Comments from New Forest National Park Authority planning officer*

- The site is in the National Park and the Conservation Area.
- The site is well screened.
- Concrete foundations of World War 2 buildings are apparent on the site which may increase costs and require a recording condition for archaeology.
- Access would need to be across a wide SSSI verge.
- Planning has said that the site has some merits.

#### **Site 8: Land on Mockbeggar Lane, opposite the Malt House**

*Comments from New Forest District Council planning officer*

- The site is within a Conservation Area.
- Concern on infilling the visual gap. The site is part of a significant gap that forms a break in development – the site in its current form contributes positively to the area. The gap allows glimpses of the lakes to the South. It is suggested that the area opposite the western end of the site would be a more appropriate location for infill in this part of the Conservation Area.
- The proposal on this site is considered to be harmful to the character and appearance of the Conservation Area and alternative sites should be sought.

#### **Site 11: Land at the corner of A338 and Snails Lane**

*Comments from New Forest District Council planning officer*

- The enquiry site does not meet the criteria set out in the Local Plan and the principle for development for housing is not suitable in this area.
- A small part of the site is in flood zone 2 so it is important that any scheme is carefully sited.
- Any residential development needs to be sympathetic to the open/rural context of the site. Terraced houses are likely to be unfavourable.
- Existing access is likely to be most suitable.
- The provision of a few new affordable dwellings in this location could be acceptable although further details in respect of siting and design would be welcomed prior to the submission of any applications and further views from Environmental Design and the Highways Authority can be sought.

## Site 12: Ellingham Drove, new Ellingham Church Hall

*Comments from New Forest District Council planning officer*

- Well screened site.
- The provision of the dwellings would be preferable along the southern boundary with access off Ellingham Drove.
- The site lies within flood zone 2.
- Any application will need to be supported with a flood risk assessment.
- The site has some potential.

Please see **Appendix 6** for the actual comments from planning officers at New Forest District Council and New Forest National Park Authority.

## 7. Conclusions

The purpose of the two open events were to give residents an opportunity to comment on the suitability of potential sites for a small scheme of affordable homes and explain why homes are needed in the parish. HARAH is aware that residents have a good knowledge of the area so their views about which site they consider to have most potential is invaluable.

The two events have produced many useful observations and suggestions that should be added to the body of information being considered.

It is evident from the results of the housing need survey and public events that residents are in support in principle of an affordable housing scheme being built in the parish for local people in housing need.

Residents who support the principle of an affordable housing scheme being built in Ellingham, Harbridge & Ibsley parish for local people:

- Housing need survey = 75%
- Public meeting, 7<sup>th</sup> April 2015 = 67%
- *It must be noted that this question was not asked at the open event on 15<sup>th</sup> September 2015.*

This evidences that residents clearly recognise that affordable homes for local people are necessary in Ellingham Parish in order to retain a mixed community. County Councillor Edward Heron, stated at the event on 7<sup>th</sup> April that many of those in need in New Forest villages are the children of those who have bought properties in Ellingham, Harbridge & Ibsley parish on the open market. Many local people who are living in the parish may be concerned about how those close to them are able to/will be able to afford to live in the parish. The housing need survey explained at that time, the cheapest property available to purchase on Right Move in the parish on 12<sup>th</sup> September 2014 was available for £335,000. A buyer would need a 20% deposit of £67,000 and would need to be on a gross annual income of £77,000 to be able to afford this property. Many professional people are priced out of the area.

The Parish Council has been pro-active in engaging residents from all parts of the parish. Both events were held at two different venues (Ellingham's Church Hall and Ibsley village hall) and were well promoted via regular parish newsletters, notice boards in the parish and its' website, leading to a good attendance.

Site 11 (Land on corner of A338 and Snails Lane) is the site most supported by residents. 48 (96%) attendees were supportive of the site at the public meeting in April. Analysis of returned comment forms from the drop in event in September also found that there was most support for site 11.

Comments from both events have shown that attending residents believe site 11 is favourable because of its good accessibility to services and amenities. The wide pavement next to the site makes it easy for residents to walk to the local garage and a variety of services in Poulner. Many residents explained that the site is close to a bus stop, the A338 and Ringwood. Some residents also stated that the site has a good internet connection – something that is often of particular importance to young people and families. However, other comments identified the site as being disconnected to the heart of this rural parish.

**It must however be noted** that the majority of residents who attended the meeting on April 7<sup>th</sup> live in Mockbeggar/South Gorley so results from this event are biased towards Mockbeggar/South Gorley residents' opinions.

Site 1 was the second most favoured site at the public meeting in April and the third favoured at the September drop in event. Conflicting opinions have been identified regarding the accessibility of site 1. Some residents explained that the site is easily accessible to services and amenities while others are concerned that it is too isolated. Site 1 is described as 'a well-positioned Brownfield site causing limited disruption to neighbours'. Negative comments include the site's close proximity to the busy A338 road junction and Blashford Lakes.

Site 8 was identified as the third favoured site at the public meeting in April and the second favoured at the September meeting. Those commenting about site 1 have made similar comments for site 8. Similar to site 1, some residents have explained that services and amenities are easily accessible from site 8 while others describe the site as being too isolated. Positive comments include the ability a scheme on site 8 would have in integrating well into the community but others raised concerns about the site's narrow access (from Mockbeggar Lane), its proximity to the lake and its Conservation Area status.

Site 12 is the fourth most popular site. It was only discussed at the drop in event on 15<sup>th</sup> September. This site was not considered too favourably by residents for a number of reasons. Some positives were that it has good access to the A338, Ringwood and a bus stop. Negatives concerned the site's proximity to the busy A338 road, access issues, its distance to services and amenities and the negative impact a scheme would have on the street scene.

Site 4 was considered to be the least favoured site by residents at both consultation events. Only 6 out of approximately 50 residents who attended the public meeting in April were in support of this site. The majority of comments received about this site were negative. Residents are concerned about the site's close proximity to an environmentally sensitive area, distance from the nearest bus stop, A338 and services & amenities, its susceptibility to flooding and the negative impact it would have on the village hall.

The report also includes comments from the planning department. Planning officers consider sites 4, 11 and 12 as having some potential for an affordable housing scheme and have advised that there are constraints on site 8 as it is within a Conservation Area and site 1 is contrary to policy.

Views from local residents and New Forest District Council & New Forest National Park Authority planning departments		
Potential sites	Resident's views Drop in event 15 <sup>th</sup> September 2015	Comments from the planning department
Site 1	Third favoured site	New residential development would be contrary to policy.
Site 4	Least favoured site	The site has some merits.
Site 8	Second favoured site	The proposal on this site is considered to be harmful and alternative sites should be sought.
Site 11	Favoured site	Further details required but development on the whole would be acceptable
Site 12	Fourth favoured site	Any application will need to be supported with a flood risk assessment. Site however, does have some potential.

Key:

- Negative response = red
- Positive response = green
- Neutral response = amber

- Despite **site 4** being considered a site that had some merits by New Forest National Park's planning department, it is recommended that the site is not pursued further as it is the resident's least favoured site.
- **Site 12** was considered as having some potential by New Forest District Council's planning department but it should not be considered further as the site has been ranked 4<sup>th</sup> out of 5 by residents.
- **Site 8** was the resident's second favourite site. This site should not be considered further as overall, the majority of residents would be against a scheme on the site and it has been deemed as being unsuitable by New Forest District Council's planning department.
- **Site 1** was the resident's third favourite site. Some residents felt it had some potential while others did not. The site should not be pursued further as there are many concerns and the site is not suitable in planning terms.

## Site 11

- HARAH believe it is evident from responses from both the planning department and public events that **site 11** is the site that is most suitable for an affordable housing scheme.
- The site's good accessibility is the main reason why it is favoured. It is important that places are easily accessible to residents – it reduces reliance on the car and not everyone drives. Residents would be able to walk into Poulner to access a variety of services and public transport is also a short walk away. The site is also close to a main road making it easily accessible to other places by car.
- HARAH recommends that this site is pursued. If the recommendations below are supported by the Parish Council it is important that Hyde Housing Group address the concerns and consider the suggestions raised by residents and the planning department before submitting a planning application.
- The following points need to be looked at in more detail:

### Highways:

- The site is adjacent to the A338 which is a busy main road. It is important that homes are sited so that they are away from the road especially as it is likely that some tenants will be young families.
- Resident's safety is paramount. Access needs to be directly from Snails Lane as direct access from the A338 would be too dangerous. Access will most probably be located towards the Eastern boundary of the site.
- Noise screening will also be necessary.
- Highways have briefly looked at the site and consider a scheme at this location to be acceptable. However, a more stringent assessment would be required if a formal application is to be submitted.

### Location of site:

- Some residents raised concerns that the site is on the edge and not connected to the parish. Ellingham, Harbridge & Ibsley parish is naturally spaced out so this problem will be apparent in all parts of the parish. Site 11 is in a good location as residents would have access to a range of services in Poulner.

### Flooding:

- Part of the site is in the floodzone so it is important that the scheme is carefully sited to avoid any issues with flooding.

### Design and layout:

- The site needs to be designed in a way that compliments the rural/open context of the area. The planning department considers terraced properties to be a good option.

There are certain limitations with public events, particularly if more than one takes place in a parish as it is likely that some residents have commented more than once – this means some may have been double counted in the report.

There are currently 5 households with a local connection to Ellingham parish on the 'Homesearch' housing waiting list.

## Recommendations

- HARAH recommends that the Parish Council notes the contents of this report and continue to work with HARAH.