

# HORDLE PARISH COUNCIL RESPONSE TO THE NFDC LOCAL PLAN REVIEW

Hordle Parish Council wish to draw to the attention of the NFDC that there is a very strong local view in Hordle Parish that the Green Belt should be protected and not built on at all. Hordle and Everton are rural villages and the green belt areas within it add to its local distinctiveness and allow wildlife (deer, bats etc) to flourish which enhance the sense of place and quality of life for residents.

However **if** some building needs to take place then the importance of the green belt should be taken into account when deciding which areas should be developed. According to the Local Plan Review document ( page no 42 ) the Everton site ( site G ) and the North East of Hordle ( site J ) both have a “*relatively strong*” rating in importance of the Green Belt contribution. A number of comments have been made that site J allows pedestrian access into the countryside via a public right of way which is valued for its link to the natural environment. In addition the proposed site for Everton (site G) will erode the natural buffer between Everton and Pennington.

There is strong local support for affordable housing for local people and the Parish Council support this view and understand that to secure this some development is required. The allocation for the parish is felt to be disproportionately high and would increase the number of households in the Parish by 25%. Taking into the account the importance of the Green Belt sites ( above ) it is felt that **if** any development does take place it should be on part of the Central Hordle site ( site H ) and part of the Northern site ( site I ) as these are largely deemed to be “*moderate*” in importance. The two sites as stated in the Local Plan Review could accommodate up to 330 homes, but this is felt to still be too high and no more than 100 on each site would be more appropriate for a rural village. 1<sup>st</sup> site to develop would be the Hordle Central (to the west of Hordle lane) site and followed by the development of the Northern site if required. One of the highest concerns expressed by local residents is the loss of the local village feel and this could be mitigated by sympathetic design, density of the build, layout of the sites and public open space in line with the supplementary planning guidance in the Hordle VDS. eg development to the west of Hordle Lane only would leave a more open feel to the approach of the village, the relocation of the school is a priority.

The Parish Council has been approached by a land owner in Everton with an appropriate area for development in the Parish and the NFDC should consider the Knighton site adjacent to Knightcrest Park. This old caravan park land either on its own or in conjunction with a smaller area of site G if required, could provide up to 100 homes and reduce the need to develop the whole of the green field site (site G). This would provide access on to the A337 and provide contribution to improvements on the A337 junctions.

Infrastructure issues have been raised concerning all 4 proposed sites which can be grouped into four themes.

1. congestion on the roads / road safety
2. Size of proposed development disproportionate
3. Infrastructure/flooding.
4. Loss of green belt, Wildlife/trees/environment

1. Public perception is that the existing road network can't cope with the demands on it and that any additional development will worsen the existing situation.

Specific concerns have been raised regarding.

- Congestion e.g. at/around Everton Road crossroads
- Entrance/exit from sites on to small lanes. e.g. Plot G Everton – Wainsford Road unsuitable. Plot I North Hordle – access problems off Woodcock Lane/Cottagers Lane and Everton Road cross road. Plot J North East Hordle – Road problems as above
- Lack of pavements and rural nature of the local road network.

Any development in Everton / Hordle could include improvements to A337 junctions. Any development in Hordle would require the relocation of the school to reduce traffic congestion, to provide space for additional children and adequate off road parking.

2. The size of the proposed developments is disproportionate and will lead to the loss of village feel. Proposed increase of over 25% of parish is over development of these rural villages. In addition a large development of 180 plus houses is disproportionate to the rural feel. Subdivision within the sites to smaller groupings of houses and providing separate access/ exit point at different places onto rural roads could go some way to mitigating this.

3. Parish Council and the Public are concerned about the lack of village facilities with the proposed increase in numbers. With any development and increase in population, additional infrastructure would be required including road improvements, pavements, schools, doctors/dentists, public transport, community buildings, and open spaces. Improved utilities are required (power, sewage, gas) and drainage due to localised flooding on a number of the sites. The relocation of the school would improve road safety and benefit the school community. By freeing up the school land this would offset housing from the Hordle Lane (west) site.

**All infrastructure improvements must be developed holistically and in a timely way and could enhance and create a central focus to the parish.**

4. Any encroachment on the green belt would negatively impact on the wildlife, trees and environment and would affect the setting and special character of our villages and the well being of the community. Any development should be designed to have a minimum impact and must ensure proper attention to open green space, design and layout of housing and provision of allotments.

In conclusion HPC have strong reservations about the proposed loss of green belt within the Local Plan Review but feel that the suggestions above could go some way to mitigating this loss.