



Hordle Parish Council

Serving the communities of Tiptoe, Hordle and Everton

Minutes of the Parish Council meeting on Tuesday 18th July 2023 at the Pavilion, Vaggs Lane, Hordle.

Councillor Name		Councillor Name	
Maggie Hill (Chair)	P	Nigel Ferguson (Vice Chair)	P
Sue Knight	P	David Horne	P
Floss Morgan	P	Colleen Sambrook	
Carol Rook	P	Ben Sandford	P
Valerie James	P		
Sheila Nash			

P = Present.

In attendance: Sarah Pitt (Clerk and RFO), Hannah Izod (Deputy Clerk) District Councillors Hawkins and Reid and 38 Members of the public.

- 1. Apologies for absence** Councillors Sambrook and Nash, District Councillor Ward and County Councillor Carpenter.
- 2. Declarations of interest in items on the agenda.** None.
- 3. To confirm minutes of the Parish Council meeting of 20th June 2023. Resolved Unanimous.**
- 4. To note the results of the latest Speedwatch session.** Cllr Morgan informed the meeting that the last two Speedwatch sessions have been at the newly granted site on Hordle Lane. First session 13/52 cars over 30mph, fastest 45mph. Second session 21/59 over speed limit, fastest was 46mph.
- 5. Public session for items on the agenda.** The Chair brought forward application **23/10661 | Development of up to 155 dwellings (Use Class C3) including affordable housing, public open space including Alternative Natural Recreational Greenspace (ANRG) and allotments, and associated landscaping and infrastructure works (Outline planning application with details of access only) | SS8 LAND AT HORDLE LANE, HORDLE SO41 0HT**

The Chair reiterated the concerns of the Parish Council, many of which remain from the May consultation by Bargate Homes, which have not been addressed. The Chair invited the two representatives from Bargate Homes to respond to the Parish Council's concerns. Points responded to:

Representee acknowledged our Speedwatch data and stated that Hordle Lane does encourage speeding. Therefore, Bargate propose build-outs to narrow the road from 4.8 to 4.3m and reduce speeds and the 2m footway is designed to keep pedestrian off the road. He explained that widening the road would urbanise the area and encourage greater speed.

The retained land to the north of the ANRG has a covenant on it and so currently they are unable to develop this area which is part of SS8 site. It is owned by Vestel, which is part of Bargates' group of companies and may come forward for development in the future but in the short term could be used for grazing.

Responding to 'the Allotments are in a waterlogged location', there will be drainage surveys for the site to mitigate this. The allotments could be transferred to the Parish Council for management with a maintenance contribution provided.

Park and stride has been considered but there is concern from NFDC that it would further encourage the driving to school for out of catchment pupils which may not mitigate the current parking issues. Bargates stated that it had to contribute £900,000 to HCC Education for school places. This is to accommodate new residents in local school and reduce school traffic.

Density and design of housing will be considered at the Reserved Matters phase of the application, which comes later. Bargate is obliged to make effective use of the site for future generations. Currently they are deciding access and layout.

The Chair then opened the meeting to members of the public, who raised the following concerns:

Flooding of fields - local streams would be over whelmed if areas are concreted over. *A drainage survey will be completed and necessary works and drainage strategy put in place.*

Will there be a robust fence to protect residents near the wooded area adjacent to Woodlands Park? *In consultation with the tree officers there will be appropriate boundaries.*

How long will it take to build? *Approximately 3 years.*

Concerns regarding the wildlife, trees, nature in the area and temperature rises being caused by developments, in addition to damage that will be done in the area, specifically along Hordle Lane and potentially the nature area in Wisbech Way. *The Bargate representative acknowledged concerns and stated that they have been contracted for this development and that there are biodiversity / environmental / arboricultural surveys undertaken and that there is usually a biodiversity net gain, 10% better after project completion.*

Concerns regarding traffic levels and that a new development will make it worse. *The Chair explained that the development had been approved so it will happen. The representatives explained that NFDC has allocated the site as there is a need for more houses for families in the New Forest, which is why they are in the villages and towns, and that some areas in the wider forest will make a greater or lesser contribution to the number of houses needed. Bargate are keen to get it right for residents.*

Concerns that traffic has increased significantly over last 11 years and that there should be no site access traffic during school times. What will be the working times? *Probably Monday – Friday with Saturday morning. Unlikely to be any on Sundays. Bargate will have to comply with the Construction Environmental Management Plan as agreed with them and HCC.*

Will there be a secondary entrance to the site? *This will depend on what the NFDC agree with Bargate. Parking is usually on site where that is possible. Conditions of these agreements are enforceable.*

Question regarding why the green space gap is offered to some households but not others. *Representative explained that some housing is protected by covenants and these have to be observed.*

Will the significant contribution to education also be extended to other facilities (medical / dental)? *Representative explained that following consultation with NFDC there is only a need to contribute to education in this instance, each development has to contribute to different aspects of the locality according to the determined areas of need.*

If there are 250 persons moving into the area what will the local impacts be? *Representative explained that the government and NFDC have determined where the impacts will likely be and the Community Infrastructure Levy monies are directed to mitigate them.*

District Cllr Hawkins enquired what about the water flow rating of SS8, if there was a designation of flood risk or flood zone. *Representative to report back.*

Cllr Hawkins also stated that Hordle is a village and is surrounded by villages so in order for people to integrate, could they build less houses? *Representatives stated they have been contracted to build up to 155 houses, they could build less and in some cases that has happened, however they are expected to make effective use of the site.*

District Cllr Reid drew attention to the Local Plan that was out for public consultation in 2015-16 where all were able to comment. He stated that 1800 people were needed in an area to require an additional doctor in a Surgery.

Concerns raised regarding character and density of housing and parking allocations. *Representative explained that these aspects will be considered at the reserved matters stage.*

The Chair closed public session on SS8. She drew the attention of those present to comment made by Bargate Homes on their website that stated it was good news for Bargate Homes that Cllr Christine Ward was continuing as Chair of the NFDC Planning Committee. *Representatives were aware of the comment made and that it had been quickly withdrawn. They stated that it was a communication department error and the comments was made in innocence, conceding it was a poor choice of words from their communications team.*

Parish Councillors voiced concerns on the following aspects: School traffic, safety of individuals, parking, traffic chaos/congestion at weddings, funerals, allotments, park & stride, ANRG access, Vicarage Lane access.

Parish 4 – we recommend refusal. Resolved unanimous.

The following statement was submitted to NFDC:

“Although Hordle Parish Council welcomes the level of affordable homes in this application, it has grave concerns about many other aspects of this application, as follows:

1. Impact on highway safety, including matters relevant to car parking:

1.1 Highway safety & car parking

The Parish Council has very strong concerns about the proposed build-out near Nursery Close. Hordle Lane is already a single-track lane with parked cars at busy school times - this plan will make the road impassable and will displace the parking issues to other areas in the immediate vicinity, including the roads in the new development. Cars regularly mount the pavements near the school to pass each other and this issue will be exacerbated as a result of these proposals.

Hampshire County Council had concerns on the previous application (22/10577) that, with the current on-street parking along Hordle Lane outside the church and school, the road is only wide enough for single file traffic which could result in an unacceptable impact on the highway network due to the forecasted increase in traffic. HCC recommends the provision of a car park within the site layout which can act as a ‘park and

stride' for the school and church allowing the street parking to be controlled. The Parish Council strongly supports the provision of a park and stride site for the school and church.

The Parish Council is concerned about the location of the crossing point at the southern end of the site from the ANRG to the main housing development. This stretch of Hordle Lane regularly encounters speeding traffic (the Speedwatch Group recently recorded 25% of all road users to be travelling well in excess of the 30mph limit here at 4.30 – 5.30pm on weekdays) and a crossing here, without any gateway signage, rumble strips or other measures to slow traffic may result in accidents.

1.2. Traffic volumes

Additional traffic volume will be placed on rural lanes and will affect access to the school and church as well as key junctions: crossroads of Hordle Lane and Everton Road, the A337 with Everton Road and also with Hordle Lane. Additional traffic from the development on an already stressed infrastructure and will lead to additional journeys to the Primary School. The single point of access onto Hordle Lane could lead to a build up of traffic exiting the development. This is at odds with the Concept Masterplan which indicated an additional access at Nursery Close.

1.3. Pathways and connectivity

There is no footpath access to Vicarage Lane to the north of the ANRG, nor from the main development site to the southwest to Wisbech Way. This is a missed opportunity for greater connectivity to the rest of the village.

2. Housing Density

Hordle Parish Council welcomes the affordable housing provision proposed for this site.

However, it is concerned about the high density of housing for this site. The Council believes that 155 homes is too great a number for this plot, particularly given that this does not cover the whole of the SS8 site. It will substantially increase the size of the village and there are no plans to improve the infrastructure required. The Parish Council believes there should be a **maximum** of 160 houses on the whole of SS8.

The Parish Council is very concerned about the future use of the 0.95 hectares of retained land to the north of the ANRG and would like to see this retained as open space in perpetuity.

3. Impact on Community safety

The Parish Council considers the location of the allotment car park to be too far away to be of use as school parking/ drop off and that its remote location, with no oversight or direct footpath, would lead to antisocial behaviour. Height barriers would be required at the car park and the allotments would require security gates and possibly fencing, which would introduce a degree of hard urbanization in a rural gateway environment which would be contrary to the creation of a healthy and safe community through good design.

4. Impact on provision of open space, sport and recreation, community services and infrastructure

4.1. Allotments - 10 plots (20 x ½ plots) had to be provided as a condition of the Nursery Close development. The current offer of 15 full plots in total means that only an additional 5 plots are being provided as part of the SS8 development. The Parish Council does not consider the proposed 15 full size allotment plots to be sufficient for the needs of the community.

The Parish Council is concerned that the area allocated to the allotments is very wet and waterlogged during rainy periods. This is borne out by the widespread flooding on the corner of Hordle Lane and Sky End Lane.

In addition, the allotments which were planned for the SS9 development off Everton Road were deemed by the NFDC to be unsuitable as they would be unsightly in a central position in the village. The present proposed site is at a green gateway to the village.

There are also security considerations for the allotments to be at this location, which is remote with no oversight and would therefore be an easy target for theft or vandalism.

The Parish Council consider the allotments would be better sited nearer to the buffer zone with houses on Vicarage Lane as there would be more informal oversight and the car park could then be used by parents at school times and church goers.

4.2. Education Provision

Given that Hordle Primary School has no scope to expand, the Parish Council is disappointed that the £900k mitigation will not benefit our local school or community.

5. Impact on ecology and in particular protected species

The Parish Council concurs with the comments of the NFDC Ecologist.”

25 Members of the public left the meeting.

The Chair brought forward planning application **23/10623** | Erection of 20 dwellings and associated access, parking, and landscaping | **LAND AT EVERTON NURSERIES, CHRISTCHURCH ROAD, EVERTON, HORDLE SO41 0BF.**

Vice Chair was invited to chair this application.

The development architect outlined the plans and answered questions. He stated the application is for 20 dwellings, made in consultation with NFDC, 10 affordable and 10 open market to replace the 6 large greenhouses and 11 outbuildings currently unused. He stated there is a desire to produce high quality development in keeping with local area. The design reflects the Local Authorities desire for walking networks to be expanded hence proposed connectivity to Shepherds Way Public Open Space (POS) and Honeysuckle Gardens POS.

Why choose a spacious image rather than dense part of site? *Image is representative of plan, which is policy compliant, having a mix of housing agreed in principle with housing officer. The frontage is denser due to the narrow shape of the plot. Prescriptive site standards have been adhered to, 1.1m between affordable housing and a requisite 20m with existing houses, if it is less, then the new houses will be moved to afford the 20m required.*

Why has the root distance been ignored on tree? *Percolation testing will be done, and the full drainage report compiled with the soakaway being addressed. RPA on some not all documents. Will look into this.*

Is it possible for the access to go on to the A337? *Full transport assessment completed by engineer, deems it ok for development this size to use Farmers Walk. Currently 1 car movement 8-10 mins. The verge is owned by HCC.*

Member of public clarified that Farmers walk used to be main road (A337) until HCC built the new road as part of the Rodbourne Close development and provided Everton Nurseries direct access to A337, they retained original access. The Farmers Walk access is used regularly by public and deliveries but will be lessened if planning is approved.

15/22 residents of Shepherds Way support the 2001 NFDC/Developer covenant on the Shepherds Way Public Open Space. They object to a second access into the POS as it is for recreational use for the cul de sac and public and not a thoroughfare. *The Parish council own the POS at Shepherds Way and Honeysuckle Gardens and would have to grant easement to the developer in order for there to be any right of access. The NFDC are pro walking and cycling networks.*

Farmers Walk residents' are pro access onto A337. Concerns regarding number of cars from Rodbourne Close parked on Farmers Walk, daytime nurseries traffic/deliveries and the proposed increase of 20 houses with 2 cars per house and visitors all going on to Farmers Walk. *Traffic survey has indicated development is parking standards compliant.*

Could you redo survey to get a true picture?

Area of land is redundant, sale is to provide money to update nursery, to continue for another 100 years and keep 55 employees.

Concern her Honeysuckle Garden property being overlooked on 2 sides, also asbestos removal. *Health and Safety Executive control how the removal of any asbestos is carried out.*

Concern as 4 properties will overlook them and that affordable housing is all squashed into one area. *The design has been considered and operators prefer dwellings to be congregated.*

Concerns that development has not a useable open space and consequently access is sought into Shepherds Way and for Honeysuckle Gardens POS. *NFDC support walking networks.*

Is the land Brown or Green Belt? *The land is outside the development boundary of the village. Not really Greenbelt due to operating as a commercial business, as previously developed it can be redeveloped but conditions of the development are that it is open, volumes are spacious and there is suitable landscaping between the buildings, with native planting used.*

Concerns regarding the wildlife (bats, dormice). *There has been a full ecology report and mitigation will be in place following qualified ecologists findings.*

Vice Chair closed public session. Parish Councillors voiced concerns on the following aspects: Construction Access through Farmers Walk should the development be approved. *A Construction Management Plan would put in place if approval. No discussions yet, would be either the nursery or Farmers Walk.*

If the Parish Council don't grant access into the existing POS, is the provision on the design suitable? Could it have a children's play area in the centre. *Could have play equipment on the green, they could make a contribution.*

Parish 4 – we recommend refusal. 6 For, 2 Abstentions.

The following statement was submitted to NFDC:

“Although Hordle Parish Council welcomes the level of affordable homes in this application, it has concerns about other aspects of this application, as follows:

1. Green Belt policy

Hordle Parish Council is concerned that this development will expand the settlement boundary of Everton village and could set a precedent for future development.

2. Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy.

The Parish Council is concerned that some properties in Shepherds Way and Honeysuckle Gardens can be overlooked by the new housing. The ridge heights of the new properties are much higher than the greenhouses they replace.

3. Creating healthy and safe communities through good design and Impact on provision of open space, sport and recreation, community services and infrastructure.

Link to Shepherds Way Public Open Space – the Parish Council, as freeholders of this public Open Space, has not been consulted about the proposed link, which the Parish Council would need to agree to by way of a Deed of Easement. The Parish Council understands that this may have connectivity benefits for the wider community but it could be in contravention to the covenant that "the Open Space Area shall only be used as open space for recreational purposes" if it becomes a pedestrian through-route. A link would change the nature of the open space, with a thoroughfare effectively created through this currently enclosed area which is a safe space for children to play.

The Parish Council endorses the comments of NFDC's Open Spaces Officer and would like to see play equipment for use by children of the whole community of Everton provided on the open space within the site boundary.

4. Impact on the character and appearance of the area.

Hordle Parish Council is concerned that this development will expand the settlement boundary of Everton village and could set a precedent for future development. It is concerned about the density/ layout of the affordable housing which appears cramped.

The Parish Council endorses the suggestions of the Urban Designer to refine the style of the housing to be more compliant with policies GBE03- and GBE04 from the Village Design Statement.

5. Impact on ecology and in particular protected species.

The Parish Council would like to see the installation of swift boxes, bat roosts and hedgehog pathways as well as native planting around the site to comply with policy GE04 from the Village Design Statement, should permission be granted.

6. Impact on highway safety, including matters relevant to car parking.

Hordle Parish Council has several concerns, as follows:

- I. Traffic safety on Farmers Walk – The Parish Council notes the proposed closure of vehicular access to the nursery here. However, this narrow lane has no pavements and has cars parked along its length throughout the day. This forces residents to walk on the carriageway and poses serious safety concerns, particularly with an additional 48 cars travelling along it to access the new development.
- II. The Parish Council is concerned that construction traffic could be routed through Farmers Walk, which would pose serious safety concerns in addition to those outlined above.
- III. Parking – although the scheme is compliant with NFDC Parking Standards, it is unclear where the visitor spaces are for the affordable homes and the Parish Council is concerned that visitors will park on Farmers Walk, thus exacerbating the previous issue. Some of the parking spaces – particularly plots 14 & 15 have a poor parking layout and the spaces for plots 9 & 10 are across the road from the properties. Plots 11 & 12 have a double garage but only 1 parking space each.
- IV. The Parish Council would like to see direct vehicular access onto the A337 to mitigate the issues above.
- V. There appears to be few pavements in the proposed scheme, leading to potential safety concerns.
- VI. No streetlighting has been detailed, which could have safety and security implications for residents.
- VII. The location of the separate access for the flats onto Farmers Walk could pose a hazard for road users, being so close in proximity to the main access for the rest of the development.
- VIII. The Parish Council draws attention to policy RRTS02 of the Village Design Statement – Future development. “This should be influenced by the need for safe access and egress onto existing roads and the suitability of existing roads to carry any increased volume of traffic. New development proposals should ensure that roads and pedestrian safety concerns are addressed through dialogue between Highways and the Parish Council at the planning stage.”

7. Impact on public health and safety (land contamination, air quality, hazardous substances).

The Parish Council concurs with the comments of the Environmental Health Officer.”

Cllrs Rook and Ferguson to attend NFDC Planning Committee.

11 members of the public left the meeting.

The Chair brought forward application **23/10373** - Erect chicken house and greenhouse; agricultural storage lean to (Retrospective) - **Land Rear Of The Cabin, Silver Street, Hordle SO41 6DG** and invited the applicant to outline the plans.

Parish 1. We recommend Permission but would accept the decision of the Planning Officers under their delegated powers. **Resolved Unanimous.**

2 members of the public left the meeting.

6. Planning.

NFDC Ref	Works	Address
23/10661	SS8 LAND AT HORDLE LANE, HORDLE SO41 0HT	Development of up to 155 dwellings (Use Class C3) including affordable housing, public open space including Alternative Natural Recreational Greenspace (ANRG) and allotments, and associated landscaping and infrastructure works (Outline planning application with details of access only).

See item 5.		
23/10623	LAND AT EVERTON NURSERIES, CHRISTCHURCH ROAD, EVERTON, HORDLE SO41 0BF	Erection of 20 dwellings and associated access, parking, and landscaping
See item 5.		
23/10677	DIAMOND VILLA, 170 EVERTON ROAD, HORDLE SO41 0HB	Single-storey rear extension
This application was discussed. Parish 1. We recommend Permission but would accept the decision of the Planning Officers under their delegated powers. Resolved Unanimous.		
23/10639	64 GOLDEN CRESCENT, EVERTON, HORDLE SO41 0LL	Rear extension; demolish chimney
This application was discussed. Parish 1. We recommend Permission but would accept the decision of the Planning Officers under their delegated powers. Resolved Unanimous.		
23/10682	4A SHELDRAKE GARDENS, HORDLE SO41 0FJ	Boundary fence to replace wall and hedge
This application was discussed. Parish 1. We recommend Permission but would accept the decision of the Planning Officers under their delegated powers. Resolved Unanimous.		
23/10373	LAND REAR OF THE CABIN, SILVER STREET, HORDLE SO41 6DG	Erect chicken house and greenhouse; agricultural storage lean to (Retrospective)
See item 5.		
23/10727	ARNEWOOD, BROADMEAD, SWAY, HORDLE SO41 6DH	Erection of one additional storey over original dwelling house (Prior Approval Application)
This application was discussed. Parish 5. Happy to leave the decision to the Planning Officers under their delegated powers. Resolved Unanimous.		
23/10744	SEVEN DWARFS, 38 HEATH ROAD, HORDLE SO41 0GG	New roof replacing flat roof
This application was discussed. Parish 1. We recommend Permission but would accept the decision of the Planning Officers under their delegated powers. Resolved Unanimous.		
23/10743	4 ACACIA ROAD, HORDLE SO41 0YG	Enlargement of porch to facilitate new ground floor WC and improved access
This application was discussed. Parish 1. We recommend Permission but would accept the decision of the Planning Officers under their delegated powers. Resolved Unanimous.		
23/10746	EVERTON COTTAGE, 8 OLD CHRISTCHURCH ROAD, EVERTON, HORDLE SO41 0JJ	Outbuilding; works to existing carport to form a store
This application was discussed. There were concerns raised about the future use of the property. Parish 1. We recommend Permission but would accept the decision of the Planning Officers under their delegated powers. Resolved Unanimous. Comment submitted to NFDC: Without prejudice, should the application be granted, the Parish Council requests a condition to prevent the outbuilding being severed from the curtilage of main property.		

23/00754LDCE	BATCHLEY FARMHOUSE, BROADMEAD, SWAY, LYMINGTON, SO41 6DH	Application for a Certificate of Lawful Development for continued use of building as ancillary and incidental to dwelling (Use class C3) in breach of condition 1 of planning permission NFDC/94/55802
This application was discussed and no concerns were raised.		
Tree work		
TPO/23/0296	10 Sycamore Road, Hordle, Lymington, SO41 0YF	Oak x 1 Reduce
The Tree Warden report had been circulated in advance and the application was discussed. Decision to be left to the Tree Officer. Resolved Unanimous.		
TPO/23/0313	1 Westfield Gardens, Everton, Lymington, SO41 0EX	Lime x 1 Fell
The Tree Warden report had been circulated in advance and the application was discussed. Decision to be left to the Tree Officer. Resolved Unanimous.		
TPO/23/0323	45 Sycamore Road, Hordle, Lymington, SO41 0YF	Oak x 1 Reduce
The Tree Warden report had been circulated in advance and the application was discussed. Decision to be left to the Tree Officer. Resolved Unanimous.		
TPO/23/0328	15 Berryfield Road, Hordle, SO41 0HQ	Beech x 1 Reduce
The Tree Warden report had been circulated in advance and the application was discussed. Decision to be left to the Tree Officer. Resolved Unanimous.		

7. **Planning Matters: None.**

8. **To agree the bank reconciliation and statement for June 2023.** These had been circulated in advance and were **Resolved Unanimous.**

9. **To agree the monthly payment schedule for July 2023.** This had been circulated in advance and was **Resolved Unanimous.**

10. **To note the Q1 out-turn:** This had been circulated in advance and was **Resolved Unanimous.**

11. **To agree the disposal of the trailer.** This item was discussed. Following advice from the internal auditor, the trailer had been advertised for 'best offers' and received 1 firm offer from an employee and 2 enquiries. **Recommendation:** That Hordle Parish Council accepts the employee's offer of £200 for the sale of the trailer. **Resolved Unanimous.**

12. **To agree terms and conditions for the Football Clubs' usage of the Recreation Grounds for 2023-2024.** The Terms and Conditions were discussed and a 5% increase in fees was **Resolved:** 7 for, 1 abstained. Parish Office to draw up Terms & Conditions.

- 13. To agree the upgrade of the CCTV at Hordle Recreation Ground.** 3 quotes were received and discussed.
Recommendation: That Hordle Parish Council contracts Company X to install upgraded CCTV equipment at Hordle Pavilion & Recreation Ground as specified in the report in Background Papers.
Resolved Unanimous.
- 14. To consider Parish Council Health and Safety Issues.** Point raised was that the gravel around Everton Recreation Ground is being overcome by grass/weeds. Groundsman actioned this point last week.
- 15. To receive the Clerk's report and correspondence.** The report was previously circulated and available on the council website. Cllr Sandford agreed to read the Roll of Honour at this years' Remembrance service. The Clerk explained that Tiptoe Green Trust had made an initial contact regarding the ongoing management of the Green. The Parish Council thanked County Cllr Carpenter for her grant of £900 for accessible picnic tables, along with grants from District Cllrs Hawkins and Reid.
- 16. To receive the Chair's report.** Nothing to report.
- 17. To receive reports from District and County Councillors.** Cllr Hawkins gave his apologies for the next Parish Council Meeting. Cllr Reid requested the Speedwatch data.
- 18. Matters for Information.** Cllr Knight drew our attention to the CANGO bus having only a 1year tender following its conversion to a fixed route service from September 2023.
- 19. To confirm the date of the next Parish Council meeting – 15th August 2023.**

The meeting closed at 9.52 pm

Signed

Dated