



Hordle Parish Council

Serving the communities of Tiptoe, Hordle and Everton

Minutes of the Parish Council meeting on Tuesday 19th December 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	P
Carol Rook	P	Ben Sandford	P
Valerie James	P	Malcolm Warne Holland	P
Sheila Nash	P		

P = Present.

In attendance: Sarah Pitt (Clerk and RFO), Hannah Izod (Deputy Clerk), District Councillors Hawkins and Reid and 5 Members of the public.

1. **Apologies for absence:** County Councillor Carpenter and District Councillor Ward.
2. **Declarations of interest in items on the agenda.** Cllr Rook declared an interest; relative lives near SS8 site.
3. **To confirm minutes of the Parish Council meeting of 21st November 2023. Confirmed** (10 for, 1 abstention).
4. **Public session for items on the agenda.** The Chair brought the first item of planning forward so members of the public could speak. All 5 members of the public left when item 23/10661 was concluded.
5. **Planning.**

NFDC Ref	Address	Works
23/10661	SS8 LAND AT HORDLE LANE, HORDLE SO41 OHT	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)

Following discussion, **Par 4 – recommend Refusal. Resolved unanimous.** Councillors Hill, Warne Holland and Sambrook volunteered to attend the NFDC Planning Committee. The Following comment was submitted:

These amended plans are not sufficiently different to the previous versions. Therefore, the Parish Council's concerns have not been addressed by the developer.

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

1.1 Highway safety & car parking

The Parish Council continues to have extremely strong concerns about the proposed build-out near Nursery Close. Hordle Lane is already a single-track lane with parked cars at for the majority of days – not just 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. The verge is worn away and cars regularly mount the pavements near the school to pass each other; this issue will be exacerbated as a result of these proposals see picture, taken at 2.30 pm (an hour before the main school pick up at 3.30pm) on a weekday in December 2023:

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.

The Parish Council would like to know how the proposed crossing point referred to in the Travel Plan near the school on Hordle Lane will work with the current school crossing patrol at the crossroads? It is unrealistic to expect children leaving the development to walk all the way to the school crossing patrol at the crossroads – instead they are likely to cross before between parked cars outside the school and church. There is also no safe way for carers and children to walk to their cars parked on the bend in Hordle Lane without walking in the road. The proposals are contrary to sections RRTS01 (Traditional and rural character of parish roads and narrow lanes) and RRTS02 (Future Development – safe access and egress onto existing roads and the suitability of roads to carry any increased volume of traffic) of the Village Design Statement.

Hordle Primary School is also concerned about the safety of children crossing Hordle Lane as follows:

“There are significant concerns that the developers have not shown due consideration to the road infrastructure surrounding the development. We are on Hordle Lane which on a daily basis is subject to exceptionally heavy parking and congestion problems. The church car park is already at capacity on a daily basis, leaving the public with no option but to park on the road. There have been a number of road traffic accidents in the area and we are greatly concerned for the safety of our pupils and wider community. We have only recently had to manage a complaint about children being forced to walk on the road because the pavements in the area are not satisfactory or, in the case of Hordle Lane, non-existent. Any pavement planning would need to show due consideration for pupils crossing Vicarage Lane and then navigating their way behind a row of cars parked at the church. This simply isn't a safe solution currently and would need to be considered.” – Extract from letter to HPC from School Governing Body, December 2023.

The Parish Council does not consider Bargate's response to the point that HCC Highways have made to be sufficient. The School Travel Plan alluded to, was written in conjunction with HCC in 2016 and does not adequately address the lack of a usable Park and Stride facility (Dudley Avenue is too far to be practical).



The Parish Council also has concerns about the width of the access into the development from Hordle Lane – this access will be busy particularly at school times and moving forward will be prone to additional residents' parking, thereby potentially hindering the progress of emergency vehicles into the site.

The Parish Council would like to see an additional vehicular access to the south of the development. There will be in excess of 300 cars based on this development who will transit via the one proposed exit. This will inevitably have a detrimental impact on highway safety and congestion, particularly at peak times.

The Parish Council queries how utility companies will access the pylons which run through the woodland.

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 still no footpath access to Vicarage Lane to the north of the ANRG, as recommended by NFDC's Open Space Officer. This is a missed opportunity for greater connectivity to the rest of the village. The path to Sidney Street is welcomed, although the Parish Council queries the safety and security of users – particularly children - as it goes through woodland.

1.4 Construction traffic

The Parish Council is concerned about construction traffic potentially using the old nursery access on the footpath to the north of the site. This was an issue when the greenhouses were demolished as many pedestrians, including children at school times use this route to school when lorries were accessing the site. The Parish Council requests that this access is not used at all by construction traffic. In addition, it requests that construction traffic does not access the site at school pick up and drop off times.

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. This is contrary to RBE02 of the Village Design Statement (Housing Density).

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.

The Parish Council disagrees with the LVIA's assertion that there will be "no change to the overall degree of landscape and visual effects" (4.3) and only "glimpsed views" (5.6) of the development – Hordle Lane's view will be substantially altered to an urban vista.

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, such as County Lines, illegal encampments and flytipping. Height barriers would be required at the car park and the allotments would require security gates and 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, as illustrated:



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. This proposed location is contradictory to sections GE02 (Setting of the parish), GE03 (Rural/ semi rural character of the parish) and RRTS01 – Traditional and rural character of parish roads and narrow lanes) of the Village Design Statement.

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 considers 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.

The Parish Council would only accept the management of the allotments if they were transferred to the parish in perpetuity.

4.2 Play provision

The development should provide play equipment within the site boundary and should not piggy-back off existing public open space. The Parish Council would not accept mitigation money from the developer for alterations to Dudley Avenue or any of its other existing recreation grounds.

4.3. 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. The School is concerned:

“about the need for school places within catchment. The school is currently full in all year groups with a 45 PAN. Whilst our application analysis shows that we do take a number of pupils from out of catchment, it would be poignant for the council to note that we have no further spaces currently to offer to any new families moving into the area. The school is at maximum capacity currently. As I am sure you can appreciate, families moving into the area will need to attend their catchment school for practical reasons. Currently, there is no way that the school can absorb the additional applications.”

– Extract from letter to HPC from School Governing Body, December 2023.

5. Impact on ecology and in particular protected species

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

23/11176	TOPPERS, 16A EVERTON ROAD, HORDLE SO41 0FF	Conversion of vacant premises (formerly hairdressers) to 1 bedroom flat (Prior Approval Application)
This application was discussed. Parish 1. Recommend permission but would accept the decision reached by Planning Officers. Resolved Unanimous.		
23/11186	MOOROOKA, 61 ASHLEY LANE, HORDLE SO41 0GB	Single storey rear extension; fenestration alterations
This application was discussed. Parish 1. Recommend permission but would accept the decision reached by Planning Officers. Resolved Unanimous.		
23/01471	DANESFORD, SWAY ROAD, TIPTOE, LYMINGTON, SO41 6FQ	Alterations to doors and windows
This application was discussed. Parish 1. Recommend permission but would accept the decision reached by Planning Officers. Resolved Unanimous.		
23/01476	LONG ACRE FARM, VAGGS LANE, HORDLE, LYMINGTON, SO41 0FP	Single storey extension and external alterations to existing annexe/office building
This application was discussed. Parish 5. We are Happy to accept the decision reached by Planning Officers.		
23/01477	LONG ACRE FARM, VAGGS LANE, HORDLE, LYMINGTON, SO41 0FP	Single storey extension and render to existing farm workshop building to create one workshop unit (demolition of existing main workshop)
This application was discussed. Parish 5. We are Happy to accept the decision reached by Planning Officers.		
23/01552FULL	PLOUGH INN, Plough Inn, SWAY ROAD, TIPTOE, LYMINGTON, SO41 6FQ	2 storage containers and area of compacted earth & gravel
This application was discussed at length. Parish 4. We recommend Refusal on the grounds that there is insufficient information to make an informed decision. The Parish Council is also concerned about the proposed		

gravelling and storage container being in a secluded area to the rear of the property which is already demarcated on the plan and physically separated from the main carpark. The Parish Council is concerned that this constitutes inappropriate development in the green belt.

Tree Work

[TPO/23/0620](#)

HILL RISE, HARE LANE, HORDLE SO41 0GE

Monterey Pine x 1 - reduce

The Parish Council noted that the tree had been disrespected and the roots compromised. It noted that there was dead wood and that the tree, whilst in neighbouring property, does overhang applicant property. The Parish Council requests work is kept to a minimum and notes the tree has high amenity value. Decision to be left to the Tree Planning Officers.

6. Planning Matters:

Cycle routes for Cycle events in April and September were discussed. The Parish Council is happy to support safe events passing through the parish.

7. To consider a response to ongoing Highways issues on the A337 at Efford. A report forms part of Background Papers. The Clerk outlined reports received regarding potholes/drainage and hedges/pathways. Wider concerns received regarding safety access issues at Otter Nursery junction, associated bus stop and increased traffic in/out of the Otter Nursery site. The Parish Council discussed issues, some witnessed first hand by councillors, and **Agreed Unanimous:**

- i. That Hordle Parish Council continues to lobby HCC for maintenance issues to be addressed in this location.
- ii. That HPC acts as a facilitator to bring key parties together to look holistically at road safety improvements in this area and a Working Party is formed to progress this.

8. To agree the bank reconciliation and statements for November 2023. This had been circulated in advance and was **Resolved Unanimous.**

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

10. To agree the rate of Members' Allowances for 2023-24. The Clerk explained that following the National Local Government Pay Award for staff, a 3.88% increase has been applied to the basic and special responsibility allowances for Members of New Forest District Council. The Parish Council could apply a similar increase for its members' allowances.

The rate HPC currently has for its elected members is £41.98 per month and the Chair's allowance is £83.97 per month. This is a total annual amount of £5541.48. If a 3.88% increase is applied, this represents an additional total sum of £215 per annum to the council (£1.63 extra per councillor per month). The budget for 2024-25 can accommodate this increase. After discussion, the following was **Agreed** (10 for, 1 abstention):

- i. To increase the Members' Allowance rate by 3.88%, in line with National Pay Award and NFDC Members' Allowances.
- ii. To pay the increase from April 2024.

11. To consider a response to NFDC's draft Corporate Plan 2024-28. Plan was discussed, no comment to be submitted.

12. To agree the meeting dates for 2024-25. Agreed Unanimous.

13. To consider Parish Council Health and Safety Issues. Discussion regarding potholes and flooding which are all being forwarded to HCC as appropriate. Bollards erected at Acacia Avenue and entrance to Woodlands need to be replaced with sturdier ones.

14. To receive the Clerks' report and correspondence.

The report was previously circulated and is available on the council website.

15. To receive the Chair's report. Chair had nothing to report.

16. To receive reports from District and County Councillors.

Cllr Hawkins has been attending normal meetings but nothing to report. Cllr Reid has also been in meetings. Reported that there are discussions regarding meeting affordable housing requirements and raising stock to meet energy requirements. He encouraged those present to submit comments to NFDC regarding SS8 and to further encourage representations. There is some Community grant money still available for requests.

17. Matters for Information. Cllr Rook raised the possibility of The Crown pub in Everton being registered as a Community Asset. The Clerk requested that councillors and public submit evidence to the Parish Office in preparation for an application. A report will be taken to the next meeting.

18. To confirm the date of the next Parish Council meeting – 16th January 2024.

The meeting closed at 8.35pm.

Signed

Dated