



# Hordle Parish Council

*Serving the communities of Tiptoe, Hordle and Everton*

**Minutes of the Parish Council meeting held on Tuesday 15 February 2022 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
Rob Tarbard	P	Ivor Spreadbury	P
Valerie James	P	Pat Rendell	
Carol Rook	P		

P = Present.

*In attendance: Sarah Pitt (Clerk and RFO), Chris Halling (Deputy Clerk and minutes) County and District Cllr Carpenter, District Cllr Hawkins, 4 reps from Bargate Homes and 25 Members of the Public (MOP).*

## **1. Apologies for absence.**

Cllr Rendell and District Cllr Reid

## **2. Declarations of interest in items on the agenda.**

Cllr Hill declared a non-pecuniary interest in planning application 21/11706

## **3. To confirm minutes of the last meeting held on 18 January 2022. Resolved Unanimous**

## **4. Public session for items on the agenda.**

The meeting considered planning application **21/11731 - SS9: Land East of Everton Road, Hordle - Residential development of site for 103 dwellings, open space, Alternative Natural Recreational Greenspace (ANRG), vehicular access via Everton Road and Silver Street.**

The Chair welcomed Councillors, Members of the public and representatives of Bargate Homes and explained the background to the application as follows:

The Parish Council does not have the powers to make a decision on a planning application. They can only make a recommendation based on one of five statutory planning responses to which comments can be added.

All Councillors have read all the responses on the NFDC website from members of the public and from other bodies and are all well aware of the main concerns regarding this application. The final recommendation would be based on those concerns and any additional concerns raised at the meeting and any comments on social media would not be considered. Once everyone has had an opportunity to speak the Council will then proceed to make a decision on their recommendation.

Certain matters, for the purpose of this discussion and our submission are officially deemed not to be material planning considerations. These include a loss of outlook or view, a change in value to surrounding properties, the impact on infrastructure and land being taken out of Green Belt.

The present position with this application is as follows:

New Forest District Council (NFDC) was tasked by central government with finding sites for 20,000 new houses to be built over the next 20 years in the District Council area. NFDC undertook a review to identify potential sites for large development of at least 100 new homes and undertook a full consultation on removing some sites from greenbelt designation. SS9 is one of these sites and is no longer greenbelt land.

Hordle Parish Council has a policy of meeting with potential developers for large sites to hear about their proposals and to make suggestions that could benefit the community. Several exploratory meetings have taken place with Bargate Homes in relation to SS9. These have been reported back to Parish Council meetings with reports having been made on 17/8/21 and 21/12/21. These reports are made available to the public via the Parish Council website.

The Parish Council has raised concerns about impact on local roads and traffic and has written to Hampshire County Council (January 2022 ) highlighting:

1. Current village “ hotspots “ which will be made worse by this development.
  - the crossroads at Everton Road with Woodcock Lane and Hordle Lane
  - Everton Road south of the crossroads
  - Hordle Lane during term time
  - the A337 junction with the B3058 to Milford on Sea; access to the A337 at Downton. Everton Road
2. Lack of pedestrian access from Silver Street junction
3. Lack of travel options apart from by private car. rural nature of local roads and unsuitability for cycling, sporadic bus service and lack of local employment opportunities.

The Parish Council also lobbied for allotments on this site but was told it was not a suitable location by NFDC.

The Chair then introduced the representatives from Bargate Homes.

The Bargate representatives outlined the proposed planning application saying that their aim is to provide beautiful houses and that they were the largest provider of affordable housing in Hampshire. They had undertaken a public consultation on this site and taken feedback into account. The development would be a mix of types of properties (1 -4 bedroom ) and a mix of tenure with affordable housing being scattered across the site. There would be 2 vehicular accesses (Everton Road and Silver Street) and a separate pedestrian access to the site from Everton Road. They stated there would be sufficient parking on site and ecology and habitat surveys had been undertaken. The Alternative Natural Recreational Green Space (ANRG) had been designed to make it an attractive place to go would mitigate against the impact on the National Park. In addition, there would be public open space. Both of these areas would be available for new and existing residents of Hordle.

The chair offered the chance for members of the public to raise concerns and ask questions. These were:

**Drainage, how this would be maintained and how the affordable housing would be allocated.** The Parish Clerk responded with some information she had received from the Case Officer at the District Council:

*“Firstly I would expect all of the affordable homes for rent to be to subject to nomination by New Forest District Council with allocations in accordance with the Council’s Housing Allocation Policy. In Hordle priority would be given to those with a defined local connection to the Parish, followed by those with a defined local connection to*

nearby Rural Parishes, and thereafter the rest of the District. A copy of the current Housing Allocation Policy is available here: [Apply for social housing - New Forest District Council](#)

*In terms of affordable homes for shared-ownership that are required under Planning Policy, I would expect to see a process embedded within the legal agreement that gives priority to those with a local connection (including those who are known by the District Council to have an interest in shared-ownership).*

*However, as the shared-ownership tenure is more widely connected to the housing market and the reasonable requirements of mortgage lenders, it is necessary to permit increased flexibility to address the needs of sellers and to address the risks of repossession."*

**School places.** Bargate responded that they were obliged to make a payment to HCC for expansion of the schools at Hordle and Arnewood. This amount had already been set and there is an audit trail in place to ensure the money supports these schools.

**Drainage** – Bargate stated there are a number of agencies involved in the drainage issues and they are still awaiting reports from HCC, Southern Water and the Environment Agency. Their requirements would need to be met for the development to go ahead.

**Open Space.** Bargate stated they would set up a management company – hopefully made up of residents – who would oversee management of the ANRG and 1.4 ha of Public Open Space (POS). There would be a charge per year for each household towards this. A MOP asked how robust a management company would be in the long term. Bargate confirmed they would have 2 directors on the management company until it was handed over to another company or the residents.

The chair asked about the **ownership of the ARNG and how it could be protected for the future.** Bargate responded that it was still in the greenbelt and was an area protected by European law and by Natural England. The area was to mitigate a possible negative impact on the National Park and was protected in this way.

County and District Cllr Carpenter asked about the **ARNG and POS being managed by a company** saying that she was not aware that this was the proposed model and had believed the land would be passed to NFDC She said she would follow up and be interested in some examples of where this worked well. She said she was concerned about residents having to pay additional fees to a management company. Bargate confirmed they would circulate details of the management company.

The Chair asked about **street lighting** and Bargate confirmed there was not due to be any on site in line NFDC's Dark Skies policy.

**Impact on Silver Street.** This area is very busy with traffic with a four-way junction at the mini roundabout and regularly floods. There have been a number of accidents in this area including fatalities. It is a very busy C road and safety is a real concern in this area. The new estate could be used as a rat run between Everton Road and Silver Street to avoid the roundabout and there was no provision for safe pedestrian access onto Silver Street. Bargate responded that they are aware of concerns and are working with HCC Highways who had indicated that pedestrian access onto Silver Street was not appropriate. The Chair reported that we had 3 weeks of data from VASLR Speed Indicator Device about speed and number of journeys on Everton Road and speed of traffic, which would be included in the Parish Council response.

**Preventing homes being bought as second homes or holiday homes.** Bargate confirmed that there was no mechanism to allow for this.

Cllr Horne asked about sustainability and Bargate confirmed there would be electric charging points, photo voltaic panels on the roofs and that new building regulations would be met. There would be a sustainability assessment conducted as part of the S106 agreement.

Cllr Ferguson asked what the **income requirement** would be for people wanting to buy an affordable home and Bargate were unable to answer this.

Cllr Sambrook said her main concern was the safety aspect of Silver Street. Bargate stated they are speaking with HCC about this but there was insufficient land available to allow for pavements in the area.

Cllr Rook asked about environmental health issues and if a **construction development plan** would be in place to mitigate the negative impact of construction. Bargate confirmed this would be agreed prior to development starting.

Cllr Morgan asked about **affordable housing costs**. Bargate explained their parent company Vivid were not present at the meeting as Bargate oversaw the planning application process and then passed the affordable housing to Vivid to manage. Vivid would comply with housing allocation policy as well as having their own list of those wanting an affordable home.

A MOP commented that the site was **isolated from the rest of the village** as there are limited places to walk and cycle.

Cllr Knight asked **whether freehold properties had to pay the annual costs** and Bargate explained every property had to pay an annual service charge and this was standard housing practice on new developments.

District Cllr Hawkins said that he had serious concerns about the proposed management company arrangements in terms of ongoing costs for residents and accountability. He commented that councils were better placed to responsibly manage open space areas.

Cllr Knight said she was concerned that the **primary school** had no space for further development and that pick up points for children on the **school bus** would be limited. Bargate said this would be a matter for HCC.

Cllr Rook asked about the access on to **Everton Road** and whether there was any scope to move this. Bargate responded that HCC Highways need to sign this off and will take data into account but felt that this was the best location. Bargate stated that HCC and NFDC officers had conducted a site visit to inspect the proposed access points.

A member of the public asked about **Insulation levels in the new homes**. Bargate confirmed that building regulations will be met and they considered themselves a premium housebuilder.

**The chair ended the public session and Councillors debated this application. 21/11731.**

Safety concerns were raised about access on to Silver Street, the new estate being used as a rat run between Silver Street and Everton Road and the impact on existing roads in terms of traffic volume (especially near to the school), parking issues, lack of street lighting and pedestrian safety. Councillors were concerned that the new development would not promote walking and cycling. It was felt that this site was overcrowded and the development would have a negative impact on Hordle. It was suggested that more environmental measures could be beneficial. Some housing was welcome however, especially affordable. The view was expressed that the Parish Council needed to ensure the best outcome was reached for the residents of the Parish. **Parish 4 We**

**recommend refusal** was proposed and seconded. This was passed 9 for and 1 against. Cllrs Hill, Sambrook and Spreadbury offered to attend planning committee if required.

Comment submitted to NFDC:

**“Parish 4 We recommend refusal**

Although Hordle Parish Council welcomes the affordable homes this proposed scheme will bring to the village, it has serious concerns about the wider implications of the scheme as follows:

**1. Traffic and road safety**

1.1. Lack of pedestrian access onto Silver Street - the lack of connecting pavements from the development along silver street at this busy stretch will undoubtedly cause accidents on this busy road. It is unrealistic to expect residents at the northern end of the site to make a large detour via Everton Road to access the nearest bus stop, garage shop, pharmacy, recreation ground and halls.

1.2. Everton Road access – the Parish Council considers the location of this junction to be poorly placed with limited visibility. The Parish Council’s Speed Indicator device was placed on Everton Road Hordle, for 3 weeks from 13<sup>th</sup> January – 7<sup>th</sup> February. During that time, it captured the movements of 46,059 vehicles; 21,162 incoming (southbound) and 24,897 outgoing (northbound). **Only 75% of incoming vehicles and 76% of outgoing vehicles were travelling at under 30mph.** (94% were under 35 mph, 95% for outgoing vehicles; 1% over 40mph. 117 vehicles were travelling over 46mph). **11,174 vehicles travelled above the 30mph speed limit. The highest speed recorded was 62mph on 23<sup>rd</sup> January at 8.30pm.**



1.3. Through traffic – The Parish Council is concerned that the proposed new road through the development will become a rat run to avoid roundabout at the Ashley Lane/ Silver Street/ Vaggs Lane junction. It requests that measures are taken to prevent this from happening.

1.4. Increase in traffic – Hordle has narrow, rural roads. The increase in traffic from this development will undoubtedly have a negative impact on them. There are existing concerns about traffic hotspots in the village which were highlighted in the Parish Council Village Design Statement (2014) as well as during the public consultation for the Local Plan review in 2016. Specific areas are:

- the crossroads at Everton Road with Woodcock Lane and Hordle Lane where there has been a number of accidents and which are adjacent to the primary school (this is exacerbated at school drop off/ pick up times due to school related parking and the number of people crossing);
- Everton Road south of the crossroads, which is effectively a one-carriageway road until the junction with Kings Farm due to residents' on-road parking;
- Hordle Lane during term time which is also narrowed due to parking for the school;
- the A337 junction with the B3058 to Milford on Sea;
- access to the A337 at Downton.

1.5. Many of the existing routes to access the school and shops are via rural lanes with no pavements. Entrance and access to the village is through local small roads before accessing more major "A" and "B" roads. Public transport is infrequent and cycling options limited due to busy narrow rural roads. There are very limited employment opportunities in Hordle meaning residents need to travel to work. Consequently, most journeys in the village are by private cars.

The Parish Council is concerned that the lack of cycling and walking routes in the plan gives the development a sense of isolation from the rest of the village.

1.6. The Parish Council considers the complete lack of street lighting would have a negative impact on road safety, particularly at the access points onto Silver Street and Everton Road.

## **2. Parking**

The Parish Council considers that this development does not meet the 2012 parking standards which are still in effect at this moment in time. There is a shortfall of spaces and the proposed parking provision does not take into account rural area as stated in parking standards:

*"Public Transport in the District 3.1 Public transport provision in the New Forest District is generally limited in terms of: a) Routes - they generally follow transport corridors rather than form a comprehensive 'spider's web'; and b) Frequency and timetable - no evening or Sunday services across much of the area. Therefore much of the catchment area of non-residential development in the district (outside the National Park) will have low or very low accessibility characteristics and so lower maximum parking standards are not considered appropriate."*

In addition:

*"Driveways longer than 6m will be counted as a single parking space unless the developer can adequately demonstrate that the driveway can reasonably accommodate more than one vehicle."*

The limited parking provision will mean that the site will be overcrowded and feel very urban, which is not ideal given its location adjacent to greenbelt land. The shortfall of parking will also lead to pressure on parking on roads outside the site.

## **3. Flooding and drainage**

Silver Street currently suffers from flooding near the proposed access onto this site and the Parish Council is concerned that the situation will be exacerbated by run off from the new development.

#### 4. Wildlife and biodiversity

The Parish Council would like to see more environmental measures included in the scheme and supports the comments of the NFNPA's Landscape Officer and NFDC's Ecologist and Open Spaces Officer.

#### 5. ANRG

5.1 The Parish Council is concerned about the proposed arrangements for a management company to oversee the management of the ANRG. It is concerned about the robustness of such a company which relies on residents to pay a fee and become actively involved in perpetuity. In addition, it is concerned that such a company may not have the best interests of the whole of the Hordle community at heart when managing the site. The Parish Council would like to see the management of the site remain with a local authority to ensure that the site is protected and management for the benefit for all of Hordle's residents.

5.2 The Parish Council shares the concerns of the District Council's Open Spaces Officer with regard to the provision and layout of the proposed features and facilities. The Parish Council feels that it is best-placed to contribute the selection and design of the facilities on site and would like to be part of the consultation process for this to ensure the optimum scheme is produced for the benefit of the whole community.

#### 6. Infrastructure

6.1. The Parish Council is concerned that although mitigation money to improve local schools will be in place, that space constraints of the site of Hordle Primary School will mean that any tangible benefits to education provision for the village's children will not be maximised.

6.2. Places for safe school bus pick up/ drop off points for children living on the new development have not been considered (see the earlier point about pedestrian safety to access to the bus stop on the Ashley Road).

The Parish Council strongly requests this application be refused."

The Bargate representatives and Members of the Public left the meeting.

#### 5. Planning

NFDC Ref	Address	Works	Date
<a href="#">21/11706</a>	HILL RISE, HARE LANE, HORDLE SO41 0GE	Sever land; Erect 1 new dwelling; extension and refurbishment of existing dwelling; new driveway access	11 Feb time extension agreed.
<a href="#">21/11731</a>	SS9: LAND EAST OF, EVERTON ROAD, HORDLE (NB: PROPOSED LEGAL AGREEMENT)	Residential development of site for 103 dwellings, open space, Alternative Natural Recreational Greenspace (ANRG), vehicular access via Everton Road and Silver Street	11 Feb time extension agreed.
<a href="#">22/10040</a>	25 GRANGE CLOSE, EVERTON, HORDLE SO41 0TY	Single-storey rear and side extension	11 Feb time extension agreed.
<a href="#">22/10057</a>	29 SHELDRAKE GARDENS, HORDLE SO41 0FJ	Roof alterations & rear dormer in association with new second floor; two-storey front extension	11 Feb time extension agreed.
<a href="#">22/10093</a>	232 EVERTON ROAD, HORDLE SO41 0HE	First-floor rear extension	18 Feb
NFDC Trees	Address	Works	Reg date

TPO/0016/18 <a href="#">R14/15/22/0026</a>	LIGHTFOOTS FARM, SILVER STREET, SWAY, LYMINGTON, SO41 6DG	Make safe fire damaged ash tree and remove deadwood from 3x Oak trees.	For information – exempt works
52/94 <a href="#">R14/15/22/0064</a>	300 EVERTON ROAD, EVERTON, LYMINGTON, SO41 0JX	Oak - Split large branch to be removed	For information – exempt works
<b>NPA Ref</b>			
22/00025	SWALLOWFIELDS, WOOTTON ROAD, TIPTOE, SO41 6FT	Application under part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in respect of the siting, appearance and design of an agricultural building	For information
NPA trees	None		

**Planning matters** – TEN 9610 / LICTE/22/10516 – SH Chocolate By Miss Witt Unit 3 Rear Of, Homefield, Silver Street, Sway, Lymington, SO41 6DG Chocolate Workshop sale of alcohol (on) 14th February 2022 19:00hrs to 22:00hrs 10 persons

**21/11706.** Cllr Ferguson chaired this discussion. It was pointed out that HPC owned the frontage to this property and any new access would need to be agreed. This application was discussed and **Parish 4. We recommend refusal.** 9 for 1 abstention. The concerns are: work has already been already undertaken on site which may require planning permission; the boundary being ill-defined with neighbouring properties and Parish Council ownership of the frontage to the highway. It is out of character with the street scene being overly large, crowded on the site. Conditions from the previous application regarding ecology may not be adhered to. Poor and unsafe access to Hare Lane.  
If this goes to committee Cllr Horne or Cllr Ferguson to attend.

**22/10040.** This application was discussed and **Parish 2.** We recommend refusal but would accept the planning officer's decision under their delegated powers. **Resolved Unanimous.** Concern that this was very close to the neighbour and would lead to loss of light in their property.

**22/10057.** This application was discussed and **Parish 2.** We recommend refusal but would accept the planning officer's decision under their delegated powers. **Resolved Unanimous.** Concerns that this was overlarge and out of keeping with the street scene.

**22/10093.** The planning history of the site was considered and Parish 5. Decision to be left to the Planning officers. **Resolved Unanimous**

#### **Planning Matters:**

Application for Silver Street licence noted. The Deputy Clerk reported that another temp events licence had been received from NFDC in relation to the Crown Inn Everton. This was for a 24-hour licence on 25th – 26th February for a charity fundraising event using the front garden.

#### **6. To agree the bank reconciliation and statements for January 2022.**

These were circulated in advance. There was a query about a Go-cardless payment and it was explained this was the method of paying Rejuvenate. **Resolved Unanimous.**



**7. To agree the monthly payment schedule for February 2022.**

This was circulated in advance. **Resolved Unanimous.**

**8. To agree to a patio extension to Hordle Pavilion from the HCA.**

This report had been circulated in advance. It was noted that this area gets very wet and that the hard surfacing shouldn't exacerbate this. This to be raised with HCA. **The recommendation.** That the Parish agrees in principle to the extension of the patio area, with the full cost to be borne by the HCA and subject to the HCA obtaining the necessary planning permission if required. **Resolved Unanimous.**

**9. To agree to free use of the recreation grounds for Jubilee events**

- ECA – Everton Sat 4 June 2022
- HCA – Hordle Sun 5 June 2022

This had been circulated in advance and the **recommendation** The Parish Council agree free use of the Recreation Grounds for these events. The Parish Office to liaise with these organisations re layout, risk assessments etc. **Resolved Unanimous.**

**10. To consider Parish Council health and safety issues.**

None.

**11. To receive the Clerk's report and correspondence.**

This had been circulated in advance and forms part of background papers.

- It was asked whether we could have an official opening of the new equipment at Everton. This to be arranged.
- Any Cllr who wants to attend the mowing meeting to contact the Parish Office.
- There was a question about the **precept amount** and **the clerk confirmed that £122,684 had been requested from NFDC in December as reported in the Minutes of the meeting held on 16<sup>th</sup> November 2021 – Item 9.**

**12. To receive the Chair's report.**

None.

**13. To receive reports from the County and District Councillors.**

County and District Cllr Carpenter said she would follow up about management company arrangements for SS9 as she was unaware of this change in NFDC policy. She said some work was currently being done on the Stopples Lane pavement and she referred Councillors to two HCC consultations: one on Adult Social Care Grants and one on School buses. She reminded Councillors that the County were under significant budget pressures. There is also a national paper on levelling up which has some interesting information on relationships between town, parish councils and different models. Cllr Carpenter would like to use some of her next year's grant on a memorial tree for Cllr Still. Cllr Hawkins reported that he had attended various meetings but not much to report. Cllr Reid had sent a report saying he had been in touch with a resident from Stopples Lane and asking if a VASLR location could be sited there. This to be considered.

**14. Matters for information.**

- Cllr Knight reported that she had attended a meeting re bus and transport and that unless bus operators found routes viable the service wouldn't be run.
- Cllr Rook reported that the ECA were looking at siting a community noticeboard near the memorial bench in Everton and were currently looking at the requirements.

15. To confirm the date of the next meeting – Tuesday 15<sup>th</sup> March 2022.

The meeting closed at 9.31pm.

Signed..... Dated.....

DRAFT