



# Hordle Parish Council

*Serving the communities of Tiptoe, Hordle and Everton*

**Minutes of the Parish Council meeting held on Tuesday 7<sup>th</sup> June 2022 at the Pavilion, Vaggs Lane, Hordle.**

Councillor Name		Councillor Name	
Maggie Hill (Chair)		Nigel Ferguson (Vice Chair)	P
Sue Knight	P	David Horne	P
Floss Morgan		Colleen Sambrook	P
Carol Rook		Ivor Spreadbury	P
Valerie James	P	Pat Rendell	

P = Present.

*In attendance: Sarah Pitt (Clerk and RFO), Chris Halling (Deputy Clerk and minutes) County and District Cllr Carpenter, District Cllr Reid, 4 representatives from Bargate Homes. 47 Members of the Public (MOP)*

In the absence of Cllr Hill, Cllr Ferguson chaired the meeting.

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

Cllr Hill, Rendell, Rook, Morgan.

## **2. Declarations of interest in items on the agenda. None.**

## **3. Planning**

### **Planning Application 22/10577: SS8 Land Off Hordle Lane, Hordle, SO41 0FB.**

*Development comprised of site for 156 dwellings; open space; alternative natural recreational greenspace (ANRG); allotments and vehicular access via Hordle Lane.*

The Parish Clerk explained that the Parish Council does not have the powers to make a decision on a planning application. It is one of many consultees from whom the Planning Authority – New Forest District Council - requests a comment on planning applications. The Parish Council can only make a recommendation based on one of five statutory planning responses to which comments can be added. The recommendations are:

- PAR1: Recommend PERMISSION but would accept the decision reached by the Officers under their delegated powers.
- PAR2: Recommend REFUSAL but would accept the decision reached by the Officers under their delegated powers.
- PAR3: Recommend PERMISSION. (automatic referral to NFDC Planning Committee)
- PAR4: Recommend REFUSAL. (automatic referral to NFDC Planning Committee)
- PAR5: Happy to accept the decision reached by the Officers under their delegated powers

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 health provision and land being taken out of Green Belt.

SS8 land was taken out of Green belt as part of NFDC's Local Plan. There will be development here – the Parish Council is concerned to get the best development possible for the residents of the village.

The matters which can be considered are:

- Planning history of the site (if relevant);
- Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy;
- Creating healthy and safe communities through good design;
- Impact on the character and appearance of the area, including (if relevant): Heritage assets/countryside landscape and character;
- Impact on ecology and in particular protected species;
- Impact on highway safety, including matters relevant to car parking;
- Impact on flood risk on, or near the site;
- Impact on provision of open space, sport and recreation, community services and infrastructure;
- Impact on public health and safety (land contamination, air quality, hazardous substances)

The Chair outlined the background to this application saying that 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 their part of SS8. These have been reported back to Parish Council meetings with reports having been made on 16<sup>th</sup> Nov 2021, 21<sup>st</sup> Dec 2021 and 15<sup>th</sup> March 2022. 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 have written to Hampshire County Council in January 2022 highlighting current village “hotspots” which will be made worse by this (and SS9) 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 has lack of travel options apart from by private car.
- The rural nature of local narrow land make them unsuitable for cycling,
- The sporadic bus service
- lack of local employment opportunities meaning that residents have to commute by car to work.

The Parish Council's concerns about this application include:

**ANRG** – the use of green belt land to provide ANRG (Alternative Natural Recreational Greenspace) “off “ the main site leading to higher density build on site and environmental damage through recreational use of protected SINC and greenbelt woodland.

**ANRG** – this needs to be accessible and be usable at all times of the day and designed to allow informal supervision – south side of Hordle Lane more acceptable for this than taking more land out of greenbelt. The Proposed footpath route crosses an area liable to flooding.

**Density of build and design** – the development has an urban feel which is out of character with the area particularly given its edge of village rural location. Density of housing on edge of greenbelt site in a rural setting is a material consideration. In addition. the density of this development is much higher than Nursery Close

leading to small plots with small gardens, flats over garages (FOGs), no outside space, grid design, high impact on the corner with Stopples Lane. The close proximity to neighbours with little screening, black railings which is at odds with vernacular boundary treatments as stated in the Village Design Statement.

**Traffic generation** – post build and during the build. Additional traffic volume will be placed on rural lanes and will affect access to the school and church. Additional traffic from the development on an already stressed infrastructure and will lead to additional journeys to schools outside the area as there are insufficient places to accommodate additional children at the Primary School. The proposed widening of Hordle Lane will lead to bottlenecks at either end – a particular issue at the busy junction with Everton Road by the school. The location of main access road to the estate is close to busy junction of Hordle Lane/ Vicarage Lane and Nursery Close has significant road safety implications.

**Pathways and connectivity** – the link to the Cycleway (Stopples Lane to Everton Road) is not marked on map in contradiction to the Concept Masterplan for the site. This is essential to link development to village, SS9 and routes to amenities, school and church.

**Affordable homes** – unclear definition of affordable. Homes will be allocated according to NFDC's local connection requirements.

**Allotments** – poorly situated and not enough to meet need – only 4 more than required from development adjacent to Nursery Close site. Access to these is unclear.

**Play areas** – no play areas are specified and should be part of ANRG or on the main site of the estate, not across the road in an area with poor informal oversight.

Lack of inclusion of the northern part of the field on the open space to the east of Hordle Lane is a significant concern.

The Chair also gave a summary of the public comments and concerns currently on the NFDC website as follows:

Infrastructure – school, GPs, dentists etc	71
Traffic	79
Impact on environment / wildlife	57
Density – specifically	14
There are also very many comments on losing the village feel – a significant concern.	
In favour of additional homes ...but	13
What is affordable	6
Allotments	3
ANRG – not in the right place ref to Woodland	2
Amenities needed for teenagers and children	1
Concerns about sewer being overwhelmed	1
Access point moved from original suggestion this would create more problems	1

The Chair concluded by stating that this application is for 156 houses, Everton Road site is for 103 houses. The additional part of SS8 owned by Pennyfarthing Homes who estimate an additional for 40/50 homes here. Other parts of SS8 have the potential for a further applications and a holistic approach is difficult, which could lead to a poorer, disjointed outcome overall for the village.

#### **4. Public session for items on the agenda.** Members of the public raised the following concerns:

- Parking issues and traffic on Everton Road – especially at school pick up and drop off times when there is significant congestion. Additional housing and cars will cause additional traffic problems.
- Question on where the CIL money goes – how is it allocated and distributed. District Cllr Reid explained 85% is retained by NFDC which Parish Councils could bid for and 15 % goes to Parish Councils directly.
- Effect on education places – the school is already full and the school site very crowded with no room for expansion without negatively impacting on recreational facilities at the school. Also concerns about the impact of insufficient on-site parking spaces on the adjacent roads.

- The effect that proposed widening of Hordle Lane could have on traffic movement with bottle necks created at either end, particularly with the busy junction at Everton Road.
- Concerns that the location of the access road into the development is too close to the busy junction with Nursery Close and Vicarage Lane, which is dangerous at school times, particularly with the number of cars parked here during the school day. The location of the access as proposed in the Concept Masterplan would be a safer option as well as preserving 3 established oak trees.
- Safety of young children – the lanes have no pavements and increased traffic will have negative impacts on road safety.
- Concerns about the quantity of houses over all and the cumulative effect on infrastructure- Doctors, dentists roads and school. Concerns that a number could be used as second homes. Hordle could lose its village feel with the amount of urban development proposed.
- Canopy of trees and other vegetation being lost along Hordle Lane and the effect this would have on wildlife. The area on the south side being used as recreational space and over cultivated rather than the current open space.
- Concerns that all the green space in Hordle will be built on and that local peoples wishes are not taken into account. The Chair reminded the MOP that this site had been designated in the Local Plan for development in 2016.
- Concern about overall development and 2 specifics – sewage infrastructure and the Management Plan for green space. MOP felt that this management should be with the Parish Council or NFDC.
- Density of the development in proximity to Heathercourt and Nursery Close. Proposed properties are very close to the boundary and houses would lose privacy and light. While the build was taking place it would be very difficult to work from home. The numbers of children this development would generate according to HCC estimates is significant and accommodating their education and the education of existing children in the village would be problematic.

District Councillor Reid addressed the meeting and said he would be commenting on:

- Education provision – money would be given by the developer to provide spaces but there is no physical space to provide the spaces.
- The documents provided for fire appliances and refuse collection doesn't seem to have taken into account cars parked on the street.
- Noise issues – what would the noise implications be for air source heat pumps for the properties which has not been mentioned in the submitted documentation.
- The area is surrounded by lanes not roads.
- He also said that people could quote the Human Right Act Article 8 if they believed their right to a private life was being impacted upon negatively.

Other points were raised by members of the public including: storm drains being overwhelmed, affordable housing – what would the market value be and inadequate allotment provision.

Bargate was asked about the provision of affordable homes and what the market value of these homes would be based on. They were unable to answer this question or give any information on working assumptions although they had previously been asked for that information. They explained to the meeting which part of the site they owned and which part was owned by Pennyfarthing and which part was in other ownership. Bargate said that utilities were being consulted at this stage of the application as to whether the infrastructure could cope with issues such as drainage. The access point had been moved at the request of NFDC and allotments were proposed with 10 full size plots to replace the ones adjacent to Nursery Close and although this application stated 4 additional plots they were actually proposing 5 which would give 15 full size plots. They confirmed that management could be passed to the Parish Council in perpetuity if the Parish Council wished. They were asked

about the ANRG's off site location in the woodland and they replied that they wanted to offer a range of opportunities and improve the connectivity within the village – this would allow for a long term management plan of the woodland. They stated that traffic modelling had confirmed that the additional traffic could be accommodated. A member of the public questioned the accuracy of the Travel Plan which claimed a doctors surgery to be a 13 minute walk away and a shop to be a similar distance away. She also felt that the emphasis on car sharing and walking to New Milton station were not realistic options. In relation to a question about wildlife. Bargate responded that ecological surveys had taken place and that species specific options would be put in place.

Councillors raised some issues with Bargate who confirmed that on-site parking met the new NFDC Parking Standards in relation to numbers and sizes. Bargate confirmed that a play area on the main development site but the exact location had not yet been decided.

The issue was raised that the cumulative total of all developments would increase the size of Hordle village by 25% which would impact on the character of the village. Bargate reminded the meeting that the site had been allocated by NFDC for development. However, the Parish Council felt the high number being proposed needed to be challenged. The original number had been for 260 houses across 2 sites and the total number being built should be close to this number. Concerns were expressed about the housing density affecting the infrastructure, siting of the ANRG on a SINC and on greenbelt land, the cumulative effects of the development, the lack of information on play areas and impact on traffic as detailed previously.

**Parish 4 We Recommend Refusal** was proposed and seconded **and Resolved Unanimous.**

Comment Submitted:

“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:

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

The Parish Council is concerned that the density of the development in proximity to Heather Court and Fountain Court to the north and Nursery Close to the east will have a detrimental effect on these properties. The proposed properties are very close to the boundary of these houses which would be a visual intrusion and they would also lose privacy and light.

**Creating healthy and safe communities through good design:**

The Parish Council has concerns about personal safety for users of the plan for unlit footpaths through woodland to Wisbech Way and Stopples Lane as there is little informal oversight of these areas, especially in dark winter months.

The Parish Council is concerned about the plan to put play area on the southern end of the ANRG on the field – this area is away from other amenities and lacks informal oversight. Children will also have to Hordle Lane to access it.

**Impact on the character and appearance of the area, including: Heritage assets/countryside landscape and character:**

1. **Density of build and design** – the development has an urban feel which is out of character with the area particularly given its edge of village, rural location. The proposed high number and density of housing on the edge of greenbelt site in a rural setting is a material consideration as it will profoundly affect the character of the village.

In particular, the density of this development is much higher than the adjacent Nursery Close, leading to small plots with small gardens, flats over garages (FOGs), no outside space, grid design, high impact on the corner with Stopples Lane. The close proximity to neighbours at the northern end of the site has little screening and the proposed black railings are at odds with vernacular boundary treatments as stated in the Village Design Statement.

The Parish Council is very concerned that the use of green belt land to provide ANRG (Alternative Natural Recreational Greenspace) “off “ the defined SS8 site will enable a higher density build on site and that the ANRG should be contained within the boundary of SS8.

2. **Co-ordination of development** - The Parish Council is concerned that due to the site being split between several developers, a holistic approach to the overall development of the site will be lacking and final result could be piecemeal and un-co-ordinated and result in a high and inappropriate density of housing. We hope that a more co-ordinated, joined up approach between the developers could be facilitated to get the best result for both new and existing village residents.

#### **Impact on ecology and in particular protected species:**

1. **ANRG** – The Parish Council is very concerned that the use of green belt land to provide ANRG (Alternative Natural Recreational Greenspace) “off “ the defined SS8 site will create environmental damage through recreational use of protected SINC and greenbelt woodland.
2. **Invasive species** - The Parish Council notes that the invasive species Himalayan Balsam is present on this site.
3. **Biodiversity** - The Parish Council is concerned that trees and hedgerows could be lost along Hordle Lane (due to the creation of access points and widening the road) with a resulting detrimental effect on wildlife and the biodiversity of the area.

#### **Impact on highway safety, including matters relevant to car parking**

1. **Pedestrian safety on Hordle Lane** - currently, parking on Hordle Lane throughout the school day makes the lane effectively a single track lane. The location of main access road to the estate is close to busy junction of Hordle Lane/ Vicarage Lane and Nursery Close has significant road safety implications especially as there is a lack of pavements in this area. The location of the access as proposed in the Concept Masterplan would be a safer option as well as preserving 3 established oak trees.
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 schools outside the area as there are insufficient places to accommodate additional children at the Primary School. The proposed widening of Hordle Lane will lead to bottlenecks at either end – a particular issue at the busy junction with Everton Road by the school.

3. **Pathways and connectivity** – the link to the Cycleway (Stopples Lane to Everton Road) is not marked on map in contradiction to the Concept Masterplan for the site. This is essential to link development to village, SS9 and routes to amenities, school and church and provide safer pedestrian access for all.
4. **Widening of Hordle Lane** – The Parish Council is concerned how this will impact on the surrounding road network with potential bottlenecks and narrow adjacent roads, particularly at key pick up and drop off times for the school and church services and the impact this will have on the busy and dangerous crossroad with Everton Road/ Woodcock Lane. Widening will also alter the gateway to the village and that the Concept Masterplan states that this rural feeling should be preserved.
5. **Construction** - we understand that a transport plan and schedule of works management will be agreed before construction commences; we would request that contractors avoid deliveries around school drop off times (8 - 9.15am and 3 - 4pm weekday term time) and the usual practice of regular street cleaning is maintained.

**Impact on flood risk on, or near the site:**

The Proposed footpath route through Breakhill Copse crosses an area liable to flooding

**Impact on provision of open space, sport and recreation, community services and infrastructure:**

1. **ANRG** – this needs to be accessible and be usable at all times of the day and designed to allow informal supervision – south side of Hordle Lane is more acceptable for this than taking more land out of greenbelt and SINC at Breakhill Copse for recreational use.

The Lack of inclusion of ANRG/ public open space on the northern part of the field to the east of Hordle Lane is a significant concern and is in contradiction with Concept Masterplan.

2. **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. There is a higher need for allotments in the Parish than for 30 x ½ plots.
3. **Play areas** – no plays areas are specified and should be part of ANRG or on the main site of the estate, not across the road in an area with poor informal oversight.

**Impact on public health and safety:**

**Noise** - The Parish Council is concerned about the noise implications for air source heat pumps for the properties. There is no reference to this in the submitted documentation.”

The Chair thanked everyone for attending.

**The meeting closed at 8.45pm.**

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