



Minutes of an Extraordinary meeting of the Planning Committee of New Milton Town Council, held on Wednesday 6 October at 6.45pm at the Memorial Centre, Whitefield Road New Milton.

<u>Councillors:</u>	Chairman	p	S J Clarke	
	Vice Chairman	p	A Reid	
	p	K E Craze	p	D Samber
	p	S P Davies	p	D N Tungate
	p	D E Hawkins	p	H Wallis-Dowling
	p	B Murrow		

In attendance: Cllrs G R Blunden, A D O'Sullivan and J G Ward. District Cllr J Cleary.

Officer: Theresa Elliott: Assistant Town Clerk

45 members of the public attended the meeting.

9 members of the public spoke, 6 of which were from the group 'Residents Against Brockhills Lane'. Mr Jackson representing the New Milton Residents Association also spoke.

The following issues were raised

Design/Layout – Unprecedented number of terraced properties; overdeveloped site/high number of dwellings.

Highways/Transport – Level of tandem and communal parking will create illegal parking on pathways creating hazard for emergency vehicles; lack of sustainable travel options; traffic surveys instructed show very low levels compared to survey results by residents; surveys taken in January when traffic flow much reduced to neutral months such as May or June; lack of infrastructure and capacity; no safe crossing points; limited visibility at junctions; reliance on unbuilt footpath for pedestrian link (in gift of other developer, application 15/10784) Electric vehicle points not integral to each parking space; site is too far for most to walk to town; suggestion to make Brockhills Lane one-way for vehicles; lack of Sway Road vehicle access.

Flooding – Flooding issues witnessed and then represented on plans by 2 drainage ponds however drainage documents are not detailed, e.g., do not include construction or function of the 2 drainage ponds; flood event calculations inaccurate

Affordable Housing – concern that developer would not provide the level agreed as in recent case at Milford-on-Sea; the need for affordable housing was acknowledged.

Social Infrastructure – lack of capacity at doctors and dentist surgeries; lack of school places; inability to create independence as cut off from facilities such as a leisure centre or shop;

108. APOLOGIES
All were present.
109. DECLARATIONS OF INTEREST
None.
110. PUBLIC PARTICIPATION
The Chairman thanked all speakers and stated all points raised were valid.
111. LIST OF APPLICATIONS
The meeting was convened specifically for the application shown below

Application No.21/11179

Applicant Pennyfarthing Homes Ltd

Ward Fernhill

Site Land to the east of Brockhills Lane

Proposal Phased residential development of 169 dwellings; new vehicular access onto Brockhills Lane, associated works including landscaping, Alternative Natural Green Space and open space.

After presentation and debate, members

RECOMMENDED

The following be sent in response to the consultation -

‘STRONGLY OBJECT (non-delegated) for the following reasons

- a) Overdevelopment, with a 30% uplift on the SS10 guidance of ‘at least 130 homes’***
- b) Various traffic concerns – general traffic generation and a need to survey in neutral months, use of tandem parking, poor visibility at junctions, lack of crossing points.***
- c) New Forest District Council Local Plan policy HOU2 states 50% affordable housing requirement. This is reduced to 34% provision due to introduction of discounted market units and is therefore contrary to policy.***
- d) Lack of drainage detail and potential inclusion of the ponds in the area calculations for Alternative Natural Green Space***
- e) Lack of information regarding the phasing of development***
- f) Lack of primary healthcare capacity/provision***
- g) Lack of future proofing by way of solar panel, biomass use or individual EV points for each parking space***
- h) Ecology assessments require updates***
- i) The bungalow provision and lack of service plots for self-build are contrary to New Milton Neighbourhood Plan policy NM2.’***

112. CORRESPONDENCE

None.

113. NEXT MEETING

The next meeting will be held on 7 October 2021 at the Town Hall. Members of the public should register no later than 24 hours prior to meeting start, by emailing info@newmiltontowncouncil.gov.uk.

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 8.09pm

Chairman _____ Date _____

Distribution:

Town Councillors;
District Councillors J L Cleary and C V Ward;
County Councillors F Carpenter, M Kendal and K Mans;
Press