



Minutes of the Extraordinary meeting of Planning Committee for New Milton Town Council, held on Tuesday 3 May 2022 at 6.30pm at the Town Hall.

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

In attendance: Cllrs G R Blunden and A D O’Sullivan

Officer: Theresa Elliott – Assistant Town Clerk

There were 22 members of public in attendance.

11 people spoke, several of which represented the group ‘Residents Against Brockhills Lane’ and one from the New Milton Residents Association. Full text of their objections can be found on the relevant planning page of the New Forest District Council website –

<https://planning.newforest.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= NEWFO DCAPR 215059>

The issues raised are summarised below –

**Layout** – Despite the amended plans having lowered to 166 dwellings (original 169) the site was still considered far too dense. The development relies heavily on drivers at a time when sustainable methods should inform sites and layout. No nearby public transport, electric vehicle charging points not seen on plans either.

**Highways/transport** – Lack of safe footpaths surrounding the development, which would allow passage to local schools (however distance unrealistic for most), the forest and nearby farm shop. Narrow and undulating nature of Brockhills Lane make it unsuitable to manage such a development as its only traffic ingress/egress point. Construction damage to local infrastructure. Development will create a rat run through Hollands Wood Drive.

**Flooding** – Existing issues on Brockhills Lane and the surrounds, with the development potentially exacerbating them. Concern regarding the ownership and ongoing maintenance of the two ponds, plus how these might be linked up to existing watercourses.

**Social Infrastructure** – Concern that local schools and GP surgeries would be further stretched.

A number of residents voiced concern that the developer had made no attempt to contact them or engage with the community over the plans, and that the minimal amendments are a token gesture only.

263. APOLOGIES

Cllr Hawkins had tendered his apologies.

264. DECLARATIONS OF INTEREST

None.

265. PUBLIC PARTICIPATION

The Chair thanked all speakers. In response to concern about the principle of the site being used for housing, the Chair explained that the District Council Local Plan process was undertaken several years ago and public consultations held. The documents, tested at examination and found sound, are on the District Council website

<https://www.newforest.gov.uk/article/1510/Local-Plan-2016-2036-part-1-Planning-strategy>

On page 141 of the Planning Strategy, is SS10, Strategic Site of Land east of Brockhills Lane, for 'at least 130 dwellings' and other criteria.

266. LIST OF APPLICATIONS

The meeting was convened specifically to deal with the amended plans for

Application No: 21/11179  
 Applicant: Pennyfarthing Homes Ltd  
 Ward: Fernhill  
 Site: Land to the east of Brockhills Lane  
 Proposal: Phased residential development for 166 dwellings; new vehicular access onto Brockhills Lane and other associated works including landscaping, ANRG and open space.

After presentation of the amended plans and debate, members unanimously

**RECOMMENDED**

*The following be sent in response to the consultation –*

**'STRONGLY OBJECT (non-delegated)**

- a) ***The development is too high in density, and there are no self-build plots contrary to Neighbourhood Plan policy NM2.***
- b) ***The affordable housing offer is contrary to the District Council's policy HOU2***
- c) ***Inadequate climate mitigation measures, contrary to Neighbourhood Plan policy NM4 (Design Quality) as opportunities for solar panels nor ground source heat pumps have been taken***
- d) ***Highway safety issues***
  - i) ***Swept path analysis plans are misleading as inevitable on-road parking would block passing of larger vehicles***
  - ii) ***Walking/cycling guidance is out of date as there are no footpaths for use to local schools***

- iii) Sway Road access to the forest requires improvement to mitigate this development*
- iv) Use of cobbles/paviours in semi-private roads will cause disability access issues*
- e) Insufficient ecology mitigation measures taken as highlighted by New Forest District Council's Ecologist, plus lack of woodland management information as per Natural England response.*

267. CORRESPONDENCE

None.

268. NEXT MEETING

There will be a short meeting to appoint Chair and Vice Chair of the Committee following the Annual meeting on 9 May 2022.

The next usual meeting will be held on 12 May 2022 at 6.30pm in the Town Hall.

Members of the public should notify of attendance by emailing [info@newmiltontowncouncil.gov.uk](mailto:info@newmiltontowncouncil.gov.uk) no later than 24 hours before the meeting begins.

There being no further business to discuss, the Chairman thanked everyone for attending and closed the meeting at 7.50pm.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

**Distribution:**

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