

FORDINGBRIDGE TOWN COUNCIL

MINUTES OF A PUBLIC MEETING REGARDING THE NEW FOREST DC LOCAL PLAN REVIEW 2016 CONSULTATION PART ONE : PLANNING STRATEGY

HELD IN THE TOWN HALL AT 7.00PM ON WEDNESDAY 24TH AUGUST 2016

Present: Cllr Connolly, Chairman of the Council

Cllrs Fulford, Earth, Anstey, Hale, Adams, Lewendon, Wilson

In attendance: Mrs H Richards, Town Clerk

Cllr Edward Heron, New Forest DC, Deputy Leader, Portfolio Holder
for Planning & Transportation

Cllr A Sevier, New Forest DC

K Bate, Forest Journal

93 Members of the Public

1. The Chairman welcomed everyone to the meeting and advised that the purpose of the of the meeting was to enable the Town Council to gain feedback from residents regarding the Local Plan Review before making a response to New Forest District Council. He then introduced Cllr Edward Heron, New Forest DC.

2. Cllr Heron gave background information on his role at New Forest District Council as Portfolio holder for Planning & Transport, and why the Local Plan Review and consultation were necessary following a government “instruction” to review the previously adopted plan to meet current & future housing needs within the District. He gave a history of Local Planning and the impact of the National Planning Policy Framework (NPPF) published in 2012 which sets out the Governments Planning Policies. Cllr Heron advised that if the resulting Plan does meet this need either Central Government will take control & allocate sites or if no plan can be agreed to meet the need, developers may gain the right to build on any site where they can show that the site is suitable and meets the Government criteria.

Based on the allocations in the proposed Plan, the maximum need that could be met is 79%, which would include some allocations on strongly performing Greenbelt sites. A sustainability appraisal has been carried out on potential sites throughout the district with constraints on the majority of land ruling many of them out. There is a requirement for all proposed major sites to include woodland and open space etc. and developers must have control of all areas of the site (including the amenity space) and mitigate against the impact of the development on these important spaces.

3. Fordingbridge Society – a representative from the society was not present, however, the Chairman advised that they wished to stress the importance of providing a relief road to the north of the town to relieve traffic pressures within the Town Centre.

4. Nigel Griffiths, Normandy Way Residents Association – Advised that the impact of traffic was the main concern and that current problems with the volume and speed of traffic on the High Street and Normandy Way would be magnified with the current proposals. Concern was also raised regarding potential flooding problems and the impact on schools with higher numbers of children – in summary the infrastructure is not in place (or as yet proposed) to support the proposed development.

Tim Norman Walker – Burgate Fields Residents Association – It is clear that a North West Fordingbridge Relief Road is needed. Car Parking and access to the 3 existing schools could be provided to the north of the schools. Concern raised over flooding from Sweatsford Water and the additional surface water drainage. Infrastructure costs would make it difficult for developers to provide affordable homes, however the infrastructure needs to be in place first.

5. There then followed a Public Session – comments received are contained in Appendix 1.

Cllr Heron added that a government test would (had) been applied to test who the properties would be built for – would like increase in working age people in the population. Infrastructure is clearly a key concern however the Government control when sites can be ruled out for transport reasons if Developers cannot/will not contribute to mitigate. Need a relief road. Other sites had been rejected as they do not meet the Government criteria for development. Cllr Heron said that “we probably ought to be building a few more houses, probably not as many and probably not in quite the same way. However, development will happen, so better that it is planned”

6. Cllr Connolly thanked everyone for attending and advised that the message received from the comments at tonight’s meeting was that there is a need for new houses, but there is a question of where should they be built and it is important that sufficient infrastructure is put in place to support these homes prior to development.

The Town Council will move forward by collating all the comments received and form a response. Updates will be made via the Councils website or email if interested parties would like to provide email addresses to the clerk.

The meeting closed at 8.35pm

Comment	Site	Summary	Response
Unsustainable, ancient Woodlands, boundary Flooding very wet area, Sweatfords Water Meadow Rough Grazing, Biodiversity immense Wildlife Corridor	Whitsbury Road	Unsustainable	
Understand need more homes, Dudley Avenue Ambulance couldn't get through existing traffic & school parking problems Infrastructure needs careful consideration	Whitsbury Road	Traffic around schools Infrastructure	
Fryern Court Road resident concerned over access to Whitsbury Road as Sat Navs already send traffic through unsuitable roads	Whitsbury Road	Traffic & Access	
Current Plan for sites for 100+ houses, second phase will follow for smaller sites will this mean additional allocation		Numbers of dwellings	1 st Part 2016-2036 must include total need (which is not met in Part 1) 2 nd Part for smaller sites cannot increase numbers needed
Resident Ashford Close – backs onto Ashford Road site was a strategic gap between Town Centre and Ashford, everyone concerned regarding access/road problems, government answer build cycleway (read through reports)	Ashford Road	Access/Road/Traffic Strategic Gap	
Falconwood Close Resident – lack of advertising, resident not informed of proposals Lack of Infrastructure to support proposals, GP already unable to get appointment		Lack of advertising Infrastructure	
P Stockton, Sandheath PC Similar concerns to Fordingbridge residents also plans for Alderholt unknown and will impact on Fordingbridge		Traffic Infrastructure Alderholt development	

Access roads into Fordingbridge, verges and hedgerows should be protected to retain "countryside feel"		Impact on character of area	
Ashford Close Resident Past refusal reasons still valid, will this not open up the flood gates to developers Need to have a traffic survey carried out in peak season not winter		Previous planning history open up area for more development	Yes it would do but so would having no plan agreed at end of 2017
Could Cllr Heron clarify increase in population figures across the district of 22,000, all in 65+ age group?		Ageing Population Increase	Not new residents but existing living longer & remaining in homes so not available for younger
Individual scores for sites are available online. How were the parcels of land/sites defined? Criteria Assessment – was distance from Town Centre taken into account and availability of Public Transport		Site definition Distance to town centre/cars required No Public Transport	
Proposals are housing allocations, what about employment?		Employment	Void rate in Shops FBridge highest Skills & quality of employment needs to be increased
Affordable Housing (AH) 20% of sites what does this mean?		Affordable Housing	20% of sites to be starter homes available to under 40 year olds with a 20% discount on market value and at a maximum value of £250,000 Provision is dependent on infrastructure costs as cannot ask for AH if would make unviable.
Developers/Planners must plan in reality for example parking provision		Parking provision	Previous government deemed 1 parking space = 1 car per household, now Local Planning Authority can set parking standards

Local Plan Review 24.08.16

380 homes NW of Fordingbridge, potentially 600 children how will access be gained		Access Demand on schools & services	
Younger families cannot afford “starter homes” as lenders will only lend 85%		Affordable homes	Skills & good education but young people move as not able to find suitable employment or afford homes