

HYDE PARISH COUNCIL

Response to NFDC to outline planning application for:

19/10881 (NFDC) 20 no. retirement homes; 78no. dwellings; village hall; playground; new access arrangements and associated development (all matters reserved except access) | LAND AT ST JOHNS FARM, STUCKTON ROAD, FORDINGBRIDGE SP6 1AR

Members acknowledge that NFDC have an up to date local plan that has been through full consultation which has identified sufficient housing for the local area and consider that no additional housing is required over the plan period. Furthermore, members agreed that the proposals are not compliant with the Local Plan, the development would cause harm to agricultural land and the adjacent National Park Conservation area and specifically is not compliant with the following policies:

- Policy DM2 Nature conservation biodiversity and geodiversity (2.12)

Development proposals within or outside SSSI likely to adversely affect the site will not be permitted unless the benefits outweigh the adverse impacts on the site and any on the wider network of SSSIs

- STR2 Protection of the Countryside

Development should not have an unacceptable impact on the special qualities and purposes of Cranborne Chase AONB or on the adjoining New Forest National Park and their settings. Great weight will be given to ensuring the character, quality and scenic beauty of Cranborne Chase AONB and the adjoining New Forest National Park are protected and enhanced. Proposals for development within or affecting the Area of Outstanding Natural Beauty (AONB) or the New Forest National Park will need to demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside the AONB and the National Park that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities must also demonstrate that it would not adversely affect their setting. *There is little attention paid in the proposals to the special qualities of the National Park conservation area with regard to protection or enhancement.*

- STR3 Locating New Development

The strategy is to locate and direct new development to accessible locations that help to sustain the vitality and viability of the towns and villages of the plan area as the focal points of commercial activity and community life, and as safe, attractive and accessible locations to use and visit. Beyond locations where site-specific policies apply and the built-up area boundary of settlements, the primary objectives are to conserve and enhance the countryside and natural environment. Development will generally be restricted unless the development proposed is appropriate in a rural setting.

The primary objectives are to conserve and enhance the countryside - *this development would not meet this requirement.*

- ENV1 Mitigating the impacts of development on International Nature Conservation Sites (was DM3)

Summary: development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity as part of the proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of any of the following International Nature Conservation sites: The New Forest Special Area of Conservation (SAC), the New Forest Special Protection Area (SPA) and the New Forest Ramsar site and The River Avon SAC, Avon Valley SPA and Ramsar site;

Stantec report with the application lists mitigation measures that are claimed to be neutral or give gain but do not seem adequate – members doubt that any mitigation could balance out the harm.

Development would be outside the settlement area

HOU5 Rural housing exception sites: residential development will only be permitted on suitable sites outside the defined settlement boundaries where it is to meet an identified need of local people for affordable housing to meet local needs which cannot be provided in any other way. Suitable sites will be located within or adjoining a settlement which either provides a range of local services and facilities, or is (or can be made) safely accessible to a larger settlement nearby which provides a wider range of services

and facilities. The District Council will work with local communities to identify suitable sites, which may also be identified through Neighbourhood Plans.

Policy DM20/DM 21: Residential Development in the Countryside will only be permitted where it is (c) affordable housing to meet identified local need or (d) agricultural or forestry workers dwellings.

This development does not meet either of these requirements and has absolutely no grounds to be an exception to policy, it is a commercial project.

Policy CS6 Flood Risk: Flood risk will be taken into account at all stages in the planning process to avoid inappropriate development in areas at current or future risk from flooding, and to direct development away from areas of highest risk in accordance with the sequential test. Development should not worsen flood risk elsewhere.

Members do not consider that the application report has sufficient detail to alleviate concerns over the flood risk in this location; NW corner /Stuckton Road frequently floods (it is noted as Zone 2/3); the rest of the site as zone 1, but zones do not take heavy rain, blocked ditches and culverts into account and the huge area of concrete planned to build this development will add to the existing flooding making this site unsuitable for development without adverse impact to flood risk in the area.

Other issues raised during the discussions and of concern regarding the application include:

Access to the site and traffic movements

The site entrance/exit on the A338 slip road would be extremely dangerous, traffic comes around the right corner from the B3078 to travel south at speed and accelerates up the slip road to join at main road. Pedestrian routes into town are unsuitable and dangerous. There was concern that residents of Hyde Parish (and visitors to the forest) would need to travel through this new “village” – the number of traffic movements noted in the application documents indicate more than a 50% increase along this already busy stretch of narrow, winding, forest road. The traffic plan for the site is inadequate and needs redesigning (members recognise that if the proposal goes to a full application then Highways will be assessing the scheme fully).

Contamination

Local people report that the site is contaminated by buried rubble and gravel: the EIA statement suggests that the land is “fallow farmland” made up with superficial river deposits - members consider that this should be investigated before any development is taken forward.

In summary, Hyde Parish Council consider the site to be completely inappropriate, non-compliant, outside the settlement boundary and would adversely affect the National Park: it is essential that greater weight is given to the Green Halo principles when applying for large scale developments adjacent to the New Forest National Park.