

MILFORD-ON-SEA PARISH COUNCIL

The Parish Office ~ 'The Old Clock House' 22 High Street ~ Milford-on-Sea ~ Hampshire ~ SO41 0QD



Consultee Comment on planning application 23/10476 Land North of Manor Road, Milford-on-Sea

The outline planning application 23/10476, Land North of Manor Road, Milford-on-Sea was on the agenda for the Milford-on-Sea Parish Council Planning Committee meeting held on Monday, 4th of December. The Parish Council has considered all documents available, including online objections made by the public (currently in the region of 700) and presentations made by members of the Public at that Meeting.

PAR 4: We recommend REFUSAL

The Government abolished its mandatory target of building 300,000 new homes a year in December 2022 and several local councils are looking to revise outdated Local Plans as the requirement for specific numbers has been removed. Milford-on-Sea Parish Council asks the New Forest District Council to urgently review this site SS7 and reconsider the impact of such an inappropriate development located in an already busy village. The Parish Council was opposed to this site being included in the Local Plan, although the Councillors recognise a need for affordable housing in Milford on Sea.

Gross overdevelopment of the site.

1. Building 170 new homes on this site does not address the core issue of overdevelopment versus housing need. Regarding over development, specifically the massing and density of the proposed development of 170 homes including properties of 2.5 storeys is not appropriate for a 'sylvan setting' in the street scene. This application is deemed excessive and should be refused.
2. The Parish Council is acutely aware that some 51 local families seek affordable housing and that developing "not less than 110 homes" would adequately meet that need.
3. The Parish Council deems this proposal would have a detrimental impact on the current street scene and would cause the loss of its existing sylvan view. The protection of existing trees is imperative as is the retention of existing hedges. We note that the Tree Officer has placed a holding objection to the proposed tree works.

Street scene and Master Planning

Insufficient consideration is given to the character of the village and the surroundings of this site. This application proposes an inappropriate urban density. Masterplanning objectives for the site as stated in the Local Plan Part 1. P131 are not met by this application, namely – “to create a well-designed extension to the village that...” A. respects and reinforces the strong rural character of Manor Road and Barnes Lane, B. protects road margins and creating frontages of similar character along these lanes and C. creates a compact pattern of perimeter blocks, well designed buildings, and intimate streets, with enough garden space internally and along the frontages to create a sylvan setting characteristic of the local area,

Highways Safety

5. Highways safety is an issue of great concern and what is shown in this outline application is totally inadequate to gain approval:
 - The traffic survey is out of date. A full safety audit and parking survey needs to be conducted with conditions in place prior to any type of planning approval.
 - The safety of families and their children coming to and from school is paramount, and the proposal offers no such assurances.
 - An emissions and air pollution survey needs to be conducted around the school site bordering the B3058.
 - Without such audits and surveys the Parish Council are not convinced that the 3 entry/exit points illustrated are acceptable from this site onto Manor Road.
 - The SE corner entry/exit point of the site onto Manor Rd will create a safety hazard for the community and traffic on the B3058 passing the school.
 - A dedicated construction site entrance should be mandatory from the NE corner of the site, beyond the school, to be used exclusively by heavy works traffic for the duration of the construction.
 - Hours of working and lorry movements must be agreed with the school before outline permission is granted.
 - A solution to the increased traffic problems at Everton crossroads should not be ‘Reserved Matters’ – it must be operational before any building traffic arrives on site.
 - Of extreme concern to the Parish Council and Residents of Milford on Sea is the lack of sufficient infrastructure in place to support a development of this magnitude: the need for more school places; the need for expanded health services; the lack of bus services and the greatly increased volume of car traffic along narrow rural lanes. This proposal will cause an impossible strain on the environment.
6. Works-Parking cannot be tolerated in Manor Road, Manor Close, Knowland Drive or other adjoining roads. Management and placement of construction vehicles for the duration of the building Must be controlled.
7. **Drainage** from any proposed building works on this site would have an enormous impact on the already struggling and inadequate sewage system that currently serves the village, therefore the Parish Council needs to consider the details of how the developer would

provide a new main drain directly to the Efford sewage treatment plant at this outline application stage and not deferred until 'Reserved Matters'. Considering the correspondence from Southern Water (dated December 4th) we insist that the entire sewage issue be resolved and conditioned prior to any planning approval.

8. The parish council wishes to see conditions imposed to ensure the developer will not leave the site in an inferior state, prior to any outline being approved. No topsoil should be removed from the site but should be moved if necessary and stored in bunds.
9. This proposal carries a biodiversity net loss, therefore environmental objectives will not be met. The adjoining informal recreation areas, within the green belt, must not be despoiled and must be available for their enjoyment before people take up residence in Swallowfields.

December 2023