


<b>A</b>	 <b>New Forest</b> <small>DISTRICT COUNCIL</small> New Forest District (outside the National Park) Local Plan 2016 - 2036 Part1: Planning Strategy <b>Publication Version - Representation Form</b>	<b>Ref:</b>  <b>(For official use only)</b>
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**Name of the Local Plan to which this representation relates:**

New Forest District (outside the National Park) Local Plan 2016 - 2036 Part1: Planning Strategy
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**Please return by midnight on Sunday 12 August 2018 to: [localplan2016@nfdc.gov.uk](mailto:localplan2016@nfdc.gov.uk) or by post to: Policy and Plans Team, New Forest District Council, Appletree Court, Beaulieu Road, Lyndhurst, Hampshire, SO43 7PA**

This form has two parts:

**Part A** – Personal Details

**Part B** – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

## Part A

### 1. Personal Details\*

### 2. Agent's Details (if applicable)

\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.

Title	<input type="text" value="Mr"/>	<input type="text" value="Mrs"/>
First Name	<input type="text" value="Paul"/>	<input type="text" value="Helen"/>
Last Name	<input type="text" value="Anstey"/>	<input type="text" value="Richards"/>
Job Title (where relevant)	<input type="text" value="Chairman"/>	<input type="text" value="Town Clerk"/>
Organisation representing <small>(where relevant)</small>	<input type="text" value="Fordingbridge Town Council"/>	<input type="text" value="Fordingbridge Town Council"/>
Address Line 1	<input type="text"/>	<input type="text" value="Town Hall"/>
Address Line 2	<input type="text"/>	<input type="text" value="63 High Street"/>
Address Line 3	<input type="text"/>	<input type="text"/>
Postal Town	<input type="text"/>	<input type="text" value="FORDINGBRIDGE"/>
Post Code	<input type="text"/>	<input type="text" value="SP6 1AS"/>
Telephone Number	<input type="text"/>	<input type="text" value="01425 654134"/>
Email Address <small>(where an email address is given, this will be used as the primary means of contact)</small>	<input type="text"/>	<input type="text" value="Town.clerk@fordingbridge.gov.uk"/>


Signature:

Date:

### Would you like to hear from us in the future?

I would like to be added to the database to receive updates on the Local Plan

Please do not contact me again

<b>B</b>	 <b>New Forest</b> <small>DISTRICT COUNCIL</small> New Forest District (outside the National Park) Local Plan 2016 - 2036 Part1: Planning Strategy <b>Publication Version - Representation Form</b>	<b>Ref:</b>  <b>(For official use only)</b>
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## Part B – Please use a separate sheet for each representation

**(Part A MUST also be completed)**

Name or organisation: Fordingbridge Town Council

3. To which part of the Local Plan does this representation relate?			
Paragraph	<input type="text"/>	Policy	<input type="text" value="SS16"/>
		Policies Map	<input type="text" value="SS16"/>

4. Do you consider the Local Plan is: <i>(Please tick as appropriate)</i>			
4. (1) Legally compliant	Yes	<input type="text"/>	No <input type="text"/>
4. (2) Sound	Yes	<input type="text"/>	No <input type="text" value="X"/>
4. (3) Complies with the Duty to Cooperate	Yes	<input type="text"/>	No <input type="text"/>

5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the Duty to Cooperate, please also use this box to set out your comments.
<p>Policy SS16 is unsound as the strategy set in Policy 3 for locating new development is not met in the allocation of this site on land to the north-east of Station Road in Fordingbridge, where at least 140 dwellings are proposed. Access to the allocated site is already problematic due to the narrowness of the road, with pavement only on one side and constant heavy traffic close to pedestrians. The primary vehicle route indicates that traffic would increase through the already overburdened centre of the town to give access to the A338 leading to centres of employment, (Salisbury, Southampton &amp; Bournemouth). This policy adds to the traffic difficulties &amp; damage to the fabric of the historic buildings located in the town centre of Fordingbridge which would not meet the strategy of <i>accessible</i> and the town would be less <i>safe to use and visit</i>.</p> <p>This Policy (SS16) and the impact on the Town Centre road network must be considered together with the proposed development at Alderholt for a minimum of 1000 new homes - East Dorset District Council Local Plan Review. Fordingbridge will be a primary route for commuters to the north &amp; east (from Alderholt) and the 2 LPAs should work seamlessly together to produce a strategy for transport on the local networks.</p>

(Continue on separate page /expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Access to the site SS16 needs to be moved from Station Road or Station Road would need to be widened with pavements on both sides and upgraded to make access safe both for vehicles and pedestrians.

Access to the main transport network on the A338 needs to be achieved without routing increased traffic through the Town Centre. It is difficult to see how this can be done and as this site for development appears to have an unsurmountable flaw, its development should not be progressed.

(Continue on separate page /expand box if necessary)

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Name or organisation: Fordingbridge Town Council

3. To which part of the Local Plan does this representation relate?			
Paragraph	<input type="text"/>	Policy	<input type="text" value="SS17"/>
		Policies Map	<input type="text" value="SS17"/>

4. Do you consider the Local Plan is: <i>(Please tick as appropriate)</i>			
4. (1) Legally compliant	Yes	<input type="text"/>	No <input type="text"/>
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In the case of SS17 it is unsound as it defeats the objectives of Policy 3 to conserve and enhance the countryside and natural environment. Marl Lane and Puddleslosh Lane (both bordering the site) are by-ways, narrow unmade country roads which are currently enjoyed by the people of the town for activities such as walking, cycling, horse riding and exercising dogs. The lanes provide limited access for a few residential properties and a school. It is unclear from either SS17 or the information contained in the associated Master Planning Document what the intention is regarding the eventual status of Puddleslosh Lane – denoted as a *tertiary vehicle route* which could provide access for up to 13 dwellings (private drives). If this lane is upgraded to allow increased vehicular access, the amenity described above would be lost and would also be against Policy 31 iii *to consider and wherever possible minimise the impact of development on bridleways and horse riders*

(Continue on separate page /expand box if necessary)

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The residential developments in SS17 should not sit along the two lanes. By restricting the number of houses and setting the building lines some distance from the lane with appropriate hedge and tree breaks the character of the area would be protected.

The lanes should not be used for access to the development but rather access should be via the existing routes of the earlier development with the new.

(Continue on separate page /expand box if necessary)

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**(Part A MUST also be completed)**

Name or organisation: Fordingbridge Town Council

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4. (2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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The strategy for locating large scale residential development in and around the town of Fordingbridge is unsound as there is little space for the supporting large scale retail, leisure, cultural and business development suggested to make the location sustainable. The historic Conservation Area of the town limits this kind of development which would impact adversely on the fabric of the historic buildings, which in the main occupy the town centre. The local service offer is restricted by lack of suitable premises and building space, with Conservation regulations restricting what can be done and where. As the main town for several villages identified in the Plan, pressure has already been put on services in Fordingbridge so residential development both in the town and in surrounding villages without the possibility of large scale retail, leisure and business development is unsound.

The Local Plan states that affordable housing would be mainly focused on families therefore the increased number of children together with the increase in older persons would indicate higher demands on education, health and community services. The additional demands of those living in the surrounding villages makes it clear that a review of provision is absolutely necessary and urgent.

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The area allocated for residential development SS18, land at Burgate with direct access to the A338 could be used for expanded light industrial, business and leisure development if the number of proposed houses were restricted. This would have the added bonus of reducing commercial traffic in the town centre.

A small shop or community building added to each site would do little to increase business or leisure opportunities for all the people of the town and would probably not be viable. A more ambitious development would promote social inclusion for existing residents and newcomers in the future.

(Continue on separate page /expand box if necessary)

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**(Part A MUST also be completed)**

Name or organisation: Fordingbridge Town Council

3. To which part of the Local Plan does this representation relate?			
Paragraph	<input type="text"/>	Policy	<input type="text" value="13"/>
		Policies Map	<input type="text" value="SS17"/>

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4. (1) Legally compliant	Yes	<input type="text"/>	No <input type="text"/>
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<p>This is unsound as the proposed residential development will not enhance the areas of Marl Lane and Puddleslosh Lane and will completely change the rural character of these by-ways rather than <i>contribute positively to local distinctiveness</i> and quality of life. The planned developments in both these lanes are not sympathetic to their environments.</p> <p>It is unclear from either SS17 or the information contained in the associated Master Planning Document what the intention is regarding the eventual status of Puddleslosh Lane – denoted as a <i>tertiary vehicle route</i> which could provide access for up to 13 dwellings (private drives).</p>
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**(Part A MUST also be completed)**

Name or organisation: Fordingbridge Town Council

3. To which part of the Local Plan does this representation relate?			
Paragraph	<input type="text"/>	Policy	<input type="text" value="18"/>
		Policies Map	<input type="text" value="SS17 &amp; SS18"/>

4. Do you consider the Local Plan is: <i>(Please tick as appropriate)</i>			
4. (1) Legally compliant	Yes	<input type="checkbox"/>	No <input type="checkbox"/>
4. (2) Sound	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox" value="X"/>
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The Policy is unsound for the following reasons:

- While the strategy calls for *a positive and flexible approach to adaption of homes*, it is unlikely that the cost of such adaptations would be met by Social Services (in new homes) would developers therefore be expected/required to bear the cost of these works, particularly within affordable homes?
- While the Policy states that the Strategic Site Allocations *should* include the provision of self-contained homes designed to meet the needs of older people, this is not robust enough to ensure delivery. Furthermore, Policy 16 Housing type, also does not ensure that this type of housing is provided with developers having the option of choosing 3 options from 4.
- Supporting text 6.28 states “...enabling residents to live independently as far as possible. For example, by ensuring the development is located close to local facilities and services and includes information technology such as high-speed broadband to enable remote access to support and services”.

SS17 & SS18 are not close to local services nor within walking distance for the

Elderly and infirm & SS16 & SS17 will not be on a public transport network.. There are a significant number of older residents of the town, many of whom are unable to access IT technology cited in the policy as enabling remote access to services – many services required by this sector cannot be accessed online. Even if this were possible this proposal would exacerbate the existing isolation experienced by many elderly people.

(Continue on separate page /expand box if necessary)

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Policy should contain requirements for developers regarding the percentage of self-contained homes designed to meet the needs of older people based on the needs in the local community.

Provision for community inclusion of the elderly should be available within each proposed new distinct neighbourhood site where regular opportunities are available to engage with services who could attend on an outreach basis. Older people are more likely to attend provision close to their home and this would ensure that they could remain happily in the community as long as possible.

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Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

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The statement contained in this paragraph is unsound as the information detailed in the supporting document "The Strategic Transport Network Assessment" 4.6.4 is unreliable if not unrealistic. Fryern Court Road itself is not suitable to transfer an additional 132 vehicles, being of a narrow, rural nature – the existing junction would be particularly insufficient to cope with the increased volume. While there are emerging proposals to provide at least one new access from land north of Burgate onto the A338, additional accesses will give cause for concern. Any such link road will only serve the Burgate and Whitsbury Road Strategic Sites and will not relieve the Town Centre of existing or additional traffic volume created by the Ashford Strategic Site.

The paragraph does not comply with the Duty to Cooperate, in that the transport assessment and paragraph do not demonstrate cooperation with neighbouring East Dorset District Council on strategic matters of cross boundary significance. The EDDC Local Plan Review proposes a minimum of 1,000 new homes in neighbouring Alderholt, the main route

for northerly & easterly commuters being through Fordingbridge Town Centre. The EDDC Plan Draft Policy 3.12 Transport and Development states "*Development must be designed to :*

*minimise the number of new accesses on the A338*".

This additional demand and the impact on the existing road networks through Fordingbridge Town Centre should have been considered.

(Continue on separate page /expand box if necessary)

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The Strategic Transport Network Assessment should be revisited to include the cumulative impact of the proposed development in East Dorset and should be carried out in partnership with Hampshire County Council (& Dorset County Council). This re-assessment should inform a review of paragraph 4.31 (see separate response) and whether Developer Contributions should be sought towards strategic transport proposals.

(Continue on separate page /expand box if necessary)

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Paragraph  Policy  Policies Map

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4. (2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
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This paragraph is considered unsound as detailed in comment for 4.29 – the cumulative impact of new development both in Fordingbridge and cross-boundary in neighbouring Alderholt has not been recognised – a project is required to reduce traffic congestion and improve accessibility.

(Continue on separate page /expand box if necessary)

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The Strategic Transport Network Assessment should be revisited to include the cumulative impact of the proposed development in East Dorset and should be carried out in partnership with Hampshire County Council (& Dorset County Council). This re-assessment should inform a review of paragraph 4.31 to include a scheme to resolve traffic issues in the Fordingbridge town centre.

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**No**, I do not wish to participate at the oral examination

**Yes**, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(Continue on separate page /expand box if necessary)

**Please note** the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the examination.

<b>B</b>	 New Forest District (outside the National Park) Local Plan 2016 - 2036 Part1: Planning Strategy  <b>Publication Version - Representation Form</b>	<b>Ref:</b>  <b>(For official use only)</b>
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**Representations cannot be treated as confidential and will be published on our website alongside your name.** If you are responding as an individual rather than a company or organisation, we will not publish your contact details (email / postal address and telephone numbers) or signatures online, however the original representations are available for public viewing at our council office by prior appointment.

## Part B – Please use a separate sheet for each representation

**(Part A MUST also be completed)**

Name or organisation: Fordingbridge Town Council

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

4. Do you consider the Local Plan is: *(Please tick as appropriate)*

4. (1) Legally compliant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
4. (2) Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4. (3) Complies with the Duty to Cooperate	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

5. Please provide details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the Duty to Cooperate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the Duty to Cooperate, please also use this box to set out your comments.

Public Transport to Salisbury & Bournemouth is good between 9am and 9pm but is inadequate outside of these times. As public transport will not be accessible from either Strategic Sites 16 & 17, development here will be unsustainable.

The increased demand for Town Centre Car Parking is unlikely to be able to be met as there is insufficient space available to make further provision. This will result in the reliance to travel to other retail centres and employment centres, will increase congestion with the town centre and make local services unavailable to occupants of the new neighbourhoods.



6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the matter you have identified at 5 above. (NB Please note that any non-compliance with the Duty to Cooperate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

(Continue on separate page /expand box if necessary)

**Please note** your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

**After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.**

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

X

**No**, I do not wish to participate at the oral examination

**Yes**, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

(Continue on separate page /expand box if necessary)

**Please note** the Inspector will determine the most appropriate procedure to hear those who have indicated that they wish to participate at the oral part of the examination.