



New Forest
DISTRICT COUNCIL

Local Plan Review 2016-2036 Part One
Initial Proposals Representation Form

Ref:

(For official
use only)

Instructions

Please return your representations to New Forest District Council no later than 4pm Friday 16 September 2016 preferably by email to:

localplan2016@nfdc.gov.uk

This representation form has three sections:

Part A1 – Contact details in the public domain

Part A2 – Personal information that will be kept confidential

Part B – Your detailed representation(s).

We also encourage you to take a few minutes to complete our online **Consultation Survey**

www.newforest.gov.uk/localplan2016

Consultation forms can also be posted to the following address, but for efficient processing please send us an electronic copy as well.

localplan2016@nfdc.gov.uk

Policy and Plans Team
New Forest District Council
Appletree Court
Beaulieu Road
Lyndhurst
Hampshire SO43 7PA
Tel. 023 8028 5538

Representations without a full name, address and signature are invalid and will not be considered.

Your representation form including your name, address and any comments made will be made available for public viewing at Appletree Court, Lyndhurst and on the Council website.

Personal information such as signatures, personal email addresses and personal telephone numbers will not be made public nor published in any format.

Next steps

We aim to acknowledge all responses by 14 October 2016

We will publish a summary of consultation issues including a Council response but we will not respond to representations individually.

Part A	 New Forest DISTRICT COUNCIL Local Plan Review 2016-2036 Part One Initial Proposals Representation Form	Ref: (For official use only)
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A1. Contact Details in the public domain

	The individual / organisation responding	The agent** if applicable
Title*	Mr.	
First Name	Edwin	
Last Name*	Macknamara	
Job Title (where relevant)	Clerk to the Council	
Organisation (where relevant)	Bransgore Parish Council	
Address Line 1*	The Village Hall	
Line 2	116 Burley Road	
Line 3	Bransgore	
Line 4		
Post Code*	BH23 8AY	
Agent or organisation telephone number		
Agent or organisation email address		

A2. Personal information to be kept confidential

Contact telephone Number	01425 674155
E-mail Address	council@bransgore-parish.gov.uk
Where an email address is given, this will be used as the primary means of contact.	
Signature	Edwin Macknamara

* Required information for a representation to be valid

**Appointed agents: please complete the Title, Name and Organisation boxes for your client in the left hand column, plus the full details of the agent in the right hand column.

Part B	 New Forest DISTRICT COUNCIL Local Plan Review 2016-2036 Part One Initial Proposals Representation Form	Ref: (For official use only)
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Your detailed representations

Please complete a separate form for each part of the Local Plan you wish to comment on

Your Name	<input type="text" value="Edwin Macknamara"/>
Your organisation if applicable	<input type="text" value="Bransgore Parish Council"/>
Your client if you are an agent	<input type="text"/>
What are you commenting on?	<input type="text"/>
Paragraph(s) (enter number)	<input type="text"/>
Map or table (enter number)	<input type="text" value="Green Belt Study Fig 6 BR03 BR06"/>
A proposed site (enter site identifier A-X)	<input type="text" value="Appendix A Site O West of Bransgore"/>
A new strategic site you think should be added (that can accommodate at least 100 homes or 5 ha. of employment)	<input type="text" value="Please complete a Site submission form"/>
Other including supporting documents (please specify)	<input type="text" value="http://www.newforest.gov.uk/article/16542"/>
Are you (tick one)	<input type="text"/>
Supporting	<input type="text"/>
Objecting	<input checked="" type="text" value="X"/>
Commenting	<input type="text"/>

Your comments.

Plan-making is evidence-based process. Please include, email or add a link to any information, evidence or material that supports your comments or proposals, identifying the directly relevant sections. These comments are made following a well attended Public Meeting arranged by Bransgore Parish Council and Sopley Parish Council and relate to the site identified in the Local Plan Review 2016-2036 Appendix A Site O West of Bransgore and potential impact on the surrounding area. Further identified in New Forest District Green Belt Study 2016 Fig.6 BRO3 BRO6

Bransgore Parish Council supports the overwhelming views agreed at a Public Meeting held on Wednesday, 7th September, 2016 which concluded that the proposed development would be unsustainable and contrary to the NPPF.

Green Belt

The development of this site would require its removal from the Green Belt status. The National Planning Policy Framework (NPPF) defines the Green Belt as having five purposes which should only be changed in exceptional circumstances. These exceptional circumstances have not been demonstrated for the following reasons;

- The Green Belt should prevent urban sprawl and as the proposed site is on the boundary between the Parishes of Sopley and Bransgore any development in this

area would weaken the separation of these two distinct residential areas. Development would effectively extend the residential area across the Parish Boundary contrary to the intention of the NPPF.

- Any development of the proposed site would encourage the merger of neighbouring and distinct areas contrary to the NPPF which seeks to prevent this from happening.
- If the Green Belt is weakened along this boundary its purpose in safeguarding the countryside from encroachment would be lost contrary to the NPPF.
- The development currently under construction at Merrifield Park (now known as Heatherstone Grange) will provide 102 new homes and places greater importance on the need to preserve any further encroachment and sprawl which is currently retained within the Parish of Brangore boundary and within the main stream running through the development site.

Environmental Sustainability and Public health Issues

The site is in danger of flooding and is adjacent to a flood zone with a stream running through the proposed site. Flood water runs through the site leading to flooding of Derritt Lane (making it impassable) and the nearby residential areas of Wiltshire Gardens and West Road. The development of these fields would only make this situation worse as the groundwater is at ground level with SUDS unable to provide a satisfactory solution. Wessex Water attended a public meeting in Brangore in February, 2014 when the residents of Wiltshire Gardens and West Road had been affected by the inability of the Pumping Station to deal with the problems of flooding when rain water mixed with sewage was running down West Road and contaminating homes. This is clearly a risk to health and as Wessex Water have not carried out any improvements to the Pumping Station further development will make this situation even worse. Incidents of flooding during heavy rainfall continue to affect this area.

Adding the demand of a further 120 houses on the proposed site which would link to the existing pumping station would not be sustainable.

Public Open Space:

Brangore has had an inadequate provision of Public Open Space for many years and this was recognised in the last Local Plan.

Although the site lies in the Parish of Sopley the pressure would fall on Brangore as the site is close to the Community of Brangore. The area suggested for Public Open Space lies within the flood plain and given the problems of flooding and sewerage would be unsuitable for this purpose.

Associated Considerations

The infrastructure for Brangore cannot sustain any further development.

The village school is currently operating at capacity and has a waiting list. It cannot guarantee places for the existing families within the village. In recent years the demand for places has been twice the number of places available. There is little scope for any additional expansion of the school site.

Sopley School will be affected by the current development at Heatherstone Grange and is likely to have similar problems of accommodating more pupils.

The two medical practises are also facing difficulties in supporting local Patient needs and have provided evidence of the difficulties they will face.

Conclusions.

Whilst New Forest District Council are required to identify strategic sites for housing development it has not been established that the proposed site meets the 'exceptional circumstances' required to remove it from the Green Belt when weighed against the 5 Green Belt purposes defined by the Government.

(Expand this text box or continue on a separate sheet if required)

