

All minutes are draft until ratified by the Committee at the next meeting

Marchwood Parish Council

Minutes of the meeting of the Planning Committee held at Marchwood Village Hall on Monday 17 March 2025 at 7.30pm.

Present: Councillors: N Buckett, J Case, D Hindle, J Leath, K Petty, P Mballa, M Saxby (Chairman), L Shelley.

In attendance: T Dudley, Parish Clerk.

Apologies

PC/25/048 – Apologies for absence were received from Cllr J Leath (work commitment).

Resolved – to accept apologies for absence from Councillor Leath.

Declaration of Interest

PC/25/049 – Cllr Hindle declared an interest in Tree Application TPO/25/0087 residing in a neighbouring property.

There were no declarations of pecuniary interest for this meeting.

Public Participation

PC/25/050 – No members of the public attended this meeting.

Minutes

PC/25/051 - RESOLVED - the minutes of the meeting 13 January 2025 were approved and signed by the Chairman.

Planning Applications

PC/25/052- RESOLVED: To submit the following comments and recommendations.

App No	25/10126
Address	Rowantree, Twiggs Lane, Marchwood SO40 4UP
Proposed	Single storey rear extension
Comment	No objection PAR 1
App No	25/10161
Address	Cobwebs, Pooks Green, Marchwood SO40 4WQ
Proposed	Single storey side extension
Comment	No objection PAR 1

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Planning decisions

PC/25/053 - The planning decisions were noted.

Tree Applications

PC/25/054 – TPO/25/00087 – No objection subject to the approval of the Arboriculturist.

PC/25/055 - Tree decisions – The tree decisions were noted.

PC/25/056 - Issues and Scope – Local Plan Consultation response:

Resolved to approve the Issues and Scope consultation response to be submitted to NFDC Planning Policy.

Appended to these minutes.

PC/25/056 - The date of next meeting 14 April 2025. The meeting closed at 8.05pm.

Appendix

Issues and Scope Consultation response:

1. What would you like to see as our main focus for our review.

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2. What do you think the key issues will be to deliver a new vision and why.

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3. How should the plan look to address the 'duty to seek to further the purposes of the New Forest National Park and Cranborne Chase National Landscape.

No. The plan should consider the whole geographical area and not be restricted by the NFP and Cranborne Chase National Landscape.

4. How long ahead should we plan for in the new Plan and why.

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5. In seeking to meet our identified development needs, what should our strategy be?

To develop the best possible priority for the needs of individual requirements – a strategy for the whole area and its residents.

6. Is the existing settlement hierarchy appropriate, or are there changes that should be included?

Limited development on the A326 corridor, roads have reached their capacity.

There are areas within the national park that could be utilised for dwellings, meaning a small number of additional homes being added to the existing villages.

Ensure land provided with planning permission are built on within a two-year period, if it is not it must go back on to the open market.

Additional infrastructure is urgently required, more doctors, dentists and better roads.

Additional shopping facilities are required especially for Marchwood.

7. Do you think it is appropriate for us to consider new development within the Cranborne Chase National Landscape?

Yes. This would relieve pressure on the rest of the already over developed area.

8. Are there other strategic options that could help meet the need for development that we should also consider?

Development should be more equitable around the whole area as it is disproportionate at present.

There is currently more development on the waterside area than the remainder of the district.

9. Are our Corporate Plan priorities of 'People', 'Place' and 'Prosperity' appropriate to also be used within the Local Plan

The people should be the centre of all community strategies. Place is dependent on people wanting to be there. The correct infrastructure is required.

10. Do you have any comments on our housing need and how it can be met?

The national park should be included in future development.

Better buses and transport systems are required.

A few homes can be added to smaller settlements within the national park.

11. Are there any specific sites not currently allocated in existing Local Plans or otherwise permitted for development that should be considered for development potential?

...

12. What role can town and parish councils have in addressing the development needs of the area, such as through preparing neighbourhood plans?

Consultation should be improved with parish and town councils with more powers being devolved, districts should listen to the local voice.

13. Should we consider a policy to restrict second home ownership within the area?

Yes. Second home ownership drives up prices and makes local homes for local young families unaffordable.

14. Are there any specific forms of affordable housing that we should aim to prioritise to provide for those most in need locally?

Yes. Share ownership; accommodate public sector workers; restrict properties becoming Airbnb's effectively second homes.

15. How should we aim to meet the housing needs of our population and the current population trends?

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16. Do you have any comments on the range of densities that should be sought on new development sites?

Homes should be proportionate; people need space for a quality of life and good mental health. We should build quality homes.

17. How should we aim to meet the identified accommodation need of the Gypsy, Traveller, and Travelling Show people community?

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18. What are the key infrastructure priorities that need to be delivered and how can they best be delivered?

Access to medical services locally. Better and affordable public transport that is also reliable.

19. What do you think are the key considerations for increased electricity generation from renewable sources in the New Forest (outside the national park), such as onshore wind or solar power?

New homes should be solar powered. Electric vehicle charge points on all new builds.

20. Do you have any suggestions for incorporating art and culture into our Local Plan?

Properly funded art and culture underpins and enhances the local communities.

21: Do you agree with the description of issues regarding health and wellbeing, and are there other issues to consider?

Consideration should be given to social density, cramped dwellings and lack of parking will cause frustration and have a negative impact on mental health.

The NPPF para 135 should be adhered to.

Are the growth requirements accurate the latest census show there was a decline in population.

22: What options do you think should be followed for addressing health and wellbeing?

Design, impact, density and accessible services are important factors for health and wellbeing.

Leisure facilities should be available for all local communities.

23. Are we identifying the correct principles for creating a place people want to live and work, or are there any other principles that need to be considered?

The design principles should be defined by local communities. Squashed up homes with no outdoor personal space is not conducive with good mental health and well-being, people need space for family relaxation. Car parking, bin storage space is vital for everyone and should not be considered a luxury.

24. Should we seek to set a policy for the size of houses and gardens that are different from those set nationally?

Yes, larger than the figures nationally set. It is a human right to have space irrespective of income.

25. How do you think we should work towards achieving net zero?

Ensure planning approvals insist all new builds have solar panels, heat pumps and other energy saving facilities installed. Homes should also have electric car chargers.

Encourage more people to use affordable public transport instead of cars. Install more affordable public electric chargers.

26. What measures do you think we should take to ensure appropriate climate change adaptation, mitigation, and resilience?

Ensure planning approvals insist all new builds have solar panels, heat pumps and other energy saving facilities installed. Homes should also have electric car chargers. Encourage more people to use affordable public transport instead of cars. Install more affordable public electric chargers.
More grants for solar panels

27. Should we seek more ambitious targets and measures to address climate change?

Smart and relevant.
Regularly reviewed.

28. Other than the private car, what other form of transport (including buses, walking, cycling, rail and water transport) would you use more if you could?

All of them if....
Buses need to be more frequent and competitively priced.
Walking there is a need more footpaths.
Cycling the cycle paths need to be extended to the whole of the Waterside.
Rail needs to be revisited, and the station opened.
Water Taxis are desirable if they connect to relevant locations.
There needs to be an integrated transport system with a travel card.

29. What approach should we take to large-scale renewable energy generation?

Encourage use of solar panels on large roof spaces. Can other open spaces be identified for solar farms?

30. What should be our approach to ensuring that people do not harm the particularly environmentally sensitive parts of the New Forest? For example, additional rangers, considering providing a new country park or new more local areas of accessible green space.

Introducing a country park outside the National Park at Dibden Bay. Also look to promote more local walking routes with sign posting and improving footways in towns and villages outside the National Park.
Educate the public/tourists. Learn good practice from other National Parks. There is a need more car parks for access.

31. What are the key mechanisms we should use to achieve benefits for the environment? How can this be measured?

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32. How should we look to introduce biodiversity net gain targets above the mandated 10%?

Seek scientific advice to gain the right biodiversity and yes increase it if you can

33. How can we make greenspaces more accessible? Should we include minimum standards of access to green space (for example, by size and type)?

Look to promote more local walking routes with sign posting and improving footways in towns and villages outside the National Park. Footpaths should be maintained by landowners, so they are accessible for all users, including wheelchairs. No parking on the footpaths. All public rights of way need to be accessible.

34. How should we look to address the issue of backup grazing land? If so, what evidence is there to inform future considerations?

Is it appropriate to use back up land for housing?

To ensure biodiversity in the wider community sustainability of the land.

35. How should our previous Green Belt study be updated and what factors should be considered?

The provision of strategic gaps is important to avoid over commercial development and urban sprawl. Green belts need to be identified.

36. Are there current Green Belt sites that you feel have the potential for more positive uses?

Yes creative uses.

37. Do you have any views on what the approach should be to existing site allocations that have not yet come forward or progress has stalled.

Encourage central government to introduce legislation that once planning approval for housing has been agreed that if the developer does not then proceed that they should be forced to sell the site on to another developer within 5 years from approval. Shouldn't be an obstruction to planning on identified development allocated sites.

38. Are there further sites for any type of development that we should consider?

No there is a disproportional amount of housing/commercial development on the East side of the forest. Serious thought should be given to developing the West region instead.

39. What should we do to ensure there is sufficient provision of open space, which is also functional and attractive to our residents?

Look to promote more local walking routes with sign posting and improving footways in towns and villages outside the National Park. Footpaths should be maintained by landowners, so they are accessible for all users, including wheelchairs. No parking on the footpaths. All public rights of way need to be accessible.

40. What do you believe should be our approach to providing open space? This could be either creating a few new larger sized destinations for play areas, sports pitches, smaller scale areas as part of new developments or a new country park?

Look at connecting all the open spaces by green routes. The planning authority should have a more holistic approach to these spaces rather than considering them in isolation to each new development.

Use of technology & map boards.

More country parks.

Keep practical buffer zones between heavy industry.

41. What should our approach be in relation to the historic environment?

Conserve and enhance

Educate people

Historical site maps across the forest to cover all history

42. How can we secure the sustainable long-term use of our heritage assets, and help to protect archaeological features as part of new development?

Conserve and enhance.

Educate people.

Historical site maps across the forest to cover all history.

Use of modern technology.

43. How can we make our high streets more vibrant?

Free parking or make it consistent so all parking fees are all the same.

Parking clocks for locals to cover all car parks i.e. New Forest, Beaches and Country Parks.

Lower business rates to encourage small businesses into the vacant shops.

44. How can we ensure that the opportunities from the Solent Freeport designation are made available to all New Forest residents?

Solent Freeport should be designated to the Waterside only especially Marchwood as it is the most affected by it.

Opportunity should be focussed on the area that the Freeport affects. All opportunities should go to Marchwood

45. Are there any existing business/employment sites that are no longer appropriate, or fit for purpose for that use and should be considered for alternative development?

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46. What should be our approach towards town centres and primary, secondary, and local shopping frontages? Do the boundaries that appear on our policies map need to be changed and if so, how?

...

47. In relation to tourism, should we consider allocating new, or protecting existing, land or sites for new tourist attractions or accommodation?

Identifying historical areas.

Create maps using technology.

Promote more historical sites outside the National Park.

48. What are the key transport issues to be addressed to help new development come forward?

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Integrated public transport should be a key driver when agreeing new sites. Approving new housing development without regular reliable public transport just increases further pressure on our road network.

A326 utilise the National Park side and keep the buffer.

A326 needs to be sympathetic to the needs of the population abutting the road.

49. How can our planning policies help make you, and our communities, travel by the sustainable modes of walking, cycling and public transport?

Ensure good regular and reliable public transport exists and that footpaths connect new development to the village and town centres.

50. Are there any other issues that you feel we have missed and should be addressed?

Statement from Marchwood Parish Council

In addition to the responses to the questions, Marchwood Parish Council would like to add the following statement as their response to developing the Local Plan.

The statement will concentrate on the following areas

- Infrastructure
- Housing
- Industry

Over the past few years, The Waterside, in general, and Marchwood, in particular, have seen a disproportionate amount of development compared to the rest of the district. This development has impacted on the basic infrastructure of the area.

Roads have become congested, and when an accident occurs, they become gridlocked. An example is the accident on 17th February at Staplewood Junction, Marchwood. The A326 was closed, causing problems as far back as the M27.

The village was gridlocked for several hours, causing distributary roads to bear the brunt of additional traffic for which they are not suited. Emergency services would have found great difficulty attending to any issue during this period.

The village's doctor's surgery has been earmarked for closure, and residents must either attend the Dibden Purlieu Medical Practice or find an alternative practice in Totton to get an appointment in an already overstretched NHS.

Getting an appointment is problematic for elderly patients who cannot access the doctor's service if they cannot drive. There is no direct bus service or one for the Southampton General, Hythe or Lymington Hospitals. The infrequent and often unreliable bus service impacts people's lives.

Any proposed improvements to the A326 will only increase more traffic onto the Waterside. Given that there may be plans for the further development of Port Activities, including the Marchwood Freeport within the proximity of the village (more commonly known as Dibden Bay), we can anticipate more traffic, particularly heavy goods vehicles. These increased vehicular movements will cause more problems for our overburdened and potholed roads. However, the developer (ABP) may present mitigating factors to

account for this, which depend on possibly including a spur road off the A326 to avoid further road traffic through the village.

After much thought and consideration, we believe Marchwood has no additional housing sites other than those in the current Local Plan.

We believe the identified sites should be developed for housing and associated infrastructure requirements only and not further encroachment of further areas for industry.

The Cork Lane site has been given outline planning permission, but unfortunately, there has been a parcel of land set aside for industrial use, something not identified in the plan nor wanted by the village. High-density housing with virtually no credible parking is unrealistic and impractical, given the dire public transport shouldn't be the price future parishioners pay for the over-industrialisation of Marchwood.

The second and larger site along Bury Road and Marchwood Road needs to have a credible overview of the whole plan before any development starts to take place so that it does not become piecemeal and challenging to monitor. An ad hoc approach is high risk and runs the risk of poor planning considerations, particularly vital infrastructure and amenities which underpin our daily lives. We want inclusive rather than exclusive housing, which supports affordable housing for key workers. There is no point in having schools and medical facilities if we can not find people to fill these essential public services.

The larger full-scale development plan should be presented to the Parish Council for discussion and comment so everyone knows what is being considered. The Council can then identify any local knowledge that may impact such plans.

Housing is a key issue, and this Council acknowledges the position that the Government has imposed upon the District Council with an ambitious and challenging target that will fail if there aren't challenges to the current natural order of custom and practice.

All parishes of the New Forest, including those in the National Park, need to share this allocation. The District Council should also revisit the Fawley power station site for housing and not let the pop-up industry flourish.

We believe that within the villages of the New Forest, building a few houses per village isn't unreasonable or impossible, which would not significantly impact the New Forest's character. Furthermore, it can help find homes for essential key workers in affordable dwellings near their places of employment. This approach of spreading the burden is a practical, economical and prudent measure given the poor transport infrastructure of the New Forest District.

Housing also needs to be accessible to everyone. We need a range of housing types. Without this, the people required to run our essential services will be unable to buy or rent them.

The housing mix should include effective social housing schemes of shared ownership for young professionals, for example, to get a foothold in the housing market.

We need teachers, nurses, young doctors, police officers, etc, in our communities to provide the vital public services we all value and cherish.

We need young people to stay in the area too. Housing rents are at almost record levels. We recommend considering the New Forest as a whole for housing development.

When considering any future housing development, the Council needs to look at the possible impact of Climate change and the risk of potential flooding. More areas are at

risk of flooding compared to 10 years ago. Rising water tables have impacted areas of our village.

New developments should also have an impact statement showing that the housing needs are sustainable and reduce the carbon footprint. Solar panels, heat pumps, and other energy-efficient green alternatives must be sustainable and obligatory for any new housing.

Marchwood hosts a significant Industrial Park and a Military Port, supporting nearby industry. There are further plans to increase the scope of this port, which will impact the village.

The Freeport can be infrastructurally challenging, but we believe it is also an opportunity. We suggest that any benefits this development brings should be shared with Marchwood in the first instance, as we would bear the brunt of any such development.

We are unable to endorse any additional new sites for industrial development. We recommend the District Council explore potential alternative areas beyond the Waterside region, notably excluding Marchwood, for such initiatives.

We already have and will continue supporting appropriate, sustainable, affordable housing as we embark on this challenging journey.

However, the strategy must be underpinned by realistic targets, appropriate housing density and amenities to promote personal well-being, and the ability to balance the needs of an ever-changing economic and social environment inclusively, not disproportionately burdening already strained urbanised areas within the New Forest.

We hope that these comments can assist the Council in developing the next phase of the Local Plan.