

From:Committee Manager
Sent:Fri, 17 Mar 2023 11:22:54 +0000
To:David Norris;Planning;Planning
Cc:Planning
Subject:Town Council Planning Meeting Comments NPA - March 2023

Dear Sirs,

Please be advised of the following comments which are as a result of the Town Council's Planning Committee meeting, held on 1 March 2023

Application No.: 22/11424
Site: SS6 Land EAST OF LOWER PENNINGTON LANE, PENNINGTON, LYMINGTON SO41 8AN
Proposal: Erection of up to 82 No. Dwellings, including Access, Highways Works, Public Open Space (POS), Alternative Natural Recreational Greenspace (ANRG), Landscaping and Drainage Attenuation (Outline Application with details of Access and Layout only)
Applicant: Cicero Estates
Decision: **PAR 4: Recommend Refusal:**

- **Poor Layout.** The overall density of the development is a relatively low 14.6 dwellings/hectare. However, the layout of the two bedroomed and most of the three bedroomed dwellings appears to be unacceptably cramped. This has resulted in very small gardens and a poor street environment which is exacerbated by parking provisions that dominate the street scene.

The Council is of the opinion that the layout is inappropriate for a rural area and that it has been unreasonably driven by the requirement for large and restrictive ANRG's.

- **Unsafe Proposals for the Rural Lanes**

In the absence of a report from HCC Highways the Council is concerned that the changes proposed to the Lanes may be inadequate or even

undeliverable. They may be inadequate to ensure the safety of pedestrians and cyclists and there is a particular concern about their use by heavy construction vehicles. They may be undeliverable as there is no evidence that the lay-byes will be on highways land or that the land can be acquired.

- **Failure to Mitigate the Impact of the Development on the Oakhaven Hospice**

The Council is aware that an offer was made (but not formalised) by the applicant to provide the Hospice with 38 additional car parking spaces and a buffer zone not less than 7 metres wide. This was acceptable to the Hospice as a means to mitigate the impact of the development. The application only details a 21 space car park and the minimum width of the buffer zone appears to be less than 7 metres.

The Council is of the opinion that the offer by the promoter should be reflected in the application. The Council is also concerned that the application does not indicate how car parking on Hospice land adjacent to the access road on the southern boundary will be maintained.

- **Insufficient Information to Support the Proposal for Affordable Housing**

The Council is pleased to note that the applicant is proposing to meet the Local Plan target of providing 50% affordable homes. However, it is unable to support this proposal in the absence of a tenure mix setting out the mix of homes for social rent, affordable rent and intermediate/affordable home ownership tenures.

- **Cycle Routes are not Deliverable**

The cycle routes shown through Woodside Park and the amenity land adjacent to Forest Lodge Gardens are not deliverable. The Council has entered into a Statement of Common Ground with the NFDC and the applicant to allow pedestrian links over these public open spaces. This agreement does not extend to allowing cycleways.

Kind Regards

Chantal Lodwidge

Project Support & Committee Manager

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