

CHANDLER'S FORD PARISH COUNCIL – COUNCIL MEETING
27 NOVEMBER 2013

Fryern Pavilion, Greenways, Chandler's Ford
7.00pm

PRESENT: Cllr Mrs Atkinson (Chairman), Cllrs Bicknell, Broadhurst, Cole, Davidovitz, Foulds, Miss Hodgson, Hughes and Olson.

Also present: One member of the public and Mrs Sue Hobbs, Clerk to Hound Parish Council.

Prior to the meeting commencing, the Chairman asked Councillors to join her in sending good wishes for a speedy recovery to the Clerk to Stephen Mursell, Chandler's Ford Parish Council, who was currently on sick leave.

1. APOLOGIES

Apologies were received from Cllrs Boyes, Bull, Mrs Gault, Ms Grajewski, Hosegood, Luffman, Mrs Roberts and Streeter.

2. DECLARATION OF INTERESTS

No declaration of interest were received.

3. PUBLIC PARTICIPATION

The Chairman invited the member of the public to speak at this stage, who declined and wished to listen to the debate before making representation to the Council.

4. TO AGREE A RESPONSE FROM THE PARISH COUNCIL IN RESPECT OF THE REVISED DRAFT EASTLEIGH BOROUGH LOCAL PLAN 2011-29

The Chairman introduced the discussion by referring to previous representations made by Chandler's Ford Parish Council, in December 2011 and subsequently in June 2012 and took the policy items identified within the Local Plan in sequence.

CF1 – Central Precinct. The Chairman read from the local Plan to remind Councillors present of the policy within the Plan. Comments were received that the site would be potentially very difficult to re-develop and that it would not be a viable, deliverable proposition in the near future. It was highlighted that unless the site was viable, it was not suitable for inclusion in the Plan and if the site could not be re-developed in the Plan period, it was an aspiration and not a likelihood.

It was clarified that there were 45 properties currently on the site and it was highlighted that if the site was to be re-developed, it should be for business use and not residential.

Traffic issues were discussed, with a suggestion received that an analysis of the current traffic difficulties would be required. Parking provision should be assessed if the development proceeds and there were comments that the infrastructure may not support the development, factors which it was thought could have the potential to make the Plan unsound.

It was AGREED that:

Chandler's Ford Parish Council does not support Policy CF1 of the draft Eastleigh Borough Local Plan, due to:

1. Its non-viability and unlikelihood of being deliverable in the Plan period
2. The site should be used for business, not residential use
3. An analysis of the current traffic difficulties
4. Parking provision should be assessed if the development proceeds.

CF2 – Common Road Industrial Estate. The Chairman invited further comments on this policy and no additional observations were made.

CF3 – Land at Steele Close. No further comments were received regarding this policy.

CF4 – Land south of the supermarket and east of Bournemouth Road. An objection was received to this policy, as the strategic gap would be lost if this area was used for industrial purposes. A further comment was received that the district was fast running out of burial land and a woodland burial site might be a more appropriate use. It was considered that there was sufficient industrial land within the parish without this area being re-developed and green belt land should be protected, to prevent coalescence between Chandler's Ford and Southampton. Additionally, information would be welcomed from Test Valley Borough Council as to any potential development plans which might adversely impact on Chandler's Ford.

However, a view that more employment land should be provided was expressed, although it was acknowledged that the future of this site largely depended on the terms of its sale.

The discussion turned to transport improvements, which it was highlighted would require sight of the Eastleigh Borough Transport Strategy, to enable comments to be made. Whilst this information was requested, it was noted that Chandler's Ford is already considered to be at its maximum capacity.

It was AGREED that:

Chandler's Ford Parish Council objects to Policy CF4, as

1. Building on this site would erode the Strategic Gap
2. There was no immediate requirement for additional industrial development in Chandler's Ford as a significant number of industrial premises on the CF industrial site were currently empty
3. As there is currently a lack of burial space in Chandler's Ford it was felt this land would be better allocated for cemetery purposes, including woodland burials
4. The infrastructure could not support the additional industrial usage
5. Members would like to know what traffic improvements will be made in the Eastleigh Borough Transport Strategy, to be able to comment on the policy.

CF5 – Land east of Stoneycroft Rise and south-west of Chestnut Avenue. Comments were received that the business community in the area had already made strong representation against this policy in the Plan and Members reiterated that this policy should not be included. An enquiry was made as to whether a traffic survey had been commissioned, to ensure children's safety. As reassurance had been received that Chandler's Ford Parish Council's previous representations had been heeded, Members felt there was nothing further to add.

E1 – Land south of Chestnut Avenue, Eastleigh. There was a view that the impact of this policy on the strategic gap should warrant its removal from the Plan, due to increased traffic congestion,

over development of the site, loss of recreational land and that the 1100 dwellings proposed was significantly more than the 800 previously included. The site is in multiple ownership, including Hampshire County Council. It was noted that an adjacent site was to be re-developed by Test Valley Borough Council and that some 75 homes would be built there.

Junction 5 of the M27 is due to be improved with effect from April 2014 and this highway work could adversely affect the traffic flow from Southampton to Chandler's Ford. A request was made that Southampton City Council be contacted to enquire if it would be possible to adjust the entrance to Stoneham sports ground could be adjusted to ease the flow of traffic

The Chairman invited the member of the public to speak at this stage, who commented on a possible site within Southampton City Council's boundary which may have an impact on this policy.

It appeared unclear as to where the houses were proposed to be built, which raised concern, although it was highlighted that occasionally 'windfall' sites are offered outside of the Plan. Discussion followed whether this policy included the development of recreation land, which could result in the relocation of recreational sites nearer to Fleming Park, which could be to the detriment of Chandler's Ford residents. The density of any development may also be worse affected if recreation land was not utilised.

Whilst it was noted that land should be made available for inclusion in the Plan, the adverse effect on traffic infrastructure and school numbers at Nightingale primary school had been submitted in previous representations.

It was AGREED that:

Chandler's Ford Parish Council objects to Policy E1 due to:

1. The reduction in the strategic gap with Southampton
2. Overdevelopment of the site
3. Increased traffic congestion
4. Loss of recreational land
5. Potential adverse effect on the viability of Nightingale primary school
6. Confirmation of potential 'windfall' development sites.

The meeting closed at 8.40pm.