Application No: 25/11139

Type: Reserved Matters

Site: SS7 Land North of Manor Road, Milford-on-Sea

3rd of November 2026

Formal Objection on behalf of Milford-on-Sea Residents to Planning Application

The Parish Council has considered the above planning application and wishes to raise the following objections and concerns. Whilst recognising the need to consider development proposals, the Parish Council and residents believe that the current application raises several significant issues which have not been adequately addressed at this moment in time.

1. Drainage and Surface Water Management

Relevant policy: NPPF Policies F7 (Ensuring Development is Safe from Flooding), F8 (Sustainable Drainage Systems and Watercourses), CC3 (Adaptation to Climate Change) and Local Plan Policy CCC1 (Safe and Healthy Communities).

The submitted drainage proposals do not provide sufficient reassurance that the site can adequately accommodate a development of this scale. Further evidence is required to demonstrate that surface water and foul drainage can be managed effectively without increasing flood risk or adversely affecting neighbouring properties.

We note that Hampshire County Council are requesting that the long-term maintenance and responsibly for Suitable Drainage Systems is agreed between the Local Planning Authority (NFDC) and the applicant before planning permission is granted.

2. Street Scene and Visual Impact

Relevant policy: NPPF Policies DP3 (Key Principles for Well-Designed Places) and DP4 (The Design Process), and Local Plan Policy ENV3 (Design Quality and Local Distinctiveness).

The proposed 2.5-storey element is considered out of keeping with the sites surrounding semi-rural corridors of Manor Road and Barnes Lane. It would introduce an inappropriate building height and massing.

3. Highways and Construction Access

Relevant policy: NPPF Policies TR4 (Street Design, Access and Parking), TR6 (Assessing Transport Impacts) and P3 (Living Conditions and Pollution).

The proposed construction site access onto the main Lymington Road has the potential to create significant highway safety concerns and disruption to existing road users and residents throughout the construction period.

Furthermore, the provision of three permanent access and egress points onto Manor Road is considered excessive and raises concerns regarding highway safety, traffic movements and the impact on the surrounding road network. Has a full risk assessment been undertaken of the safety implications of construction access onto Lymington Road?

4. Density and Overdevelopment

Relevant policy: NPPF Policies L3 (Achieving Appropriate Densities) and DP3 (Key Principles for Well-Designed Places), and Local Plan Policy ENV3 (Design Quality and Local Distinctiveness).

The Parish Council acknowledges that the proposed 170 dwellings were considered and approved at outline planning stage, following an earlier proposal for 191 dwellings.

However, the Parish Council considers it important that the Reserved Matters application demonstrates that the approved number of dwellings can be delivered through a well-designed layout which makes appropriate provision for residential amenity, landscaping and open space.

Whilst the perimeter plans demonstrate that 170 dwellings can be accommodated within the site boundary, the Parish Council wishes to ensure that the detailed layout does not result in an overly intensive development or compromise the quality of the residential environment.

Consideration should be given to:

- Adequate spacing between properties and appropriate building arrangements.
- Building heights and massing.
- Sufficient private garden and amenity space for future residents.
- The balance between residential development, internal roads, parking and usable open space.
- The retention of existing mature boundary trees and vegetation.
- The provision of meaningful landscaping throughout the development.

The Parish Council requests that the Planning Officer considers whether the detailed layout makes effective and appropriate use of the available site area, whilst ensuring that the development provides a satisfactory standard of residential amenity and a high-quality living environment for future residents.

5. Local Amenities and Infrastructure

Relevant policy: NPPF Policy HC3 (Community Facilities and Public Service Infrastructure Serving New Development) and Local Plan Policy STR8 (Community Services, Infrastructure and Facilities).

The Parish Council and the residents of Milford on Sea remain concerned that local amenities and infrastructure do not have sufficient capacity to support a development of this scale. The application does not address or demonstrate how these additional demands can be integrated within current local services and existing infrastructure. Please clarify how this position was determined.

6. Boundary Trees and Tree Preservation Orders

Relevant policy: NPPF Policies N2 (Improving the Natural Environment) and N3 (Trees in New Development), and Local Plan Policy ENV4 (Landscape Character and Quality).

A tree survey for the Reserved Matters application has not been submitted, despite the request from the Senior Tree Officer. Previous documentation identified nine mature trees, all subject to Tree Preservation Orders, for removal. These trees form an important part of the established Manor Road tree corridor and contribute significantly to the area's character, visual amenity and biodiversity. Scattered replacement planting of young trees would not compensate for their loss. Is the applicant still requesting to fell nine mature trees protected by TPOs? What justification exists for their removal?

7. Infiltration Tanks and Root Protection

Relevant policy: NPPF Policies N3 (Trees in New Development), F8 (Sustainable Drainage Systems and Watercourses) and CC3 (Adaptation to Climate Change), and Local Plan Policy ENV4 (Landscape Character and Quality).

The proposed infiltration tanks along the western end of the southern boundary appear to encroach into the root protection areas of mature trees identified for retention. Their construction and operation could cause significant root damage and threaten the long-term survival of these trees.

No satisfactory response has yet been seen from the Flood and Water Management Team or Tree Officer. A full assessment of the impact on existing trees should be required before the application is determined.

8. Topsoil Removal and Retention

Relevant policy: NPPF Policies CC2 (Mitigation of Climate Change) and P2 (Ground Conditions).

Any proposed removal, relocation or disposal of existing topsoil should be subject to an appropriate planning condition. This should ensure that topsoil is retained, protected and appropriately reused wherever possible, rather than being unnecessarily removed from the site.

We can find no evidence of this within the documentation.

9. Soft Landscaping and Biodiversity

Relevant policy: NPPF Policies N2 (Improving the Natural Environment), N3 (Trees in New Development) and DP3 (Key Principles for Well-Designed Places), and Local Plan Policies ENV3 and ENV4.

The submitted soft landscaping proposals are not considered sufficiently detailed or robust to demonstrate that the development will deliver an appropriate level of landscaping, screening and biodiversity. Further clarity is required regarding:

- Planting specifications and native species selection.
- Planting densities and the proposed distribution of trees and hedgerows.
- Establishment periods and replacement of failed planting.
- Long-term maintenance and management arrangements.
- The protection and enhancement of existing wildlife corridors.

Importance should be placed on maintaining existing boundary vegetation and strengthening the ecological connectivity of the site with its surrounding landscape.

The Parish Council requests that the final landscaping proposals demonstrate compliance with the relevant NPPF and Local Plan policies and provide a lasting improvement to the site's landscape and biodiversity value.

10. Long-Term Site Management and Maintenance

Relevant policy: NPPF Policy DP3 (Key Principles for Well-Designed Places), particularly the requirement for places to be robust, durable and easy to look after, together with Local Plan Policies STR8 and ENV4.

The proposed arrangement for long-term management through a self-managing residents' committee is not considered by the Parish Council to be an acceptable or sufficiently robust solution. Council.

There are concerns regarding accountability, continuity, funding and the ability to ensure that communal areas such as play parks and infrastructure are properly maintained in perpetuity.

An alternative, professionally managed arrangement should be identified and secured before the application is determined.

11. Adoption of Internal Roads and Highways

Relevant policy: NPPF Policies TR4 (Street Design, Access and Parking) and DP3 (Key Principles for Well-Designed Places).

The Parish Council and residents consider that the roads and highways within the development must be constructed to the appropriate adoptable standards, with arrangements made for their adoption and future maintenance by Hampshire County Council.

This should be secured through an appropriate planning condition or legal agreement, where applicable, to avoid the long-term maintenance burden falling on residents or an inadequately funded management body.

We also seek reassurance that all internal roads throughout the development meet the standards laid down by Hampshire Fire and Rescue Services, including no building being closer than 3 metres to the road.

Conclusion

The Parish Council and residents consider that the application, in its current form, has not adequately demonstrated that the proposed development can be accommodated without unacceptable impacts on the character of the area, existing infrastructure, highway safety and the established natural environment.

The proposed development is contrary to the principles and guidance set out in the Village Design Statement, particularly in respect of respecting the established character, appearance, scale and landscape setting of the village. The Parish Council considers that insufficient regard has been given to the importance of retaining the distinctive features and local character that make the village unique.

Of particular concern are the proposed loss of nine mature trees protected by Tree Preservation Orders and the potential damage to retained trees arising from the proposed infiltration tanks. These are significant and potentially irreversible impacts which require proper investigation and resolution.

The Parish Council therefore requests that the above concerns are fully considered and that the outstanding technical information and assessments are provided before the application is determined.

In view of the concerns raised, the Parish Council objects to the application in its current form.

Policy Reference Guide

Policy	Relevance to the objection
NPPF DP3	Design, local character, landscaping and quality of development
NPPF DP4	Design assessment and quality throughout delivery
NPPF L3	Appropriate density and efficient use of land
NPPF TR4	Street design, access and parking
NPPF TR6	Transport impacts
NPPF CC2 / CC3	Climate mitigation and adaptation
NPPF F7 / F8	Flood safety and sustainable drainage
NPPF N2 / N3	Biodiversity and tree protection
NPPF HC3	Community facilities and infrastructure
NPPF P2 / P3	Ground conditions, living conditions and pollution

Local Plan ENV3 Design quality and local distinctiveness

Local Plan ENV4 Landscape character and quality

Local Plan STR8 Community services and infrastructure

Local Plan CCC1 Safe and healthy communities