

PLANNING COMMITTEE - WEDNESDAY, 11TH DECEMBER 2024

UPDATES FOR COMMITTEE

Agenda No Item

5. **Presentation on Planning Applications (Pages 3 - 134)**

6. **Committee Updates (Pages 135 - 138)**

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Planning Committee

11 December 2024



Planning Committee 11 December 2024 Applications Presentations



**Planning Committee
App No 24/10651**
SS17 Land to West of Whitsbury Road,
Fordingbridge

Schedule 3a

3 3a 24/10651

**Planning Committee
App No 24/10746**
6-8 High Street,
Ringwood
BH24 1BZ
Schedule 3b

19 3b 24/10746

**Planning Committee
App No 24/10247**
51 Hampton Lane,
Blackfield
SO45 1WN
Schedule 3c

31 3c 24/10247

**Planning Committee
App No 24/10788**
Kennelmans Cottage
Windmill Farm
Harway Lane
Schedule 3d

47 3d 24/10788

**Planning Committee
App No 24/10510**
50 Becton Lane,
Barton on Sea
New Milton
BH25 7AG
Schedule 3e

60 3e 24/10510

**Planning Committee
App No 24/10078**
The Granary,
4 Harbridge Court
Somerset
Ellingham, Harbridge & Ibsley
Schedule 3f

73 3f 24/10078

**Planning Committee
App No 24/10079**
The Granary,
4 Harbridge Court
Somerset
Ellingham, Harbridge & Ibsley
Schedule 3g

95 3g 24/10079

**Planning Committee
App No 24/10799**
7 Ivor Close
Holbury
Fawley SO45 2NY
Schedule 3h

118 3h 24/10799

4

Planning Committee

App No 24/10651

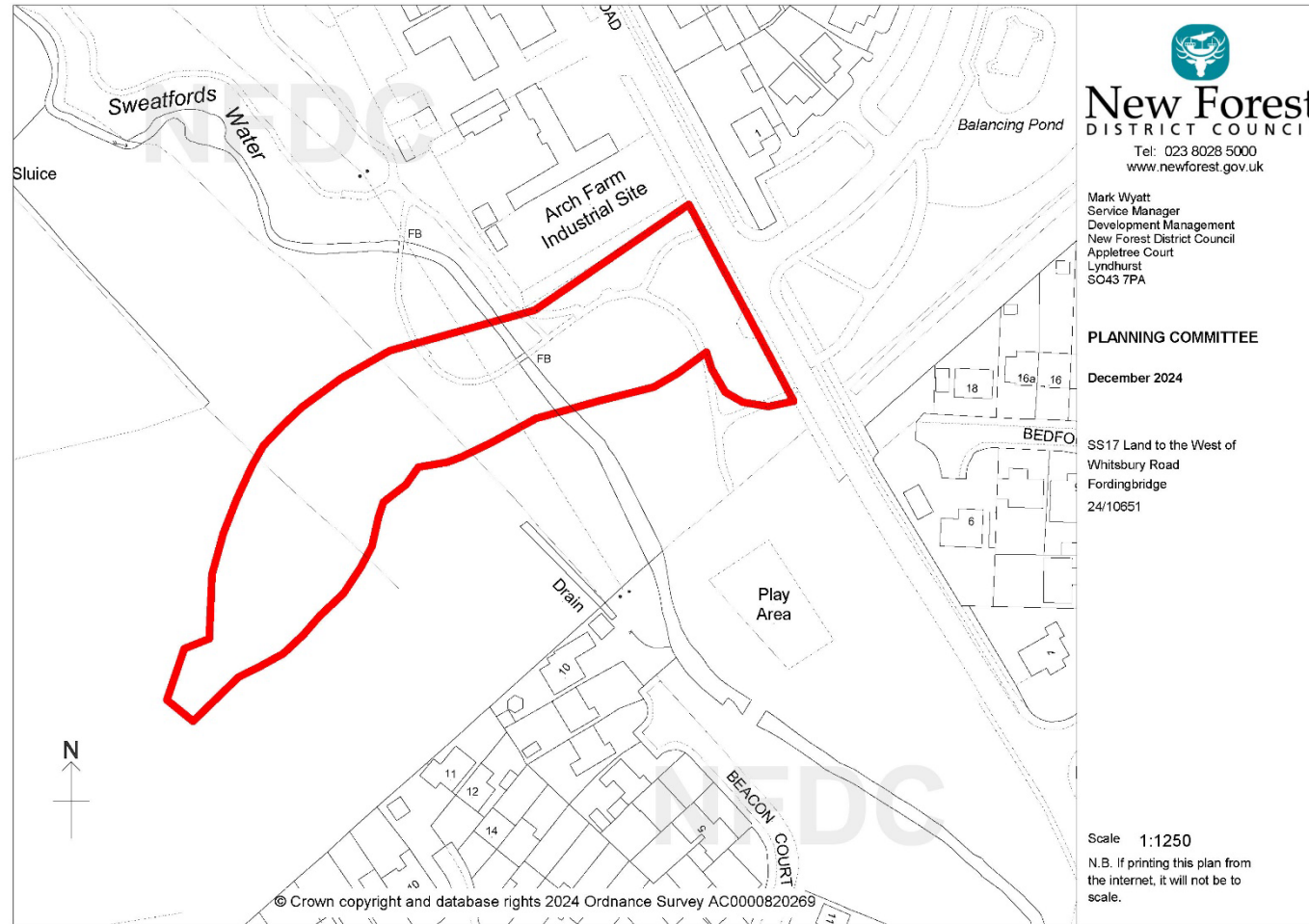
SS17 Land to West of Whitsbury Road,
Fordingbridge


Schedule 3a

Red Line Plan



9




New Forest
DISTRICT COUNCIL
Tel: 023 8028 5000
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Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE
December 2024

SS17 Land to the West of
Whitsbury Road
Fordingbridge
24/10651

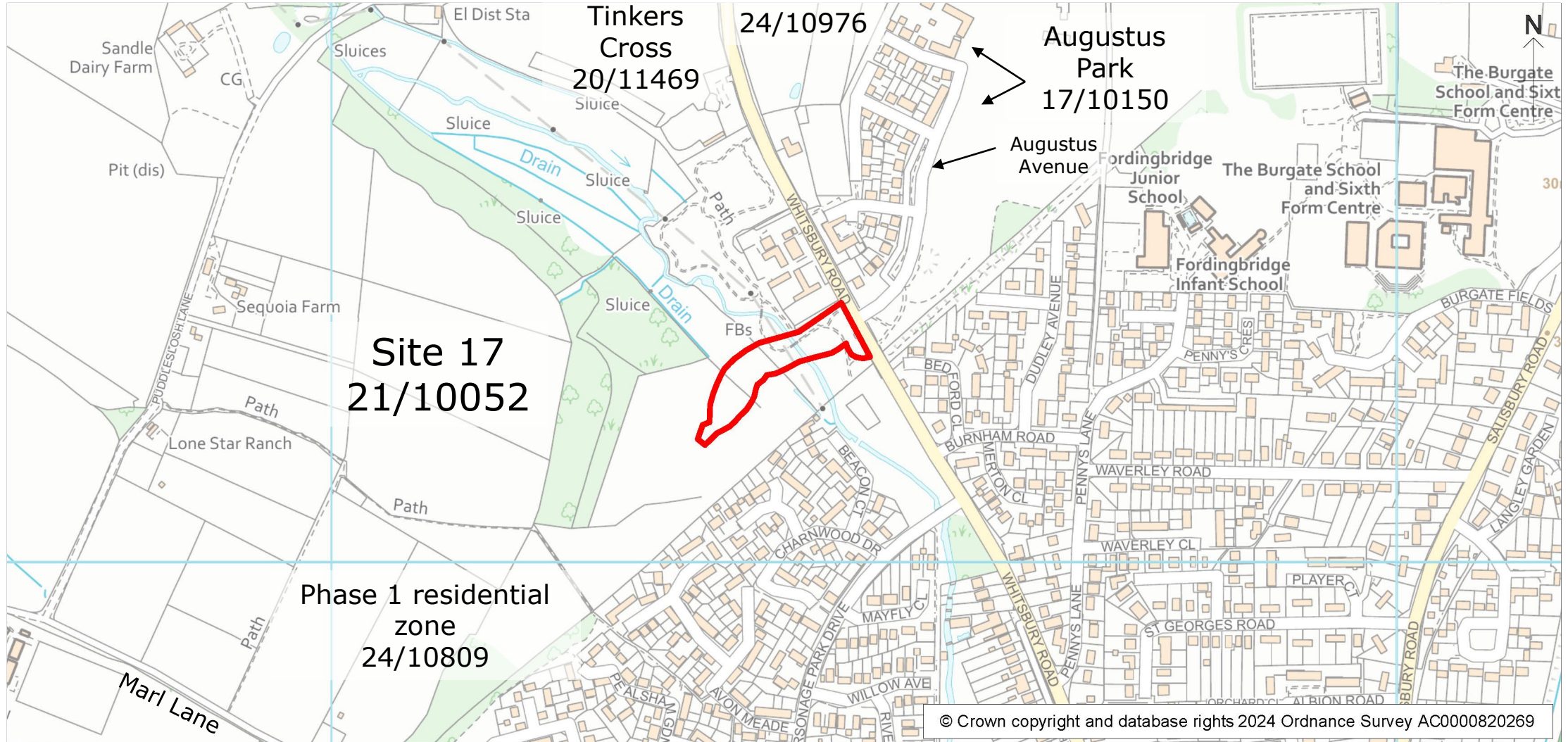
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Aerial photograph



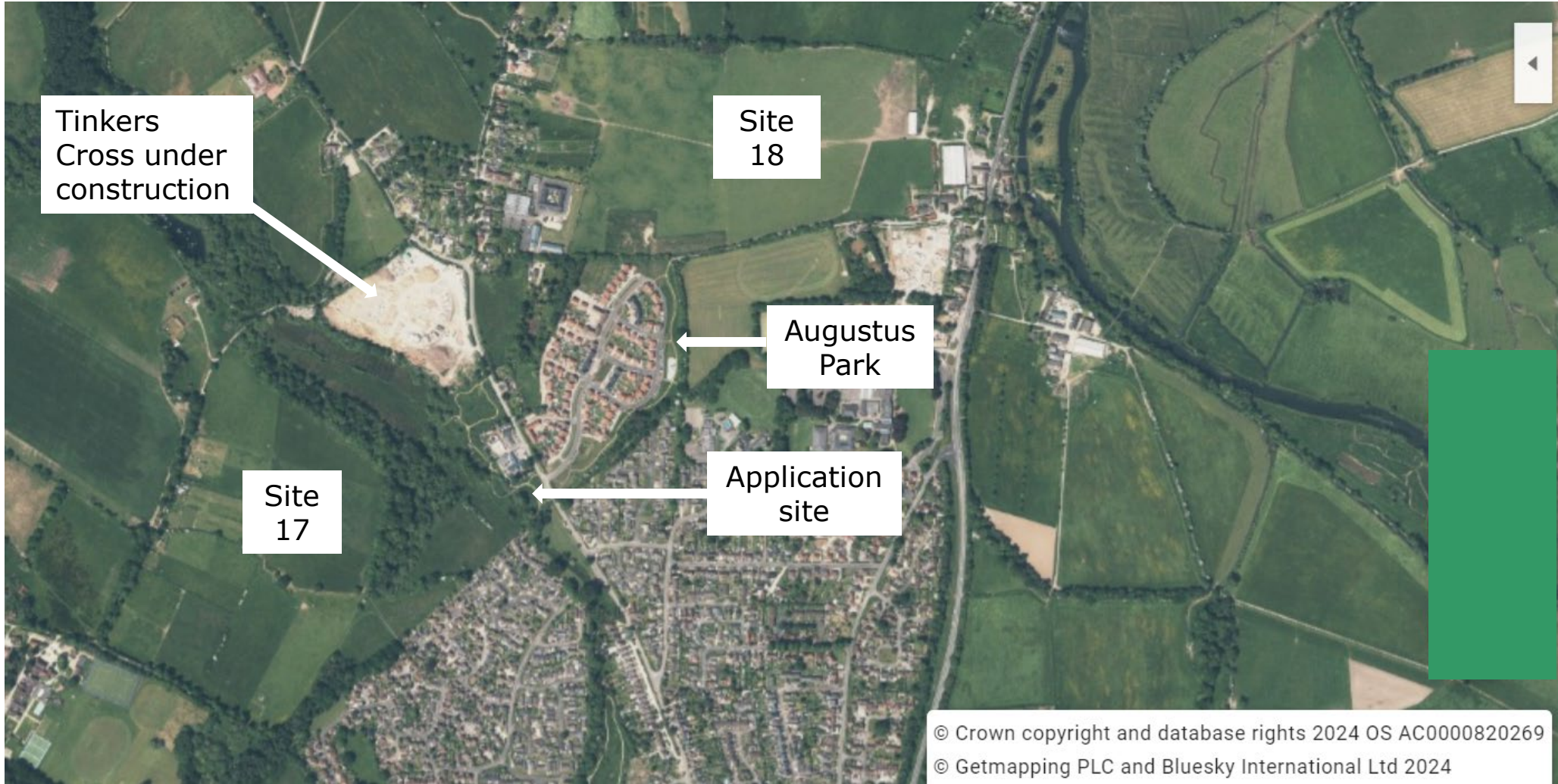
7

Local context



8

Local context slide 2



6

7











3a 24/10651

Fordingbridge Strategic Sites

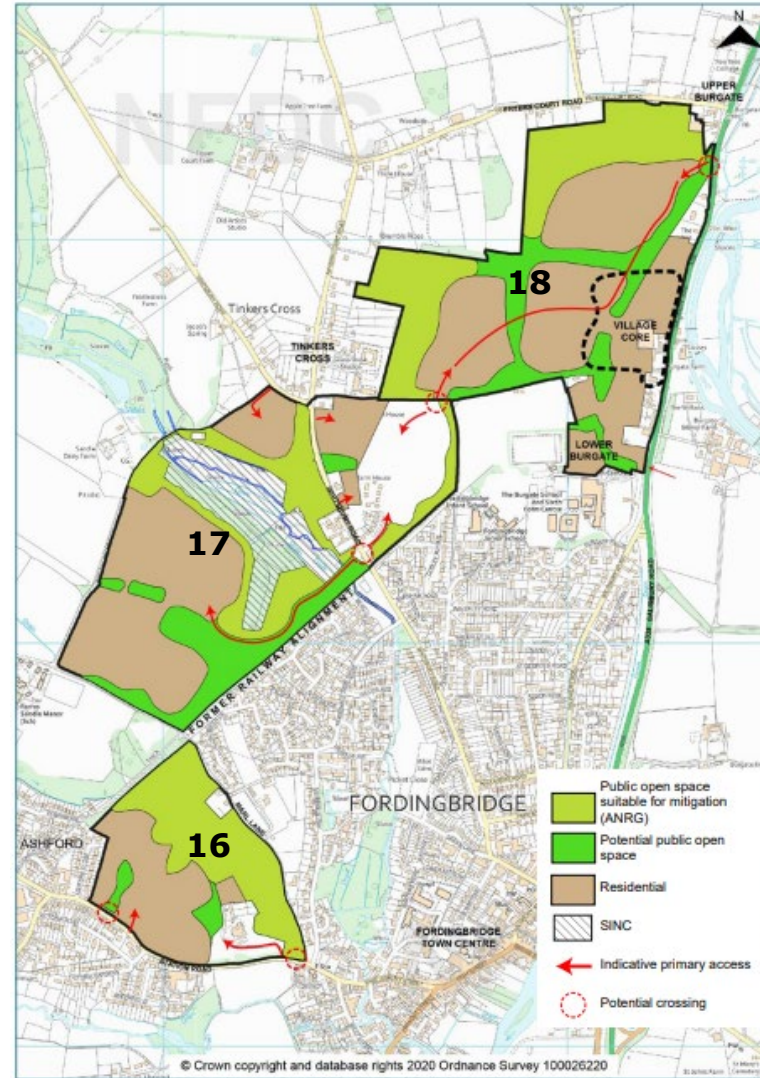


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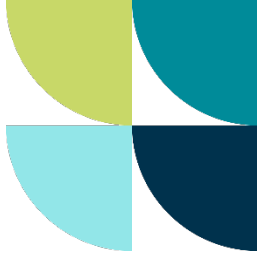
- | | | | |
|---|--|---|-------------------------------|
|  | Public open space suitable for mitigation (ANRG) |  | Vegetation of landscape value |
|  | Potential public open space |  | Indicative primary access |
|  | SINC |  | Non-vehicular access |
|  | Residential |  | Public right of way (PROW) |
|  | Area susceptible to flood |  | Potential crossing |

Strategic Site 17: Land at Whitsbury Road, Fordingbridge



Fordingbridge Strategic Site Allocations Overview

Site 17 Approved Illustrative Masterplan 21/10052



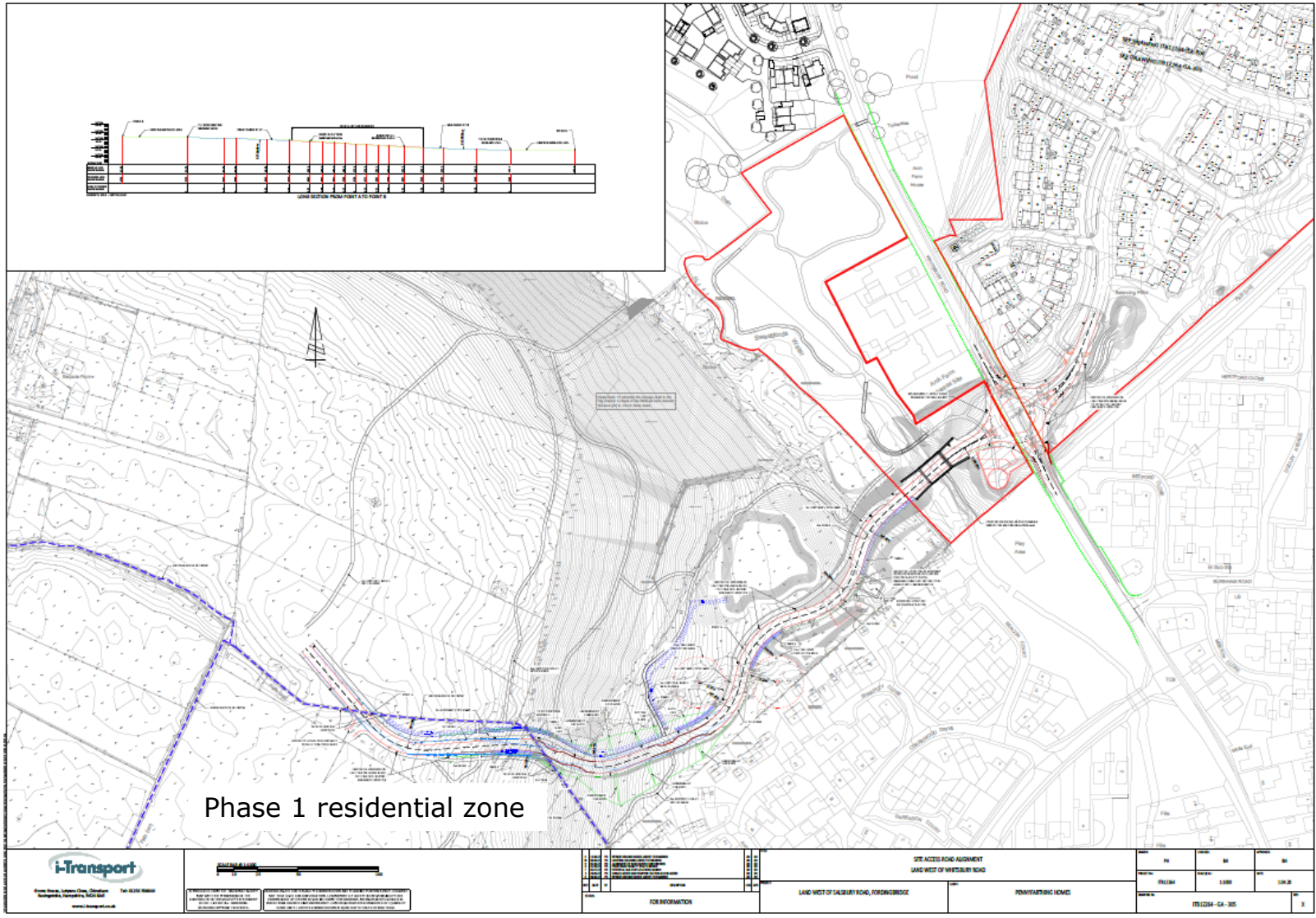
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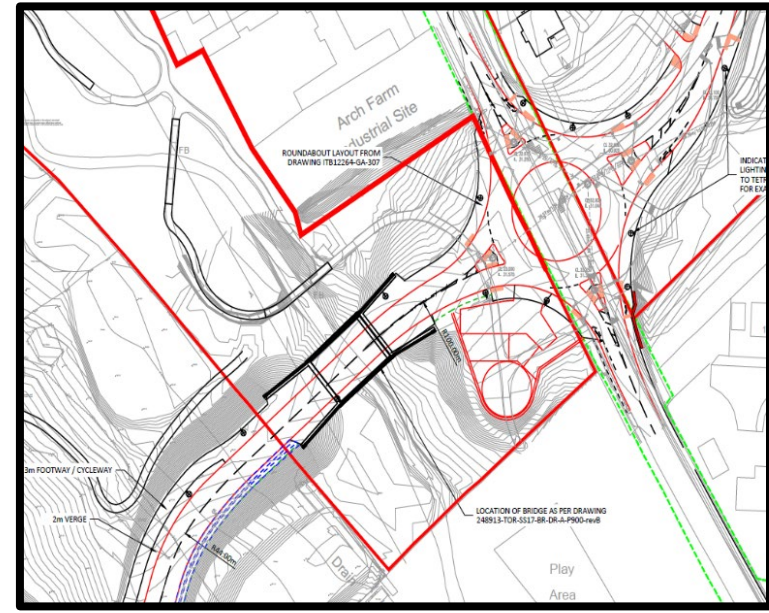
Site 17 Approved Access Plan – 21/10052



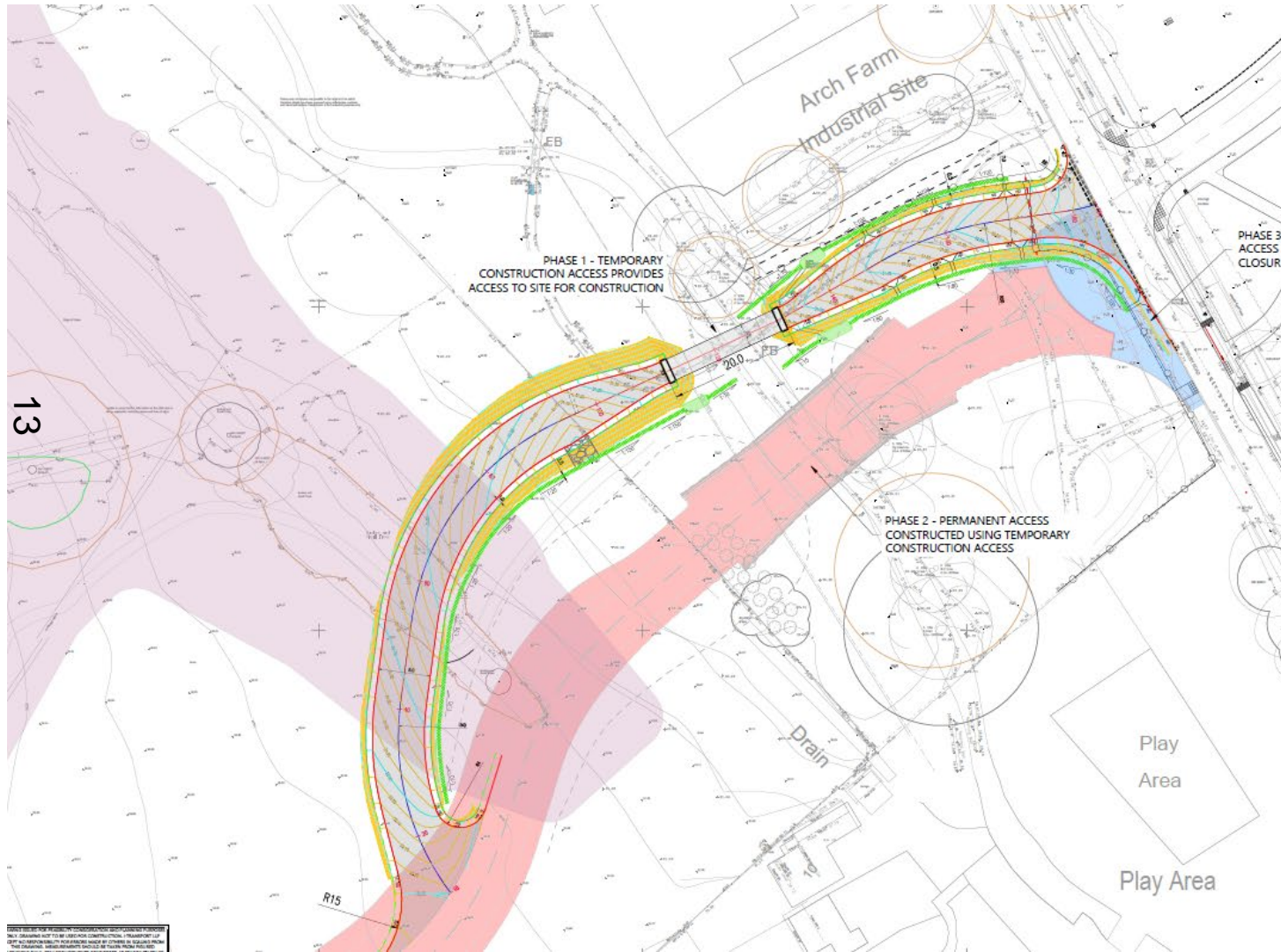
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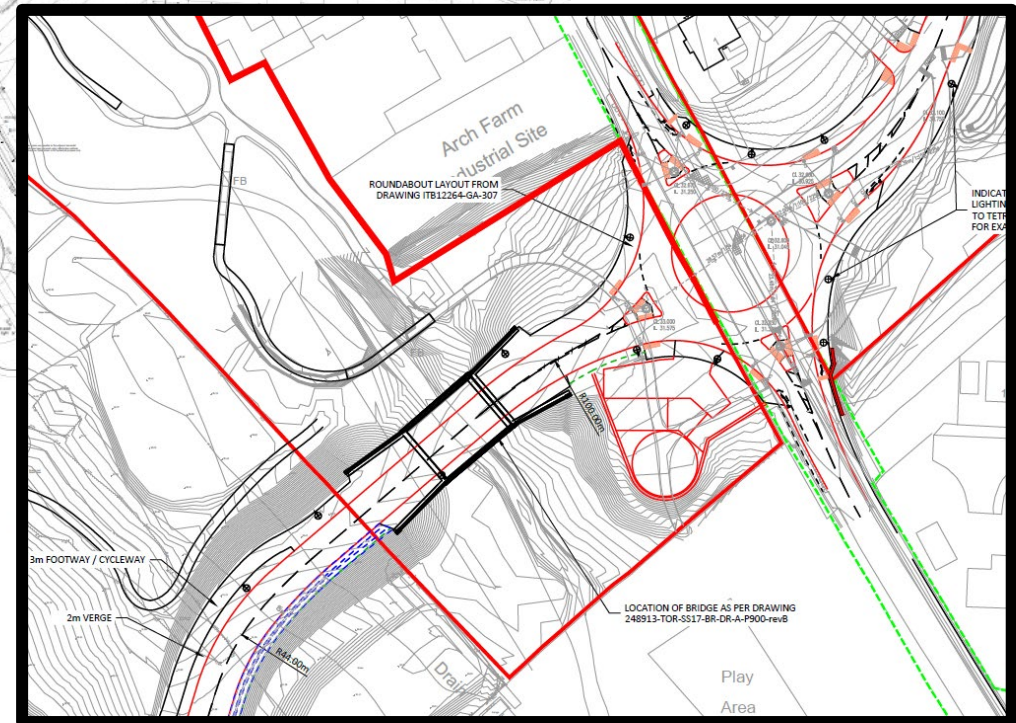
Permanent roundabout and bridge details



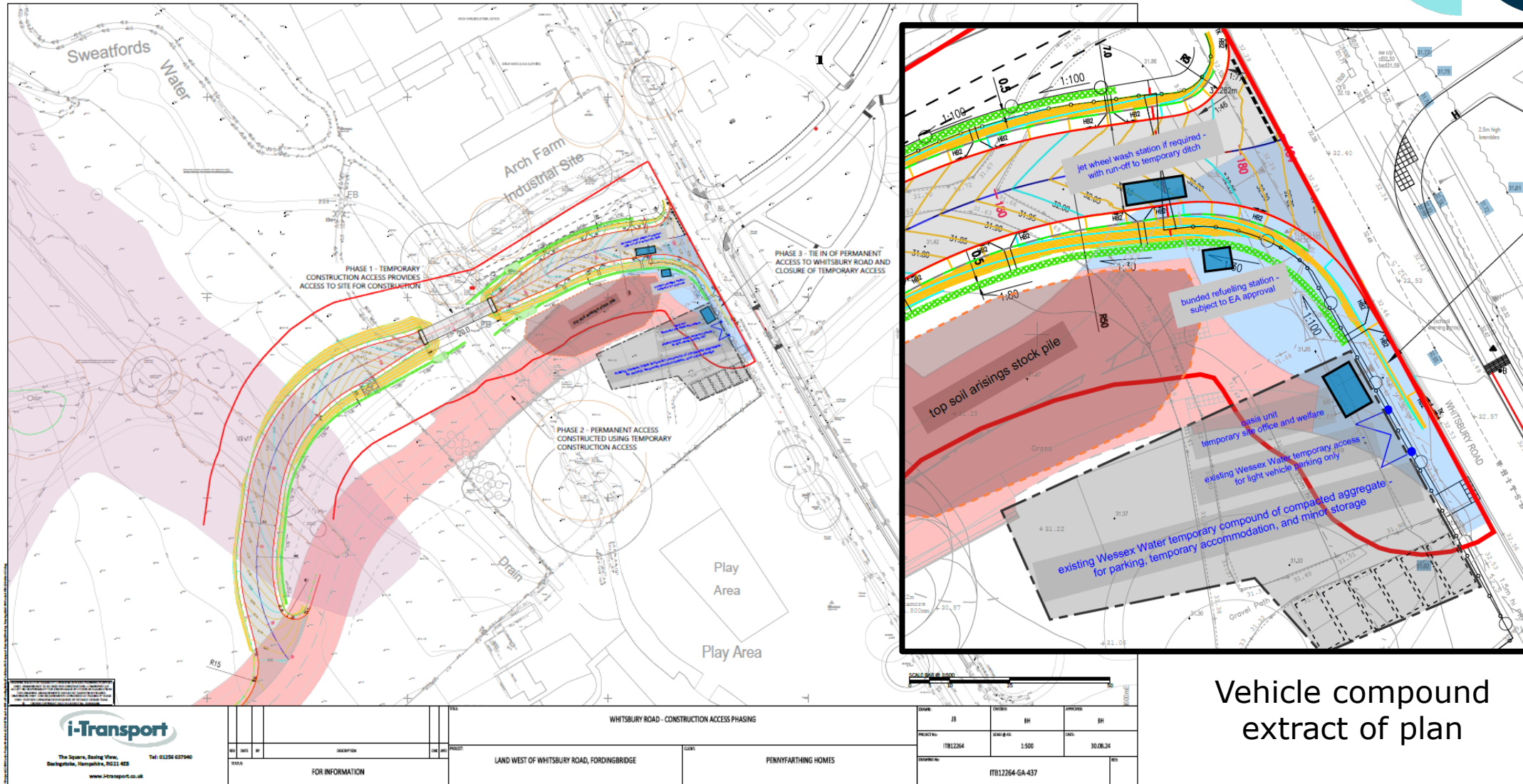
Temporary Construction Access Plan



Extract of permanent roundabout and access

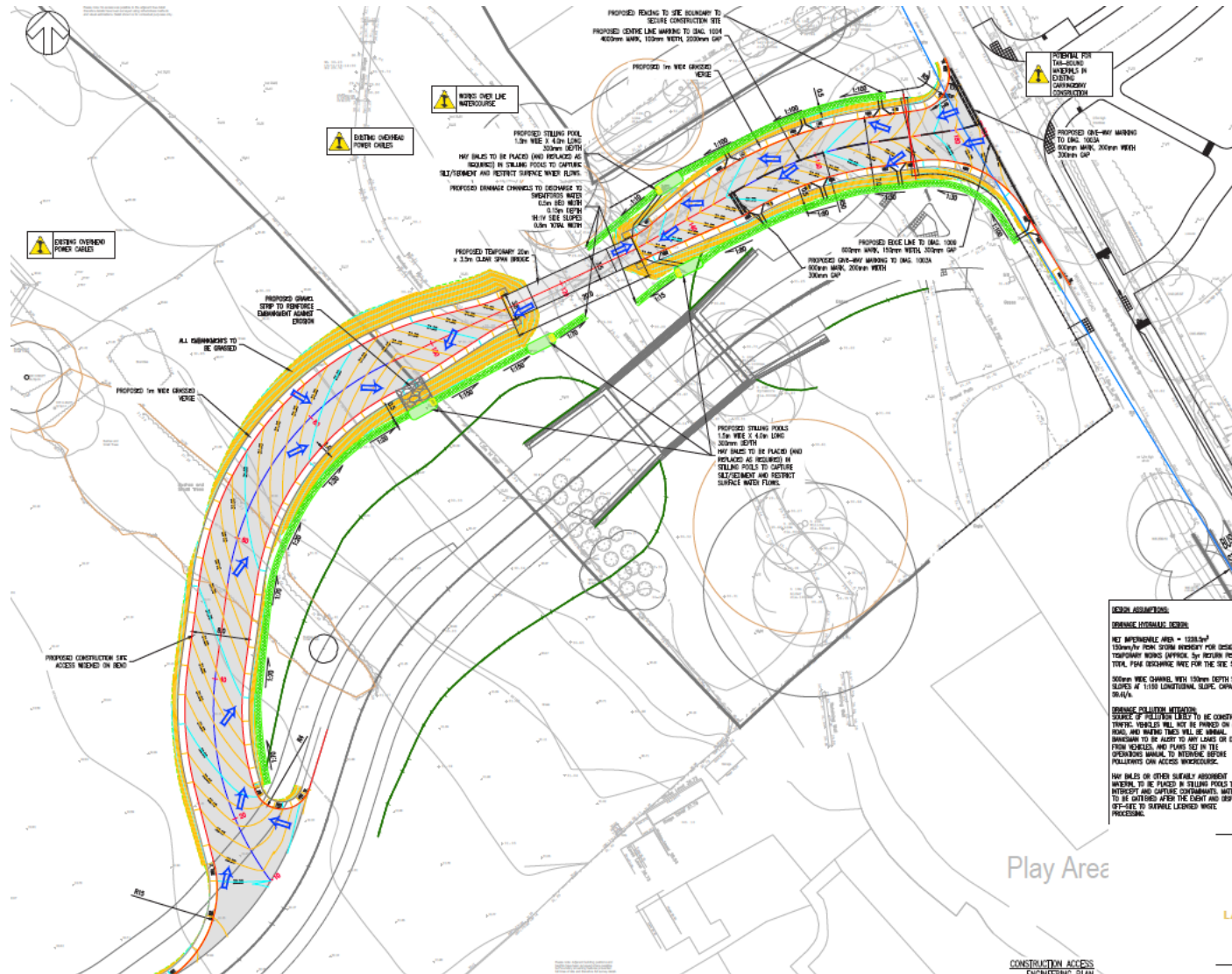


Construction Traffic Management Plan



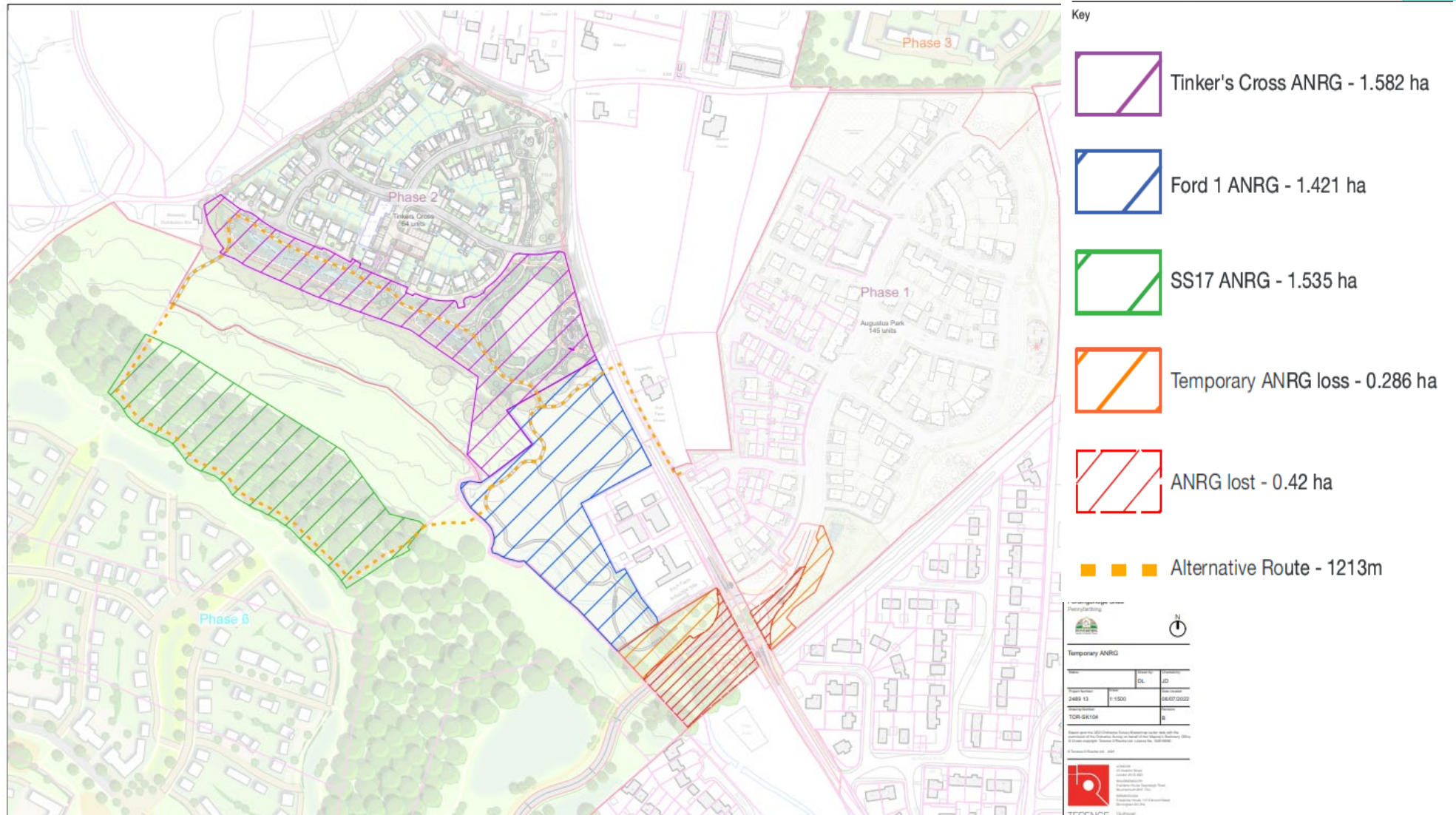
Vehicle compound
extract of plan

Drainage arrangement plan



15

Site 17 Ford 1 SANG (now ANRG) Compensation



16

Site Photographs



17



Site from Augustus Park showing roundabout location and compound created by Wessex Water



Site of proposed temporary access

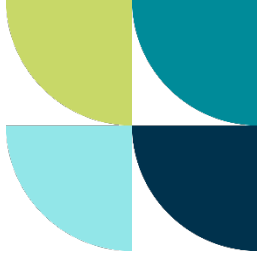
Site Photographs



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Photos showing existing SANG path and pedestrian bridge over river



Conclusion and Recommendation

- Principle of development established
- Temporary road and bridge will be removed and land reinstated to an agreed plan
- No technical or policy objections
- Ford 1 SANG compensation to be in place prior to any other highway works taking place under 21/10052
- Recommend Grant subject to conditions as set out in report

End of 3a 24/10651 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/10746

6-8 High Street,

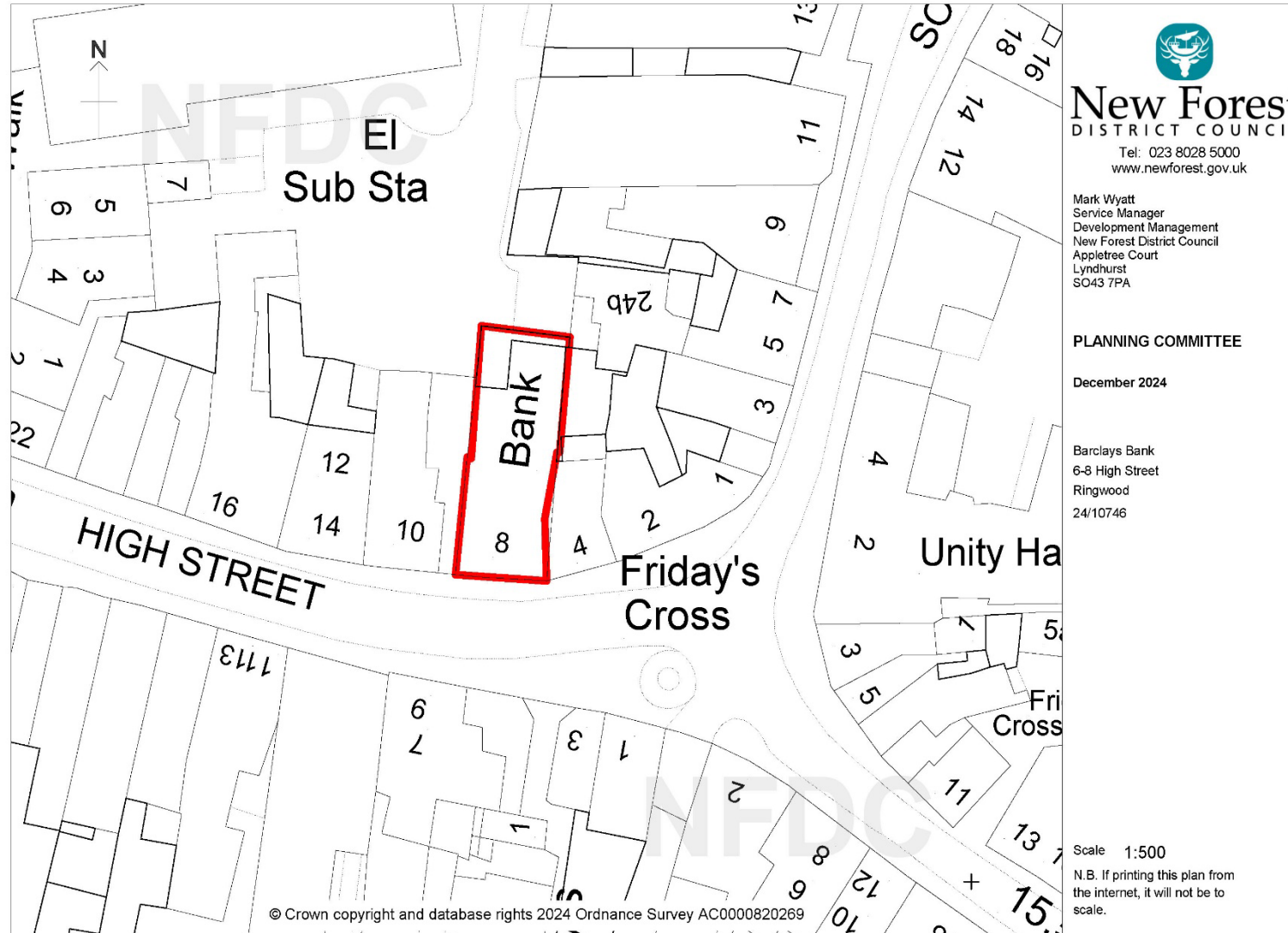
Ringwood

BH24 1BZ

Schedule 3b

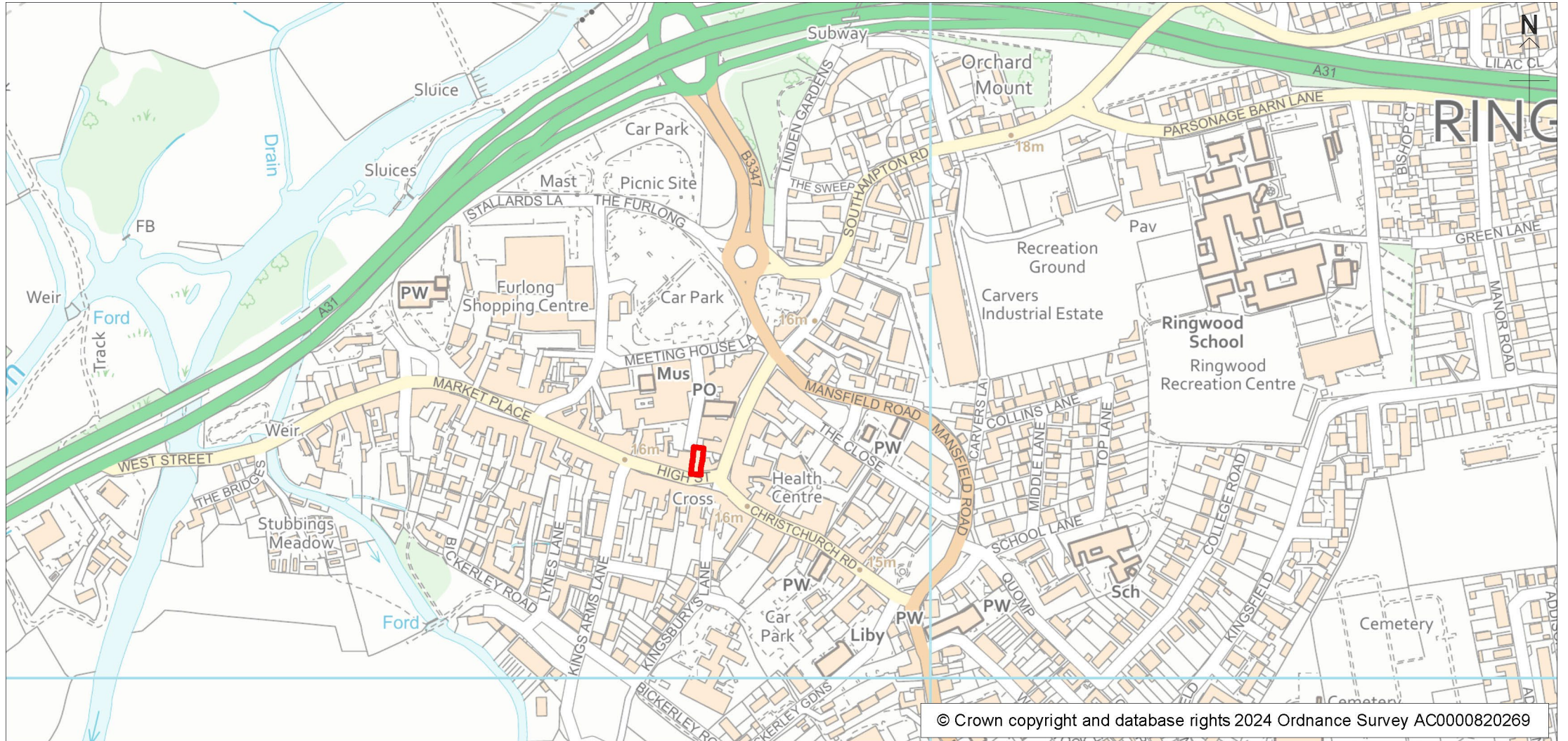
Red Line Plan

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Local context

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Aerial photograph



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Existing and proposed front and side elevation



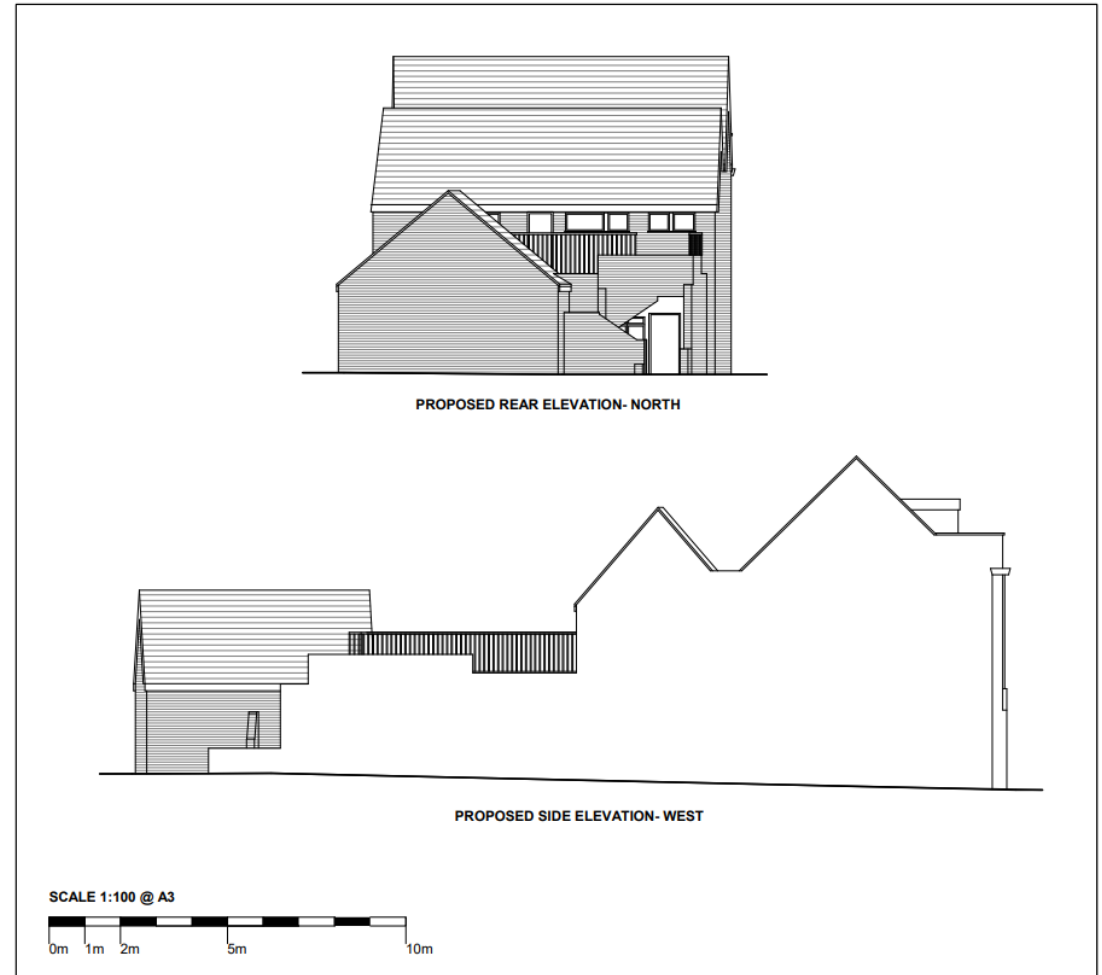
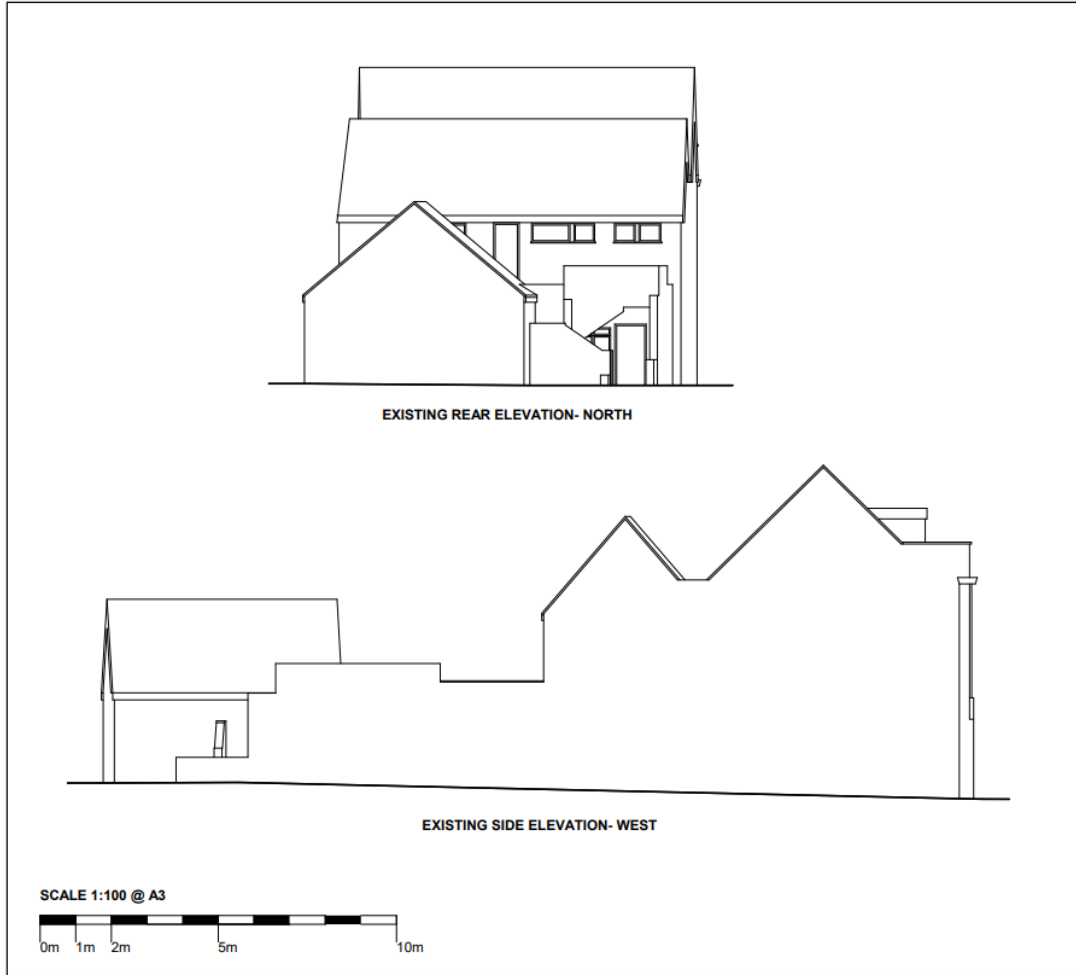
25



Existing and proposed side and rear elevation



26



Existing and proposed ground and first floor plan

27



Existing and proposed second floor and roof plan

28



Site frontage

29



27

3b 24/10746

Site frontage and rear



30





Recommendation

- For the reasons outlined in the officers report it is considered that the proposal is considered to preserve the special character of the conservation area and nearby listed buildings and would retain a mixed and balanced commercial frontage
- On this basis it is recommended that the application is recommended for conditional approval

End of 3b 24/10746 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/10247

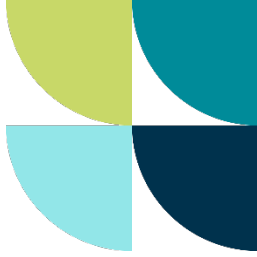
51 Hampton Lane,

Blackfield

SO45 1WN

Schedule 3c

Red Line Plan

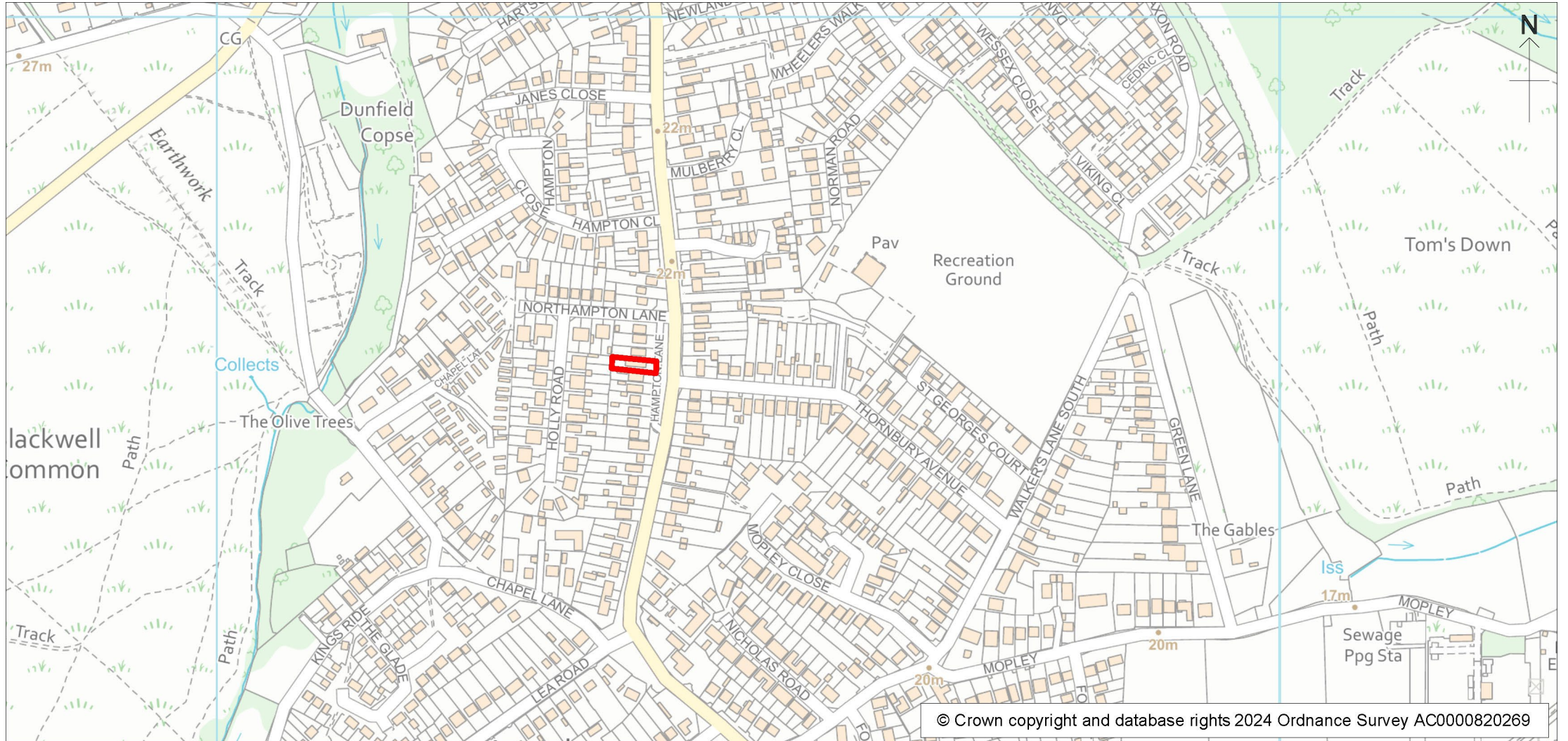


34



Local context

35



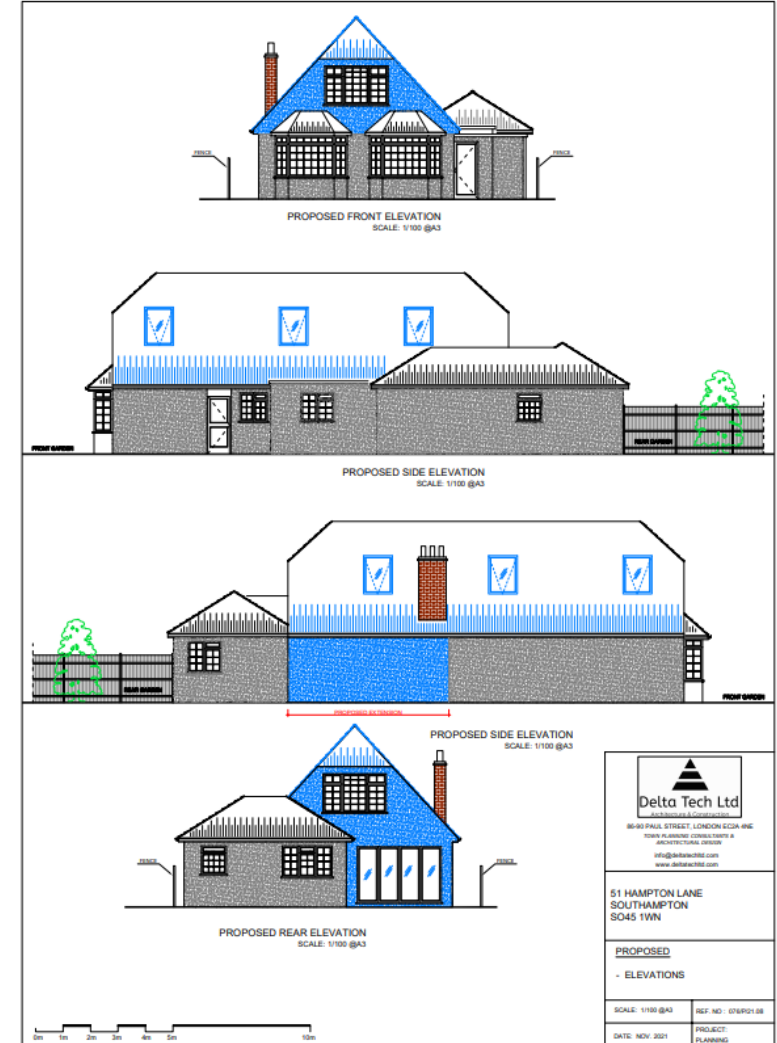
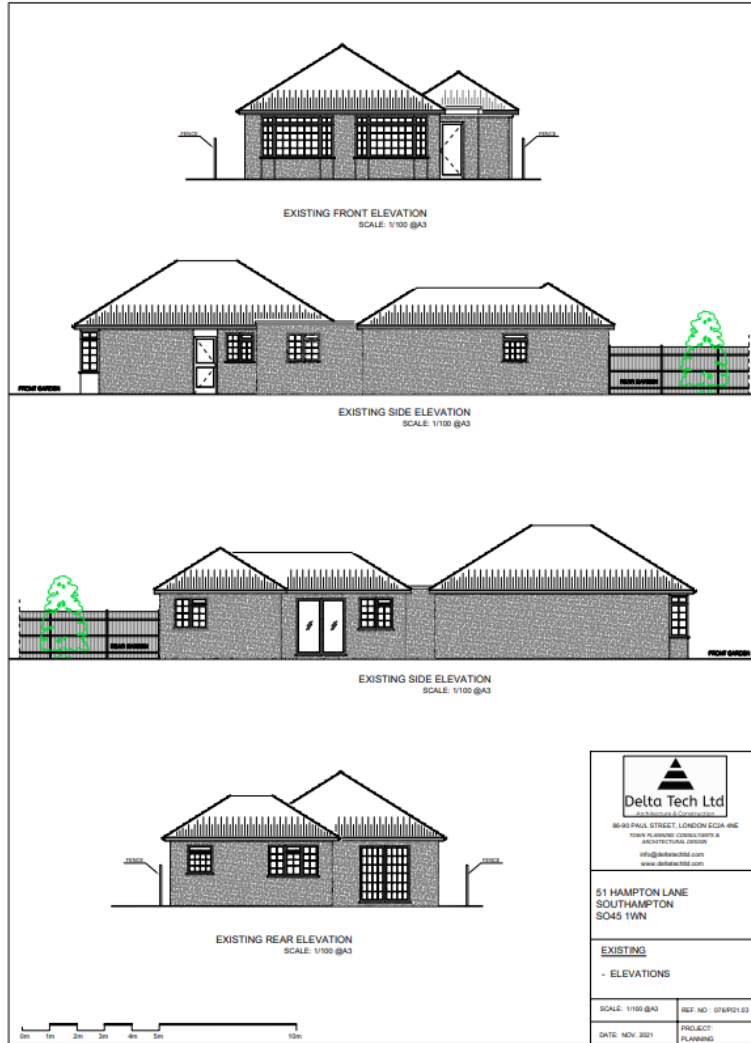
Aerial photograph



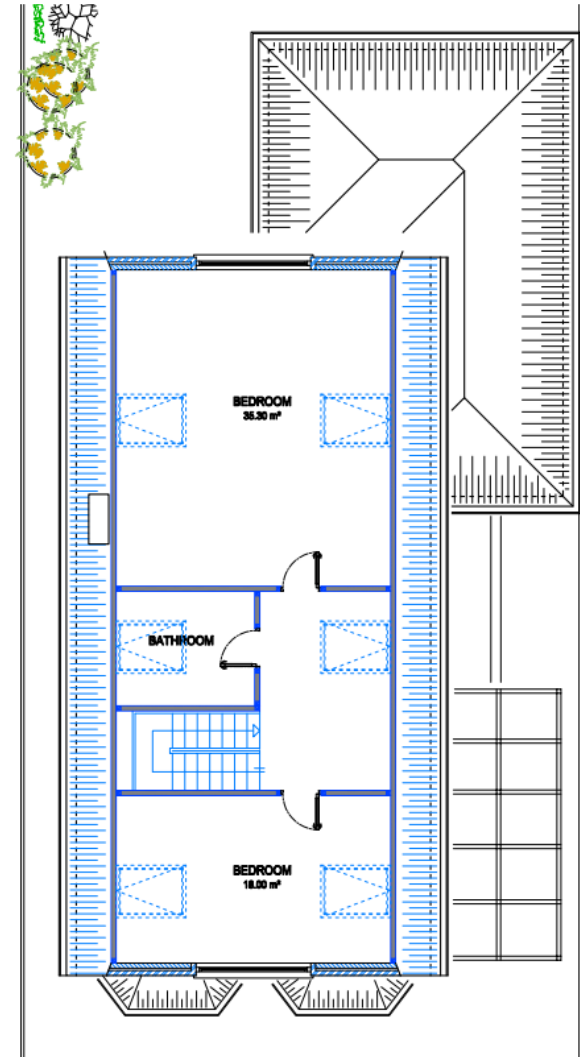
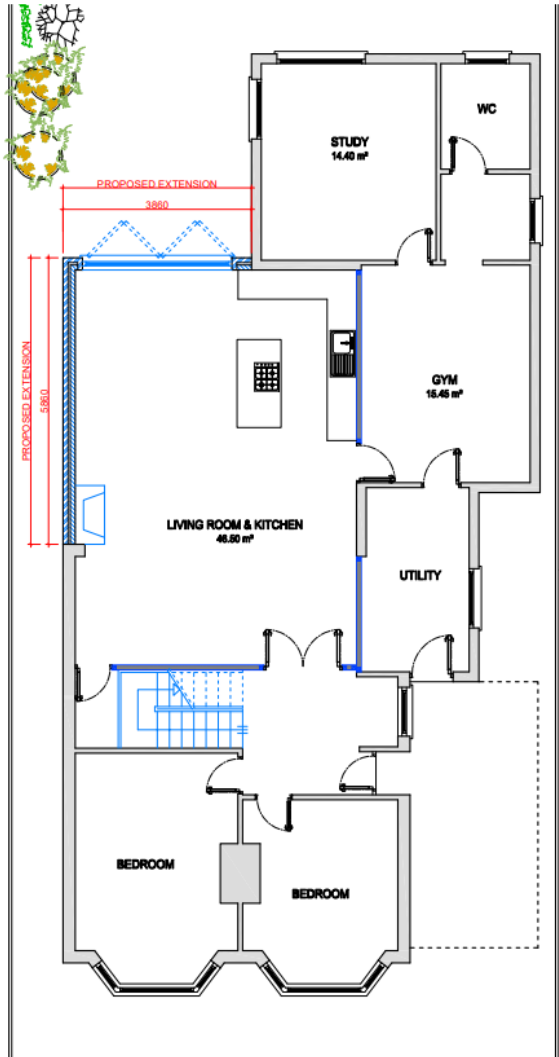
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Plans approved under 21/11568

37

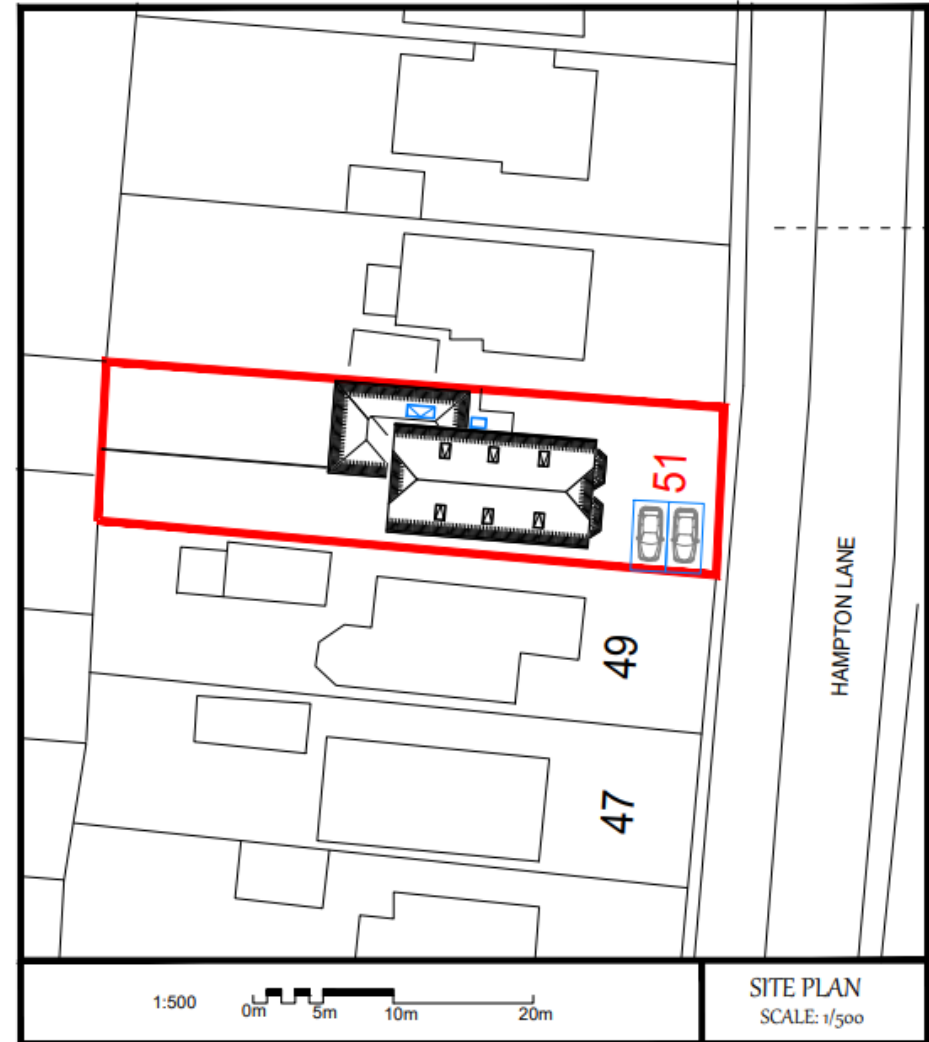
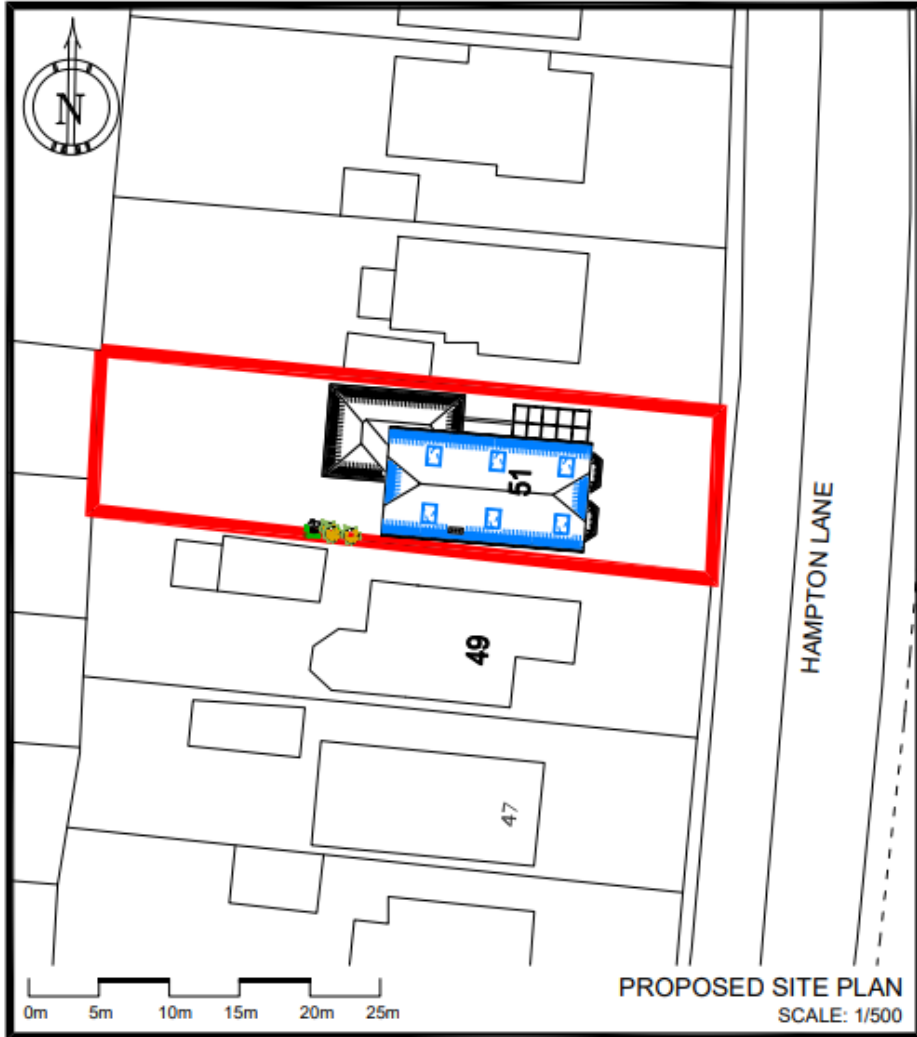


Plans approved under 21/11658



38

Previous site plan (left), proposed site plan (right)

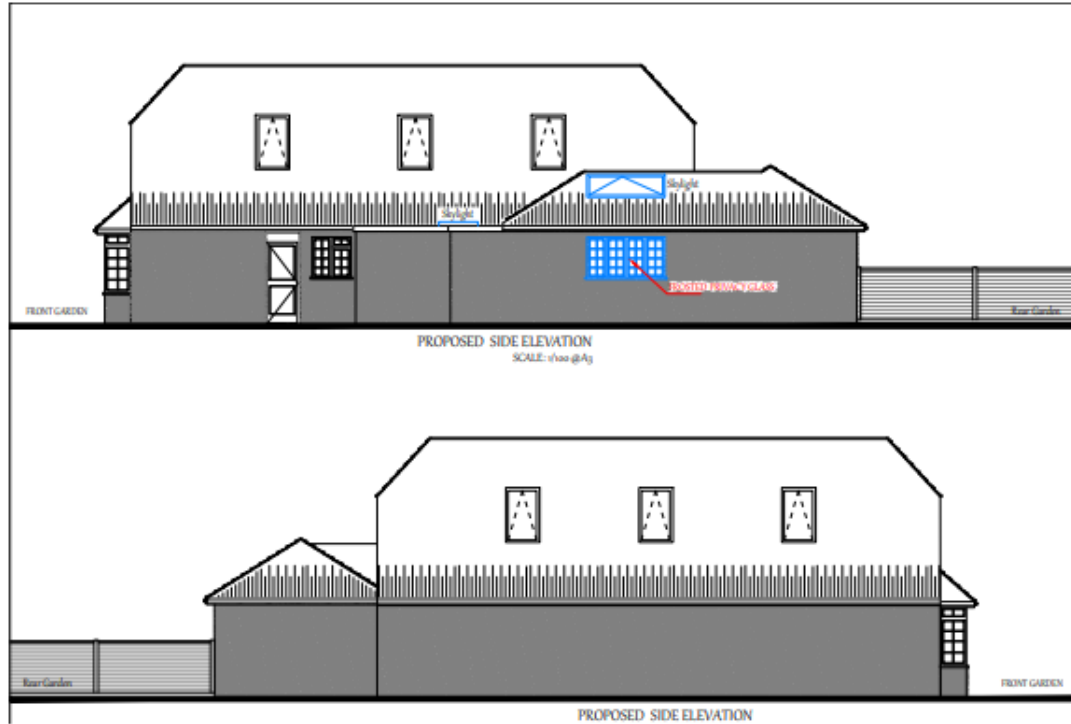


39

Proposed elevations



40

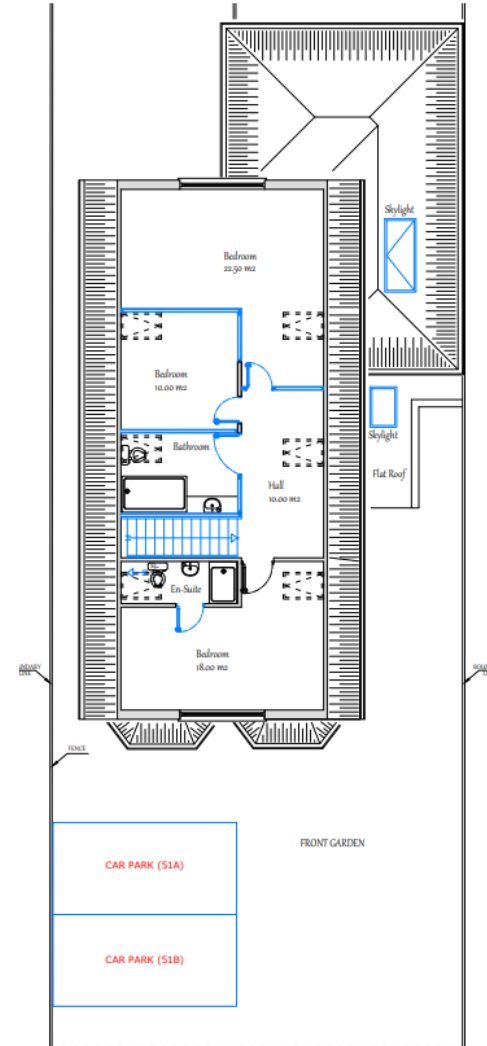
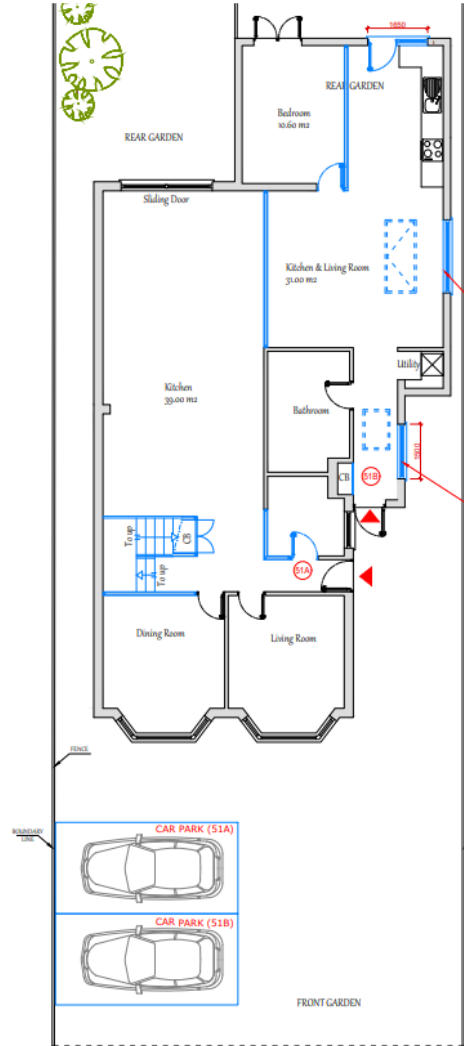


PROPOSED FRONT ELEVATION
SCALE: 1/100 @A3



PROPOSED REAR ELEVATION
SCALE: 1/100 @A3

Proposed ground and first floor plan

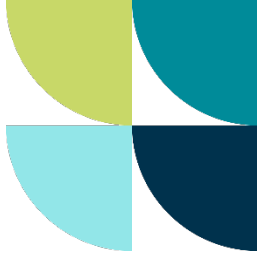


41

Site photographs (frontage)



Site photograph (frontage)



43



Wider shot of frontage, including accessway

41

3c 24/10247

Site photographs (rear)



View to north from rear



View to south from rear



View to east from rear

Site photographs (1-bed unit)

45



View to side within 'Kitchen & Living Room'



View to rear within 'Kitchen & Living Room'



View towards rear within 'Kitchen & Living Room'

43

3c 24/10247

Site photographs (first floor level)





Recommendation

- For the reasons outlined in the officers report, it is considered that the proposed development would address the previous reason for refusal by amendments to the form, layout and the reduction to a 1-bed unit
- The remaining reason for refusal could be addressed by a suitably worded legal agreement
- On this basis it is recommended that authority is granted to the Service Manager to grant consent subject to the completion of a suitably worded legal agreement and conditions as laid out in the officers report

47

End of 3c 24/10247 presentation



New Forest

DISTRICT COUNCIL

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Planning Committee

App No 24/10788

Kennelmans Cottage

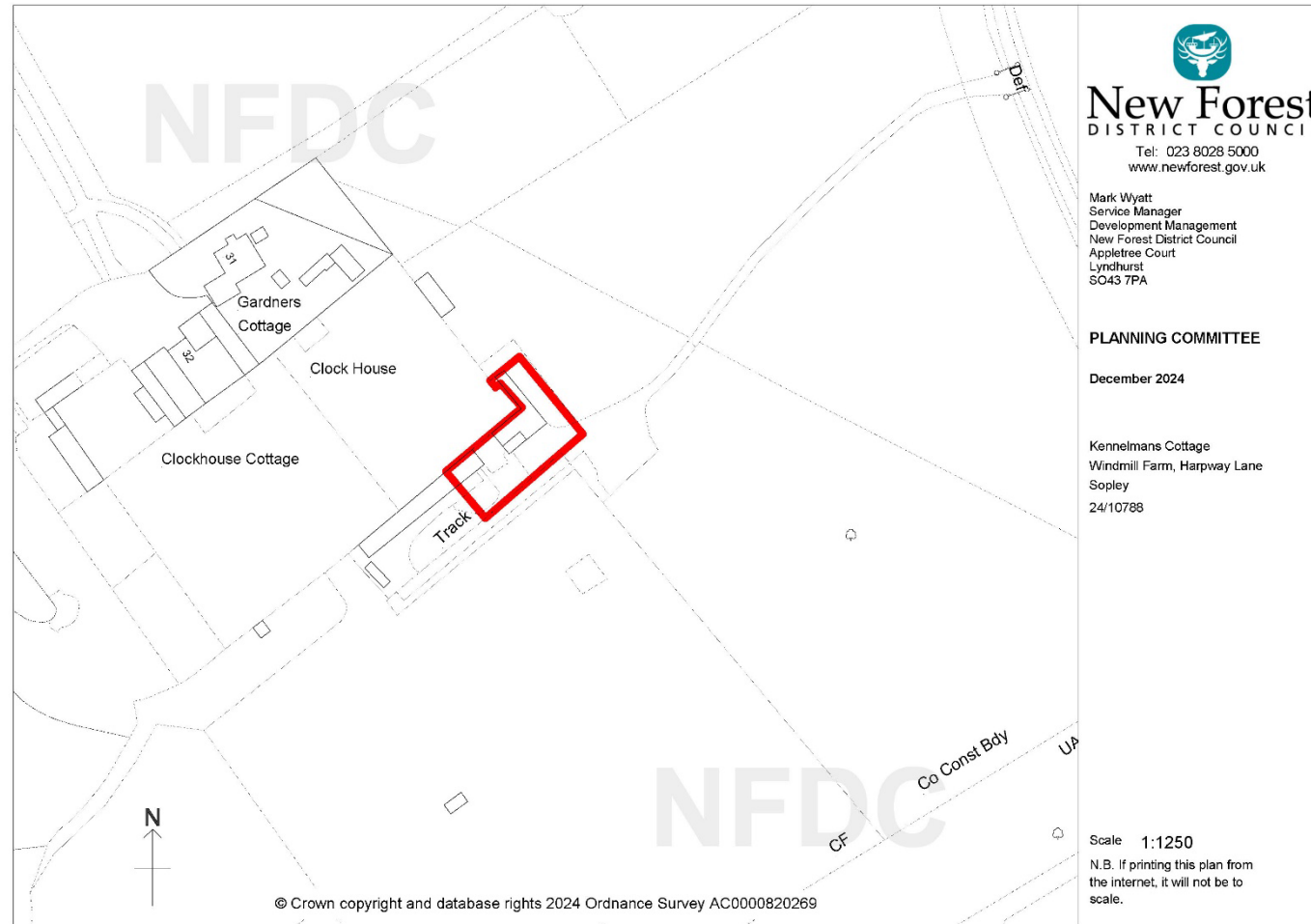
Windmill Farm

Harpway Lane

Schedule 3d

Red Line Plan

50

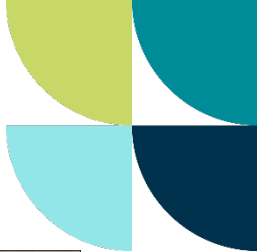


Local context



51

Aerial photograph



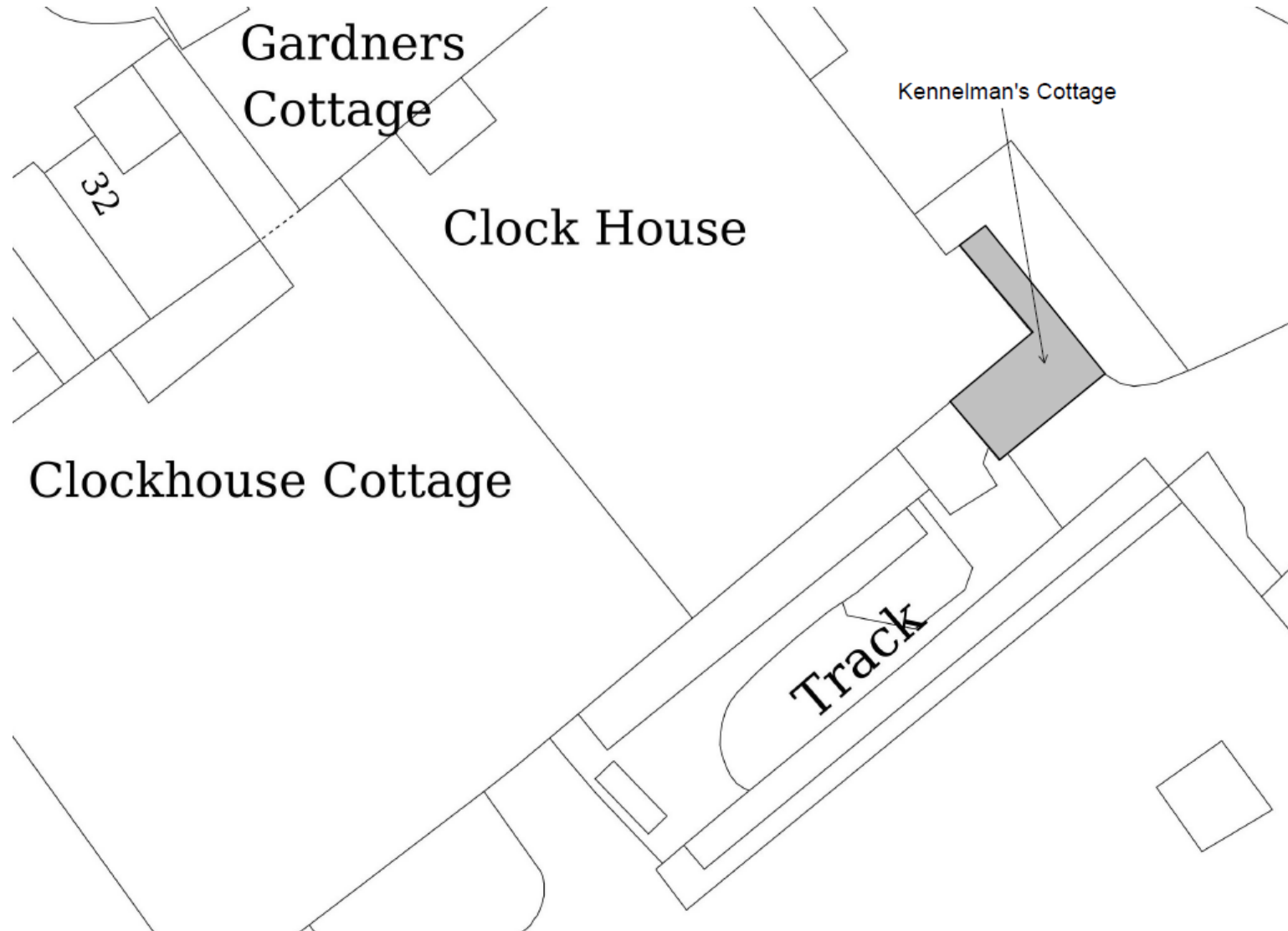
52



50

3d 24/10788

Block Plan



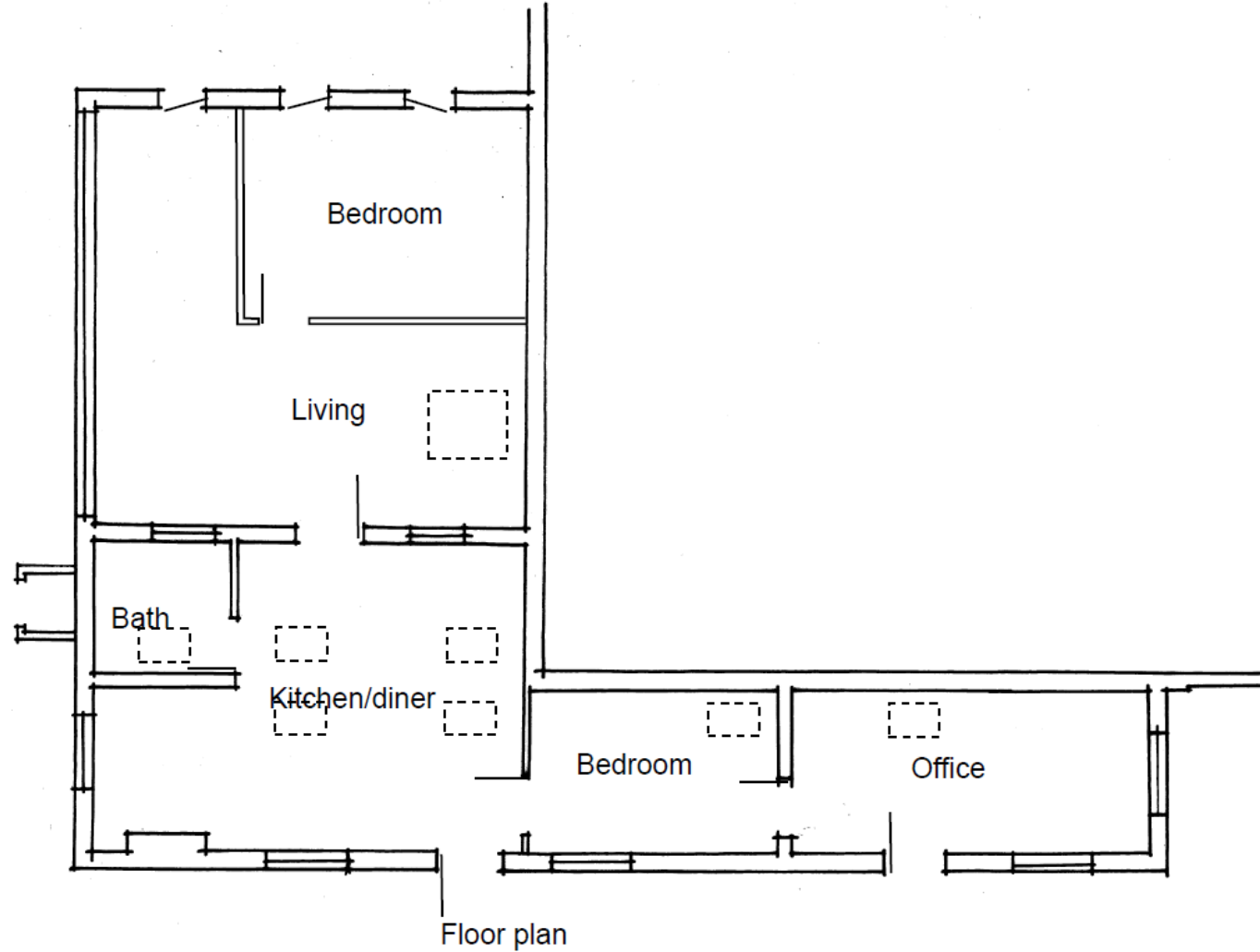
53



Floor Plan



54



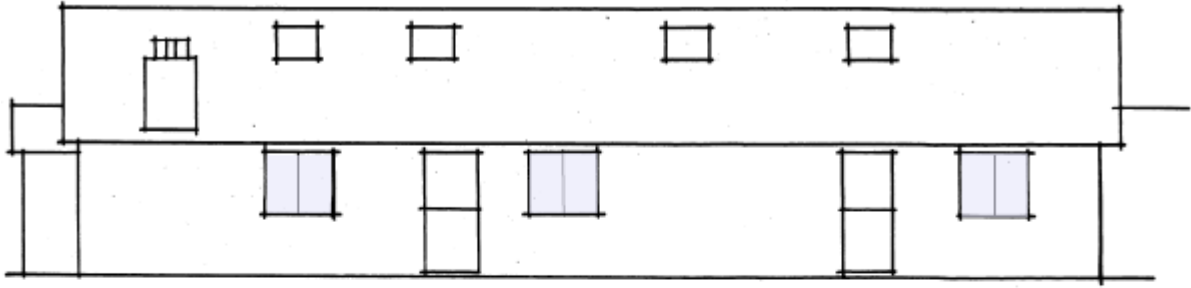
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3d 24/10788

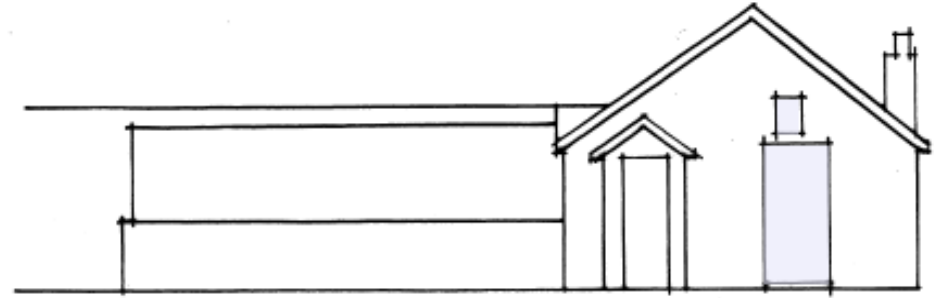
Elevations



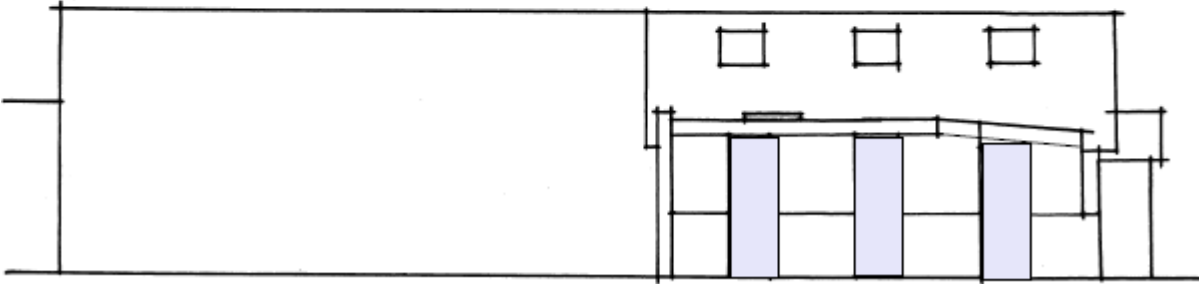
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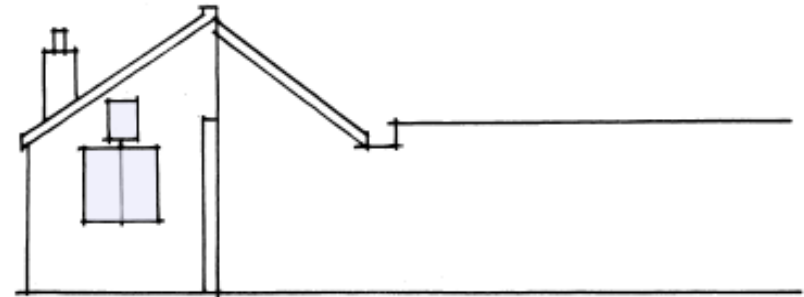
Front (North East) elevation



Side (South East) elevation



Rear (South West) elevation



Side (North West) elevation

From Harpway Lane



56



54

3d 24/10788

NE elevation and garden area

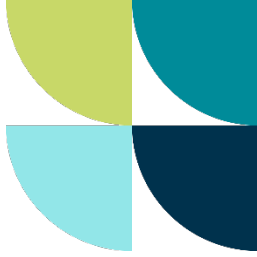


57

55

3d 24/10788

Rear garden and extension



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Rear elevation

59



57

3d 24/10788





Recommendation

- There are no proposed alterations to the fabric of the non-designated heritage asset and as such, the proposal has a limited impact on the openness of the Green Belt
- As an existing C3 unit of accommodation, the proposal to enable continued occupation as a dwelling would not have an adverse impact on the countryside
- Approval is therefore recommended

8

End of 3d 24/10788 presentation



New Forest

DISTRICT COUNCIL

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Planning Committee

App No 24/10510

50 Becton Lane,

Barton on Sea

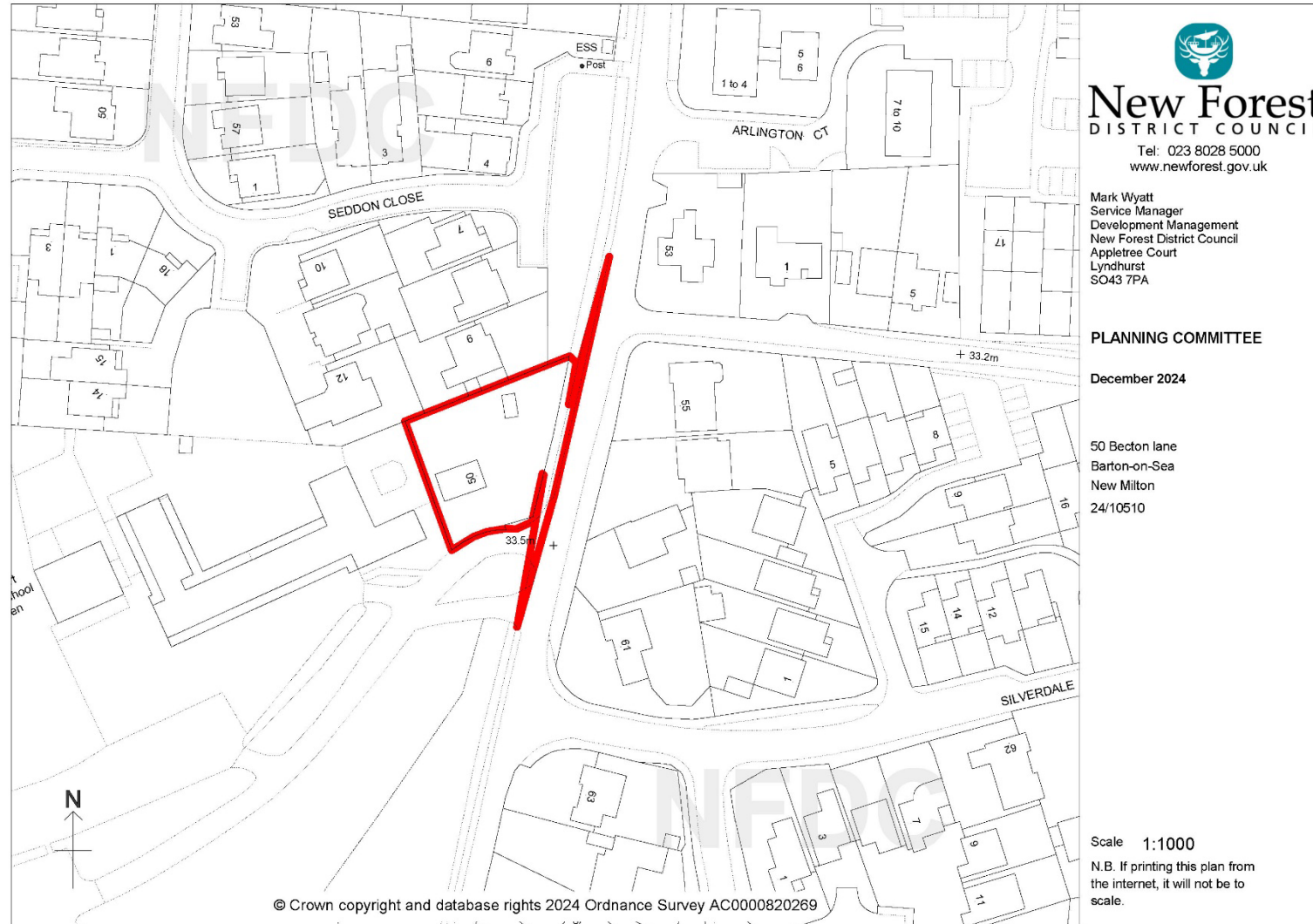
New Milton

BH25 7AG

Schedule 3e

Red Line Plan

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Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

December 2024

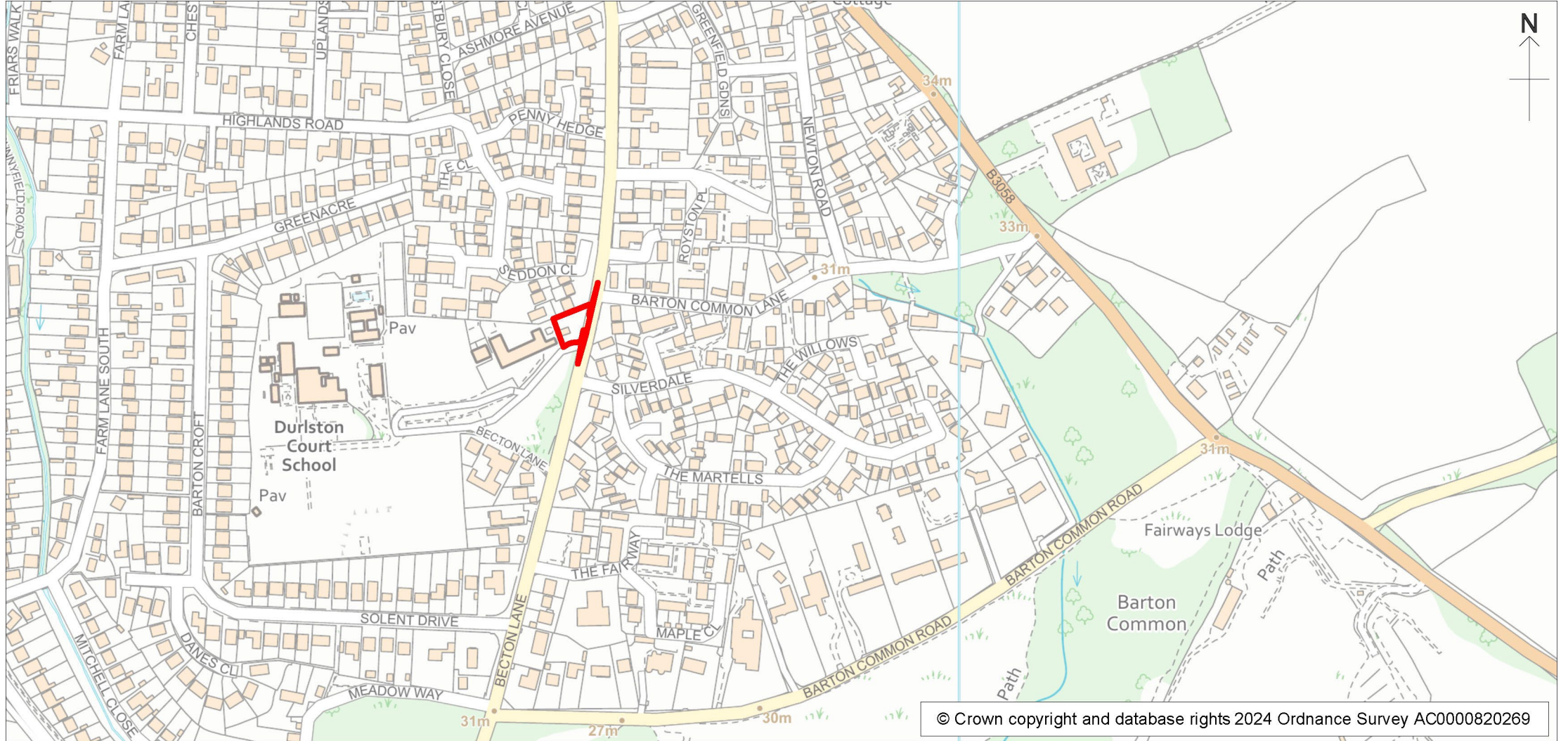
50 Becton lane
Barton-on-Sea
New Milton
24/10510

Scale 1:1000

N.B. If printing this plan from
the internet, it will not be to
scale.

Local context

64



62

3e 24/10510

Aerial photograph

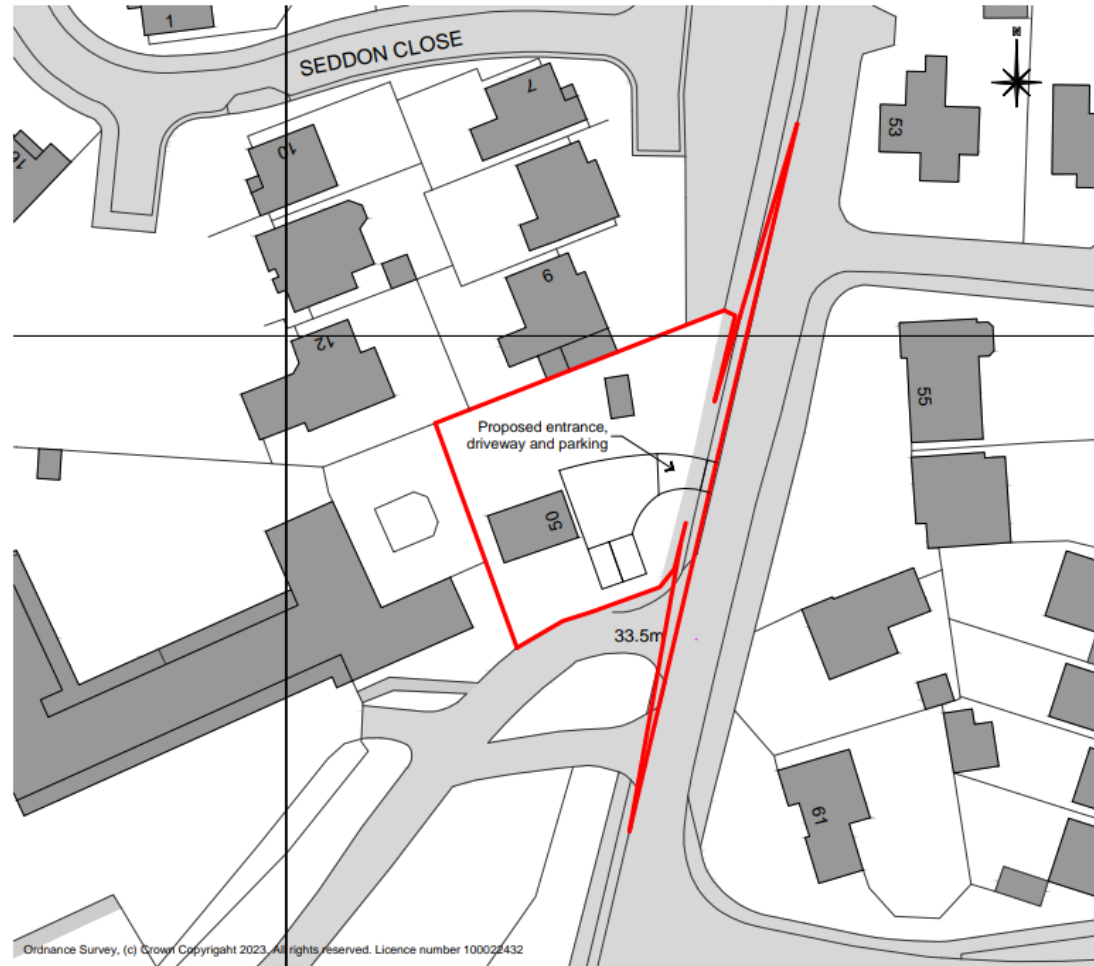


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63

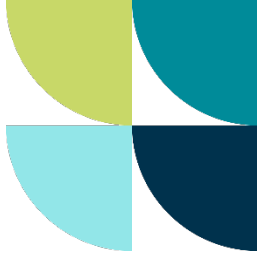
3e 24/10510

Block Plan



Block Plan

Existing Site Plan



67



Existing Site Plan

0 2m 4m
Scale: 1:200

65

3e 24/10510

Site Photographs



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3e 24/10510

Site Photographs

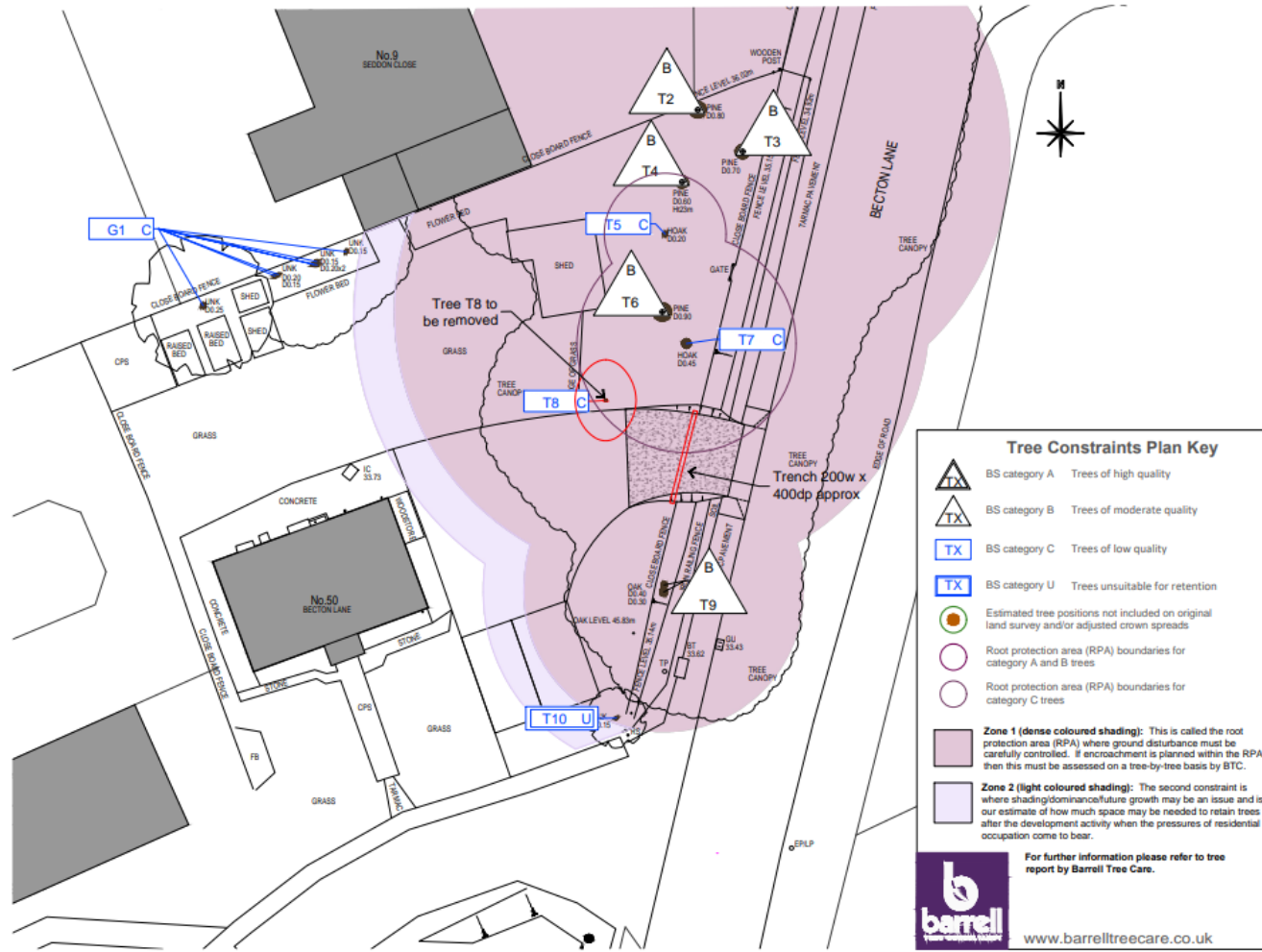


70



Tree Plan

71



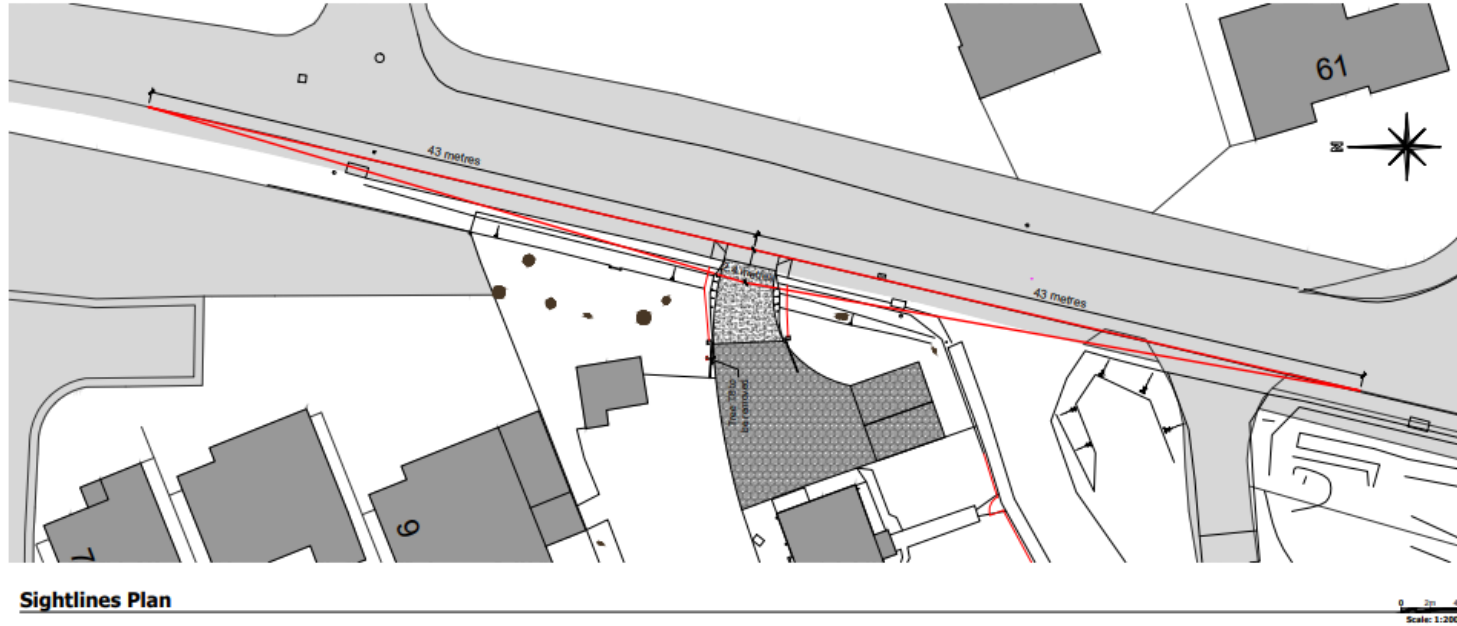
Tree Plan

0 2m 4m
Scale: 1:200

Sightline Plans and Photographs



72



View North from Proposed Entrance
Scale: N.T.S.



View South from Proposed Entrance
Scale: N.T.S.



Recommendation

- Grant subject to conditions

End of 3e 24/10510 presentation



New Forest

DISTRICT COUNCIL

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Planning Committee

App No 24/10078

The Granary,

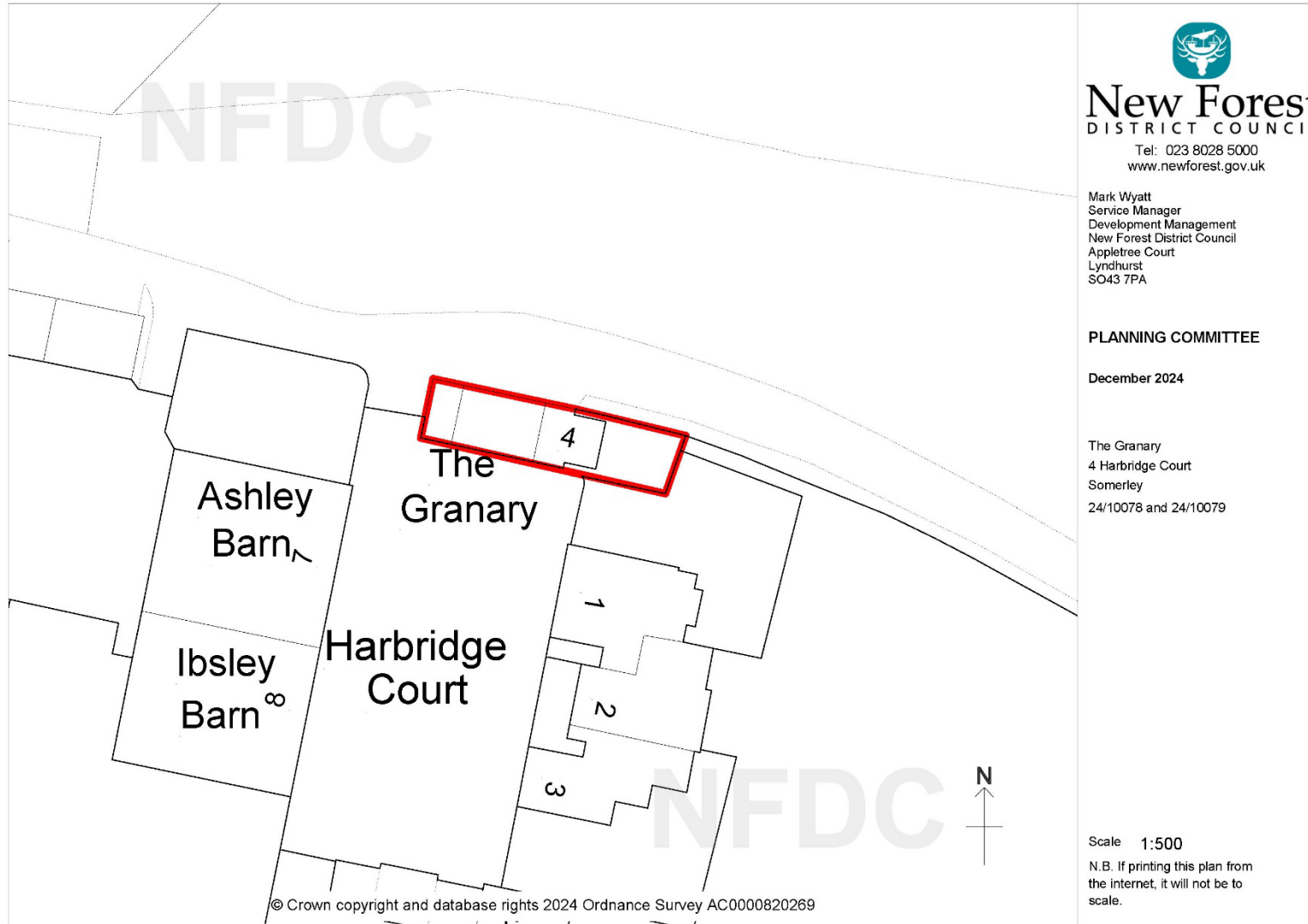
4 Harbridge Court

Somerley

Ellingham, Harbridge & Ibsley

Schedule 3f

Red line plan

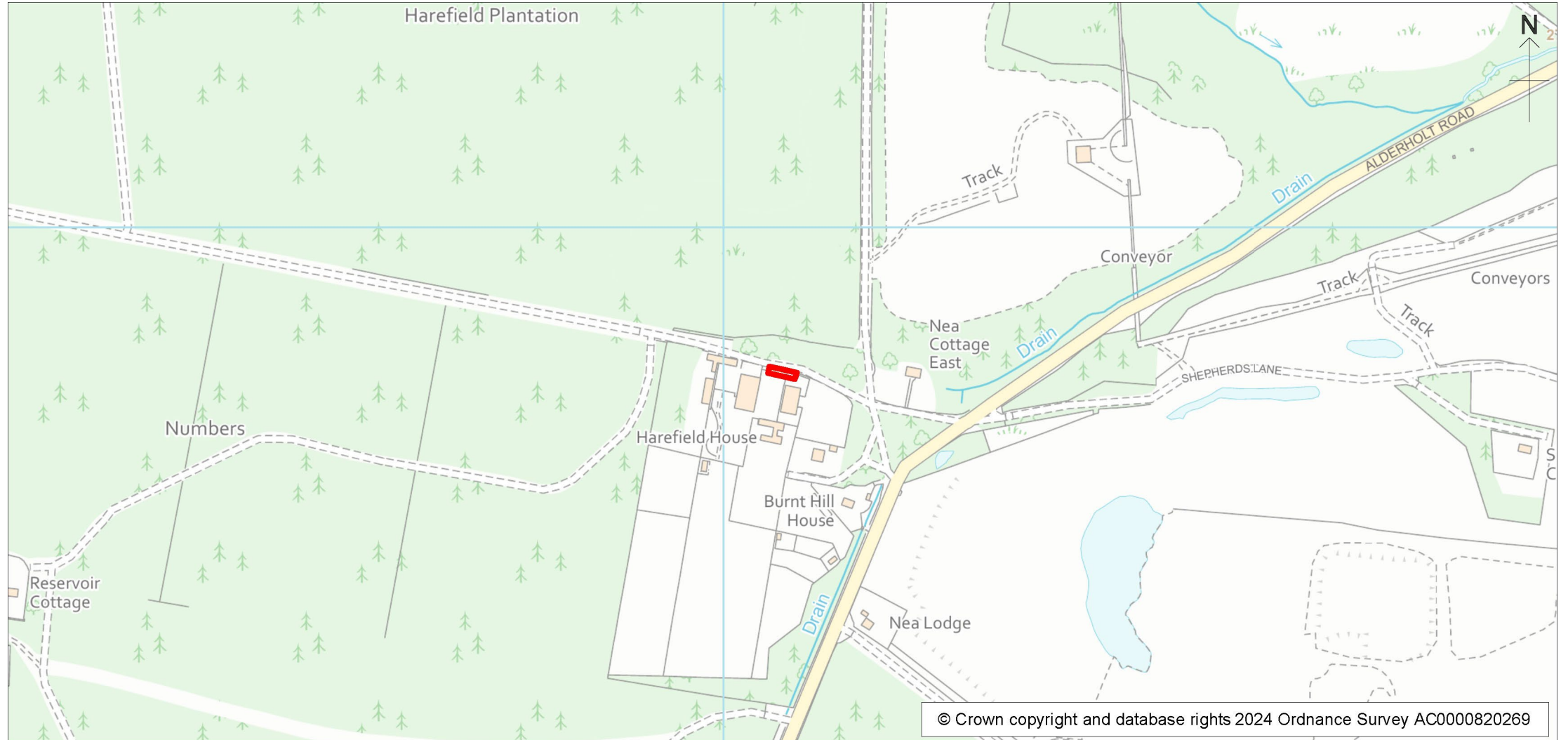


76

74

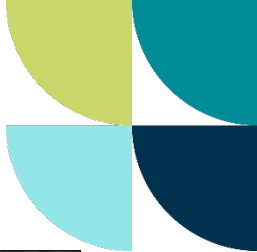
3f 24/10078

Local context



77

Aerial photograph



78



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3f 24/10078

Constraints

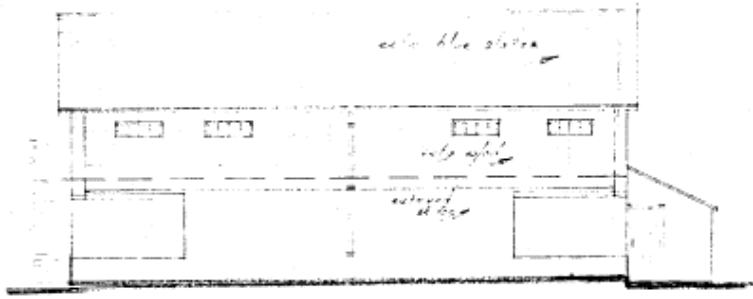
79



77

3f 24/10078

89/43685 the granary as existing 1989



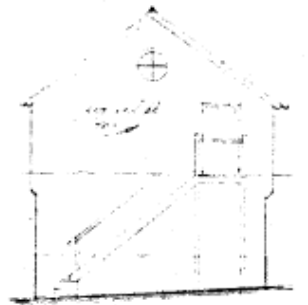
South Elevation



East Elevation

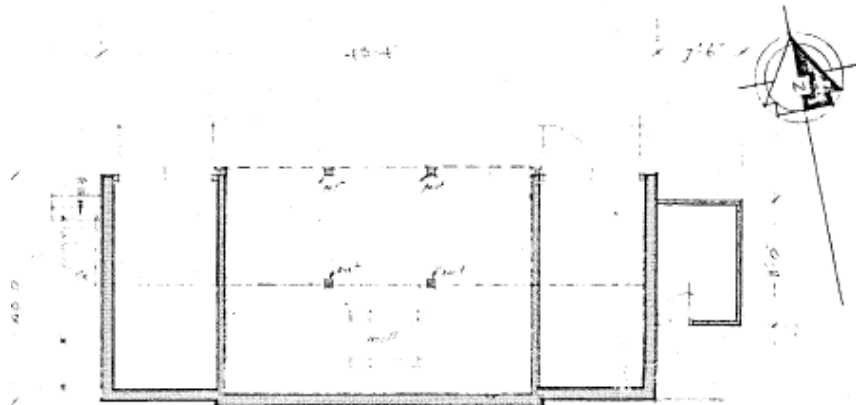


North Elevation



West Elevation

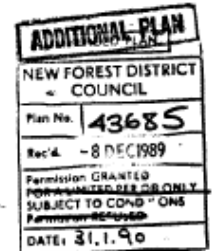
80



78



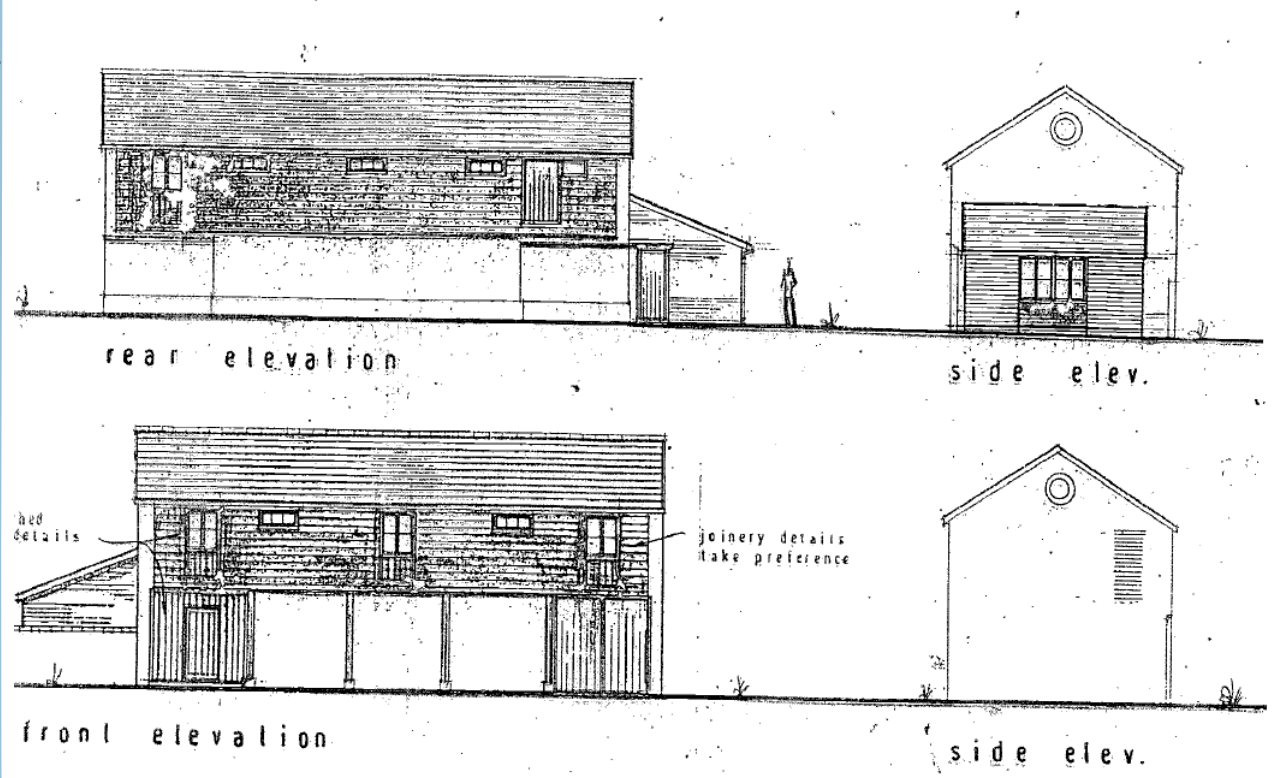
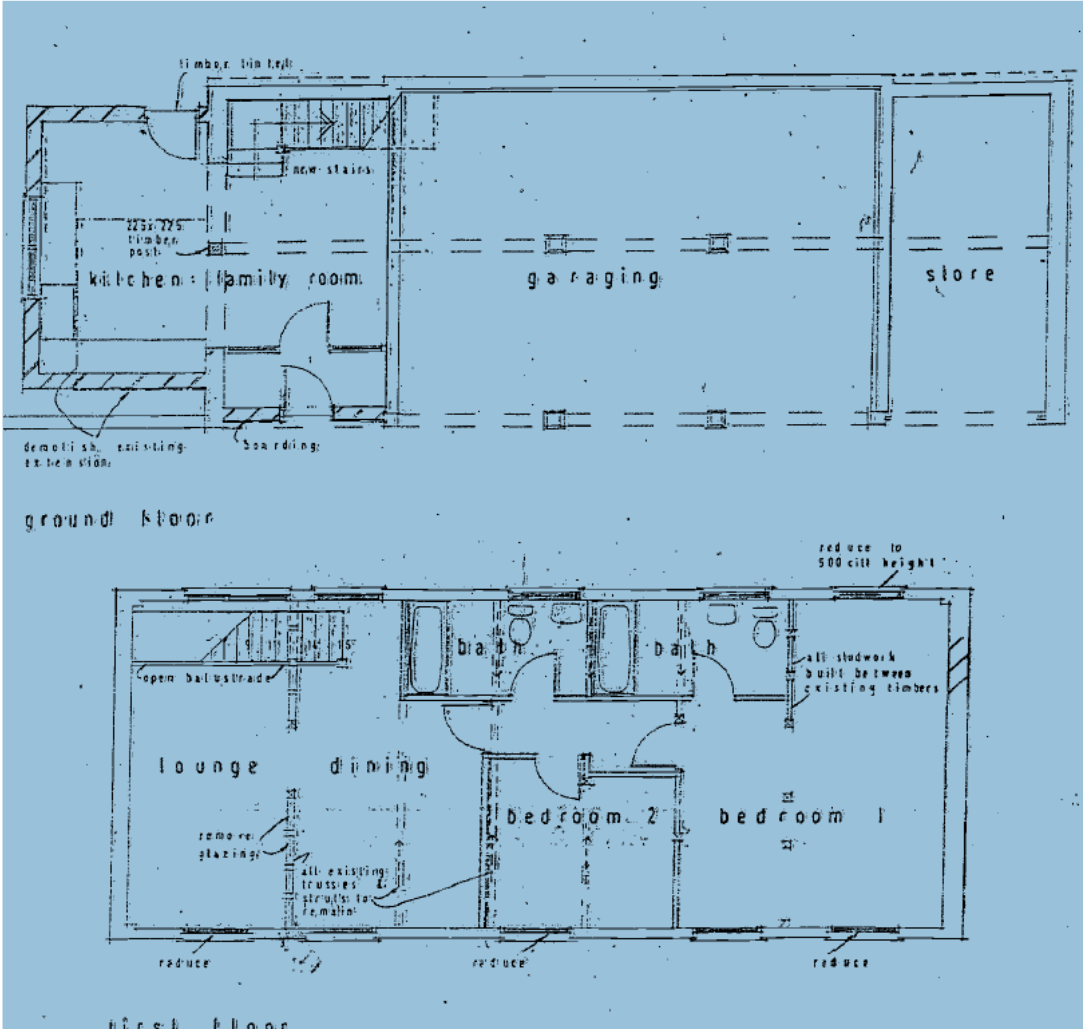
3f 24/10078



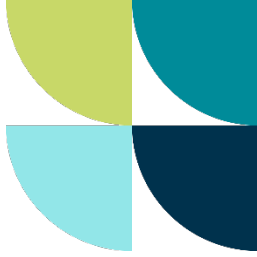
97/62980 the Granary conversion



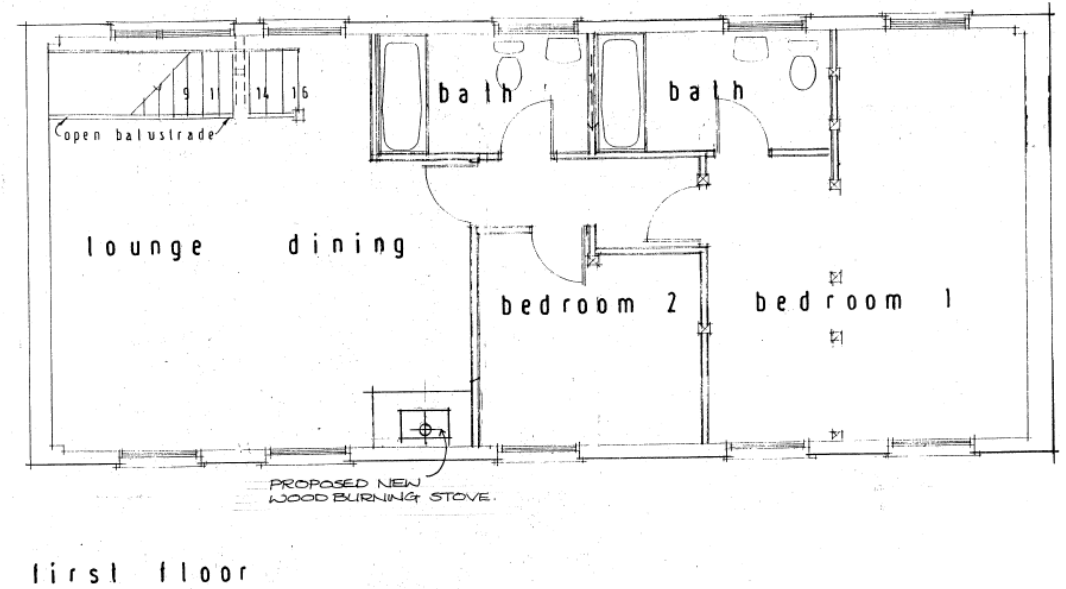
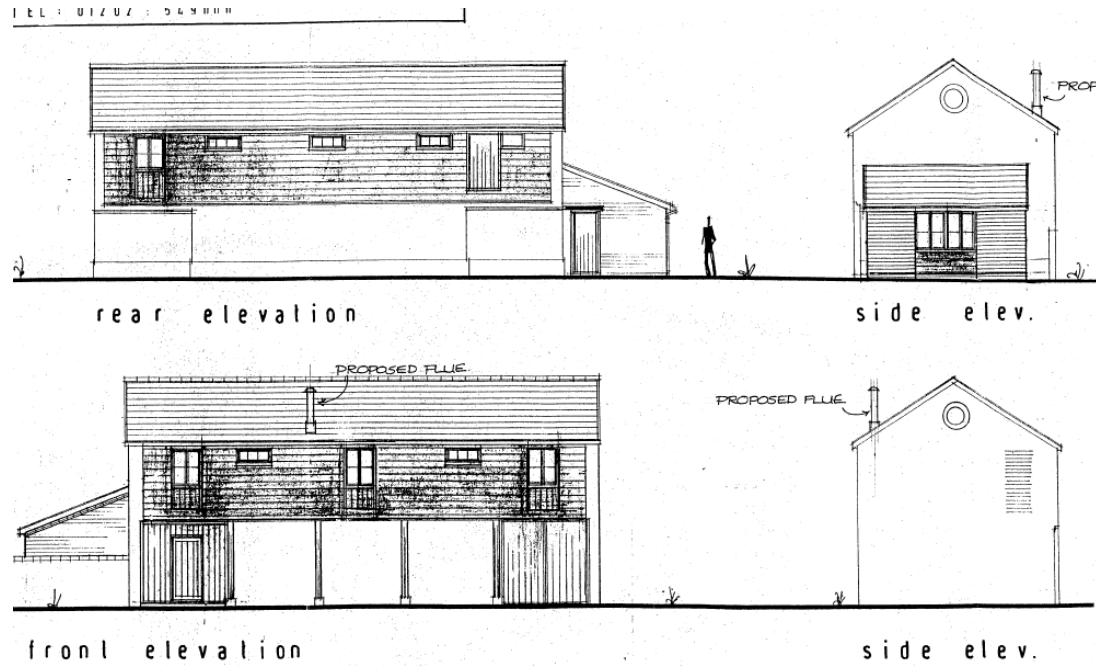
81



07/90257 flue



82



Block Plan



KEY

- 1 EXISTING 2 STOREY DWELLING WITH OPEN CARPORT AT GROUND LEVEL
- 2 EXISTING LEAN-TO SINGLE STOREY EXTENSION

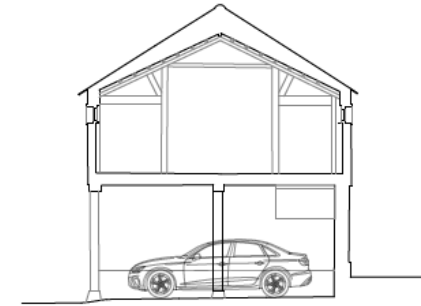
EXISTING BLOCK PLAN - PROPOSED NO CHANGES



Existing & Proposed North Elevation



EXISTING NORTH ELEVATION

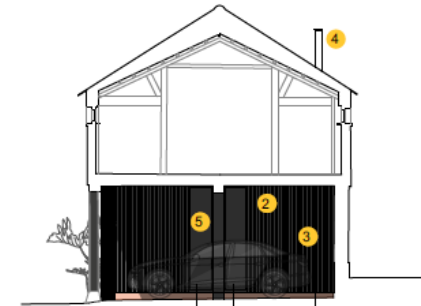


EXISTING SECTION BB
(INTERNAL WEST ELEVATION)



PROPOSED NORTH ELEVATION

800mm wide solid partition - see ecoblog's recommendation



PROPOSED SECTION CC
(INTERNAL WEST ELEVATION)

concealed timber clad door
timber infill - see ecoblog's recommendation

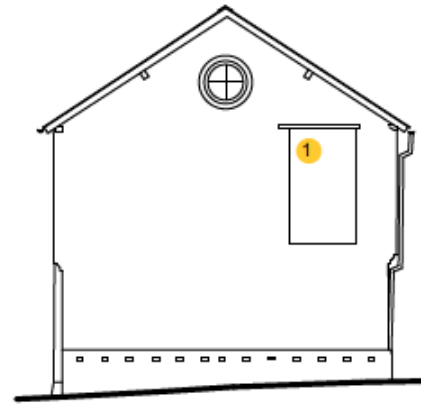
KEY

- 1 PROPOSED SYMPATHETIC FRAMELESS GLAZED INFILL SANDWICHED BETWEEN BLACK STAINED TIMBER POSTS TO MATCH EXISTING - NEW GLAZING TO BE SET BACK FROM FACE OF EXISTING POSTS
- 2 VERTICAL TIMBER CLADDING FINISH TO MATCH EXISTING
- 3 CONCEALED DOOR FINISH TO MATCH CLADDING
- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF:07/90257
- 5 PROPOSED TIMBER INFILL PANEL ABUTTING EXISTING COLUMN SUPPORT STAINED BLACK TO MATCH EXISTING - NEW INFILL PANELS TO BE SET BACK FROM EXISTING EXPOSED POST

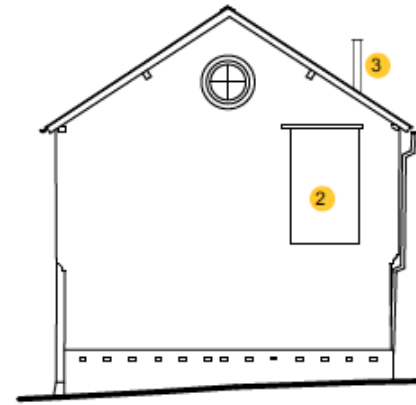
GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)

West elevation

85



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

KEY PHOTOGRAPHS:



KEY

1 EXISTING MODERN BRICK WITH MORTAR POINTING INFILL TO ORIGINAL OPENING

2 REPLACE EXISTING MODERN BRICK AND MORTAR WITH RECLAIMED BRICKWORK TO MATCH ORIGINAL BRICKWORK OR/AND WITH REMOVED AND SALVAGED BRICKS FROM PROPOSED WORKS, WITH LIME MORTAR AND POINTING TO MATCH ORIGINAL

3 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

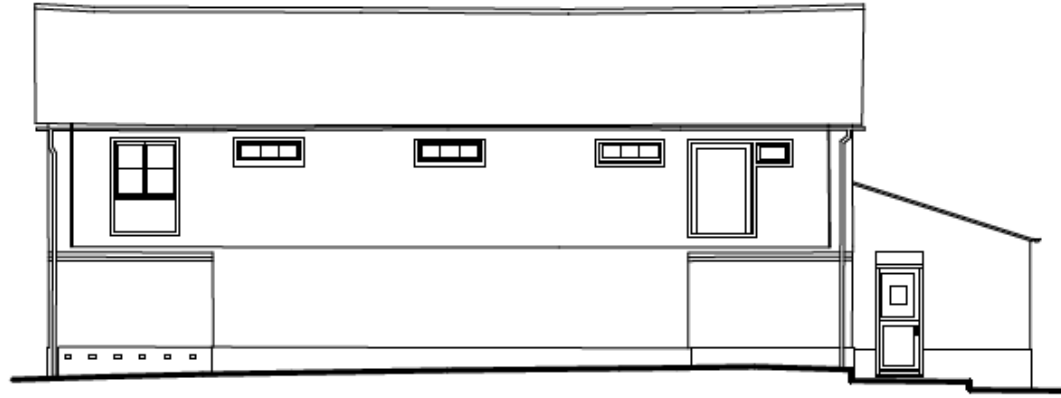
GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)

83

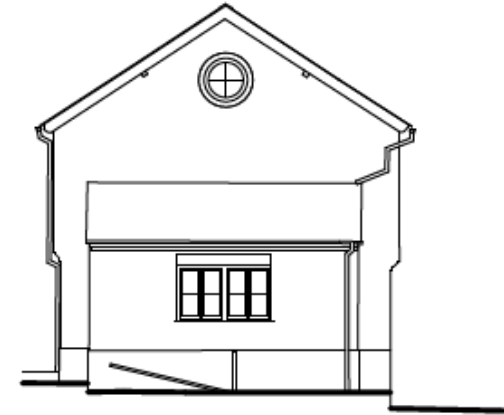
3f 24/10078



Existing & Proposed South & East Elevations



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED SOUTH ELEVATION

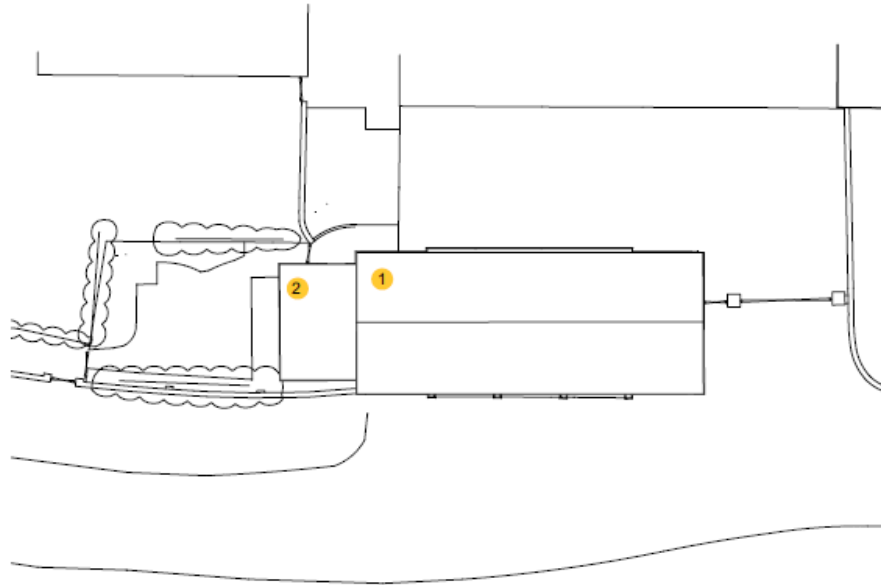


PROPOSED EAST ELEVATION

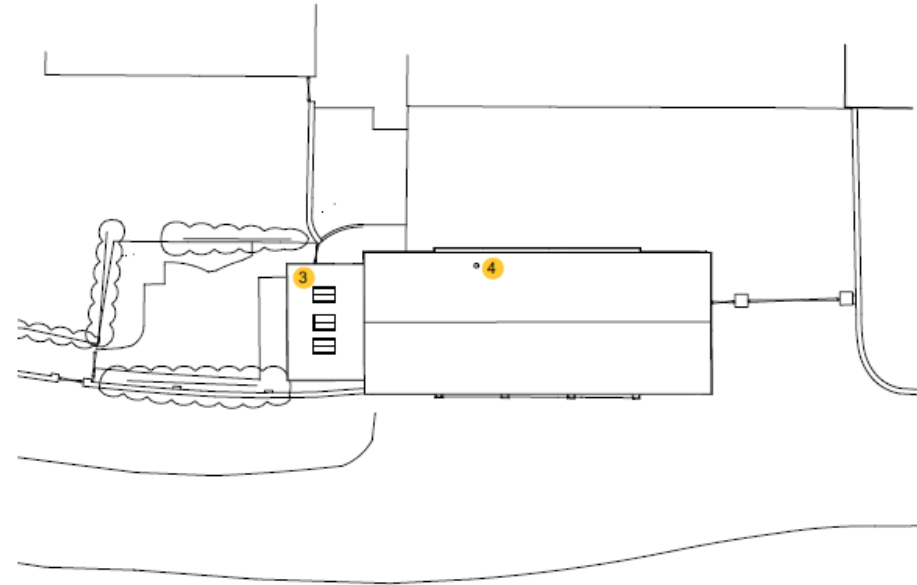
Existing & Proposed Site/Roof Plan



87



EXISTING SITE/ROOF PLAN

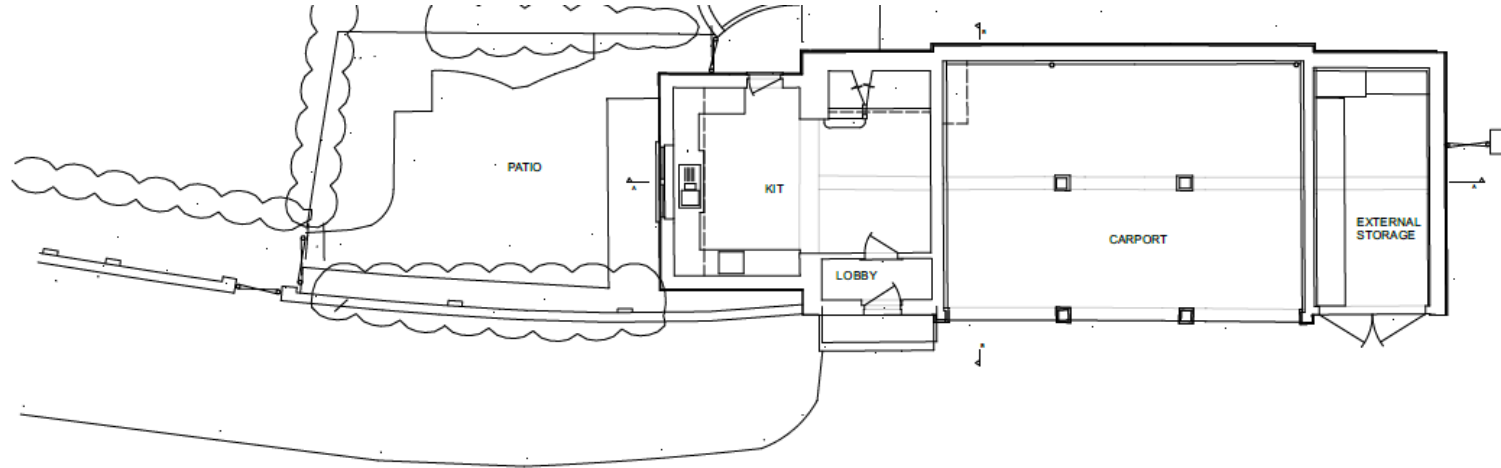


PROPOSED SITE/ROOF PLAN

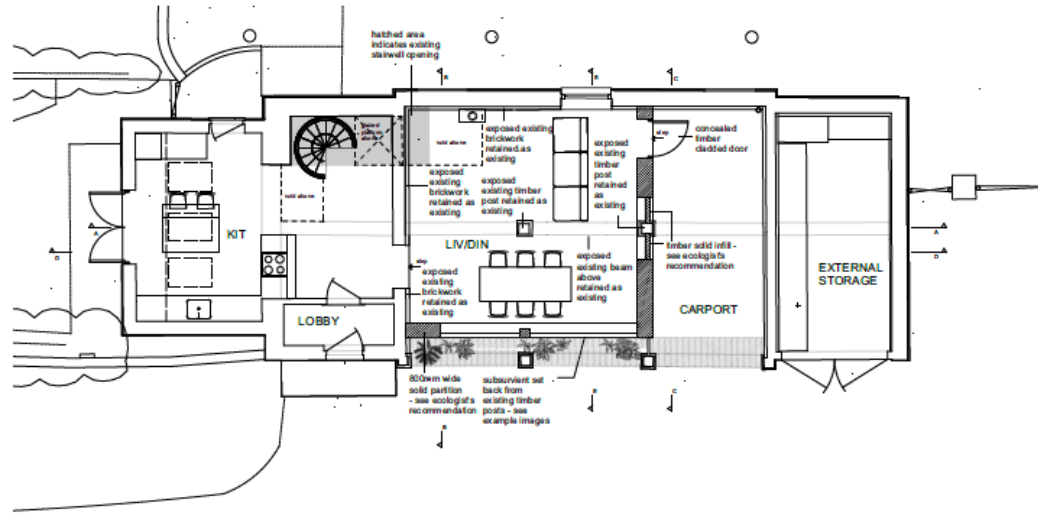
KEY

- 1 EXISTING 2 STOREY DWELLING WITH OPEN CARPORT AT GROUND LEVEL
- 2 EXISTING LEAN-TO SINGLE STOREY EXTENSION
- 3 EXISTING LEAN-TO SINGLE STOREY EXTENSION WITH PROPOSED HERITAGE CONSERVATION TYPE ROOF LIGHTS
- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

Existing & Proposed Ground Floor Plan

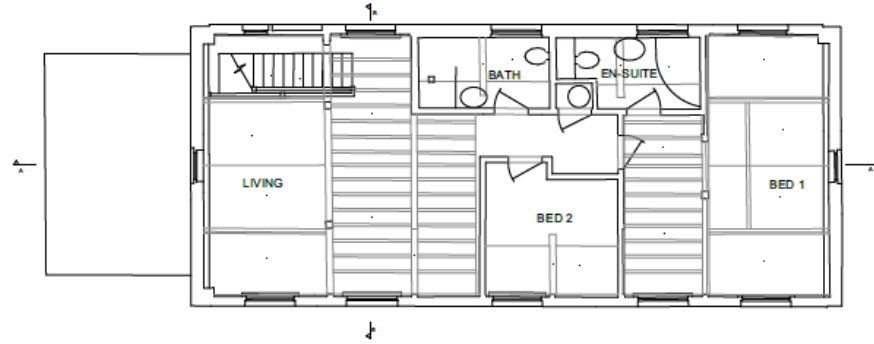


EXISTING GROUND FLOOR PLAN

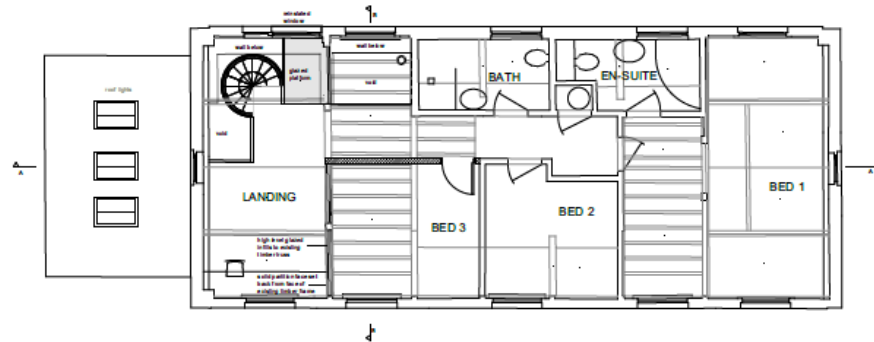


PROPOSED GROUND FLOOR PLAN

Existing & Proposed First floor plan

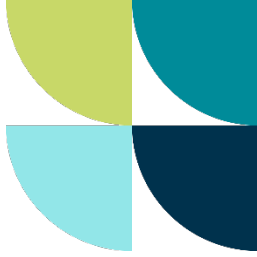


EXISTING FIRST FLOOR PLAN

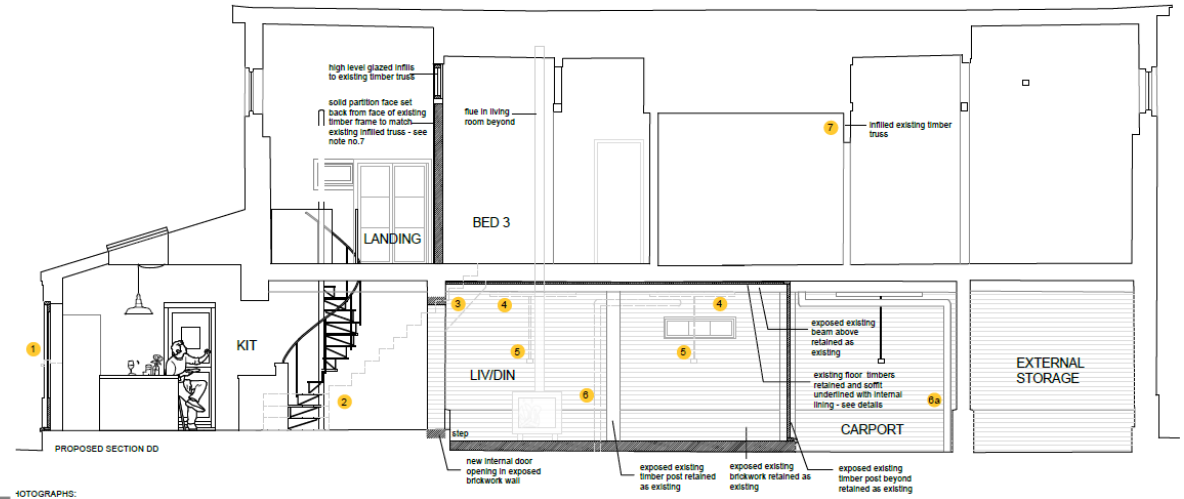
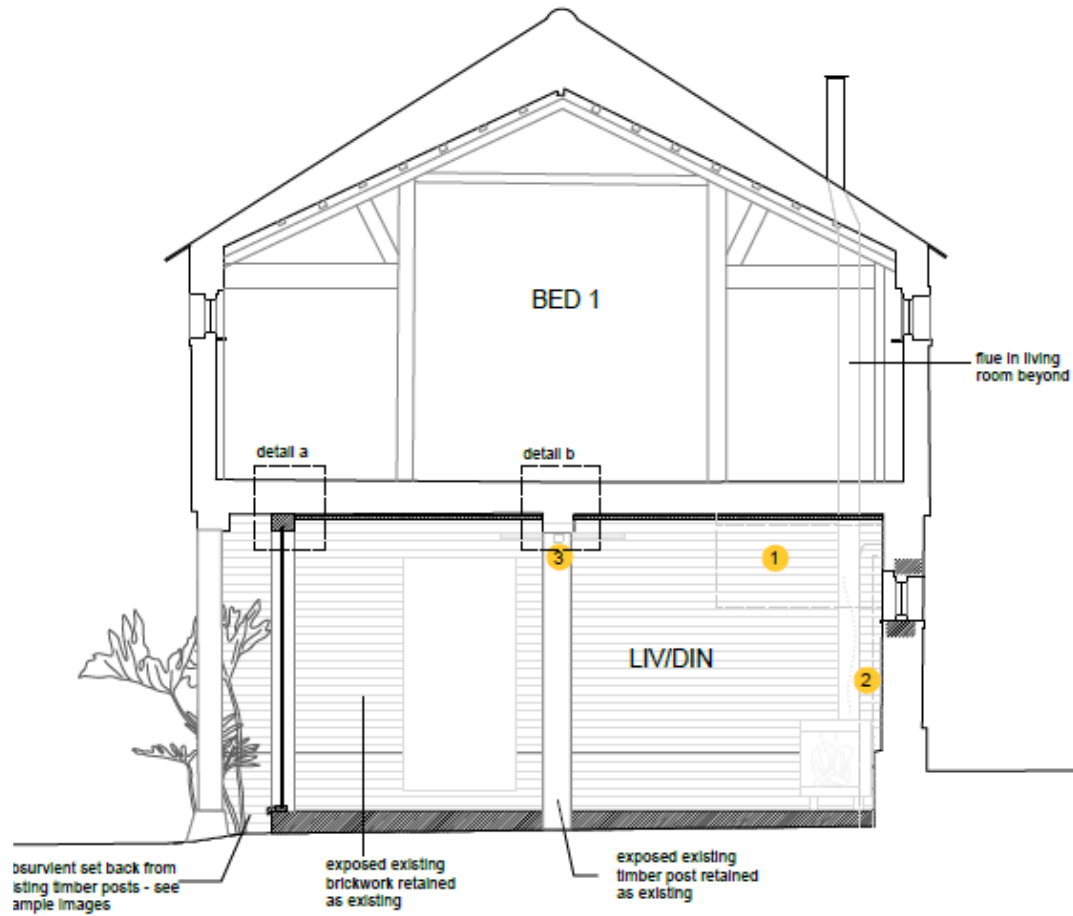


PROPOSED FIRST FLOOR PLAN

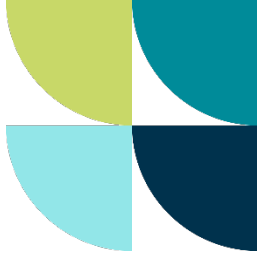
Proposed sections



06



Front elevation



91



Inside of cart bay



92



90

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Front and side elevations

93



Areas where bats emerged from building



Figure 7: Showing areas where bats emerged western elevation



Figure 5: Showing areas where bats emerged southern elevation



Figure 8: Showing areas where bats emerged eastern elevation



Figure 6: Showing areas where bats emerged Northern elevation



Recommendation

- Refuse:
 - The enclosure of the cart bays would erode the agricultural character and appearance of the curtilage listed building, which is currently maintained by the open space at ground floor level, and its significance within this important group of listed buildings which are a well preserved example of a common late 18th Century granary and cart shed; this significance is elevated, as it forms part of a model farm designed by S Wyatt
 - As such the proposed development would result in less than substantial harm, and there is no identified public benefit to outweigh the harm and would be contrary to Policy DM1 of the Local Plan Part 2, Policy ENV3 of the Local Plan Part 1 and chapter 16 of the National Planning Policy Framework

95

End of 3f 24/10078 presentation



New Forest
DISTRICT COUNCIL

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Planning Committee

App No 24/10079

The Granary,

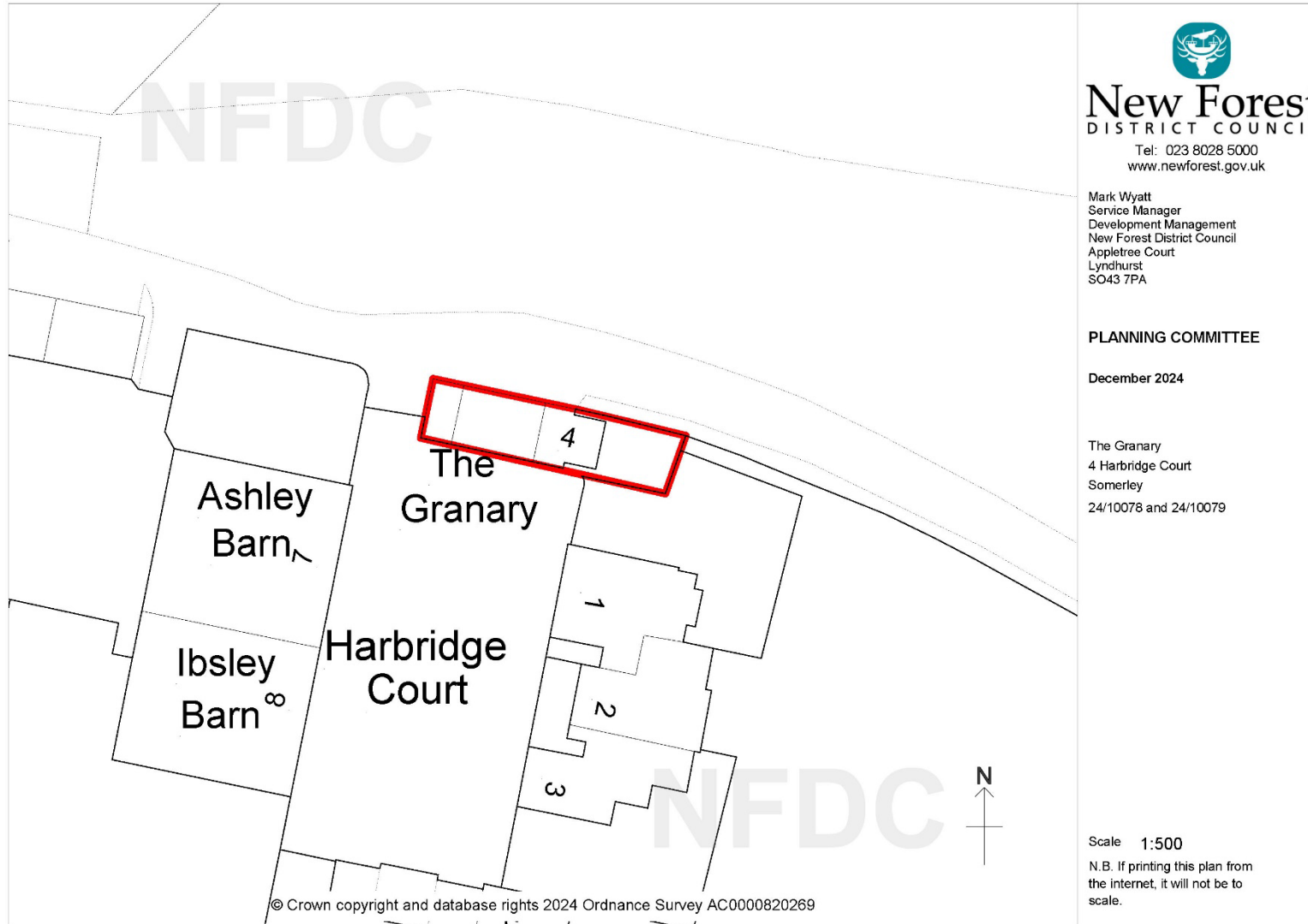
4 Harbridge Court

Somerley

Ellingham, Harbridge & Ibsley

Schedule 3g

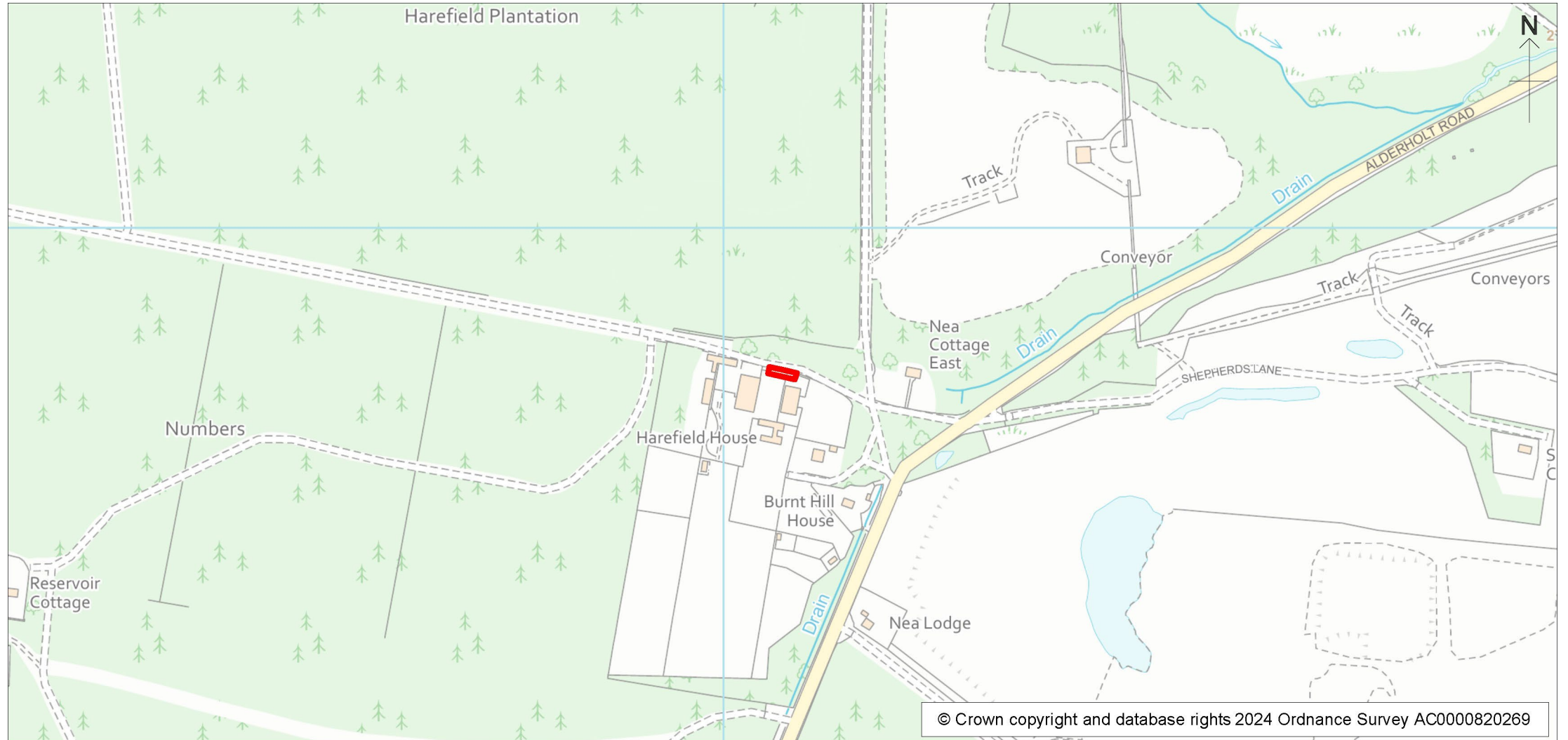
Red line plan



86

Local context

66



97

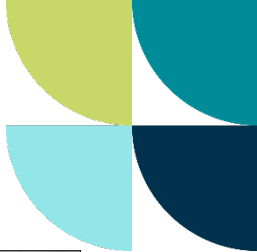
3g 24/10079

Aerial photograph

100



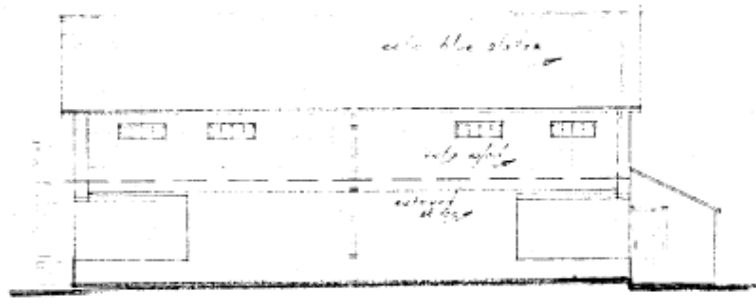
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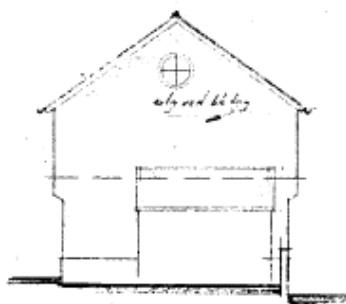
101



89/43685 the granary as existing 1989



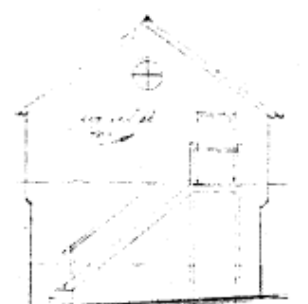
South Elevation



East Elevation

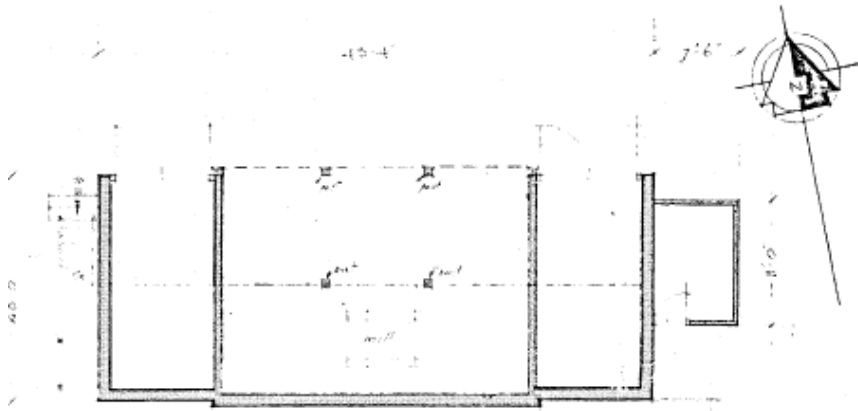


North Elevation



West Elevation

102



100



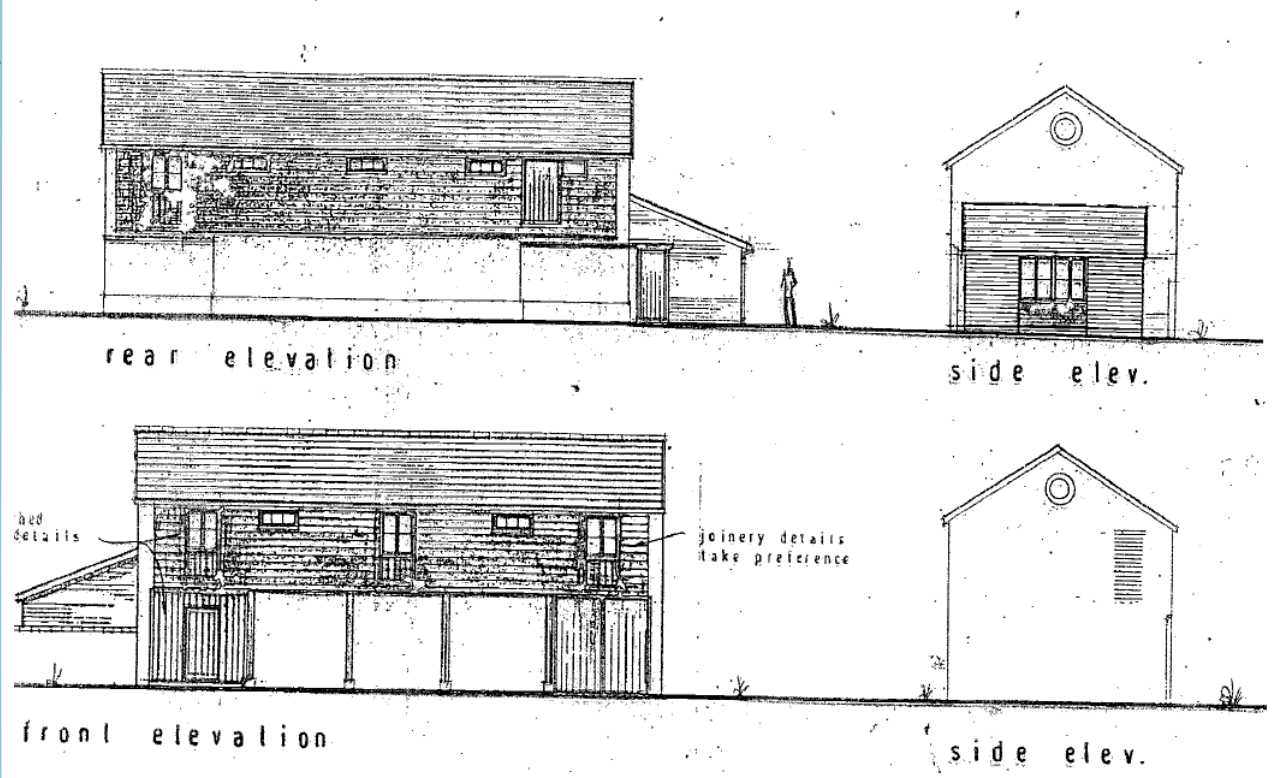
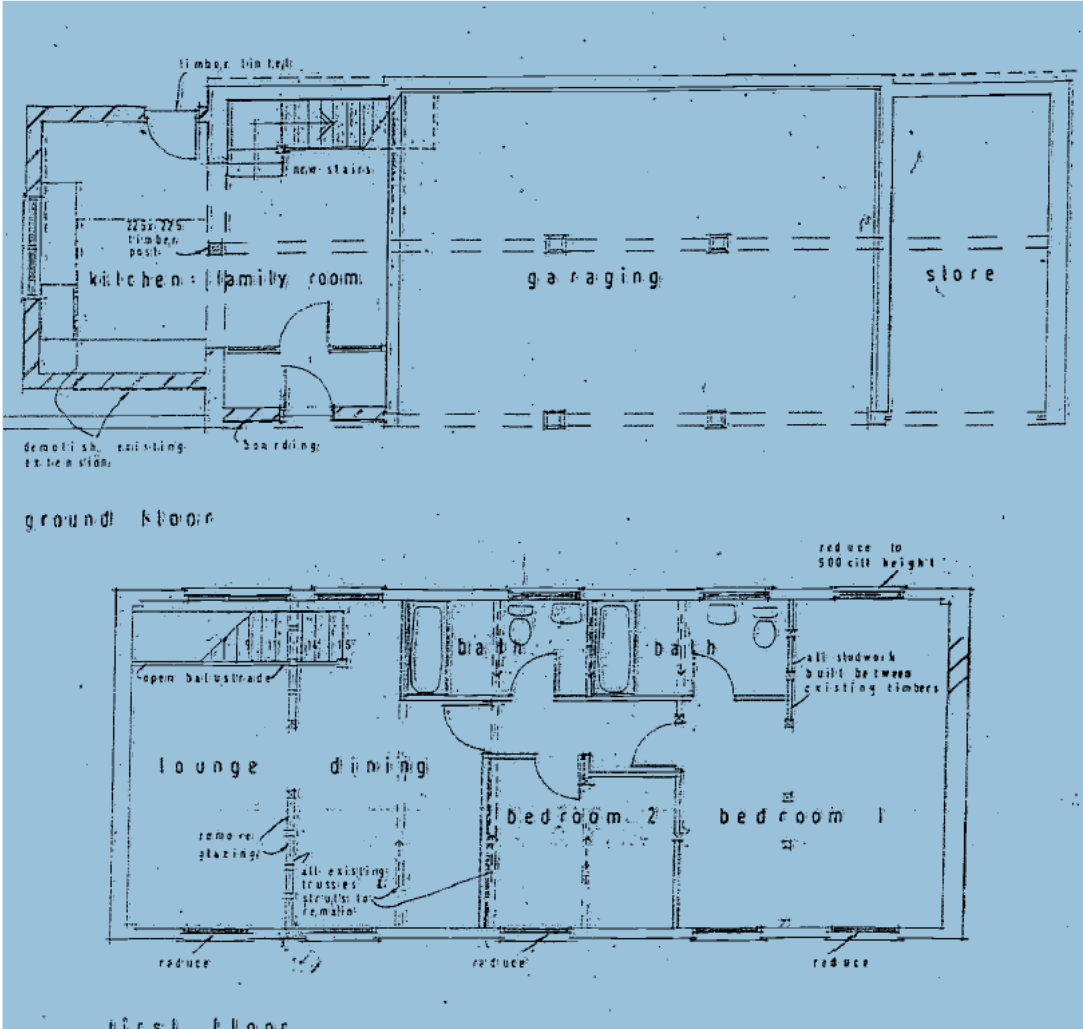
3g 24/10079

ADDITIONAL PLAN
NEW FOREST DISTRICT
COUNCIL
Plan No. **43685**
Rec'd. - 8 DEC 1989
Permission GRANTED
FOR UNLIMITED USE ONLY
SUBJECT TO CONDITIONS
Permitted by Council
DATE: 31.1.90

97/62980 the Granary conversion



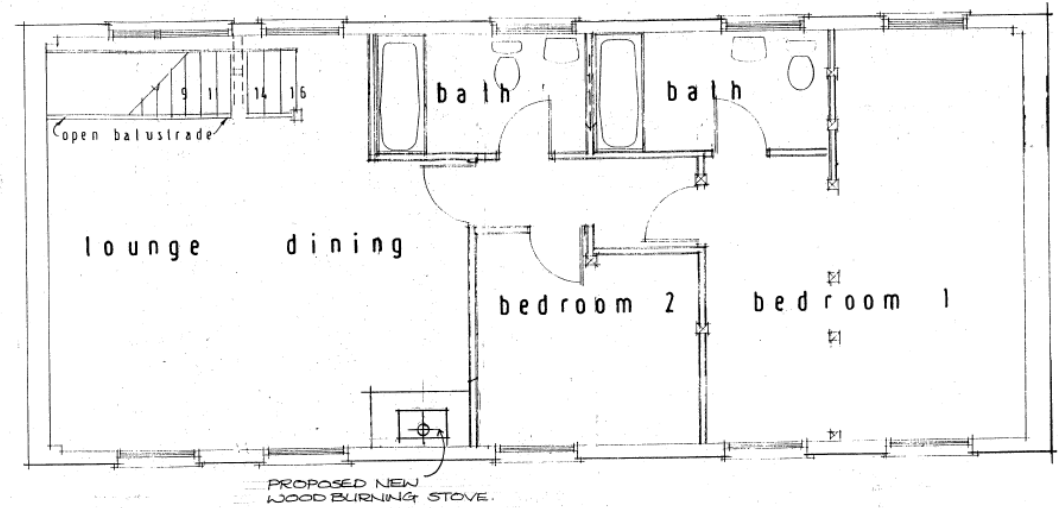
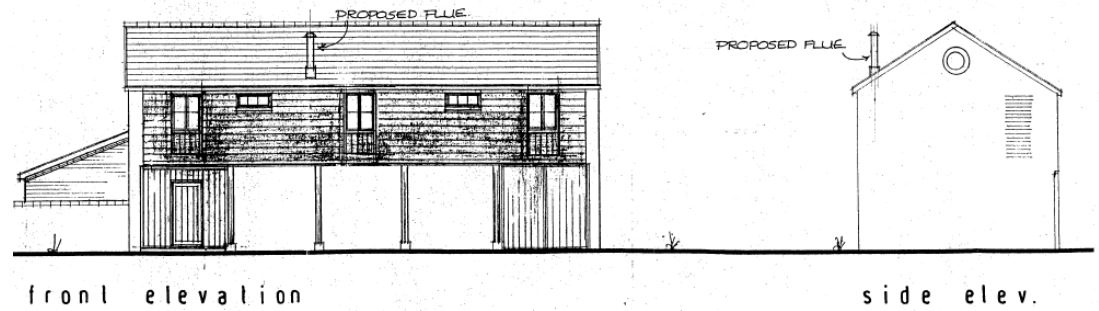
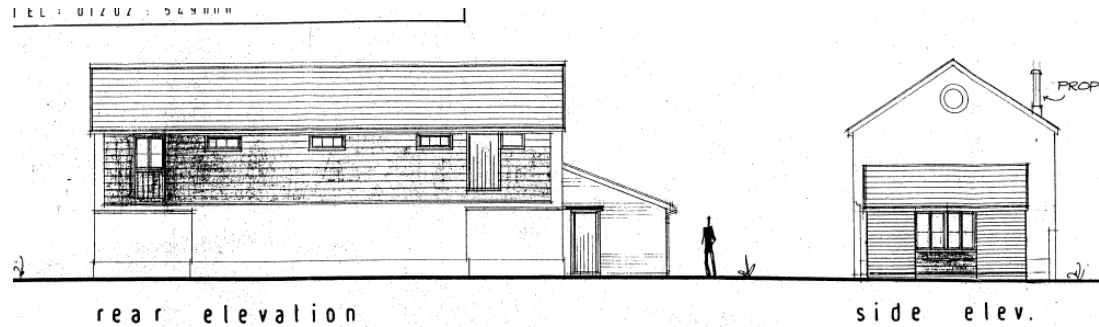
103



07/90257 flue



104



Block Plan



105



KEY

- 1 EXISTING 2 STOREY DWELLING WITH OPEN CARPORT AT GROUND LEVEL
- 2 EXISTING LEAN-TO SINGLE STOREY EXTENSION

EXISTING BLOCK PLAN - PROPOSED NO CHANGES



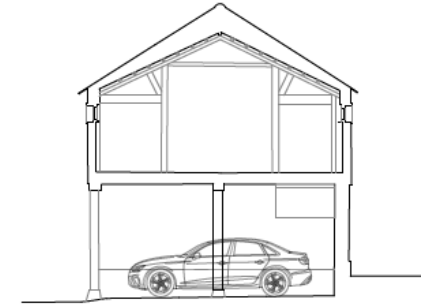
103

3g 24/10079

Existing & Proposed North Elevation



EXISTING NORTH ELEVATION

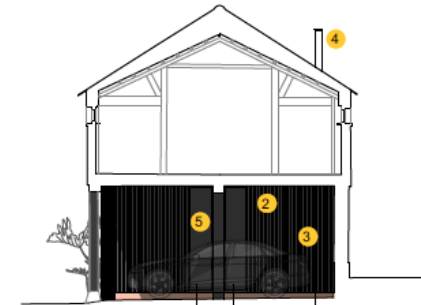


EXISTING SECTION BB
(INTERNAL WEST ELEVATION)



PROPOSED NORTH ELEVATION

800mm wide solid partition - see ecoblog's recommendation



PROPOSED SECTION CC
(INTERNAL WEST ELEVATION)

concealed timber clad door
timber infill - see ecoblog's recommendation

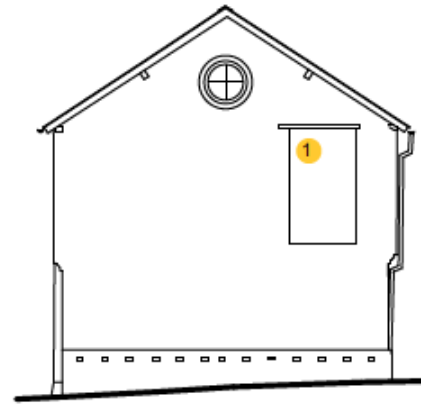
KEY

- 1 PROPOSED SYMPATHETIC FRAMELESS GLAZED INFILL SANDWICHED BETWEEN BLACK STAINED TIMBER POSTS TO MATCH EXISTING - NEW GLAZING TO BE SET BACK FROM FACE OF EXISTING POSTS
- 2 VERTICAL TIMBER CLADDING FINISH TO MATCH EXISTING
- 3 CONCEALED DOOR FINISH TO MATCH CLADDING
- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF:07/90257
- 5 PROPOSED TIMBER INFILL PANEL ABUTTING EXISTING COLUMN SUPPORT STAINED BLACK TO MATCH EXISTING - NEW INFILL PANELS TO BE SET BACK FROM EXISTING EXPOSED POST

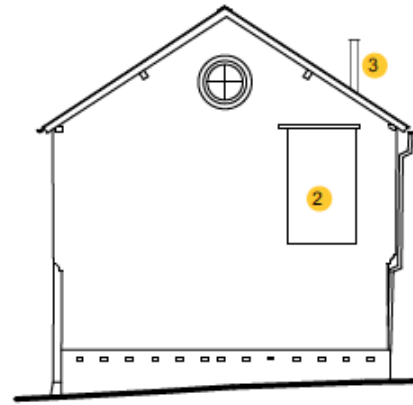
GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)

West elevation

107



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

KEY PHOTOGRAPHS:



KEY

1 EXISTING MODERN BRICK WITH MORTAR POINTING INFILL TO ORIGINAL OPENING

2 REPLACE EXISTING MODERN BRICK AND MORTAR WITH RECLAIMED BRICKWORK TO MATCH ORIGINAL BRICKWORK OR/AND WITH REMOVED AND SALVAGED BRICKS FROM PROPOSED WORKS, WITH LIME MORTAR AND POINTING TO MATCH ORIGINAL

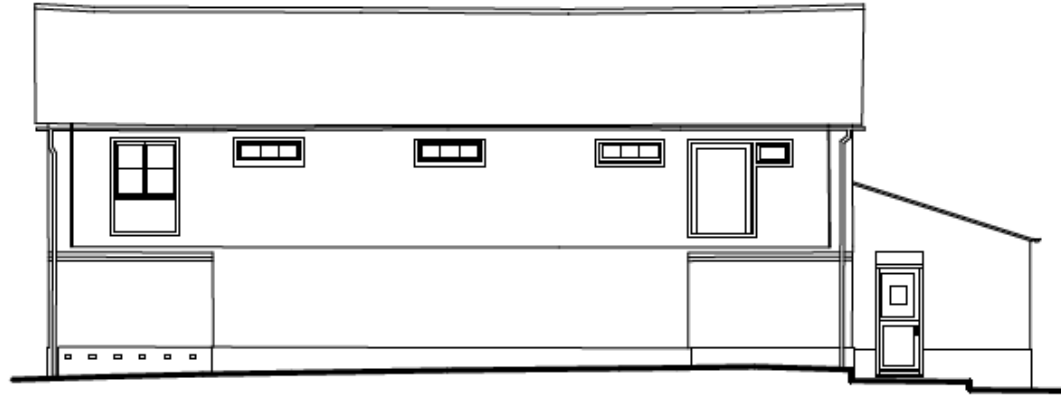
3 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

GENERALLY: ALL WINDOW AND DOOR SINGLE GLAZING TO BE DOUBLE GLAZING THROUGHOUT (INCLUDING REPLACEMENT OF EXISTING UNITS, LIKE FOR LIKE)

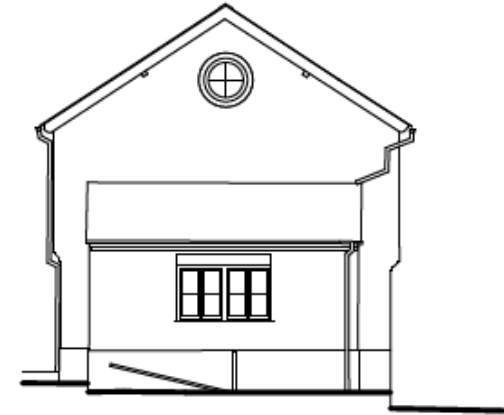
105

3g 24/10079

Existing & Proposed South & East Elevations



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



PROPOSED SOUTH ELEVATION



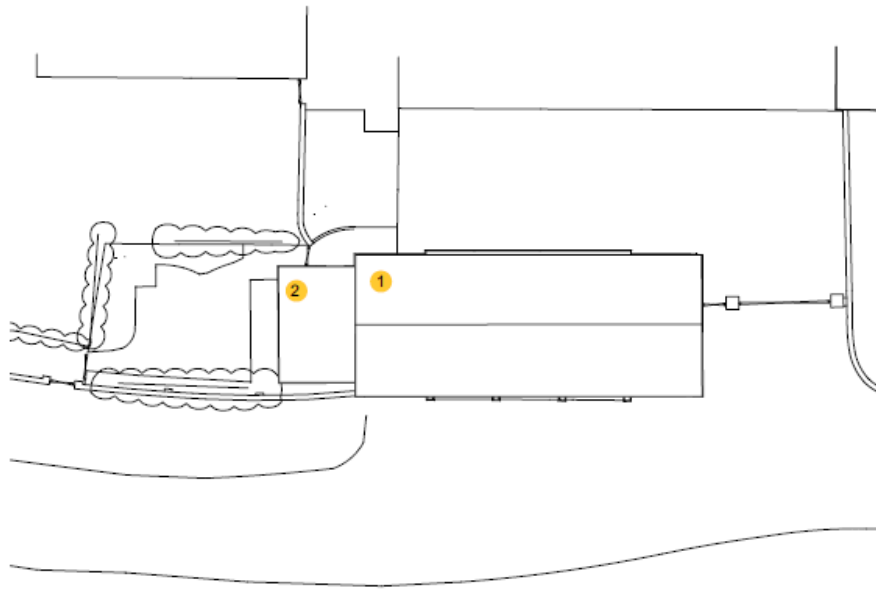
PROPOSED EAST ELEVATION

108

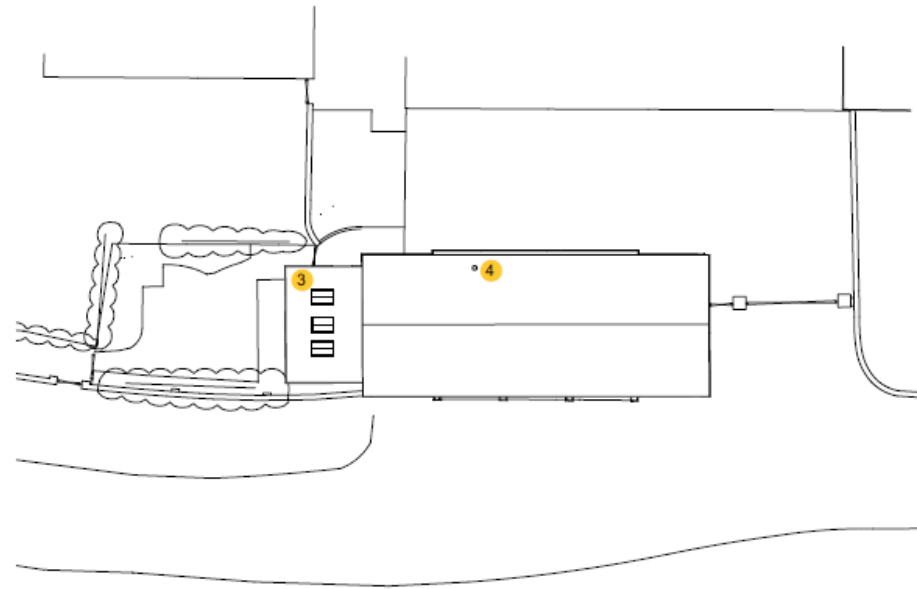
Existing & Proposed Site/Roof Plan



109



EXISTING SITE/ROOF PLAN

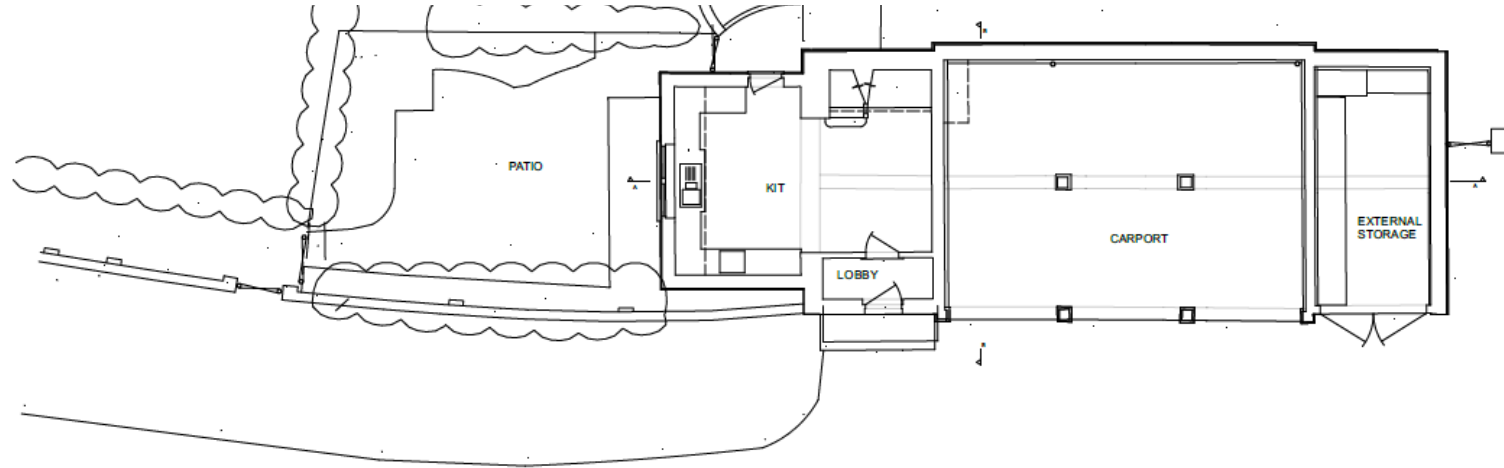


PROPOSED SITE/ROOF PLAN

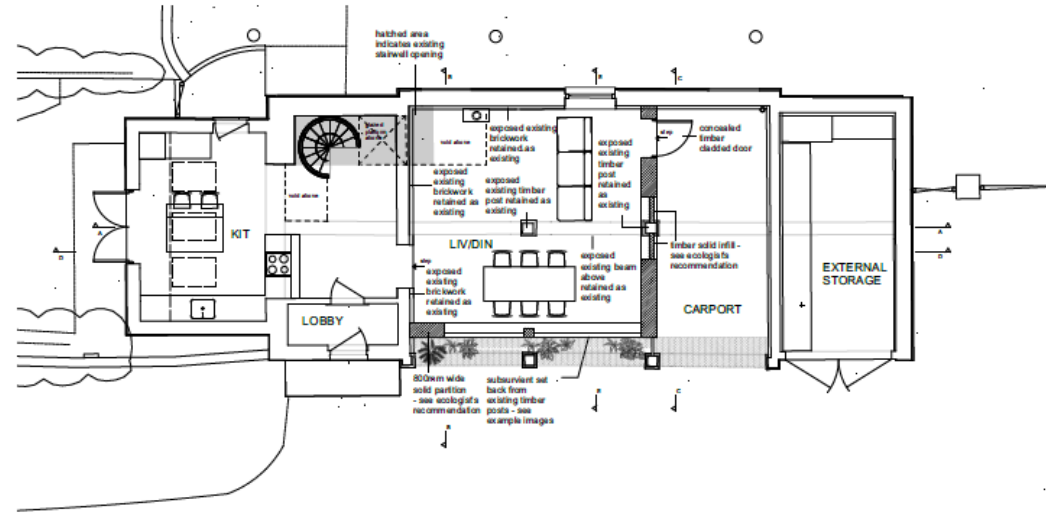
KEY

- 1 EXISTING 2 STOREY DWELLING WITH OPEN CARPORT AT GROUND LEVEL
- 2 EXISTING LEAN-TO SINGLE STOREY EXTENSION
- 3 EXISTING LEAN-TO SINGLE STOREY EXTENSION WITH PROPOSED HERITAGE CONSERVATION TYPE ROOF LIGHTS
- 4 PROPOSED WOOD BURNER FLUE PLANNING GRANTED IN 2007 REF.07/90257

Existing & Proposed Ground Floor Plan



EXISTING GROUND FLOOR PLAN

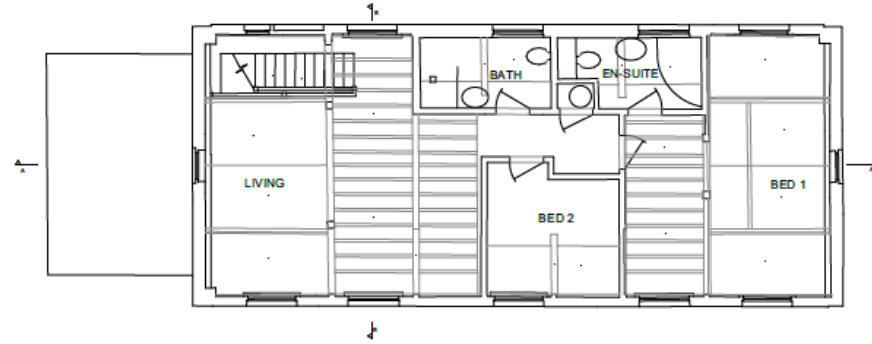


PROPOSED GROUND FLOOR PLAN

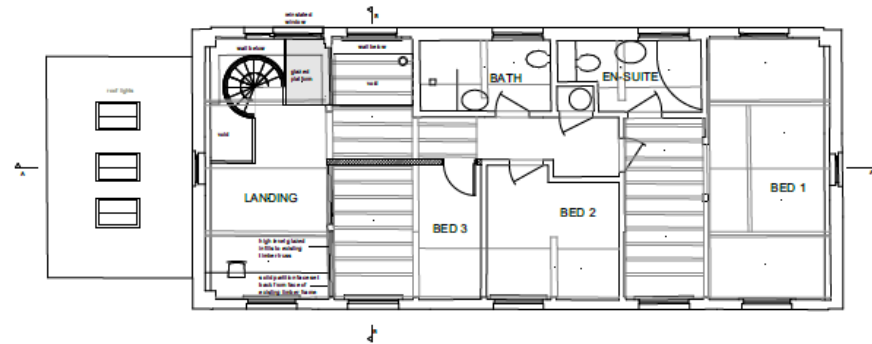
Existing & Proposed First floor plan



111

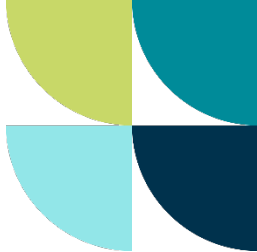


EXISTING FIRST FLOOR PLAN

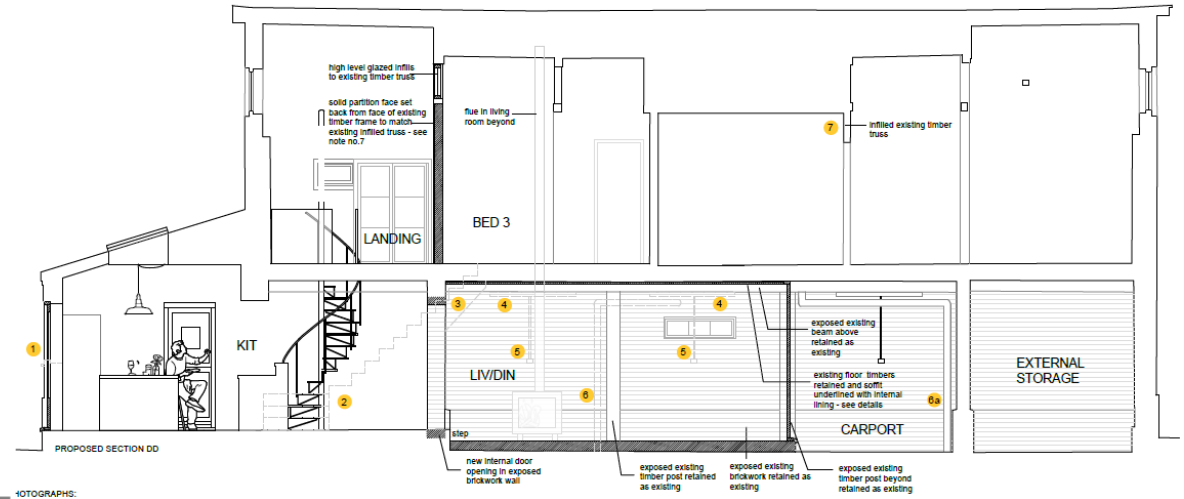
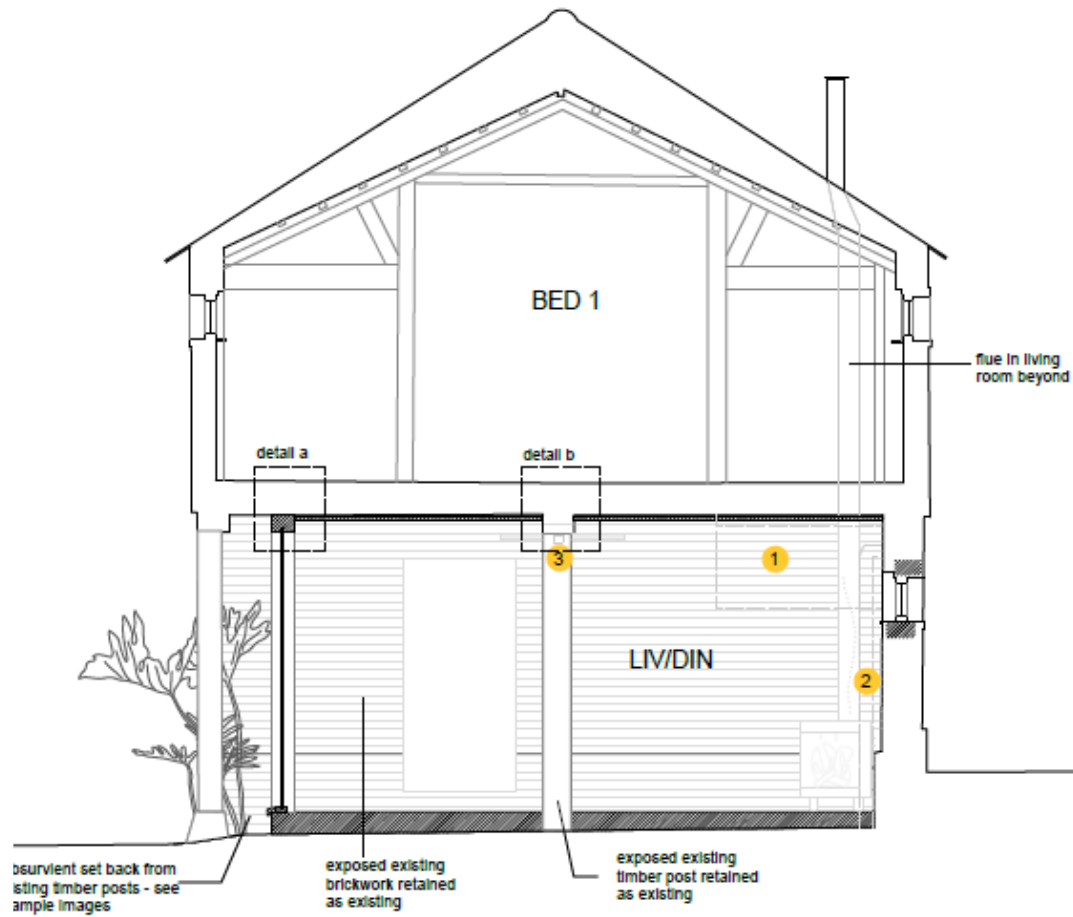


PROPOSED FIRST FLOOR PLAN

Proposed sections



112



First floor interior

113



111



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First floor interior



114



112

3g 24/10079

Front and side elevations

115



113

3g 24/10079

Inside of cart bay



116



114

3g 24/10079

Front elevation



117



115

3g 24/10079



Recommendation

- Refuse:
- The enclosure of the cart bays would erode the agricultural character and appearance of the curtilage listed building, which is currently maintained by the open space at ground floor level, and its significance within this important group of listed buildings which are a well preserved example of a common late 18th Century granary and cart shed; this significance is elevated, as it forms part of a model farm designed by S Wyatt. The conversion of the cart bays to ancillary domestic use would also require intervention into the existing historic fabric with the installation of an internal doorway and ground floor window which are only required due to the change of the use of the current open space. As such the proposed works would result in less than substantial harm, and there is no identified public benefit to outweigh the harm and would be contrary to Policy DM1 of the Local Plan Part 2, Policy ENV3 of the Local Plan Part 1 and chap 16 of the National Planning Policy Framework.

End of 3g 24/10079 presentation



New Forest

DISTRICT COUNCIL

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Planning Committee

App No 24/10799

7 Ivor Close

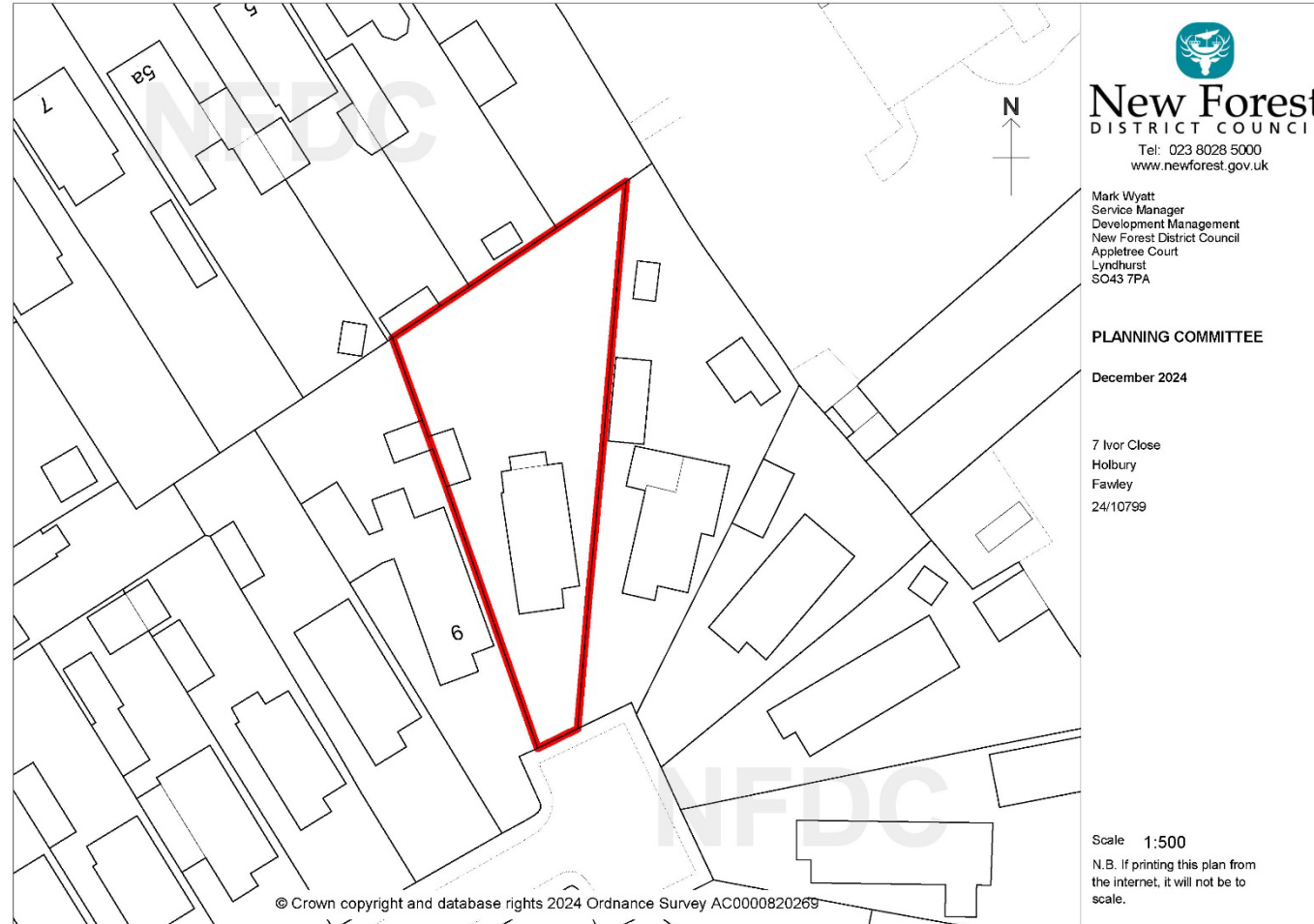
Holbury

Fawley SO45 2NY

Schedule 3h

Red Line Plan

121



Local context



122

Aerial photograph

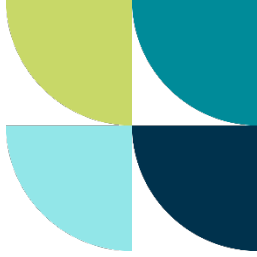


123

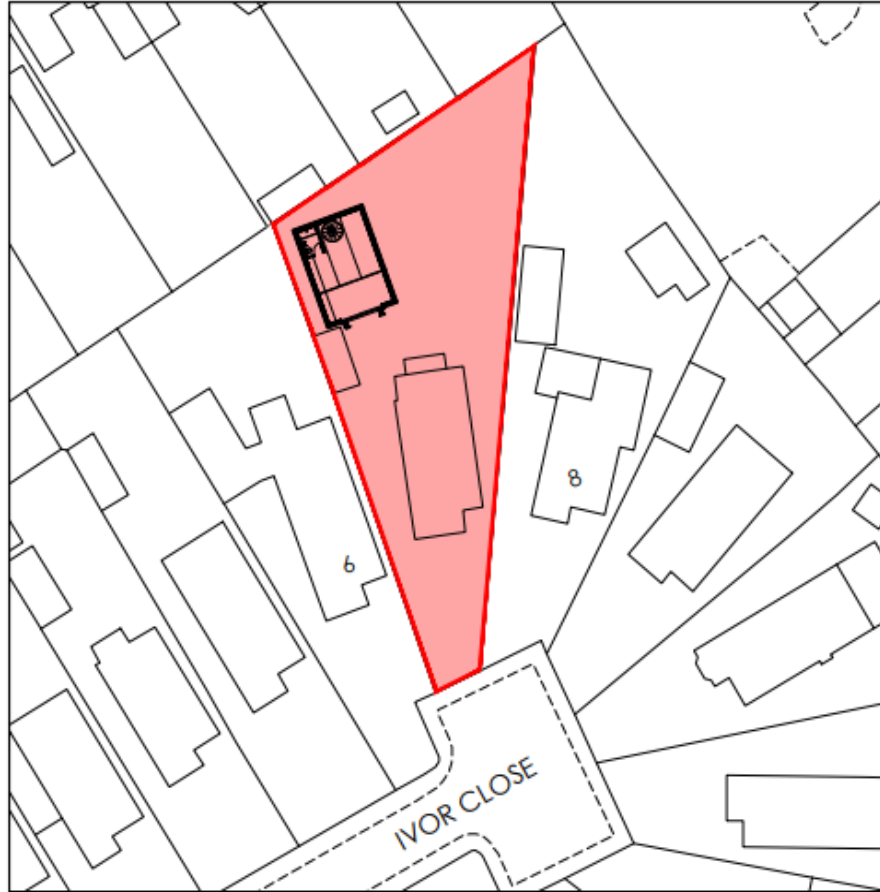
121

3h 24/10799

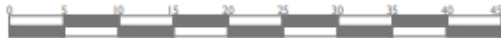
Site Location and Block Plan



124

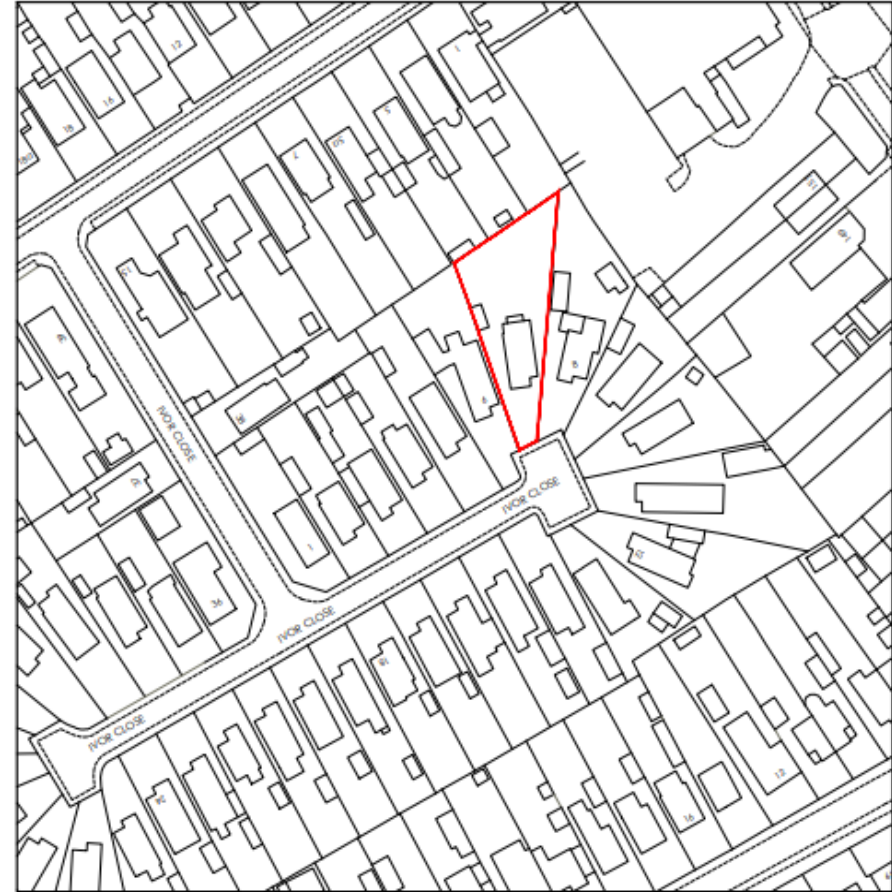
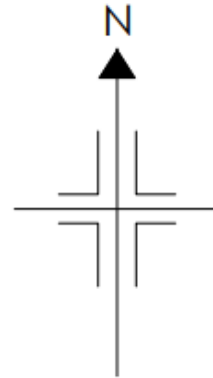


Block Plan



Scale 1:500

122



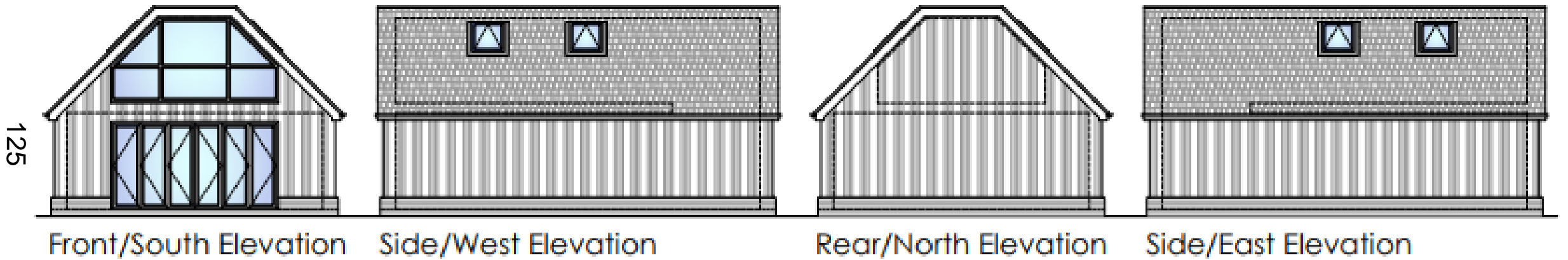
Site Location Plan



Scale 1:1250

3h 24/10799

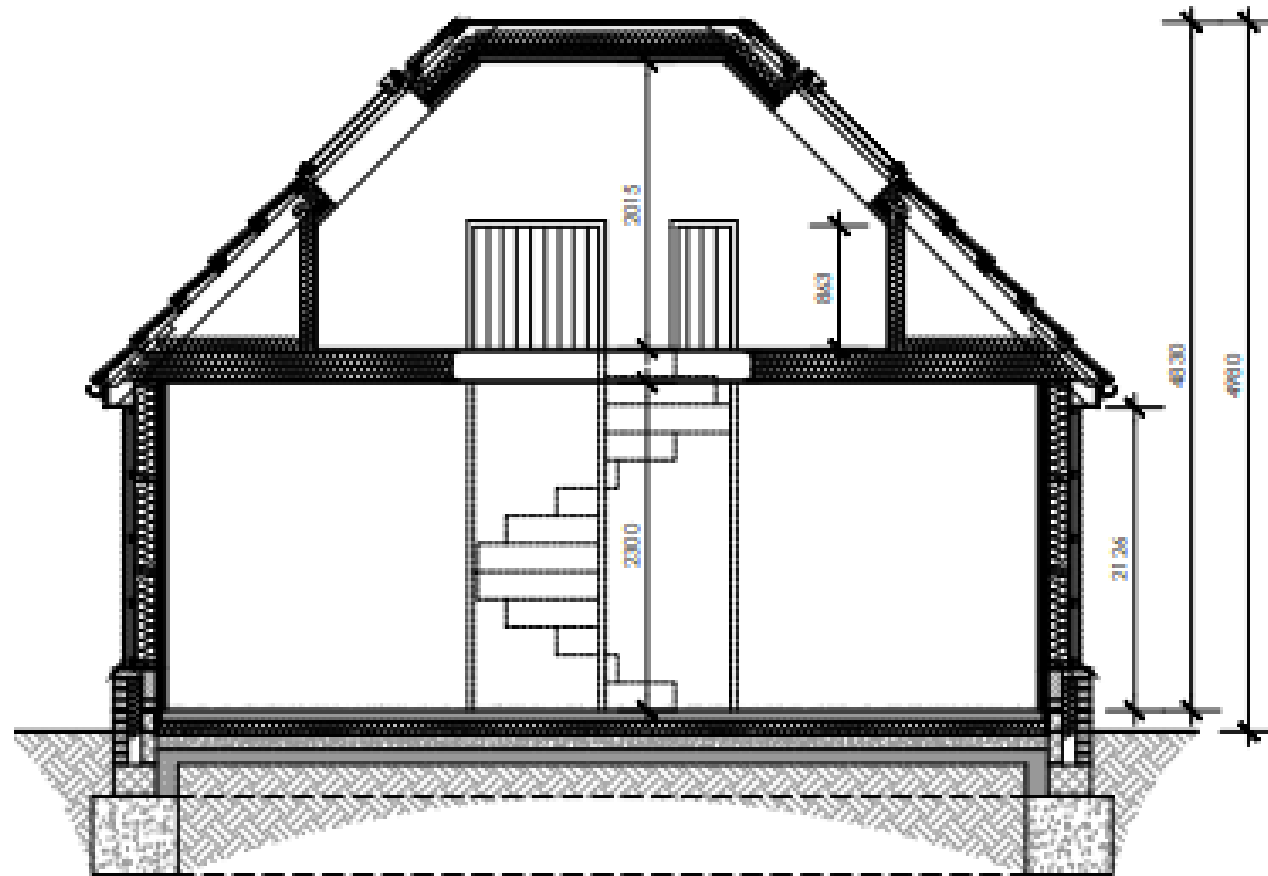
Proposed Elevations Plan



Proposed Section Plan

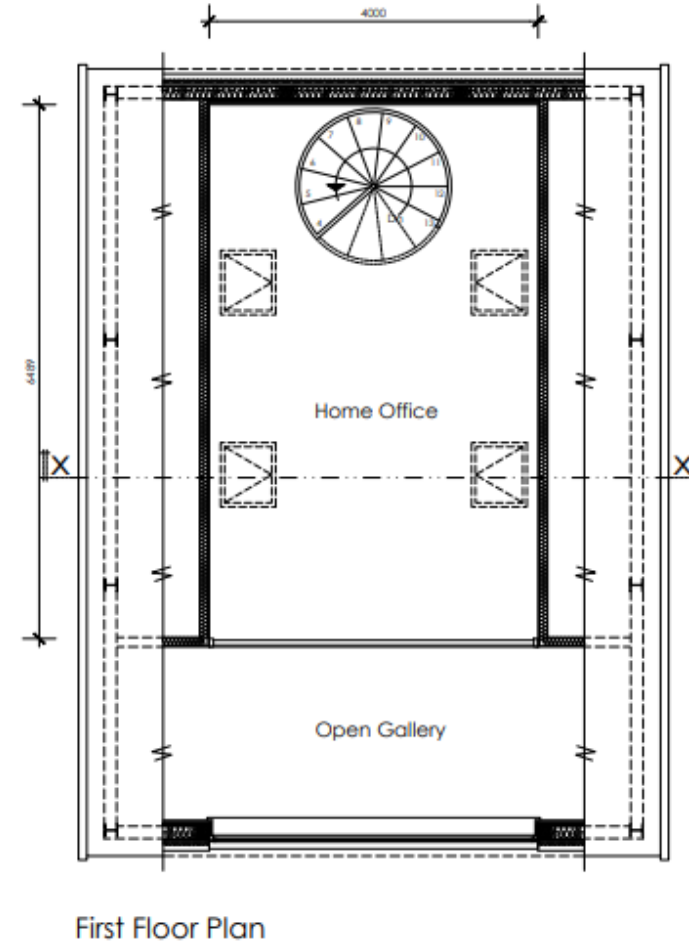
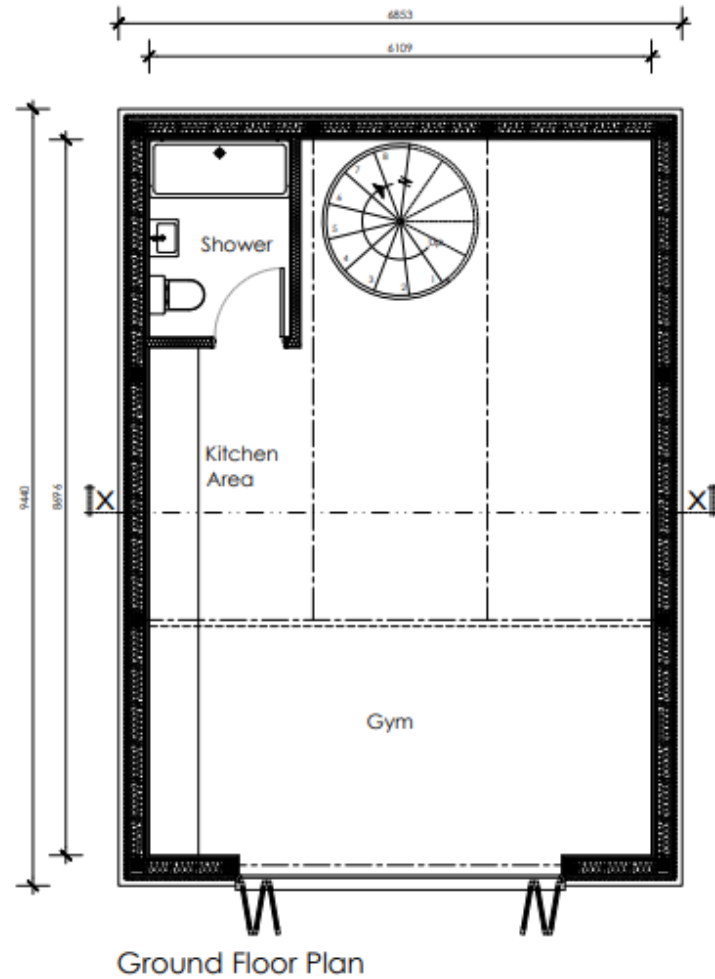


126



Section X-X

Proposed Floor Plan



127

Street Scene and front



128



Front of garage and rear garden



129



View of rear garden to number 8



130



View to rear and rear of number 6

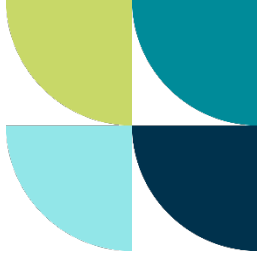


View from number 6's window and garden



132





Recommendation

- Refuse
- By reason of its height, mass and incongruous design the proposed outbuilding would be out of scale with the main bungalow and out of keeping in this location contrary to design advice within the NPPF and Policy ENV3 of the Local Plan Part 1
- By reason of its height and glazed gable along with its close proximity to the neighbour at 6 Ivor Close the proposed outbuilding would result in a harmful perception of being overlooked

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End of 3h 24/10799 presentation



New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE – 11 DECEMBER 2024

COMMITTEE UPDATES

Item 3a - SS17 Land to west of Whitsbury Road, Fordingbridge (Application 24/10651)

6. PARISH/TOWN COUNCIL COMMENTS

Fordingbridge Town Council – response to amended CTMP and other details

Planning Application **24/10651** was considered at last Wednesday's General Council meeting. Cllr Paton summarised the Construction Traffic Management Plan Rev 2, saying there was little change from the previous plan. However, Cllr Wilson reported that contrary to the CTMP, construction traffic is accessing the site via Marl Lane and Puddleslosh Lane instead, and as a result Marl Lane is in a poor condition. The Footpath Officer reported that both Marl Lane and Puddleslosh Lane are ROW for walking and cycling but these narrow lanes are dangerous to walk and cycle while construction traffic is using this route. Councillors agreed that the CTMP should cover Marl Lane and that all materials should be going via the haul road, but this is not the reality. Cllr Wilson said that as Pennyfarthing Homes own this land they have a right of access, but this makes a mockery of the CTMP. Cllr Wilson also reported that Pennyfarthing Homes are also filling in the river with rubble to make a 'dry' riverbed, however the river is not dry.

Cllr White proposed and it was seconded by Cllr Wilson and therefore **RESOLVED**: to recommend **REFUSAL under PAR4** as Fordingbridge Town Council is aware the agreements in the current plan are not being adhered to and this needs further investigation. All in favour.

8. CONSULTEE COMMENTS

New Forest District Council Environmental Protection

Air pollution – confirms that a dust management plan (DMP) is required for approval prior to commencement of development.

Therefore, the DMP should be a stand-alone, site-specific document advising of the determined risks and focusing mitigation on those areas of higher risk. The CEMP currently lists the possible, generic mitigation measures whereas a DMP is site-specific with mitigation measures focused on the areas of identified risk for the proposed development.

Environmental Health (pollution) therefore supports the requirement for a planning condition requiring a Dust Management Plan prior to commencement of the proposed development.

11. RECOMMENDATION

Proposed Conditions

The following amendments are recommended to the conditions as published.

Condition 2. First bullet point changed to read as follows:

- The hard landscaping details to be submitted including layout and materials for all restored pedestrian bridges, boardwalks and pathways.

Condition 3. Condition updated, and typos corrected and should read as follows:

The development permitted shall be carried out in accordance with the following approved plans and reports:

- TOR P001 – Site location plan
- T01 – Vehicle bridge general arrangement plan
- ITB 2264 GA 437 CTMP site layout plan
- ITB 2264 GA 411 L – General arrangement plan
- ITB 2264 GA 437 – Construction Access Phasing plan

- Arboricultural impact appraisal and method statement, (Ref 2131-AIA3-Temp-Acess-DC) 21st June 20243
- 23131 6 Tree protection plan

- ITB12264-GA-414 Rev D - Public highway plan
- ITB12264-GA-415 Rev D - Swept path large tipper
- ITB12264-GA-416 Rev D - Swept path articulated vehicles.
- ITB12264-GA-417 Rev C – Swept path estate car
- 70061334-WSP-CA-DR-C-00003 P04 - General arrangement drainage plan

- 70061334-WSP-CA-DR C 00004 P03 – Cross sections and long sections

- Environmental Statement Chapter 2 Fig 2.2a – Proposed temporary access road layout
- Environmental Statement Chapter 2 Fig 2.2d – Road drainage plan

- Construction Access Statement dated 14 November 2024
- Construction Traffic Management Plan rev 2 dated 15 November 2024
- Construction Environmental Management Plan Issue 1.2 dated November 2024

- Method Statement for the Construction of the Temporary Construction Access and associated temporary bridge, 14 November 2024

Condition 8. First three sentences amended to read as follows:

If unexpected contamination is found after development has begun, development must stop immediately on that part of the site affected by the unexpected contamination. An investigation and risk assessment of the affected area shall be undertaken in accordance with Environment Agency's technical Land Contamination Risk Management (LCRM) guidance. Where remediation is necessary a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment and be submitted to and approved in writing by the Local Planning Authority.

3f The Granary, 4 Harbridge Court, Somerley, Ellingham, Harbridge & Ibsley 24/10078

Spelling correction:

Section 3 - reference to unfilled first floor opening should read infilled

3g The Granary, 4 Harbridge Court, Somerley, Ellingham, Harbridge & Ibsley 24/10079

Spelling correction:

Section 3 - reference to unfilled first floor opening should read infilled

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