

Application Number: 20/11267 Outline Planning Permission

Site: LAND OF SELWYN, FRYERN COURT ROAD, BURGATE,
FORDINGBRIDGE SP6 1NG (PROPOSED LEGAL AGREEMENT)

Development: Demolition of existing outbuildings; erection of 2x detached dwellings with associated parking and landscaping (Outline application with details only of access & scale)

Applicant: Edgewater Homes

Agent: Atlas Planning Group

Target Date: 01/03/2021

Case Officer: Stephen Belli

Extension Date: 14/10/2022

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

1. Principle of Development
2. Creating healthy and safe communities through good design and the impact on the character and appearance of the area;
3. Impact on residential amenity of adjacent neighbouring properties, in respect of noise, light, visual intrusion and privacy;
4. Impact on highway safety, including matters relevant to car parking;
5. Impact on ecology and in particular protected species;
6. Air Quality
7. Habitat Mitigation
8. Housing Land Supply

This application is presented to Committee as the recommendation is contrary to the view of Fordingbridge Town Council.

2 SITE DESCRIPTION

The proposal relates to the garden curtilage of a modest detached dwelling located within the recently modified built-up area along a rural road to the north of the town of Fordingbridge. The area is characterised by detached dwellings set within generous garden curtilages, with the Glasshouse Studios to the east. Located within the curtilage of Selwyn is an outbuilding, which appears to be occupied as annexe accommodation to the principle dwelling on the site. It is proposed to remove the annexe structure in order to facilitate the proposed development. The site immediately adjoins Footpath FP83 Fordingbridge on its southern boundary.

3 PROPOSED DEVELOPMENT

The application is made in outline, with access and scale to be considered, seeking consent for 2 no. dwellings on the site. Plans have been submitted, showing potential access from Fryern Court Road and two detached 3 bedroom bungalows and potential layout arrangements.

4 PLANNING HISTORY

20/10908	Demolition of existing outbuildings and the erection of 3 x detached dwellings 14/10/2020 Refused
15/11364	Detached outbuilding 06/11/2015 Granted Subject to Conditions (<i>not the outbuilding referred to above</i>)
14/11440	Single-storey side extensions 19/12/2014 Granted Subject to Conditions
14/10998	Single storey side extensions 02/10/2014 Granted Subject to Conditions
14/10997	Detached garage/outbuilding 03/09/2014 Refused
13/11306	Detached garage/outbuilding 09/01/2014 Refused
XX/RFR/11244	Four dwellings with access. 18/08/1966 Refused

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development
Policy STR6: Sustainable economic growth
Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality
Policy IMPL1: Developer Contributions
Policy IMPL2: Development standards

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity
DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPG - Residential Design Guide for Rural Areas
SPD - Mitigation Strategy for European Sites
SPD - Parking Standards
SPD - Fordingbridge Town Design Statement
SPD - Air Quality Assessments in New Development 2022

Relevant Advice

National Planning Policy Framework (NPPF):
Chapter 5 - Delivering a sufficient supply of homes
Chapter 12 - Achieving well designed places

Constraints

Plan Area
Avon Catchment Area
FP83 - Fordingbridge

Plan Policy Designations

Built-up Area
New Housing Land Allocations

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council Recommend refusal under PAR4 as we have not seen any evidence that has corrected any of the previous refusal statements.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land - No objection in principle to the proposed development as submitted, subject to standard planning condition 14i being imposed to ensure that any potential contamination that could pose risks to human health and/or the environment found during the proposed development on this site will be dealt with in accordance with DEFRA / Environment Agency's technical guidance. This is due to historic maps showing an area of potentially unknown filled ground on adjacent land. It is possible that some contamination may have migrated through the ground and groundwater. Under the National Planning Policy Framework, where a site is affected by contamination, responsibility for securing a safe development and/or new use, rests with the developer and/or landowner.

HCC Rights of Way - Fordingbridge Footpath 83 to the south is unaffected by the proposals. We therefore have no objection.

Drainage - no objection

Ecologist - Having reviewed the Ecological Impact Assessment (EclA) undertaken by Eclipse Ecology, dated 12th November 2020, no objections are raised to the proposed development. Given this is an outline application specific details for the enhancement measures are not requested at this stage but conditions to protect nesting birds and to ensure the ecological mitigation and enhancement measures are undertaken are requested.

HCC Highways - The amount of development proposed in these circumstances is covered by HCC Standing Advice issued to LPA's in April 2017. Please refer to that document for consideration of the Highway implications of this proposal.

Southern Gas Networks - give informatives

9 REPRESENTATIONS RECEIVED

No representations received

10 PLANNING ASSESSMENT

Principle of Development

As an outline planning application with all matters reserved except access and scale, the main matter for consideration is the principle of development. Matters relevant to layout, appearance and landscaping are reserved.

Recent changes to the Development Plan has brought the site within the built-up area for Fordingbridge and allocates nearby land for residential development. As the application site lies within the built-up area, where there is a presumption in favour of new housing, the principle of housing development may be acceptable. The benefits of the proposal in terms of new housing provision must be weighed against the potential harm caused, which is examined in the following sections, at the end of which a conclusion on the planning balance is reached.

Creating healthy and safe communities through good design and the impact on the character and appearance of the area

The impact of the proposal on the character and appearance of the area and the public realm needs to be considered under the provisions of Policy ENV3, the NPPF and the Fordingbridge Town Design Statement.

The proposed dwellings would be sited in an attractive rural edge location, to the northern extent of Fordingbridge's built-up area. It is acknowledged that the surrounding area to the west, east and south will be subject to change in the medium term following the allocation of residential land as Strategic Sites 17 and 18. The Fordingbridge Town Design Statement identifies the site as being within the Tinkers Cross and Burgate Area - 'situated at the junction of Whitsbury Road and Fryern Court Road. This small group of dwellings extends northwards along Fryern Court Road, and then the properties become more spaced out'.

While the submitted layout is indicative, it shows a pattern of development that would be consistent with the spatial pattern of surrounding residential development. Dwellings in the locality are individual in their appearance and a defining feature is the generally detached nature of properties and their generous garden areas. This affords a lower density and more spacious setting to existing development, which is to be expected in this rural edge location. In the context of existing residential development within the locality, this proposal for two bungalows within the curtilage of Selwyn would result in an acceptable form of development, particularly considering the presence of the existing annexe accommodation on the site, which would be removed.

The Town Council state that they have not seen any evidence to address their concerns over the previous refusal. The concerns raised by FTC over 20/10908, a scheme for three dwellings, were that it constituted overdevelopment of the site, there were too many houses for the site and due to the difficulty of the junction for vehicle movements. Officers consider the reduction in dwelling numbers from 3 to 2, laid out and of a form as indicated, have adequately addressed concerns with regard to overdevelopment and unit numbers. The reduction in numbers also assists with regard to concerns over the access and the Highway Authority raise no objection to the proposal.

The other change relates to the suggested scale of development, in that the previous application showed three dormer bungalows whereas this application shows two bungalows without accommodation in the roof. This scale of development is considered more appropriate and should be conditioned in the event of an approval.

Officers consider that the site can accommodate two modest bungalows and that the proposal would be in accordance with the character related provisions of Policy ENV3 of the NFDC Local Plan Part 1 2016-2036, the Fordingbridge Town Design Statement and Chapter 12 of the NPPF.

Impact on residential amenity of adjacent neighbouring properties, in respect of noise, light, visual intrusion and privacy

Policy ENV3 states that new development shall not have unacceptable impacts upon residential amenity of existing and future occupiers, in terms of visual intrusion, overbearing impact, overlooking, shading, noise or light pollution.

The proposal would have no direct impacts upon adjoining occupiers in respect of noise, light, visual intrusion and privacy, due to the level of separation from neighbouring properties. The level of amenity space afforded to the new dwellings would be acceptable. Likewise, the relationship of the new dwellings with the host dwelling Selwyn is also considered acceptable.

Impact on highway safety, including matters relevant to car parking

The application is an outline application, with means of access considered.

The indicative plans show four off-street car parking spaces, in a tandem formation, accessed from a 4m wide private drive for use by future occupiers. The indicative plans also show that each dwelling would be a three bedroom unit. Four off street parking spaces would fail to meet with the Council's Parking Standards SPD by one space (3 bedroom dwellings required 2.5 spaces each). While there is under provision, it is not considered sufficient to substantiate a reason for refusal. There would be adequate turning provision within the site for vehicles to egress the site in a forward gear. The Standards also require 3 cycle spaces per each 3 bedroom dwelling. There is room within the site to accommodate cycle storage and this can be conditioned.

The proposal will result in intensified use of the existing access at a point close to the junction of Fryern Court Road with Whitsbury Road and utilising part of a public right of way. No objections are raised by Hampshire County Council as both Highway Authority and Rights of Way Authority to the access arrangement. Whilst the initial views of the Highway Authority and Rights of Way Team indicate no objections they have been re-consulted as the access junction with the public footpath may need to be resurfaced from the current scalpings finish. The scalpings laid may have partially trespassed onto the public highway and this may cause a slip hazard. The public footpath is also to be upgraded as part of the Strategic Site 17 proposal at Tinkers Cross so there needs to be a check to ensure materials match in this area. Any further advice will be communicated at the Planning Committee as their views are awaited.

It should be noted that Policy IMPL2 related to development standards places a requirement on new developments to make provision to enable the convenient installation of charging points for electric vehicles and details would be expected of any reserved matters submission. This is covered by condition.

Impact on ecology and in particular protected species

As from 7th July 2020 the Council has sought to secure the achievement of Biodiversity Net Gain (BNG) as a requirement of planning permission for most forms of new development in accordance with Policy DM2. Details have been submitted

outlining the potential impacts of the development and how biodiversity net gain would be achieved. The Council's Ecologist has no objection to the proposal, subject to conditions. The earlier ecology survey has also now been updated and a mitigation and enhancement plan has been submitted which is considered acceptable and can be covered by condition.

Air Quality

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be no kerbside development, no solid fuel appliances and gas boiler below minimum standard.

Habitat Mitigation

a) Recreational Impacts

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission was to mitigate that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. The applicant is currently engaged with completing a section 106 agreement to secure the recreational mitigation contribution.

b) Air quality monitoring

Since July 2020 the Council is required to ensure that impacts on international nature conservation sites are adequately mitigated in respect of traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia). Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. A financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. The applicant is currently engaged with completing a section 106 agreement to secure the air quality monitoring contribution.

c) Phosphate neutrality and impact on River Avon

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment &

Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable phosphate loading to be offset. Such a project has now been secured and a Grampian style condition can be imposed that will secure the appropriate level of phosphate mitigation.

Housing Land Supply

The Council cannot demonstrate a five-year supply of deliverable housing land and while the Council Planning Policy team is currently engaging with developers in order to produce an updated five-year housing land supply figure that takes into account last year's delivery of new homes along with the latest information about sites coming forward. When published, this will be the formal position of the Council. However, it is anticipated that the updated housing land supply position will remain below the required 5 years. In such circumstances the NPPF (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be accorded in the overall planning balance to the provision of new housing. The current proposal is for a modest level of housing provision and in the absence of any identified harm, there is little to weigh against the proposal.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses	229	0	229	229	£80/sqm	£23,463.69 *
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Subtotal:	£23,463.69
Relief:	£0.00
Total Payable:	£23,463.69

11 CONCLUSION

In this case it is considered that the principle of development is acceptable as set out above, and that the benefits of the proposed development, including housing provision of an appropriate form and scale demonstrably outweigh the disbenefits. The proposal complies with adopted Development Plan Policies and national policy, which seek to protect the character of localities, ecology and the conservation status of European wildlife sites. Accordingly, the application is recommended for approval.

12 RECOMMENDATION

Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:

- i) the completion, by 16th December 2022 of a planning obligation entered into by way of a Section 106 Agreement to secure recreational habitat mitigation and air quality monitoring contributions
- ii) the imposition of the conditions set out below.

BUT, in the event that the Agreement is not completed by 16th December 2022, Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **REFUSE PERMISSION** for the reason set out below.

The recreational and air quality impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area / Ramsar site and the Solent Maritime Special Area of Conservation, would not be adequately mitigated, and the proposed development would therefore unacceptably increase recreational and air quality pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the New Forest District Local Plan Part 1 and Policy DM2 of the Local Plan Part 2 Sites and Development Management Development Plan Document and the Supplementary Planning Document - Mitigation Strategy for European Sites.

Conditions to be attached to any consent:

1. Approval of the details of the layout, appearance and landscaping ("the reserved matters") shall be obtained from the Local Planning Authority before any of the development is commenced. The development shall only be carried out in accordance with the details which have been approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development permitted shall be carried out in accordance with the following approved plans: drawing number 9344/200 Rev A (Site Block and Location Plans), drawing number 9344/201 Rev A (Unit 1 Floor Plan and Elevation Plan), drawing number 9344/202 Rev A (Unit 2 Floor Plan and Elevation Plan), drawing number 9344/203 (Site Scene A-A), Planning Design and Access Statement by Atlas Planning dated January 2021 and the Ecological Impact Assessment by Eclipse Ecology EclA dated 22 September 2022.

Reason: To ensure satisfactory provision of the development.

4. During any (site clearance, removal of floor slab and) foundation excavations a suitably qualified contaminated land consultant shall carry out a **watching brief** with regards to asbestos, hydrocarbons and any other ground contamination. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority.

Reason: Historic maps show an area of potentially unknown filled ground on adjacent land. It is possible that some contamination may have migrated through the ground and groundwater. Under the National Planning Policy Framework, where a site is affected by contamination, responsibility for securing a safe development and/or new use, rests with the developer and/or landowner. in accordance with policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

5. The development shall not be carried out other than in accordance with the ECIA dated 22/09/22 including all mitigation and enhancement measures. Such biodiversity enhancements shall be completed prior to the occupation of any dwelling with photographic evidence provided to the LPA and maintained as such thereafter.

Reason: To safeguard protected species and to provide for appropriate biodiversity enhancements in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

6. No clearance of vegetation (e.g. hedgerows, trees and scrub) or demolition of buildings that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation / building / structure for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority".

Reason: To safeguard protected species in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

7. The development hereby approved shall not be occupied for its intended purpose until the existing annexe accommodation indicated by the dotted blue line on drawing number 9344/200 Rev A has been removed from the site.

Reason: To ensure the development comes forward in the intended manner in the interests of the amenities of the area, in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

8. Before first occupation of the dwellings hereby approved, a scheme for the provision of infrastructure and facilities to enable the installation of charging points for electric vehicles to serve each new dwelling, together with a lockable cycle shed capable of accommodating 3 cycles per dwelling, shall be submitted to the Local Planning Authority for its written approval. Thereafter, the development shall be implemented in full accordance with the approved details and thereafter retained.

Reason: In the interests of sustainability and to ensure that provision is made for electrical charging points in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest (outside of the National Park).

9. The development hereby permitted shall not be occupied until the spaces shown on drawing number 9344/200 Rev A (Site Block and Location Plans) for the parking of motor vehicles have been provided. The spaces shown on drawing number 9344/200 Rev A (Site Block and Location Plans) for the parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

10. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved

method.

In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.

The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

11. The development hereby approved shall not be occupied unless
- A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the local planning authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
 - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:
 - (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC) (adding, when it is in place and as applicable), in accordance with the Council's Phosphorus Mitigation Strategy / the Avon Nutrient Management Plan.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes AA, A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

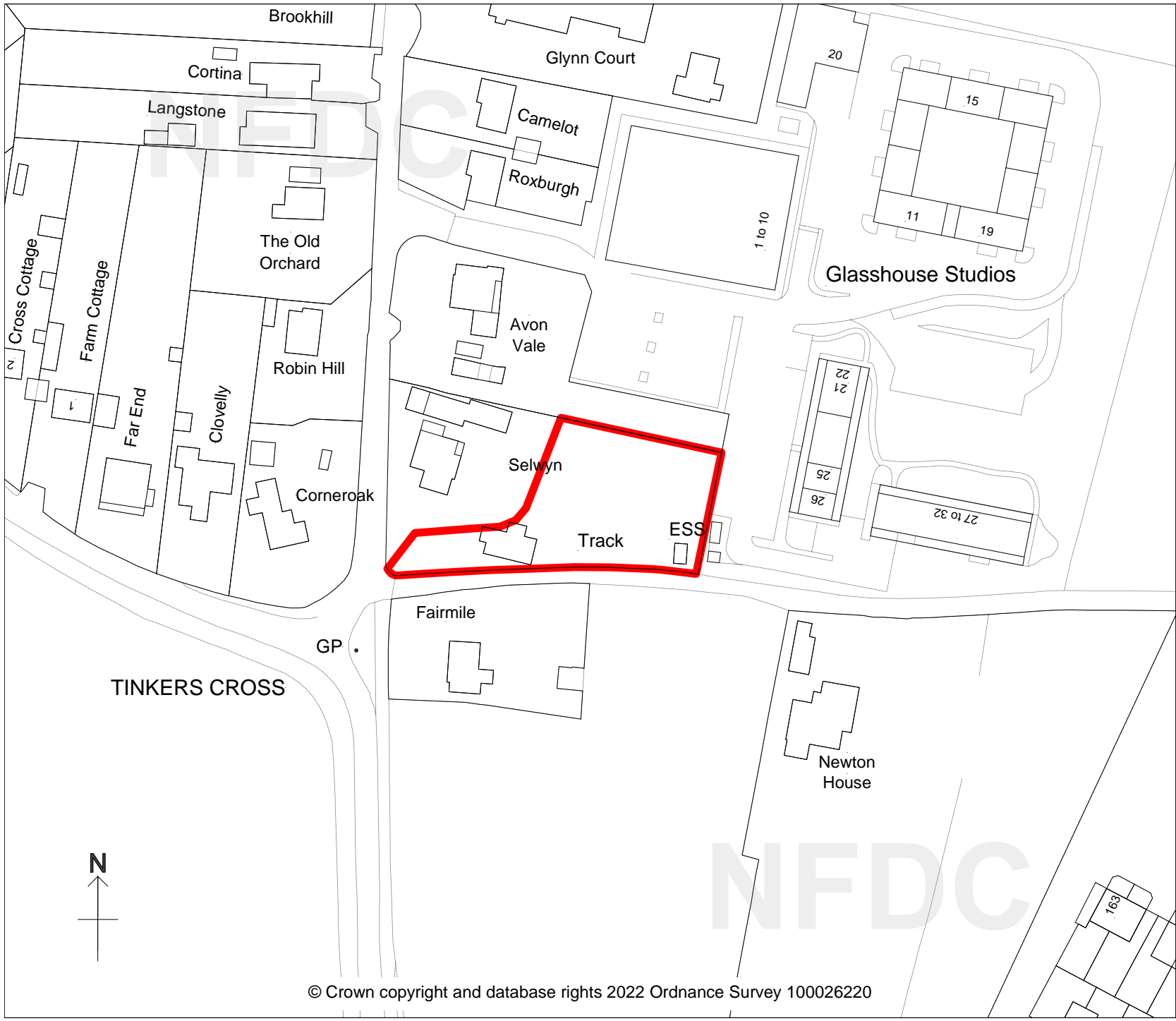
Reason: In view of the size and physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect required levels of car parking and the visual amenities of the area, and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

13. The access road serving the development shall comprise a sealed porous surface for the first 5 metres from the edge of the site such as to prevent any loose material from entering the public highway and public footpath adjoining the site.

Reason: In the interests of highway safety.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

October 2022

Land of Selwyn
 Fryern Court Road
 Burgate, Fordingbridge
 20/11267

Scale 1:1250

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