

**Application Number:** 24/10837 Full Planning Permission  
**Site:** LAND ADJACENT TO THE WHEELWRIGHTS POST,  
SALISBURY ROAD, BURGATE, FORDINGBRIDGE, SP6 1LX  
**Development:** Erection of a 70-bedroom care home (Use Class C2) with  
associated access, parking, landscaping and ancillary facilities  
**Applicant:** Frontier Estates Ltd  
**Agent:** Gillings Planning Ltd  
**Target Date:** 26/12/2024  
**Case Officer:** Stephen Belli  
**Officer Recommendation:** Service Manager Grant  
**Reason for Referral to Committee:** The site forms part of Strategic Site 18 - Land at Burgate

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

1. Principle of development including 5-year housing land supply
2. Site layout, design and impact on the character and appearance of the area, including designated landscapes and wider landscape implications
3. Designated heritage assets
4. Access, car parking provision, highway safety and sustainable transport
5. Flood risk and drainage
6. Ecology and impact on sites designated for nature conservation, and matters relating to Biodiversity Net Gain (BNG)
7. Environmental protection: air quality, contaminated land, minerals and noise
8. Section 106 Heads of Terms and infrastructure contributions
9. Planning balance and conclusions

## 2 SITE DESCRIPTION

The site is located within the settlement boundary of Fordingbridge as shown in the adopted New Forest Local Plan 2016-2036. The site comprises a square parcel of grassland approximately 0.65 ha in area and which forms part of Strategic Site 18 'Land at Burgate' allocated for development in the adopted Local Plan.

The site is located adjacent to the A338 Salisbury to Ringwood Road on the northern edge of Fordingbridge. Directly to the east of the site lies the A338 which separates the site from the boundary of the New Forest National Park; to the south a further parcel of Site 18 development land (Middle Burgate); and to the west lies a larger parcel of Site 18 which has planning permission for 404 dwellings and other infrastructure works including a retail and community hub and a new vehicular link road. To the north of the site lies a dwelling known as Wheelwright's Post. This dwelling comprises the main house which lies close to the A338 and a long garden to the rear which accommodates a number of individual holiday let units.

### **3 PROPOSED DEVELOPMENT**

The development is for full planning permission for the construction of a 70 bedroom two and a half storey inverted U shaped building to be used as a care home under Class C2 of the Town and Country Planning Use Classes Order 1987 (as amended). Class C2 is defined as being residential development for the following -

*Use Class C2 (residential institutions) relates to residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.*

The proposal sets out a building with three principal elevations facing north, east and west with a central courtyard facing to the south. The internal courtyard will be landscaped along with the boundaries facing south, east and west.

The proposed development includes a new vehicular access to replace the existing agricultural field gate, with a staff and visitor car park to the north of the building. The development will also be provided with other facilities such as cycle parking, bin storage electricity substation, and a compound housing air source heat pumps in the northeastern corner of the site near to the northern boundary.

The proposed care home will deliver care accommodation to the locality and district. The applicant states this will respond to an identified local need. It will provide accommodation for the elderly, with the capability for all care needs to be met on site, including end of life, nursing and specialist dementia care. Internally the care home is designed to respond to differing resident needs and likely to be occupied by individuals requiring advanced levels of care. Communal facilities are provided to include lounges, dining rooms, seating areas, private dining room, cinema and activity room, café and hair and beauty room. In addition, a fully functioning kitchen, medical stores and nursing stations will be provided along with changing and plant rooms. Externally the site will be laid out with its own amenity gardens and further landscaping. Residents may receive individual tailored care dependant on their needs.

It is anticipated that 64 direct staff could work in the building on a shift basis but with no staff sleeping on site. On average it is expected that there will be 21 staff on site at any one time.

#### **Amended Plans**

Following a first round of consultations and detailed discussions with officers the applicants have submitted a set of amended plans and supplementary reports on 30 January 2025 which have further improved the site layout in terms of access, design and landscaping, with addendum reports on noise, drainage, and ecology . The consultation and public response provided below set out the latest comments received.

### **4 PLANNING HISTORY**

Apart from a pre- application submission which included an element of community engagement there is no relevant planning history on the site itself. Strategic Site 18 which incorporates and adjoins the site to the south and west does have a detailed planning history which is set out below for information.

- 20/10228** Construction of 63 dwellings, creation of new access, parking, landscaping, open space and associated works, following demolition of existing buildings - Land at BURGATE ACRES, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX - Metis Homes
- Planning permission granted 14 April 2022 – site development now complete
- 21/11237** Hybrid planning application comprising: Outline planning application (all matters reserved except means of access only in relation to new points of vehicular access into the site) for residential development and change of use of land to Alternative Natural Recreational Greenspace, together with a community hub (to comprise a mix of some or all of; local food retail, local non-food retail, community use and business use) and all other necessary on-site infrastructure. Full planning application for the first phase of development comprising 112 dwellings, public open space, Alternative Natural Recreational Greenspace, surface water attenuation and all other necessary on-site infrastructure – Pennyfarthing Homes
- LAND AT BURGATE, FORDINGBRIDGE
- 11 January 2023 - Planning Committee (development up to 404 dwellings) resolved to grant subject to S106 Agreement. Permission issued on 21/02/2023 – phase 1 for 112 dwellings under construction.
- 22/11268** Hybrid Application – (Outline) Development of Land Comprising the Erection of 41 Dwellings, Demolition and Removal of Redundant Agricultural Structures, Works to Access, Landscaping and Provision of Public Open Space/ANRG, and (Full) Conversion and Extension of an Existing Building to form 4 flats and Erection of a further Block of 8 Flatted Units (53 Dwellings Total)
- SS18 MIDDLE BURGATE HOUSE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX
- Planning Committee resolution to approve on 9/04/24 subject to legal agreement which is still being drafted.
- 23/10518** Construction of link road from Augustus Avenue to the A338, forming part of the SS18 allocated site, including landscaping, permanent and temporary drainage infrastructure and other associated infrastructure (enabling early delivery of the highways infrastructure of hybrid application reference 21/11237) – Pennyfarthing Homes
- SS18 LAND NORTH OF AUGUSTUS AVENUE AND WEST OF THE A338 SALISBURY ROAD, NORTH OF BURGATE
- Application approved 09/08/2023 – works commenced Autumn 2023 with completion due by end of 2025.

## **5 PLANNING POLICY AND GUIDANCE**

### **Local Plan Part 2: Sites and Development Management**

Policy DM1 Heritage and Conservation

Policy DM2 Nature conservation, biodiversity and geodiversity

### **Local Plan Review 2016-2036 Part One: Planning Strategy**

STR1 Achieving sustainable development

STR2 Protection of the countryside, Cranborne Chase AONB, and New Forest National Park

STR3 Strategy for locating new development

STR5 Meeting our housing needs

STR9 Minerals safeguarding

Strategic Site 18 Land at Burgate, Fordingbridge

ENV1 Mitigating the impact of development on International Nature Conservation sites

ENV3 Design quality and local distinctiveness

ENV4 Landscape character and quality

HOU3 Residential accommodation for older people

CCC1 Safe and healthy communities

CCC2 Safe and sustainable travel

IMPL1 Developer contributions

IMPL2 Development standards

Hampshire Minerals and Waste Plan (2013)

### **Supplementary Planning Guidance and other Documents**

- SPD Planning for Climate Change adopted April 2024
- SPD Air Quality adopted June 2022
- SPD Parking standards adopted April 2022
- SPD Mitigation Strategy for recreational impact on European Sites adopted 2021
- SPD Housing design, density and character adopted April 2006
- Ecology and Biodiversity Net Gain Interim Note

### **Relevant Hampshire County Guidance**

Local Transport Plan Four (February 2024)

### **Relevant Legislation**

Planning and Compulsory Purchase Act 2004

Habitat Regulations 2017

Listed Buildings and Conservation Areas Act 1990

Environment Act 2021 (including Local Nature Recovery Strategies)

Levelling Up and Regeneration Act 2023

### **Government Planning Guidance**

- National Planning Policy Framework 2024 (with February 2025 amendments)
- Planning Practice Guidance
- National Design Guide 2021

## **6 PARISH / TOWN COUNCIL COMMENTS**

Recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers, with the same comments as previously made; that there is an identified need for additional provision of care services in the area, but also that Fordingbridge Town Council has concern about traffic from the site accessing the A338, and the difficulties in recruiting care staff. Councillors considered this to be an appropriate site for a care home.

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **Natural England (NE) – further information required**

An Appropriate Assessment under the Habitat Regulations should be submitted for our consideration so that NE can agree there will be no adverse impact on New Forest European sites and the River Avon Catchment through additional recreational impact or nutrient enrichment. An Appropriate Assessment relating to phosphate mitigation also required.

### **Hampshire and Isle of Wight Fire and Rescue Service – comment:**

Refers Council to the various elements of fire safety under the Building Regulations.

### **Hampshire County Council (HCC) Highways – no objections subject to conditions and S106 obligations**

The Highway Authority has considered technical issues relating to layout design and access and the further details now provided have satisfied the Authority. The details of the new access can be secured by a Section 278 Agreement under the Highways Act. A pedestrian and cycle link can be delivered by virtue of the adjoining site when that comes forward for Reserved Matters approval. The applicants have agreed to install a gate for staff and visitors to the care home on their western boundary and this should be conditioned.

The Highway Authority considers the development will not have a severe impact on the highway network through additional traffic.

The Highway Authority requires conditions covering a Construction Management Plan, vehicle cleaning measures, and the gated western access to be submitted and agreed. In addition, a full Travel Plan needs to be secured along with the S278 for the new access in a S106 Agreement.

### **HCC Local Lead Flood Authority (LLFA) – no objection subject to conditions**

The LLFA have assessed groundwater modelling and infiltration rates at this site and have considered the latest information submitted on 20 February 2025, the groundwater data collected for the site, including the additional measurements taken in February, demonstrates that the groundwater levels remain at an acceptable level to allow for the infiltration drainage strategy.

The LLFA have undertaken further research and review of historic groundwater measurements from various sources covering the area surrounding the site. The available data indicates that groundwater levels are not likely to rise to the point that would preclude the proposed infiltration strategy.

Peak groundwater levels can only be confirmed when the groundwater monitoring is concluded in April. Ongoing groundwater monitoring on the site that is currently being undertaken must be continued either until April or until the peak groundwater level has clearly been identified in the measured data.

In consideration of the above, the LLFA is satisfied that the principles of the surface water drainage design appear appropriate for the site. If planning permission is granted, we recommend that conditions are applied to ensure the conclusion of the groundwater monitoring investigation and to cover the minor amendment required to the infiltration rate used in the design of the infiltration tank / permeable paving and any required changes to the tank dimensions and paving subbase depths resulting from this.

### **Hampshire Swifts – No objection subject to condition**

Recommends use of Swift bricks at least one per home in accordance with best practice. There is a good opportunity here for these to be included in the development which also then meets with local policy requirements.

### **New Forest District Council (NFDC) Conservation - comments**

Whilst there are no designated or non-designated heritage assets within the site there are a total of 10no. Listed Buildings in the surrounding area. These designated heritage assets are some distance from this site and the impact of the proposal on the setting and significance of the heritage assets relates to the Strategic Site 18 allocation effectively linking Upper and Lower Burgate. In order for Upper and Lower Burgate to remain distinct, this proposal will have to be carefully designed, sited and landscaped.

## **NFDC Ecologist – no objections subject to conditions and S106 obligations**

### Nutrient neutrality and recreational impact

The site lies within the Avon Catchment and a mitigation package is required to ensure nutrient neutrality in accordance with the Conservation of Habitats and Species Regulations 2017. In addition, there is a need to ensure no adverse impact through additional recreational use of New Forest European sites.

The submitted drainage strategy shows no adverse impact on the River Avon SAC through pollution. The Shadow Appropriate Assessment is considered acceptable. The Council will need to provide a final Appropriate Assessment to confirm the above.

### BNG

The application will be subject to the statutory requirement to ensure 10% net BNG. There will be a deficit of habitat units on this site so additional BNG off site habitat units will be required which can be secured from an appropriate provider. This is secured by the deemed condition that applies to all major development applications submitted after 12 February 2024. Wildlife enhancement measures can also be achieved through bat and bird boxes which can be secured by condition

### Protected species

A lighting scheme is required to protect bat species to be secured by condition. Works must avoid bird nesting season and if this is not possible a survey must be undertaken with mitigation measures agreed. With regard to reptiles an off-site receptor site has been identified, and this will need to be secured along with a methodology of translocation, and future management of the site through a S106 Agreement. This must include reptile hibernacula and a management strategy for the site to keep scrub on site at an acceptable level. Additional information has now been submitted which is satisfactory subject to a condition. With regard to Great Crested Newts the additional information now provided confirms that a precautionary method of working will be acceptable. An informative can be attached to any permission.

## **NFDC Environmental Design and Landscape – objection**

The scheme is one that introduces a fairly large footprint into a relatively rural edge setting, albeit alongside a busy main road. The juxtaposition with sensitive landscape of the Avon Valley (within the National Park) lends a high importance to any design in making sure the context is well considered. The design and access statement sets out how combining landscape quality with an architecture that breaks down the building mass into an apparent collection of sympathetic building forms should prove successful. As a result this can represent a high quality of design that aligns with local plan policies, being functional, appropriate and attractive.

There are still some concerns about ensuring the hedgerow alongside the road is properly managed; that access to the adjoining site is secured; question mark over accuracy of the northern site boundary; and design of the access bellmouth.

Recommends various conditions to secure appropriate materials and landscaping are recommended. No further comments received on amended plans.

### **NFDC Trees – no objections subject to tree protection measures condition**

There are, currently, no protected trees within this site. The majority of the trees that will be impacted by this proposal are situated along the northern boundary of the site. The Hawthorn hedge is a positive feature to the character of the area and is an important habitat and food source for wildlife. The majority of this hedge row will be retained, with a section removed to facilitate the access to the site. The protection measures set out in the submitted Kleen Consultants Drawing no. 2316-KC-XX-YTREE-TPP01RevA Tree protection plan provides sufficient protection measures for the remaining hedge that is shown to be retained.

The overall landscaping for the site is generally characterised by ornamental garden trees. Given the proposed use and the space constraints on site, in this instance, I have no objections to the proposed trees planting mix, subject to any comments from Environmental Design.

### **NFDC Environmental Health (Air quality) – No objection subject to condition**

The impact on air quality can be through both the operational phase and construction phase. The Council is satisfied that there will be no adverse impact through the operation of the building as a Care Home. Secondly any construction impact can be managed through a CEMP condition

### **NFDC Environmental Health (Noise, odour and lighting) – no objections subject to conditions**

Noise impact assessment indicates main sources of noise through traffic noise and noise from plant such as air source heat pumps. Enhanced glazing on elevations facing the A338 can be secured by condition. Odour control measures from cooking appliances can be secured by condition. Some additional sound insulation in certain parts of the building may be required. A scheme for noise insulation of any plant can also be secured along with a lighting design for the site. Finally, a Construction and Environmental Management Plan (CEMP) should be conditioned to protect local residential amenities from construction noise and dust etc.

### **NFDC Environmental Health (Contaminated Land) – no objections**

### **New Forest National Park Authority (NPA) – no objection subject to condition**

The NPA notes the position of the site which adjoins the New Forest National Park but has no objection to landscape impact on this occasion. There is however a potential impact from lighting on this site given the relatively dark area within which the site sits. It is therefore recommended that a lighting strategy is submitted which reduces the impact of lighting on the National Park.

### **Archaeologist – No objection subject to condition**

Several developments in the area have been subject to archaeological investigation and evaluation to assess possible archaeological remains. There is high potential for there to be unrecorded archaeological deposits from the prehistoric to early Bronze



Age period. The applicant's desk-based assessment and geophysical survey does show some evidence of activity on this site, but the results so far are inconclusive. On that basis it is recommended that conditions are attached requiring a stripping of the site and trench evaluation and recording is carried out of any archaeological remains

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

4 letters of objection raising the following concerns –

- Adverse effect on character of Upper and Lower Burgate
- Increased traffic flows to and from the site causing highway safety issues
- Additional noise and light pollution from traffic and building use for this purpose
- Ecological impact
- Adverse impact on local watercourses
- Potential for greater flood risk through surface water run off
- Lack of suitable foul sewer connections
- Inappropriate location with poor access to local facilities
- Impact on local health facilities which are already under pressure
- Dispute over position of site boundary
- Impact on holiday use adjoining through noise and disturbance – requests an acoustic fence to reduce lighting and noise impact from car parking through noise and disturbance
- Location of car parking exacerbating disturbance
- Additional lighting will create an adverse impact
- Building out of scale and character with local area

## 10 PLANNING ASSESSMENT

### Principle of development

Local Plan Policy STR1 refers to sustainable development and the opportunities to create a thriving local economy. Policy STR3 provides a strategy for locating new development. In addition, the site forms part of Strategic Site 18 allocated for development for housing in the adopted Local Plan. The allocation for residential development incorporates the potential for standard housing under Town and Country Use Classes Order C3 as well as care homes under Class C2. Given this allocation and the site's position within the settlement boundary there is an acceptance in principle to new residential development subject to consideration of the environmental impact and the tests and definition of sustainability as set out within the Development Plan Policy STR1 and the NPPF.

The form of residential development in this case is for Class C2 rather than Class C3 for housing.

*Class C2 is defined thus - Use Class C2 (residential institutions) relates to residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.*

It is therefore a requirement of the use that any occupiers are in need of higher-level care which extends beyond that normally associated for example with an apartment complex catering to those who wish to downsize or retire (usually over 55s), including some residents who have need for any care being at a lower level such as by a visiting health care worker offering personal assistance in daily tasks.

The Town and Country Planning General Permitted Development Order 2015 (as amended) does allow for other uses within Class C2 and the change of use of any such building to a state funded school for education purposes under Part 3 Class T of that legislation. Such other uses as are contained within the definition of C2 such as a boarding school, residential college or training centre use would also not be considered acceptable however due to additional traffic movements and noise and should be conditioned out of any planning permission. Such other alternative C2 uses could result in organised visits for study or recreation to the protected areas referred to below in the habitat mitigation section of the report.

Policy HOU1 of the Local Plan requires that a mix of residential development is provided to address diversity of housing needs of local people at all stages of life with the supporting text including specialist care facilities.

There is no affordable housing requirement in relation to C2 type accommodation. This is in line with Local Plan policies HOU2 and HOU3.

Policy HOU3 of the Local Plan Part 1, supports development of care homes in locations appropriate to residential use. The character of the area adjoining this site is residential and the land is allocated for residential development, therefore it is a location appropriate for residential development in principle and therefore appropriate for a C2 care home.

Policy HOU3 also requires that there is an identified local need for such care bed spaces.

The Justin Garner Consulting evidence base of Objectively Assessed housing need to support the New Forest Local Plan Part 1 is a relevant consideration. The study considered the specialist housing needs for the District's ageing population, supplemented by demographic projections for the plan area. The study identifies that there would be significant increases in the percentages of the total population falling within in older age categories and who would need housing designed to cater for their health and mobility needs as residents live longer.

The report predicts 970 care bed spaces would be required in the District over the plan period, and 203 specifically needed within the Avon Valley and Downlands sub area of which Fordingbridge forms a part.

The applicants have commissioned their own study to assess needs (Christie and Co.). This study has assessed the need for care home-based spaces within a 10km catchment and has been submitted in support of the application. The study states that there is a shortfall of provision of 309 bed spaces within the catchment and this is projected to increase to 397 spaces with an ageing population by 2034.

Consequently, it is considered that the proposal is acceptable in principle, meeting an identifiable housing need for this type of accommodation in line with Local Plan Policies HOU3, STR1, STR3 and SS18. The development will assist towards meeting overall housing need requirements and also provides a range of social and economic benefits

A review of environmental factors will follow in the remainder of this report to assess the third limb of the sustainable development test.

### **Housing Land Supply & the approach to decision making**

In determining planning applications there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

NPPF Paragraph 11 clarifies what is meant by the presumption in favour of sustainable development. It states that for decision making it means:

*c. approving development proposals that accord with an up-to-date development plan without delay; or*

*d. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [8], granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

For reference, NPPF (p. 6) Footnote [8] above sets out: This includes, for applications involving the provision of housing, situations where:

- the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or
- where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years. See also NPPF paragraph 227.

The Council cannot demonstrate a five-year supply of deliverable housing land. The latest published housing land supply figure is 3.07 years.

The "Housing Supply and Delivery" section of the latest Planning Practice Guidance allows for other forms of residential development to count towards an area's housing

land supply. This includes an allowance for residential care homes. In this case the development of a 70-bed care home will be equivalent to providing 39 open market or affordable dwellings based on an occupancy rate of 1.8 adults per household.

Footnote 8 NPPF (December 2024) paragraph 11 is clear that in such circumstances where a five-year supply of deliverable housing sites is not demonstrated those policies which are most important for determining the application are to be considered out-of-date meaning that the presumption in favour of sustainable development in paragraph 11d is engaged.

As such, it is considered that in this case the development must be considered in accordance with the NPPF paragraph 11(d).

Taking the first limb of paragraph 11(d), as this report sets out, in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF, for example habitat sites and heritage assets. Therefore, a judgement will need to be reached as to whether policies in the Framework provide a strong reason for refusing the development. Where this is found to be the case, the development should be refused.

The second limb of paragraph 11(d), namely whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'), will only apply if it is judged that there are no clear reasons for refusing the development having applied the test at Limb 1.

The following sections of the report assess the application proposal against this Council's adopted local planning policies and considers whether it complies with those policies or not. Following this Officers undertake the Planning Balance to weigh up the material considerations in this case.

### **Site layout, design and impact on the character and appearance of the area, including designated protected landscapes**

#### **Site layout, design, and impact on local character**

Local Plan Policy STR1 sets out a need for any development to make a positive environmental contribution.

Policy ENV3 of the Local Plan states that development should contribute positively to local distinctiveness, quality of life and enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate in appearance and attractive. New development should be accessible for those with different needs with realistic levels of car parking, and attractive and appropriate green spaces.

Strategic Site 18 Local Plan policy overall has a number of distinct criteria as follows

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- Create a distinctive landscape and townscape that respects setting
- A comprehensive ground and surface water management regime

- Two access points at least onto the A338
- Focussing new development on a central corridor of streets and spaces
- Provide a community focal point
- Reflect the rural edge nature of the site
- Provide pedestrian and cycle links between residential areas
- Conserve and enhance the setting of Listed Buildings at Burgate
- No access for vehicles onto Fryern Court Road
- Retain Listed Building at Lower Burgate
- Work cooperatively to deliver foul sewer connections

In this case the applicant has positively engaged with the Council through extensive pre application advice and has submitted a building which whilst large in its footprint has successfully reduced the height and brought forward a building split into a number of distinct elements rather than presenting a homogenous bland elevational treatment which is sometimes the case with large institutional style buildings. The scale, height and mass of the building has responded positively to surrounding development either planned or existing and exhibits a building of good architectural quality and design. The care home whilst being aesthetically pleasing is also well designed functionally and has been designed with the different needs of the residents in mind. The landscaping of the site is also acceptable subject to final details being agreed by condition.

The Council's consultee on environmental design and landscape confirms the building proposed is one of high quality and whilst it is noted that there are still some reservations these do not raise issues which are of such significance to warrant a refusal of planning permission. The concerns regarding the roadside hedgerow can be managed as part of the site wide landscape. Furthermore, it has been confirmed by the Highway Authority that road side hedges are generally the adjacent landowners' responsibility to maintain and keep clear of the highway. The Highway Authority is content to leave this hedge maintenance responsibility with the applicant. The other matter raised by the consultee relating to boundaries is a civil matter between the parties concerned and has now been resolved in any event. The proposal includes a gated access to allow the eventual linkage of this site to the new link road currently under construction through site 18. Similarly, the detailed design of the bellmouth access can be agreed in detail through the S278. The latest submitted plans are however sufficient for the Highway Authority to agree that planning permission can be granted.

With regard to local character impact the new building responds positively to development permitted to the south and west and it is considered the high-quality design will provide a different and attractive element of design which will add interest and richness to local character.

The proposed development also takes into account the latest Climate Change SPD. The design of the Care Home proposes to use Air source heat pump for heating and cooling providing a fully electric system rather than relying on fossil fuels. The building will use sustainable design techniques and materials that are from responsible sources and may also employ photovoltaic (pv) cells if required. It is normally the case however that where air source heat pumps are used there is no requirement for PV panels as well. The final building materials to be used will be conditioned. The orientation of the building with a south facing courtyard also assists in solar gain.

#### Wider landscape implications

Local Plan policy ENV4 sets out a requirement to retain and/or enhance landscape features and to integrate development including the provision of green infrastructure

links. The site will be seen in context with development that will come forward as part of Strategic Site 18 which includes a range of housing and open spaces as well as a new vehicular link road. The site proposals provide for retention of all important hedgerows and boundary trees and additional tree and hedgerow planting to supplement that which already exists. It is considered that there are no landscape objections to this development. The impact on designated landscapes is set out below.

Overall, the proposal is considered to comply with the above stated policies.

### *Designated Landscapes - New Forest National Park and Cranborne Chase National Landscape*

Local Plan policy STR2 states that development should not have an unacceptable impact on the New Forest National Park or Cranborne Chase National Landscape including their setting. Great weight will be given to ensuring that the character and setting of such landscapes are not harmed. In addition, the recent Levelling Up and Regeneration Act requires that Local Planning Authorities seek to further the statutory purposes of protected landscapes. This replaces the previous duty to have regard to their statutory purposes.

The New Forest NPA have responded to this application and confirm that they have no objections to the proposed development taking into account its high-quality design. They do however require the proposal to take into account the relatively dark skies of this part of the area and request a condition to submit a detailed lighting strategy. This can be accommodated, and a condition is included in the recommendation.

The proposed site levels are slightly above road levels in this location, and it is therefore important to ensure that the finished floor level and ridge height of the building is kept as low as possible, so as to reduce any potential adverse impact on the New Forest designated landscape. This can be conditioned.

With regard to the Cranborne Chase National Landscape this is at some distance from the site (approximately 2.8Kms) with intervening woodland and landscape features. In this regard it is considered unlikely that the development will have any adverse impact on the setting of the National Landscape. Any considerations with regard to the International Dark Skies Reserve can be covered as part of the required lighting condition referred to above. Any submitted lighting scheme will need to demonstrate the highest zone of E1 (ILP Best Practice Guidance) which is suitable for lighting within a protected landscape.

Overall, it is considered that the scenic beauty of the National Park and Cranborne Chase National Landscape and their setting and statutory purposes are not harmed by this proposal and that the development complies with the above policy framework. The Council has also shown in the design of the building and a sensitive lighting regime that the statutory purposes of the designated landscapes have been furthered.

## **Designated heritage assets**

In determining this application, the following legislative background has been considered.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise

63 – assessment of implications for European sites etc.

64 – considerations of overriding public interest

## **Listed Buildings and Conservation Areas Act 1990**

S66 duty - special regard to desirability of preserving the building or its setting etc.

S72 duty – special attention to the desirability of preserving or enhancing the character or appearance of the area

- Significance of the heritage asset
- Setting - wider rather than narrower meaning
- Substantial harm (complete loss) – exceptional circumstances
- Less than substantial harm – weighed against the public benefit

Section 66(1) of the Listed Buildings and Conservation Areas Act applies. It requires that special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Plan Part 2 Policy DM1 states that development proposals should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. This includes a balancing exercise between impact on Heritage Assets against public benefits which is also referred to in the National Planning Policy Framework (NPPF) 2024.

The NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm including any impact on setting this should be weighed against the public benefits of the proposal.

The applicants have submitted a Heritage Assessment which concludes that whilst there are a number of Listed Buildings in this area there will be no adverse impact on setting or direct harm and that such impact can be balanced against the public benefits test.

In this case the nearest Listed Building is some 200m away from the site with a number of other non-Listed buildings between them. The impact on setting is not however just judged on the intervisibility between the site and those buildings, but how the Listed Buildings are experienced and whether or not such experience will be harmed. It is understood that setting of the Listed Buildings at Burgate and Burgate Cross will be changed from their previous setting within a mainly agricultural landscape. That change has been brought about by the allocation of the site in the

Local Plan which carried out its own assessment of that change. In this regard the setting will change from a mainly agricultural one to a setting with new development nearby. Whilst the development will fill in an existing gap in the street frontage onto the A338 it will not result in closing the gap between Upper and Lower Burgate which will still retain an element of separation and identity.

Given the stated change to setting and its impact the NPPF allows Planning Authorities to take into account public benefits. On this occasion the public benefits as set out above in this case do outweigh that change in setting and in this regard, it is considered that the proposal satisfies the necessary statutory and Local Plan policy tests as set out above.

### **Access, car parking provision, highway safety and sustainable transport**

Local Plan policies CCC2 require any development to be safe, to have appropriate levels of car and cycle parking, and to provide sustainable transport links, as well as to consider any impacts on local road capacity.

The applicants have submitted a Transport Statement (TS) to support this application. They have also provided amended plans taking into account the earlier concerns expressed by the Highway Authority (HA).

The proposal indicates a new vehicular junction onto the A338 approximately 14 metres to the north of the existing agricultural field gate. The relocation of the access ensures that adequate visibility splays at the junction with the A338 can be achieved in both directions for this 40mph road.

The HA has confirmed that the application as now amended meets their expectations and that the detailed design for the junction can be approved as part of the Section 278 Highways Agreement.

Officers can also confirm their agreement to the suggested conditions listed by the Highway Authority in respect of a Construction Traffic Management Plan and wheel washing for vehicles leaving the site.

The HA has also confirmed it has no objections to this development in terms of the local highway network. There is sufficient capacity to allow this development which will generate less traffic than a similarly sized residential apartment scheme. The number of traffic movements associated with this type of development is limited more to staff, deliveries and visitors. There is sufficient on-site space for delivery vehicles and emergency vehicles.

With regard to on-site parking the HA confirm this is a matter for the District Council to consider. In this case the Council's SPD on parking confirms that 39 spaces should be provided for this size of care home but that such schemes will be assessed on their individual merits and where justified a lower of amount parking will be considered. The proposal will provide 23 parking spaces including two spaces for disabled drivers. There will also be a separate drop off/ambulance bay and service bay positioned to the front of the building. In terms of cycle parking 10 spaces are proposed to the northeast corner of the building via a covered cycle store. In the applicant's experience with other care homes, 23 car parking spaces will be sufficient to serve the care home.



The TS indicates that a scheme of this size is likely to accommodate 64 staff on a shift basis with the maximum number of staff on site at any one time anticipated to be 21. This level of staffing is only likely to occur at peak hours between 10am to 2pm and outside of these hours the parking for staff at the care home will be considerably lower. The proposed Staff Travel Plan also indicates the potential for cycling, car sharing and use of public transport by staff. A new bus service will operate from the soon to be constructed link road through the wider SS18 allocation and this will have bus stops and a cycle path allowing an easy access to the gate on the western boundary for staff and visitors. The submitted Travel Plan is out of date as it makes no reference to the new link road adjoining the site which will have its own cycleway and bus stops in the vicinity of this site. In addition, a public transport voucher system should be implemented from the start for all staff and the potential for a subsidised staff minibus for example should be investigated.

The Council's Parking SPD states (emphasis added)

*15.2. Where development does not meet its parking needs within the curtilage of the development by a significant margin, the developer will be expected to survey current parking patterns and assess the impact of not meeting the development's parking needs. This is to ensure the long term consequences are fully understood, and unlikely to lead to significant issues with verge parking, and other enforcement problems. This would be evidenced through a Transport Assessment or Statement submitted as part of the planning application.*

*15.3. Examples of the evidence that could be used to justify such departures include an assessment of local parking and traffic conditions, and a parking survey and assessment of the number of parked vehicles as a percentage of the number of standard available parking spaces. Up to date information on local car ownership levels should also be used as a guide to avoid both the inefficiency of over[1]provision and the safety and environmental costs of under-provision.*

The applicants have submitted a section in their Transport Statement (TS) which assesses parking needs.

In addition, the TS sets out how the care home would function with its shift patterns, and staggered visitor hours, coupled with the fact that none of the residents are likely to have the use of a private car themselves. The evidence presented shows a maximum of 16 staff may drive to the site but some of these may also car share or cycle instead. The TS points out in addition that none of the adjoining roads such as the A338 will be suitable for on street parking and that it is unlikely that there will be significant overspill parking in any residential zones when they are built out. The TS also refers to the need to ensure that the balance between landscaping and hard surfacing has been carefully assessed given the need to protect the setting of the adjoining New Forest National Park.

In summary Para 8.7 of the TS (emphasis added) states

*The proposed development will provide 23 car parking spaces, including (two disabled bays), plus a further drop-off / ambulance bay. There will also be a separate service bay. A review of census data and vehicle accumulation using trip rates has demonstrated that this level of car parking is sufficient to*

accommodate all car parking demand associated with the proposed development. The combination of a staff Travel Plan, census data, accessibility and consideration that for the majority of the day staffing will be below the maximum of 21, the applicant is confident that the quantum of parking proposed would not lead to any parking pressures off site. Furthermore, the level of car parking proposed is not anticipated to have an impact on highway safety in accordance with paragraph 115 of the NPPF and the NFDC Parking SPD

On balance it is therefore considered that whilst the proposal does not meet the standards set out in the SPD there are mitigating factors and evidence to support a lower standard be employed on this occasion.

It will be necessary to condition the requirement for the gated system to be provided up to and at the site boundary. The Local Plan at para 9.36-9.38 sets out how piecemeal development which do not coordinate with other parcels of the same strategic site will not be acceptable. Developers are required to collaborate and ensure that all parcels of a strategic site have adequate vehicular (if necessary) and pedestrian/cycle links are built into any masterplan. In this case the future linkage between the current site from the proposed gate and the adjoining parcel of site 18 can be achieved through that the design of the adjacent land subject to a reserved matters application when it comes forward. There is already shown on the adjoining masterplan a network of open space and pathways connecting to the new link road and this requires a simple cycleway spur extension to link to the care home site.

On the basis that the non-car modes of travel promoted in the Travel Plan are achieved then Officers consider that the number of car parking spaces shown will be sufficient to cater for the demand and need on this site for this type of use so that there is capacity for both staff and visitors.

The applicants will be required in accordance with the recommendation of the Highway Authority to enter into a s106 obligation to secure a Travel Plan. A Plan will set out in detail how staff will access the site and the promotion of shared transport as well as incentives to allow staff to utilise public transport. The Council can influence the details of that Travel Plan and greater emphasis can be placed on shared travel arrangements in this case.

With regard to cycle parking none of the residents will be using cycles so such parking will be limited to staff and visitors. The applicant's data analysis suggests that 7% of staff are likely to cycle to work and it could therefore be expected that up to 2 members of staff will cycle to the site. The 10 spaces provided should therefore suffice. Consequently, it is considered that the proposal is acceptable in terms of car and cycle parking. The residents will not be able to use mobility scooters so there is no requirement to make provision for them in the building.

Overall, it is considered that whilst the development does not meet with the stated policy requirement for car and cycle parking as set out in the Council's SPD it is adjudged to be sufficient to meet with the above policy requirements given the type of use and the residents' needs. It is considered that there are no other highway safety implications with regard to matters of access, sustainable travel or network

capacity and that the proposal complies with Local Plan policy CCC2 and para 115 of the NPPF.

### **Flood risk and drainage**

Local Plan policies STR1 and CCC1 and SS18 criterion (ii)(b) and (iii)(d) requires any development to put in place measures to prevent or offset the impacts of risk to development including flood risk and suitable foul sewer connections. Flood risk on this occasion is limited to ground water flooding as the site is located in the lowest fluvial flood zone 1. A Flood Risk and SuDS (Sustainable urban drainage system) Strategy has been submitted in support of the application. These requirements are set out in detail in the NPPF and PPG.

With regard to foul drainage connections there will be opportunities to connect through to the site to the south and from there to connect with the new surface water sewer that has been constructed to serve the Metis Homes site on another part of Site 18. An alternative connection point will also be possible to connect to the new link road to the west of the current application site. A condition will be applied requiring the developer to submit a scheme for approval for a foul drainage connection.

All on site surface water run off can be conveyed to the SuDS through a rainwater infiltration system which will incorporate a variety of measures including

- Maximised use of permeable paving, and soft landscaping
- Use of a porous subbase layer, catchpits sumps and gullies
- Use of a granular cellular underground crate system for on-site attenuation of water flows and ground infiltration during extreme events
- An appropriate maintenance strategy to ensure these systems are kept in good working order.

The drainage strategy also seeks to ensure that there is no off site run off achieved through capture at source on site and attenuation to manage surface water flows through a combination of SuDS, BNG and planting. Water quality will be maintained by systems to intercept polluted water run-off from roads before they reach infiltration systems. In essence all rainwater arising from normal rainfall levels or major events can be managed by infiltration and/or through attenuation within the crates and porous subbase material being provided beneath permeable car parking areas and patio paving.

The design of the Drainage Strategy is also based on future proofing for climate change when calculating the required storage areas to be needed to ensure the development remains safe from flooding and there is no adverse off-site flood risk during the lifetime of the development.

Overall, it is considered that the proposal meets with the stated policy requirements set out above. Members are referred to the comments set out above by the HCC LLFA who have confirmed that the development is acceptable subject to one

condition which seeks a finalised drainage strategy based on the latest data and that the development be carried out in accordance with that agreed strategy.

### **Ecology and impact on sites designated for nature conservation, and matters relating to Biodiversity Net Gain (BNG)**

#### **Phosphate neutrality and impact on River Avon SAC**

Local Plan Policy ENV1 requires there to be no adverse impact on European protected sites and species. In addition, and 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 planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. Natural England has been consulted on the Council's Appropriate Assessment and any comments are awaited.

With regard to current proposals, previous Natural England advice agrees with the Council as 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.

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 the development's phosphate impact 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. . When assessing the occupancy rate for this type of accommodation this is based on single bedroom occupancy giving rise to an additional 70 bedspaces of accommodation with no residential staff staying overnight.

#### **Habitat Mitigation due to increased recreational impact**

The site is located in proximity to the River Avon Special Area of Conservation (SAC) and Ashdown Forest SAC, Special Protection Area and Ramsar. Various, these support a range of Annex I habitats and Annex II species as set out in the Conservation of Habitats and Species Regulations 2017.

Local Plan Policy ENV 1 seeks to ensure that where new residential accommodation giving rise to overnight stays are proposed that necessary mitigation is in place so that development does not result in any adverse effects on the integrity of International Nature Conservation sites. In addition, and 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 European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development

would, in combination with other developments, normally have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. This is the position taken on residential accommodation under Class C3 i.e. standardised housing for open market and affordable occupation purposes.

In this case however, the type of accommodation is for Class C2 used by residents in need of care and from whom there is unlikely to be few if any trips undertaken to the protected areas. The applicants have submitted a shadow Appropriate Assessment to confirm their views in this regard. This states that the New Forest SPA is sufficiently remote from this site as not to generate recreational trips. Secondly that surface water pollution of the River Avon SAC is unlikely to occur given the drainage strategy employed on the site which will prevent pollutants from reaching this aquatic environment. In combination effects have also been ruled out in their Assessment. Officers agree with the shadow assessment and again have carried out their own Appropriate Assessment upon which Natural England has been consulted.

The Council has also had regard to other similar C2 care home proposals such as the scheme at Marchwood adjoining the Pilgrim Inn Public House (planning reference 23/10172 – approved by Committee in May 2024), which came to the same conclusion that such facilities were unlikely to give rise to recreational impacts. In addition, the applicants have pointed to another scheme in Netley Hampshire for a similar C2 care home where such principles have also been agreed by the Local Planning Authority and by Natural England.

#### *Air Quality mitigation*

Policy ENV1 of the Local Plan Part 1 Strategy requires all new residential development to provide for air quality monitoring, management and mitigation. To ensure that impacts on international nature conservation sites are adequately mitigated, 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. There is potential for traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other international designations. 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.

Whilst it could be argued that this type of accommodation will not result in additional trips the policy is clear that an air quality monitoring contribution should be sought for all forms of residential development. The usual charge is based on each new dwelling. In this case a proportionate charge should be levied however which recognises that individual residential units are not being proposed rather simple ensuite bedroom accommodation for single occupiers without the other requirements that constitute a normal dwelling/residential flat. The level of such contribution can be agreed as part of the S106 obligations set out below.

### Biodiversity Net Gain

By virtue of the Environment Act, the proposal is required to demonstrate a post development 10% statutory net gain in biodiversity either on site or in combination with on site improvements and off-site contributions to an existing net gain provider site through an appropriate contribution.

The Environment Act also requires Local Planning Authorities to have regard to any Local Nature Recovery Strategy (LNRS) that may be in place. At the present time the LNRS has been published in draft form by Hampshire County Council who are to adopt a single LNRS for the whole of Hampshire. This draft has now been withdrawn pending further work and consultations. When published this document will guide how BNG contributions may be spent in the future.

The Council's Ecologist has considered the applicant's calculation of BNG pre and post development possible on the site and considers this is accurate. The result is that the site will, post development, result in a net loss of 30% in BNG value. The conclusion is that it is not possible to achieve a 10% net gain on site but that the deficit can be made up through an off-site habitat units purchase from an appropriate provider. This can be secured through the statutory deemed planning condition attached to this permission. There are now a range of such providers, some within the boundaries of the District Council's area as well as the Government's own national credit bank scheme.

### On site biodiversity and protected species

Local Plan Policies DM2 and STR1 seek to protect and enhance wildlife species of importance on the site. In addition, the Wildlife and Countryside Act 1981 protects wildlife on development sites and confirms it is an offence to injure, kill or disturb wildlife species and their nests or habitats.

Development Plan policy, Government advice and the Environment Act all require an enhancement to on-site biodiversity wherever possible. The site is also subject to the need to demonstrate statutory net gain.

In accordance with policy DM2: Nature conservation "*Development proposals will be expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.*"

The Council's Ecologist has noted the presence of bats on site for foraging rather than roosting with recommendations that an appropriate lighting strategy is employed to ensure no adverse impact on protected species. Bird nesting season can be avoided or mitigated against if works have to take place during those times.

With regard to reptiles the site has been subject to a survey which revealed a total of 27 slow worms with an indication that the site is used for breeding. The site has therefore been assessed as suitable habitat and, in this regard, there will be a need to trap and relocate protected species and move them to a new receptor site. A receptor site has been agreed with a local landowner nearby and this receptor site, including the provision of reptile refugia and a scheme for future maintenance and management can be secured through a s106 obligation to include the 3<sup>rd</sup> party landowner. The S106 will also need to ensure that the receptor site is fully ready to receive translocated reptiles prior to any works of site clearance taking place.

Great Crested Newt are however unlikely to be present on this site, so a precautionary working method approach has been agreed covered by an informative. The Council's Ecologist has also noted the response of Hampshire Swifts albeit it is considered that the number of Swift bricks they request is too onerous and can be reduced whilst still providing a reasonable opportunity for Swift nesting. This is reflected in the condition set out below.

The Council's Ecologist has considered the application, and the submitted mitigation and enhancement proposals submitted with this application. The Ecologist has confirmed there are no objections to the planning mitigation measures which can be incorporated into a Construction and Environmental Management Plan condition or a separate ecological management plan condition in this case. An enhancement for wildlife provision on the site to include bird and bat boxes can also be achieved through condition, and reptile translocation and future management arrangements can also be achieved through a s106.

The proposal overall is considered to comply with Local Plan Policies DM2 and STR1 and relevant legislative provisions.

### **Environmental protection: air quality, contaminated land, minerals and noise**

Local Plan Policy CCC1 requires that development will not adversely affect human health through pollution or hazards which prejudice the health and safety of communities and their environments.

#### **Contaminated land**

No concerns have been raised by NFDC Environmental Health with regard to this proposed development.

#### **Minerals**

Site 18 lies within a mineral safeguarding zone and on other larger applications within Site 18 the HCC Minerals Authority has asked for a standard condition to be applied to allow for the potential re-use of any minerals that might be recovered from the site during construction. However, in this case no response has been received from the Minerals Planning Authority and it is considered that the site, given its size, is unlikely to yield any appreciable minerals and that such a standard condition is not required or reasonable on this occasion.

#### **Noise during and post construction**

A noise impact assessment has been submitted which indicates that bedrooms which face the A338 will be subject to road noise and thus a scheme for sound insulation of windows with appropriate ventilation will be required for those windows. Bedrooms to the rear or towards internal courtyards would not be subject to undue road noise. In addition, protection is needed to avoid intrusive noise from on-site kitchens and external plant equipment such as air source heat pumps. This is however a matter covered under the relevant Building Regulations. An acoustic fence has been recommended along the northern boundary which will reduce any harmful impact on the adjoining dwelling and holiday homes. Noise from deliveries and waste collections is also another source of noise that could impact on residents as well as the adjoining house and holiday homes residents. The recommendation

made is therefore that these matters are covered by conditions requiring further details of mitigation measures to be submitted to and agreed with the Local Planning Authority. A Construction and Environmental Management Plan can also guard against noise pollution affecting nearby dwellings during the construction phase. Again, this to be subject to condition.

#### *Air quality and dust*

The applicants have submitted an air quality assessment which appropriately assesses the impact of the development on local air quality in terms of the operation and construction phases of development. The report sets out recommendation which are agreed and that an appropriate dust management plan is submitted for approval. The above conditions can also cover any adverse impact on nearby properties.

Given the above it is considered that the proposal complies with Local Plan Policy CCC1.

#### **Residential amenity.**

Local Plan Policy ENV3 requires that development should not create an unacceptable impact on local residential amenities by virtue of noise, disturbance, overshadowing, overbearing nature and loss of privacy.

Whilst there are likely to be a number of properties planned for the area to the south and west of the site through the provision of new housing on other parts of Strategic Site 18 those sites have reasonable separation distances and would not be adversely affected particularly with regard to new housing to the west. The site does border another part of Strategic Site 18 to the south, but the building has been orientated so that it reduces any direct overlooking. Noise during construction can be managed through a CEMP whilst post occupancy noise given the type of use envisaged will be low for these new future residents.

There is only one property which currently lies close to this site and that is the Wheelwright's Post situated immediately to the north and adjoining the site's proposed car parking and plant areas. This property comprises a private dwelling with three self-contained holiday units within a large garden area which adjoins the site. Objections have been received from this property centred on a dispute regarding the legal boundary of the site, impact from car parking particularly late at night with shift pattern working, and such a large building would be out of scale and character.

In response the developer has confirmed the site boundary is correct. This is a civil matter between the parties. A further letter of objection has now been received from the neighbour with evidence to support their contention the red line boundary is incorrect. A revised red line location and site layout plan has now been received and the neighbouring property has been re-consulted. The red line boundary has been moved south into a position that replicates an old post and wire fence boundary. The area of the site has therefore been reduced. The potential impact on amenity relates to the loss of part of the objector's garden to the development site.

With regard to the impact of the building it is judged to be offset from the northern boundary sufficiently not to be onerous or oppressive to the next-door neighbour and



is separated from the garden of the adjoining property by a large car park with the applicant enjoying some existing landscaping within their boundary of control. In addition, an acoustic properties fence can be conditioned and erected along the boundary of the car park which can be supplemented with additional planting such that lighting from car headlights and noise from moving vehicles can be reduced. The fence can also be a baffle against any residential amenity issue relating to construction noise so should be conditioned to be erected as a first stage of development. The Council's Environmental Protection Officer agrees this is necessary.

Similarly, the erection of an acoustic fence coupled with a form of enclosure can reduce any impact from the air source heat pump installation and waste collection point, which is located close to the northern boundary, bordering the neighbours primary garden area. The air source heat pump plant area and waste collection area will also be enclosed with its own brick wall thereby baffling any noise impact further. The adverse impact from lighting of the site can be reduced through a suitable lighting plan which will also benefit wildlife and assist in maintaining the dark skies nature of this part of the town.

Other parts of the report set out above consider any adverse impact on local character particularly in relation to heritage assets, and other concerns such as flood risk.

Overall given the safeguards and suggested conditions it is adjudged that the development does not raise such serious issues of amenity to warrant a refusal of planning permission. On balance the application is considered acceptable in residential amenity terms and therefore in line with Local Plan Policy ENV3 criterion (ii).

## **11 OTHER MATTERS**

### **Section 106 Heads of Terms and infrastructure contributions**

Local Plan Policy IMPL1 (Developer Contributions) sets out that all developments must provide or contribute proportionately to the provision of local infrastructure. Following assessment of this application and taking into consideration the requirements as set out in the Local Plan and Infrastructure Development Plan the following are the proposed Heads of Terms for a Section 106 Agreement. The s106 will need to be completed prior to the issue of any planning permission and would seek to deliver the following benefits with contributions based on current rates as of 1 April 2024 (or as of 1 April 2025 where index linked)

#### **New Forest District Council Provisions**

- Off-site provision of reptile refugia, set up, retention and future management
- Air Quality monitoring contribution

#### **Hampshire County Council Provisions**

- Submission of a full Travel Plan
- Section 278 Agreement for new junction onto A338
- County Council preparation of agreement charge

## **PLANNING BALANCE**

Members will be aware that decisions are to be made in accordance with the development plan unless material considerations indicate otherwise. Earlier in this report the implications of paragraph 11(d) are set out. The NPPF and paragraph 11(d) are a material consideration afforded weight in decision making for this application. The lack of a demonstrable five-year housing land supply means that the presumption in favour of sustainable development - 'the tilted balance' - in NPPF paragraph 11(d)(ii) is engaged for this application.

In considering the benefits, the site forms part of an allocated strategic housing site and lies within the settlement boundary of Fordingbridge as set out in the adopted New Forest Local Plan. The proposal brings forward C2 use residential accommodation for which there is a clear evidenced local need. Furthermore, Care homes can count towards housing land supply and would be equivalent to 39 additional dwellings.

The development is subject to Strategic Site 18 Policy, and it is considered that the proposal is considered to comply with the relevant criterion which in this case are section ii a, b, d, and g, and section iii a and b

Policy STR1 supported by the NPPF sets out the need for sustainable development. This includes an assessment of environmental, social and economic benefits that may flow from a development. In this case a Socio-Economic Benefit Statement (Iceni) was submitted in support of the application. This confirms that once complete and operational the development can be expected to create 64 direct jobs and 22 indirect jobs. Investment in construction worth an estimated £11.5M could potentially temporarily support another 99 jobs pa. throughout the build period. The development will also potentially result in the release of existing open market under occupied homes. In social terms the development will assist towards increased wellbeing and reduced isolation, provide a range of facilities to encourage social interaction, and a potential reduced load on local NHS services,

The development will bring forward a range of social and economic benefits and will result in a high-quality design which meets the Local Plan policy aspirations for good quality developments. The proposal will result in other environmental benefits through additional landscaping and biodiversity net gain as well as enhancement for protected wildlife species.

The development raises no technical issues including highway impact, access, environmental protection measures including phosphate impact, minerals and flood risk that cannot be adequately managed through conditions and appropriate contributions through a s106 planning obligation.

The adverse impacts of the development have been considered in the report above. It is noted that the proposal has some limited impact on the setting of nearby heritage assets, and potential archaeological assets, but it is considered that the public benefits outweigh those limited impacts and concerns on this occasion.

The development also has some impact on the setting of the adjoining New Forest National Park, but subject to conditions controlling lighting and by way of bringing forward a building of high quality it has been suitably demonstrated that the Council

has exercised their duty to further the purposes of the Protected Landscape. Similarly, there will be no significant impact on the Cranborne Chase National Landscape or International Dark Skies Reserve.

Whilst the proposal has some impact on local residential amenities particularly for the property and holiday let units immediately to the north, these can be mitigated through an acoustic fence and planting and suitable conditions within the construction period. The impacts are judged not to be of such significance as to warrant a refusal of planning permission.

It is considered that when applying the balancing exercise required in paragraph 11(d) of the NPPF the identified adverse impacts arising from the development do not significantly and demonstrably outweigh the benefits. The balance therefore falls in favour of the application and the proposal is recommended for permission

### **13 CONCLUSIONS**

Overall, it is considered that the balance of considerations is one of clear approval taking into account the public benefits balanced against the limited environmental harms.

Therefore, subject to suitable conditions and a s106 planning obligation, the proposal accords with Local Plan Policies SS18, STR1, STR2, STR5, STR9, ENV1, ENV3, ENV4, HOU3, CCC1 criterion (i), CCC2 criterion (i), (iv) & (v), Local Plan Policy DM1, DM2, and NPPF 2024 paras.11, 61, 63, 96, 112, 115, 116, 117, 124, 129, 131, 135, 163, 181, 182, 187, 189, 193, 195, 198, 210, 215, 224, and 231

### **14 RECOMMENDATION**

Delegated Authority be given to the Service Manager (Development Management) to:

- i) Take receipt of and have regard to any comments from Natural England in response to the Council's Appropriate Assessment
- ii) the prior completion of an agreement pursuant to Section 106 of the Town and Country Planning Act to secure the following:
  - In accordance with the submitted Reptile Mitigation and Management Strategy December 2024, to secure off-site provision for a minimum of four reptile refugia, and future monitoring and management (minimum 10-year period for monitoring but refugia maintained in perpetuity, including arrangements to set out receptor site).
  - Submission, approval and implementation of a full Travel Plan
  - Completion of a Section 278 Junction Agreement prior to commencement
  - County Council legal agreement charge
  - Air Quality Monitoring Contributions

Then GRANT PERMISSION subject to the imposition of the conditions set out below and any additional / amended conditions deemed necessary by the Service Manager (Development Management), having regard to the comments from Natural England and due to the continuing Section 106 discussions to ensure consistency between the two sets of provisions.

## **Proposed Conditions:**

### **1. Standard time limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

### **2. Approved plans and reports**

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

Kleen Consultants Tree Survey and Impact Assessment Ref: 2316-KC-XX-YTREE-TreeSurvey-and-Impact Assessment-RevA dated July 2024 and Kleen Consultants Drawing no. 2316-KC-XX-YTREE-TPP01RevA Tree protection plan.

Noise Impact Assessment undertaken by Hawkins Environmental on 21 August 2024 (Report No. H4203 - NV - v1)

Reptile Mitigation and Management Strategy (December 2024)

Proposed location plan	DR-A-0080 P03
Proposed site plan	DR-A-0500 P014
Proposed roof plan	DR A 0203 P02
Proposed ground floor plan	DR-A-0200 P06
Proposed first floor plan	DR-A-0201 P06
Proposed second floor plan	DR-A-0202 P07
Proposed elevations sht. 1	DR-0300 P04
Proposed elevations sht. 2	DR-A-0301 P04
Proposed outbuildings plan	DR-A-0310 P02

Reason: To ensure satisfactory provision of the development.

### **3. Finished floor levels**

Prior to the commencement of development, the exact finished ground floor level and ridge heights of the building in relation to the existing site and road levels shall be submitted to and agreed in writing with the Local Planning Authority.

The development shall not be carried out other than in strict accordance with the existing and proposed levels as may be agreed.

Reason: In the interests of ensuring the impact of the building on adjoining protected landscapes is minimised.

#### 4. **Building materials and details**

Prior to the commencement of any development a full schedule of proposed materials for the building including details of all external building materials, windows, doors and rooflights, soil and vent pipes, shall be submitted to and agreed in writing with the Local Planning Authority.

The development shall not be carried out other than in accordance with any written schedule of materials as may be agreed.

Reason: In the interests of the appearance and character of the building hereby approved

#### 5. **Tree and hedgerow protection**

The tree and hedgerow protection measures as set out in Kleen Consultants Tree Survey and Impact Assessment Ref: 2316-KC-XX-YTREE-TreeSurvey-and-Impact Assessment-RevA dated July 2024 and Kleen Consultants Drawing no. 2316-KC-XX-YTREE-TPP01RevA Tree protection plan shall be fully installed on site prior to any activity on site including site clearance, demolition and building works and tree protective measures shall be retained as such throughout the development.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

#### 6. **Hard and Soft Landscaping Detailed Design**

Before development commences a scheme of detailed hard and soft landscaping plans for the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- i) A schedule and specification for new tree planting (species, size, spacing, location, details of irrigation pipe),
- ii) A schedule and specification for new soft planting (hedgerow, shrub, turf, lawns, bulbs and meadow) in terms of species, size, spacing and location
- iii) A specification for the protection of all new soft landscape planting (e.g., temporary fences, rabbit guards, mulching).
- iv) A schedule and specification of all hard landscaping and means of enclosure.
- v) A long term (in perpetuity) management and maintenance plan for all new and existing boundary trees and hedgerows

All soft landscaping (trees and shrubs) proposals hereby approved under this condition shall be carried out no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a programme agreed in writing with the Local Planning Authority.

The development shall be carried out in accordance with the approved plans and details referred to above.

Reason: To ensure that the development provides a suitable soft and hard landscaping strategy and arboricultural strategy, and that adjoining residents and protected landscapes are protected in accordance with Local Plan Policies STR2 and ENV3.

## 7. **Archaeological investigation**

Part (A) No demolition or development shall take place or commence until a programme of archaeological works (strip, map and sample) has been secured, including a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority.

The WSI scheme shall include an assessment of significance and research questions; and:

- The programme and methodology of site investigation and recording
- The programme for post investigation assessment
- Provision to be made for analysis of the site investigation and recording
- Provision to be made for publication and dissemination of the analysis and records
- of the site investigation
- Provision to be made for archive deposition of the analysis and records of the site investigation
- Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Part (B) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A), and not until the archaeological investigations have been fully completed.

Part (C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under part (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site has potentially significant archaeological remains. To ensure an archaeological investigation is carried out and any finds are properly stored, documented and a written record is made.

## 8. **Construction Traffic Management Plan**

No development hereby permitted shall commence until a Construction Traffic Management Plan, to include details of:

- provision to be made on site for contractor's parking,
- construction traffic access,
- space for the turning of delivery vehicles within the confines of the site,
- lorry routing to and from the site;
- wheel wash facilities to prevent mud and spoil from leaving the site;
- and a development programme of works has been submitted to and approved in writing by the Local Planning Authority.
- Vehicle cleaning measures for traffic leaving the site

The development shall be implemented and carried out in accordance with the details approved.

Reason: In the interests of highway safety in accordance with Local Plan Policy CCC1.

**9. Installation of an appropriate pedestrian gated access**

Prior to the occupation of the care home a scheme shall be submitted to the Local Planning Authority for written approval for the installation and maintenance of an appropriate pedestrian gated access on the western boundary of the site to allow for the safe access of pedestrians and cyclists who are either residents, staff or visitors to the care home. The gated access as approved shall be put in place and made open and available for use to the residents, staff and visitors of the care home, prior to first occupation. The gated access shall be maintained in perpetuity to serve the care home.

Reason: To ensure a sustainable transport link is formed from the adjoining site in accordance with Local Plan Policies CCC2, ENV3 and Strategic Site 18 Policy.

**10. Environmental protection – road traffic noise**

The proposed noise mitigation measures for the development set out within the Noise Impact Assessment undertaken by Hawkins Environmental on 21 August 2024 (Report No. H4203 - NV - v1) shall be implemented in full prior to first occupation, and then retained and maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Planning Authority.

Reason: To protect the amenity of residents in accordance with Local Plan Policy CCC1

**11. Environmental protection – odour and noise from kitchens**

Prior to commencement, a scheme and maintenance schedule for the extraction and treatment of fumes and odours generated from cooking or any other activity undertaken on the premises, shall be submitted to and approved in writing by the Local Planning Authority. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first occupation of the premises and these shall thereafter be operated and retained in compliance with the approved scheme.

The design of the proposed system should meet the appropriate standard specified in the EMAQ+ document - "Control of Odour and Noise from Kitchen Exhaust Systems" 2018.

Reason: To safeguard the amenity of residents and adjoining neighbouring properties

**12. Environmental protection – noise from air source heat pumps**

Prior to the commencement of development, the developer shall carry out an assessment in accordance with MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises to determine the potential noise impact from the proposed Air Source Heat Pump to neighbouring residential properties. A scheme for any noise attenuation shall be submitted to the Local Planning Authority and agreed in writing prior to commencement and implemented in full prior to the use of the building being taken up.

Reason: To protect the amenity of residents and neighbouring residential premises.

**13. Environmental protection - operational noise from deliveries**

Deliveries and collections to and from the site shall not be permitted other than between the hours of 08.00-18.00 Monday to Saturday and at no time on Sundays and Public/Bank Holidays.

Reason: To protect the amenity of residents and neighbouring residential properties.

**14. Environmental protection - noise and disturbance from car parking zone**

Prior to the commencement of development, the details, location and height of an acoustic properties fence to be erected along the whole of the northern boundary shall be submitted to and agreed in writing with the Local Planning Authority. The fence as may be agreed shall be erected prior to any other construction activity taking place on the site and maintained as such thereafter.

Reason: In the interests of the protection of the adjoining dwelling and holiday lets in accordance with Local Plan Policies ENV3 and CCC1

**15. Environmental Protection - Lighting Strategy**

Prior to the commencement of development, a scheme showing the details of the external lighting of the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the predictions of vertical illuminance (Ev) affecting nearby human receptors. The lighting installation shall comply with the recommendations of the Institution of Lighting Professionals (ILP).



In addition, the lighting scheme shall be designed to comply with zone E1 of the above ILP standards such as to limit any adverse impact on wildlife and protected landscapes, which in turn will reduce any impact on foraging bat species that may use the site.

The lighting scheme as may be approved shall be fully implemented prior to the first occupation of the building and maintained in perpetuity thereafter. There shall be no other external lighting standards, bollards or security lighting installed on the site other than that approved without the further prior written permission of the Local Planning Authority.

Reason: To protect the amenity of existing and future residents, and to protect protected wildlife and landscapes, in accordance with Local Plan Policies STR2, ENV3, CCC1 and DM2.

**16. Hours of construction working on site**

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: To protect the amenity of residents and neighbouring residential properties.

**17. Construction Environmental and Management Plan**

Prior to the commencement of development including any site clearance or site set up works a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The CEMP shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance
- measures to control dust.
- Details of the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- Measures to control light spill and glare from any construction floodlighting and security lighting installed

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved.

Reason: To protect the amenity of residents and neighbouring residential properties, and to ensure that protected wildlife is not harmed during the construction phase of the development in accordance with Local Plan Policies CCC1 and DM2.

**18. Construction Ecological Management Plan (CEcMP)**

Prior to the commencement of development including any site clearance or site set up works a Construction Environmental Management Plan (CEcMP) shall be submitted to and approved in writing by the Local Planning Authority.

The CEcMP shall include the following details:

- Measures to protect and mitigate against harmful construction impacts on protected wildlife species including avoidance of works during bird nesting (March to August inclusive) or only in accordance with an agreed mitigation plan to reduce any impact

The development shall be carried out in accordance with the approved CEcMP

Reason: In accordance with Local Plan Policy DM2 to protect local biodiversity and protected species during the course of development.

**19. On site ecological enhancement**

Prior to the commencement of the development hereby approved, the Councils Ecological Enhancement Schedule or a schedule prepared by the applicant which sets out the same details shall be completed, submitted to and approved in writing by the Local Planning Authority (LPA). The schedule shall be accompanied by an appropriately detailed plan (or series of plans) showing the locations of the enhancement measures (site plans and elevation drawings with appropriate suitable siting locations for each enhancement feature on elevation drawings shall be provided.

The ecological enhancement scheme shall provide for a minimum of 3 no. bird and 3 no. bat boxes either on the building or within the site, and a minimum of 20 integrated Swift bricks. In addition, any close boarded fences (including the northern acoustic boundary fence) shall be provided with hedgehog highways.

The approved details shall be implemented and thereafter retained. Prior to occupation, evidence shall be submitted to the LPA to confirm the agreed features have been installed in their correct locations, for example, a photographic record and/or a signed statement by a suitably qualified ecologist.

Reason: To enhance biodiversity in accordance with Local Plan policy DM2

**20. Water efficiency and phosphate mitigation**

The development hereby approved shall not be occupied unless

- i) 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; and
- ii) 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; and
  - (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.

**21. Foul water drainage**

No development shall be commenced until such time as a foul water drainage strategy and agreed connection points have been submitted to and agreed in writing with the Local Planning Authority.

The development shall be carried out in accordance with the foul water drainage strategy as agreed.

Reason: To comply with Local Plan policies ENV3 and CCC1

## 22. **Surface water drainage**

No development shall begin until a drainage strategy for the site, utilising shallow infiltration and based on the principles within the submitted Drainage Strategy EC-2024-DD-001 Rev 6 produced by Envi Consult, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a) Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- b) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change. Calculations must be based on the lowest measured infiltration rates in the locations where infiltration features are proposed.
- c) Groundwater monitoring data for the site including monthly measurements taken up to and including April and demonstrating a minimum 1m unsaturated zone between the peak measured groundwater level and the base of any infiltration structure.
- d) A mechanism for future maintenance of the agreed drainage strategy

The development shall be carried out and maintained in accordance with the approved Drainage Strategy.

Reason: To ensure proper and adequate surface water drainage is in place to serve the development in accordance with the requirements of Local Plan Policies CCC1 and DM1

## 23. **Removal of Permitted Development Rights**

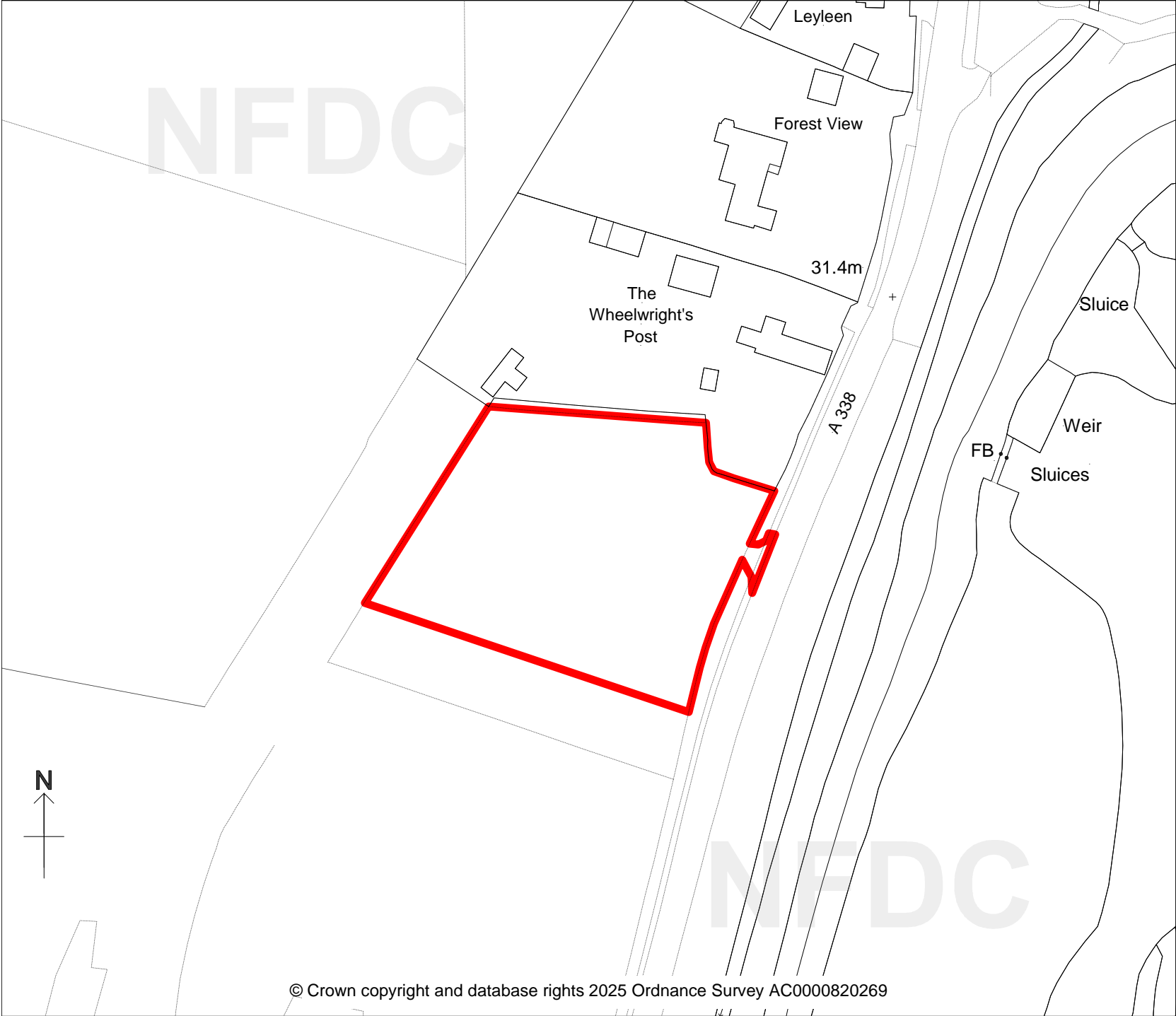
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), or any subsequent Order revoking or re-enacting that Order, the use of the building hereby approved shall be limited to Class C2 of the Use Classes Order 1987 (as amended) and specifically for a care home, and for no other purposes including those listed in Class C2 without a further express grant of planning permission.

Reason: The use has been specifically agreed as a care home C2 use as other forms of C2 use and residential development have implications for habitat mitigation and conservation of European protected sites and species relating to additional recreational use. In addition, any other permitted changes of use may result in a more intensive form of development giving rise to additional traffic generation and other environmental impacts which may not be considered acceptable on this site, by virtue of Local Plan Policies ENV1, ENV3 and DM2.

### **Further Information:**

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# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

March 2025

Land Adjacent to  
The Wheelrights post  
Salisbury Road, Burgate  
24/10837

Scale 1:1250

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