

Application Number:	23/11306 Full Planning Permission
Site:	THE OLD FARMHOUSE, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1LX
Development:	Reconstruction/conversion of outbuilding to two three-bed and one two/three-bed dwellings; demolition of outbuildings and erection of new building comprising one four-bed dwelling and one three-bed dwelling; new access and boundary wall onto Fryern Court Road; associated parking; hard and soft landscaping.
Applicant:	Cordage 46 Limited.
Agent:	CPC Planning Consultants Ltd.
Target Date:	20/03/2024
Case Officer:	Vivienne Baxter
Officer Recommendation:	Service Manager - Grant
Reason for Referral to Committee:	Item deferred from November 2024 Planning Committee

UPDATE

Members will recall the application was considered at the November 2024 Committee. The recommendation was to refuse planning permission for the development for the following reasons:

- 1. The proposal would result in 5 new dwellings in the countryside which would be harmful to the rural character of the area and would significantly alter the impact of built form on the site within its setting. In the absence of any material considerations to justify these dwellings, the proposal is contrary to policy DM20 of the Local Plan Part 2.*
- 2. The proposal would result in less than substantial harm to the character, appearance and setting of the listed building on site by reason of the demolition of much of Building D, the design of the reconstructed Building B (plots 5 and 6) and the scale and massing of the proposed dwellings (plots 2, 3 and 4) in relation to the listed building, whilst a proposed 2.1 metre boundary fence would also cause less than substantial harm to the setting of the adjacent Grade II Listed Building at Cross Cottage. In combination, this harm is considered to be at the more significant end of the spectrum of less than substantial harm. The proposal would therefore be contrary to policy ENV3 of the Local Plan Part 1 in that it would be an unsympathetic form of development in relation to the adjoining buildings and policy DM1 of the Local Plan Part 2 in that it does not adequately address the nature of the significance of the heritage assets.*
- 3. The proposal would offer poor and unsatisfactory levels of residential amenity for the 4-bedroom dwelling on plot 6 by reason of the limited amount of proposed*

external amenity space and the 2.1m high boundary treatment surrounding this area. The proposal would therefore be contrary to policy ENV3 of the Local Plan Part 1.

4. It has not been demonstrated that the use of the access by refuse vehicles would not overrun the limitations of the carriageway resulting in harm to highway safety. The proposal is therefore in conflict with policy ENV3 of the Local Plan Part 1.

5. The recreational and air quality impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area and the New Forest Ramsar site would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the Local Plan 2016-2036 Part One: Planning Strategy and the Council's Supplementary Planning Documents "Mitigation for Recreational Impacts on New Forest European Sites" and 'Air Quality in New Development'.

Members resolved to defer the application in order to allow officers the opportunity to negotiate with the applicant to resolve these matters. Additional reports and amended plans have now been submitted and the application now comes back to the Committee to be determined.

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

1. Principle of the development
2. Listed building matters
3. Impact on the character and appearance of the area
4. Impact on the residential amenities of the area
5. Highway matters including parking
6. Ecology/biodiversity
7. Trees

2 SITE DESCRIPTION

The Old Farmhouse is a Grade II Listed Building which occupies a site on the southern corner of the junction of Salisbury Road with Fryern Court Road in Burgate. There are residential properties to the northern side of Fryern Court Road and immediately to the south of the site on Salisbury Road. The neighbouring property to the south, Cross Cottage, is also Grade II Listed. The majority of land to the rear of the site (west) is allocated as part of SS18, although the site and the adjoining part of SS18 are both within the countryside. The approved strategic site scheme (planning permission 21/11237) indicates that the large barn adjacent to the site's boundary would be demolished and removed, and the immediate area would form part of the public open space proposals for that scheme.

The northern and eastern boundaries of the site consist of mature hedging to the extent that the existing listed building is very well screened and can only be glimpsed when passing. The existing access off Salisbury Road, however, is quite open, with the outbuilding proposed to be substantially rebuilt being visible from the road. The vegetation includes mature trees, although there are none which benefit from TPOs.

Within the site, there are four outbuildings in addition to the farmhouse. That furthest from the listed building is a modern workshop (E) with limited historic significance. Building C situated in the rear garden is also of little historic

significance. Building D is sited very close to the rear elevation of the listed building and whilst the open sided cattle pen element of the structure is of no historic significance, the remaining elements of the building are considered to be curtilage listed and contribute to the farmyard layout. Building B is considered to be curtilage listed, although it is presently in a ruinous condition.

The farmyard part of the site contains a collection of vehicles, many of which have clearly been in situ for some time. Whilst there is an overgrown and unkempt appearance to the site at present, consent is not required to address this.

3 PROPOSED DEVELOPMENT

Since the application was reported to the Planning Committee in November 2024, amendments have been made to the scheme to seek to address the matters raised by Members. These amendments comprise the following:

- the retention and refurbishment of Building D
- reducing the scale of the new-build structure so it accommodates two dwellings rather than three
- providing three smaller dwellings rather than two large ones within the rebuilt Building B
- minor alterations to the shared nature of bin stores
- a reduction in the height of the proposed acoustic fence to the southern boundary
- partial demolition of the curtilage listed wall along Fryern Court Road in order to facilitate a revision to the access drive and parking/turning arrangements

The proposal is still for 5 new dwellings. This now entails the refurbishment of the existing listed farmhouse and building D for its ancillary use for Plot 1, the demolition of modern outbuildings (buildings C & E) and their replacement with a building comprising one 3-bed dwelling and one 4-bed dwelling (Plots 2 & 3) and the substantial rebuilding and conversion of an outbuilding (building B) into two 3-bed dwellings (Plots 4 & 5) and a 2-bed with study (Plot 6).

There would be a communal parking courtyard accessed off Salisbury Road containing 10 parking spaces and serving Plots 1 and 3-6. The bin store for plots 4-6 would also be within this courtyard. To the north of the site would be a new access off Fryern Court Road with 2 parking spaces to serve Plot 2. Vehicular access through the site would be possible in order to aid access for larger vehicles.

The existing farmhouse refurbishment (Plot 1) would result in a 4-bed dwelling (one ensuite) with living room, bathroom, dining room, breakfast area, kitchen and bike/refuse store at ground floor level. Building D would be available within the proposed garden area for uses ancillary to the dwelling.

The new build structure would accommodate two dwellings, Plot 2 having a kitchen dining area, shower room, living room and bed 3/study at ground floor level and two bedrooms and a bathroom at first floor level. Plot 3 would have an open plan kitchen, dining, living room, WC and two bedrooms with 'Jack and Jill' bathroom at ground floor level with two bedrooms and a bathroom at first floor level. Each dwelling would have bike and bin stores in the rear gardens.

Plots 4, 5 & 6 would comprise a hall, WC and open plan kitchen, dining, lounge area at ground floor level with 3 bedrooms or 2 bedrooms and a study and a bathroom at first floor level. They would each have bike stores within the private garden area and would share a detached bin store structure within the courtyard.

Hard and soft landscaping are also proposed as part of the development. This includes maintenance of existing vegetation as well as new planting. The revised site plan also includes the provision of a 1.8m high tongue and groove acoustic fence to the southern boundary of the site which would form the rear garden boundary to Plots 4, 5 and 6.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
24/10054 Restoration of the listed building including proposed internal wall, reconstruction/conversion of outbuilding to two three-bed and one two/three bed dwellings, reconstruction of a matching wall, demolition of curtilage listed outbuildings and part of the boundary wall (Listed building consent)			Pending Committee
Land to south of site	21/02/202	Granted	
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	4		

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV3: Design quality and local distinctiveness
 Policy IMPL1: Developer Contributions
 Policy IMPL2: Development standards
 Policy STR3: The strategy for locating new development

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation
 DM2: Nature conservation, biodiversity and geodiversity
 DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022

SPD - Housing Design, Density and Character

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

SPD - Climate Change

Neighbourhood Plan

National Planning Policy Framework

NPPF Ch.11 - Making effective use of land

NPPF Ch.16 - Conserving and enhancing the historic environment

NPPF Ch.12 - Achieving well-designed places

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Fordingbridge Town Council:

Recommend PERMISSION as the plans sympathetically improve and develop an existing site which is in need of renovation. The Town Council recognises the economic necessity of developing the outbuildings and the application doesn't overdevelop the site. The Town Council has concern over the northern exit onto Fryern Court Road as this road floods for weeks or even months every year. To avoid further exacerbating the flooding issues, there is the opportunity for remedial work to explore and reinstate the culvert. A local resident has raised concern over light pollution, and we hope this will be considered also.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Environmental Health (Pollution)

No objection subject to conditions

Environmental Health (Contaminated Land)

Recommend condition

HCC Highways

No objection subject to condition

NFDC Trees

No objection subject to condition

NFDC Ecologist

Ecological enhancement measures should be secured

NFDC Conservation

The proposed development is acceptable subject to conditions and/or a S.106 legal agreement to secure necessary works.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received from a local resident.

- impact on neighbouring privacy due to loss of vegetation
- additional traffic generation on A338 and Fryern Court Road
- area is prone to flooding
- impact on the character of Fryern Court Road
- impact on biodiversity
- local amenities will be overwhelmed

10 PLANNING ASSESSMENT

Introduction

Members will recall the application from Committee in November 2024 where it was noted that the listed building and associated outbuildings were in poor condition and that the Conservation Officer had advised that the proposal raised significant issues relating to the character, appearance and setting of the listed building. The application was deferred in order to allow the applicant to resolve the outstanding matters in this respect as well as those identified as reasons for refusal.

5 year housing land supply, the NPPF and the approach to decision making:

In determining planning applications decisions should be made in accordance with the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning & Compulsory Purchase Act). Material considerations include the planning policies set out in the National Planning Policy Framework (NPPF).

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

For decision-taking this 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, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong 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.

Taking NPPF paragraph 11(c), if the proposed development accords with the local plan it should be approved. If the development does not accord with the local plan, the development must be considered against NPPF paragraph 11(d).

Footnote 8 to the NPPF 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 11 is engaged.

The most recent five-year housing land supply statement published by the Council, confirms that there is 2.39 years of housing land available in the district.

Taking the first limb of paragraph 11(d), 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, namely designated 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 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 set out in the first limb.

With regard to paragraph 11d) of the NPPF, for the purposes of housing provision, the Local Planning Authority's (LPA's) development plan would be considered to be out of date where the LPA cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test was substantially below (less than 75%) of the housing requirement.

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.

There is a separate report on the associated listed building consent application relating to the specific alterations to the listed buildings on site although the impact of this proposal on the listed buildings is also considered below.

Principle of Development

In determining planning applications decisions should be made in accordance with the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning & Compulsory Purchase Act). Material considerations include the planning policies set out in the National Planning Policy Framework (NPPF).

The proposal involves refurbishment, demolition and new building works to provide five new dwellings in the countryside. The principle of new dwellings in the countryside needs to be considered under Policy DM20 of the Local Plan Part 2. This policy restricts new residential development unless it meets certain limited criteria. The four criteria are:

- a) a limited extension to an existing dwelling;** the proposal does not include extending the existing dwelling **or**
- b) the replacement of an existing dwelling, except where it:**
 - (i) is the result of a temporary permission(s); and/or**
 - (ii) is an unauthorised use; and/or**
 - (iii) it has been abandoned;** the existing dwelling is not being replaced **or**
- c) affordable housing to meet a local need, in accordance with Core Strategy Policy CS22;** the proposal is not for affordable housing **or**

d) an agricultural worker's or forestry worker's dwelling in accordance with Policy DM21 the proposal is not for agricultural or forestry workers.

In this case, the site is located within the countryside in the hamlet of Burgate. Whilst there are residential properties close by, the provision of 5 new residential dwellings within the countryside is contrary to Policy DM20 of the Local Plan Part 2 as the proposals do not fall into any of the permissible criteria of this policy as clarified above. As such, the principle of the development is unacceptable.

During the course of the application, the agent has indicated that the conversion of existing buildings into residential properties would be permitted development (under Class Q, Part 3 of the GPDO). However, as they fall within the curtilage of a listed building, this would not be the case.

The applicant makes reference to NPPF paragraph 84 of the NPPF which states that the development of isolated homes in the countryside should be avoided unless one of the following circumstances apply:

- (a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
 - (b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
 - (c) the development would re-use redundant or disused buildings and enhance its immediate setting;
 - (d) the development would involve the subdivision of an existing residential building;
- or
- (e) the design is of exceptional quality, in that it:
is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

There is no specific definition of what constitutes isolated, but it is clear from the surrounding area and documentation within the Heritage Assessment that the area is a hamlet and is easily accessible along the main Salisbury Road to Fordingbridge and other built-up areas outside of the District. As such, it is not considered that paragraph 84 applies in this instance.

Whilst the proposal is contrary to Policy DM20 which precludes new residential development in the countryside, the tilted balance is applied to the application and consideration of the impact of the proposal on the listed buildings is a key issue together with bringing them back into an optimal viable use.

Listed Building impacts

There is a duty imposed by Section 66 (1) of the Act requiring decision makers, be they officers, or Council Members, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The NPPF (paragraphs 212 and 213) makes clear that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of the potential level of harm, and that any harm to the significance of a designated asset from its alteration, destruction or change to its setting requires clear and convincing justification.

Policy DM1 of the Local Plan Part 2 makes it clear that proposals should conserve and seek to enhance the historic environment and heritage assets which should be protected in proportion to their significance. Where development is necessary to secure the future of a heritage asset, the proposal should not materially harm the significance of the heritage asset and its setting.

The associated listed building consent application details the proposals in respect of the proposed physical alterations to the listed buildings. However, this planning application needs to consider the impact of the proposals on the setting of the listed buildings. The application is supported with a Heritage Assessment, although initially it was considered that there were some shortcomings in the understanding of the layout of the building types on site which resulted in the dismissal of the value of some buildings. Since the previous committee, amendments have been made to the scheme, including the retention of part of Building D, which address concerns in respect of layout and how this impacts on the historic development of the farmstead.

The supporting information and plans identify the buildings on site as follows:

Building A - the farmhouse

Building B - the curtilage listed building in a ruinous state to the south of the farmhouse (proposed plots 4, 5 & 6)

Building C - smaller modern outbuilding to the west of the farmhouse

Building D - a range of buildings to the west of the farmhouse in varying states of repair

Building E - a modern workshop building to the west of the site.

Building E would be demolished in order to provide space for residential gardens. The structure is made up of two parts built at different times. Whilst the easternmost part could be considered to be curtilage listed, it has little functional link with the farm and overall, the building is not considered to contribute to the setting or significance of the listed building and has negligible historic or architectural interest in its own right. As such, there are no objections to the demolition of this building.

Part of Building D is a flat roofed, open sided cattle pen which is of no historic significance and not considered to be curtilage listed. However, the corrugated steel part with lean-to and tile/weather boarded structure in a poor state of repair, are considered historic and likely to have been built in the early 19th century. Their location close to the farmhouse is reflective of the origins of the farm, and they are considered to make a positive contribution to the setting and historic significance of the farmhouse. The loss of the cattle pen element of the building is considered to be of slight benefit to the setting of the listed building.

However, whilst the positive contribution of the remaining parts of Building D is eroded as a result of the ruinous and overgrown condition of the eastern part of the building, these are not matters considered to necessitate or justify the removal of the whole of the building. It was originally proposed to demolish Building D in its entirety. However, since the application was considered in November, it is now proposed to retain and refurbish the western element for use in association with the farmhouse. Although this results in the loss of some historic elements, the retention of part of the building is welcomed as it is considered to help maintain the historic layout of the farmstead and the evidence of its modest origins from two separate holdings in the mid -19th century.

Building C is located within the garden of the farmhouse and is of modern appearance. Whilst it may have been built on footings of older structures, it is of negligible historic interest and its condition suggests that it is not capable of repair,

reuse or conversion. Its loss is not therefore of concern with regard to the setting of the listed buildings.

Building B is a curtilage listed building which has fallen into significant disrepair in recent years. The majority of the footprint has no roof and only partial walls, with the eastern gable of the remaining structure largely missing. This eastern section was previously stables with a hay loft, with the western section a barn with openings north and south.

From a listed building point of view, there are no objections to the restoration and reconstruction of building B into three dwellings. This would enable the restoration of a curtilage listed building and would enhance the setting of the listed buildings and farmstead. The proposed form and massing of the building accords with that previously existing and the revised scheme's proposed pattern of fenestration is considered to more typically reflect the larger barn openings. The number of rooflights has been reduced and overall, the proposal offers a more sympathetic solution to the scheme considered previously, incorporating the basic elements that would identify it as a historic barn. Notwithstanding the information provided, 'Heritage Conservation' rooflights (which are flush with the roof) should be used for this building rather than 'conservation' rooflights (which are not flush). This can be secured on the associated listed building consent application.

Consequently, the proposed building, whilst of a large massing, would maintain an historic relationship to the yard area and the listed farmhouse and would comply with policy DM1 in this respect.

The proposal includes the provision of a 1.8m high tongue and groove acoustic fence along the rear garden boundary to plots 4-6. Previously, this fence continued forwards of the eastern elevation of Building B and was considered to result in an awkward juxtaposition with the building, obscuring much of its eastern elevation from roadside views and was also detrimental to the setting of Cross Cottage, the adjacent listed building. Its reduction in height is welcomed as is the provision of a 0.9m high brick wall to the frontage of Building B. Further, the bin and cycle storage for plot 6 have been removed from this frontage area and relocated, offering a much improved setting for building B.

The proposed alterations to the curtilage listed wall along the northern boundary are acceptable subject to details secured through an appropriately worded planning condition.

Overall, the proposal now includes many elements which would improve the setting of the listed buildings, through the loss of structures which are neither curtilage listed nor offer any benefit to the listed buildings, the retention of the historic part of Building D, the improved detailing to Building B including the redesign of its frontage and the associated impact on the adjoining listed cottage. The proposal is therefore considered to comply with Policy DM2 of the Local Plan Part 2 and paragraph 210 of the NPPF which requires local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Design, site layout and impact on local character and appearance of area

The proposals should comply with Policy ENV3 of the Local Plan Part 1 which requires development to be sympathetic to its context, avoid unacceptable effects on residential amenity or local character and create buildings and spaces which are easy to navigate.

The proposal alterations to the farmhouse would have a limited impact on the character of the area. Clearance of some of the overgrown garden areas would offer improvements to this corner plot.

Plots 2 and 3 are proposed as a new building which is located to the west of the farmhouse and this is an acceptable location for new built form. This new building has been designed as a simple linear building of single storey appearance, accommodating rooms in the roof with a lean-to to the rear.

The previous concerns with regard to the scale and massing of this building have been satisfactorily addressed through the reduction in the number of units and provision of a limited amount of accommodation at first floor level. Historically, the main barn (Building B) would have been the dominant building within the farmyard and the proposed new building for plots 2 and 3- given their low key nature - are no longer considered to compete with this structure.

The material palette is characteristic of smaller, single-storey farm buildings and would be appropriate in this context.

The retention and refurbishment of Building D partly addresses the previously recommended second reason for refusal and helps to maintain reference to the historic curtilage of the farmhouse.

The reinstatement of the access point onto Fryern Court Road would result in the loss of part of the mature boundary hedge and curtilage listed wall. Whilst this could be considered to have a more urbanising impact on this part of the lane, the access was clearly visible prior to the site becoming overgrown. The vegetation along the Fryern Court Road boundary is such that the section requiring removal would not have a significant impact on the character of the lane. The merits of the loss of part of the wall are considered on the associated listed building consent application although it is noted that overall, the reuse of an access and tidying up of the boundary would be acceptable. It is noted that the majority of properties along this part of Fryern Court Road are situated to the north, with just simple farm accesses to the southern side. As such the proposal would be acceptable in this respect.

Residential amenity

Policy ENV3 of the Local Plan Part 1 requires development to avoid unacceptable effects on residential amenity such as overlooking, overbearing impact, shading and noise and disturbance. Development should be visually appealing and enjoyable to be in.

The existing dwelling that is proposed to be refurbished has one first floor bedroom window to the rear elevation. The proposed dwellings behind this would be sited so as not to harm the level of amenity currently enjoyed by this dwelling. The only windows which would face towards this dwelling are in excess of 21m away and are at ground floor level only. The proposed parking spaces closest to this dwelling have been moved further away from living room windows compared to the scheme put to Committee in November and this would improve this relationship so it is considered to be acceptable.

Cross Cottage to the south of the site is separated from the proposed development by a track in separate ownership, over which the occupants have a right of access to access their car port. This cottage has a single first floor window facing the site which would be approximately 18m from the rear elevation of plot 6. The proposed new dwellings (plots 4, 5 & 6) are set at an angle to Cross Cottage and would largely face towards the side garden of the property. Given the intervening vegetation

outside of the applicant's control combined with the recessed nature of the window within a thatched roof and proposed roof lights serving (6) bedrooms in the proposed dwellings, it is not considered that the proposal would result in a significant loss of privacy to this property.

The existing access could be used for agricultural uses at present, and it is noted that the farmyard contains several vehicles. The use of the access for 5 dwellings is unlikely to give rise to unacceptable noise and disturbance to Cross Cottage given this historic use.

Moving to the proposed new dwellings, the upper floors do not have openings facing towards the existing dwelling and so this would prevent overlooking between the existing and proposed dwellings. In terms of the level of amenity space available for the proposed dwellings, it is noted that plot 6 has a restricted rear garden area although since the consideration of the application at the November Committee, this dwelling is now proposed to be a 2-bed property rather than a 4-bed property and as such, is unlikely to require such a large amenity space. There was previously a proposed 2.1m high fence less than 5m from the windows of habitable rooms of Plot 6 which face south. This fence has been reduced in height to a 1.8m. The reduction in fence height combined with the reduction in the size of the dwelling makes this arrangement acceptable and is considered to address the previously recommended third reason for refusal.

The local concern with regard to a loss of privacy due to the removal of vegetation is noted, although this refers to the impact of properties across Fryern Court Road. It is not usual to object to privacy where windows face each other across a public highway.

Overall, the residential amenities of the existing and future occupiers would largely be preserved through the careful design and positioning of the proposed dwellings and their window openings. Subject to the removal of permitted development rights for alterations to the additional dwellings, the proposal is considered to comply with Policy ENV3 of the Local Plan Part 1.

Highway safety, access and parking

Policy ENV3 of the Local Plan Part 1 requires development to integrate an adequate level of car and cycle parking in order to meet realistic needs. Policy CCC2 also requires parking provision to be made and infrastructure to support the use of electric vehicles.

NFDC Parking standards recommend that for the proposed development provides 15.5 parking spaces on plot or 11.4 spaces if they are provided on a communal basis. The submitted plan indicates 12 communal spaces which complies with these standards. Whilst they are not specifically identified as being allocated to any particular property, it is likely that those to the north would serve plot 2. These parking spaces can be required to remain unallocated by a planning condition which will ensure that suitable provision is made to serve the development.

All 6 dwellings would have a bike store which would accommodate two cycles securely. This is slightly less than the recommended levels for the 4-bed houses although the proposal does now show 6 casual spaces adjacent to the bin store for plots 4, 5 & 6. Overall, the proposal is considered to comply with the requirements of policies ENV3 and CCC2 and the NFDC Parking Standards SPD with regards to car and cycle parking provision subject to a condition to retain the parking as unallocated.

The same policy requires developments to create streets and spaces that are safe and easy to navigate. In this regard, the applicant has provided swept path movements for a refuse vehicle (being the largest vehicle requiring access) entering and leaving the site. Since the application's consideration at the November Committee, the tracking movements have been updated and the Highway Authority has advised that they have no objections.

The Highway Authority has not raised any concerns in respect of the visibility splays for either the existing access or the alteration/reinstatement of the access onto Fryern Court Road, but has requested a condition requiring visibility splays to be free from anything over 600mm in height.

Ecology, On Site Biodiversity and protected species

Policy DM2 of the Local Plan Part 2 requires development to incorporate features to increase biodiversity and where possible, enhance existing features of nature conservation value within the site.

The submitted Preliminary Ecological Assessment indicates that the listed farmhouse has moderate potential to support roosting bats, whilst other buildings and nearby trees offer a negligible potential. Given the details now provided with regard to the extent of the proposed works to the farmhouse roof, further surveys have subsequently had to be undertaken. These emergence surveys were carried out in July 2025 and resulted in the observation of no bats emerging from the building on either occasion.

With regard to reptiles and great crested newts, it is considered that ideally more survey work should be undertaken as slow worms and grass snakes have been noted locally (within 300m), and the site lies within an area of high potential for great crested newts. An informative note has been added in this regard due to the protection offered by legislation within the Wildlife and Countryside Act 1981 (As amended).

The application was submitted prior to the mandatory requirement for BNG on minor developments and the submission of a biodiversity metric. As such this is not a requirement of the development..

Overall, whilst some elements which are considered to require further survey work, there are no overriding objections to the proposal from an ecology point of view subject to securing ecological enhancements referred to in the PEA such as bee bricks, native planting, sensitive lighting and hedgehog accessible boundaries. The proposal is therefore considered to comply with Policy DM2 of the Local Plan Part 2.

Trees and landscaping

Policy ENV3 of the Local Plan Part 1 requires developments to appropriately designed green spaces including sufficient planting. Policy ENV4 of the Local Plan Part 1 requires development to retain and/or enhance landscape features and characteristics through sympathetic design.

This site is densely covered by trees and shrubs, particularly to the eastern and northern boundaries. The trees consist mainly of coniferous species including Leylandii, Monterey Cypress and Western Red Cedar, most of which have not been sympathetically managed in the past. There is a maturing Cedar tree at the front of the existing farmhouse which has potential to be a good specimen tree. However, given its close proximity to the listed building this tree cannot reach its full mature size without significant containment pruning in the future, and this would

detrimentally affect the amenity of the tree.

Overall, despite the number of trees present on site, they are of not sufficient quality or public amenity value to be worthy of protection by a Tree Preservation Order and therefore are not considered a constraint to development.

Whilst the amended site plan indicates the provision of new tree planting within the scheme, together with the retention of some larger specimens, it is considered appropriate to require a fully detailed landscaping plan indicating the size, location and species of these new trees. This can be required by a planning condition in order to secure compliance with policy ENV3 and ENV4 of the Local Plan Part 1.

Habitat Mitigation and off-site recreational impact

Proposals for new residential development are subject to compliance with policy ENV1 which requires development to provide mitigation or monitoring to address the impact from their provision in relation to International Nature Conservation Sites. This usually takes the form of financial contributions secured through the completion of a legal agreement.

Habitat Mitigation

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that 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. In this case, the applicant has agreed to enter into a Section 106 legal agreement, which would secure the required habitat mitigation contribution before the decision is issued.

Phosphate neutrality and impact on River Avon SAC

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

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

Air Quality

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_x, 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. A financial contribution is sought towards air quality monitoring and will also be secured through the S.106 legal agreement before the decision is issued.

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These would be the inclusion of cycle storage and promotion of sustainable transport and soft landscaping and tree planting to encourage biodiversity.

Developer Contributions

As part of the development, were permission to be recommended, the following would need to be secured via a Section 106 agreement:

- Habitat Mitigation (£37,627)
- Air Quality Monitoring (£560)

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floor space (so/m)	Existing Floor space (so/m)	Net Floor space (so/m)	Chargeable Floor space (so/m)	Rate	Total
Dwelling houses	703.7	318.5	385.2	385.2	£80/sqm	£46,342.52 *

Subtotal:	£46,342.52
Relief:	£0.00
Total Payable:	£46,342.52

11 OTHER MATTERS

The Town Council and local resident have raised concerns about flooding in the area. It is acknowledged that land to the east of the A338, Salisbury Road falls within Flood Zones 2 and 3, although this designation does not breach the road or the site and access provisions are fully outside of this area which is within Flood Zone 1.

12 CONCLUSION / PLANNING BALANCE

The proposal is contrary to policy DM20 of the Local Plan Part 2. However, in view of the Council's lack of a 5-year housing land supply, consideration has to be given to the benefits of protecting the listed and curtilage listed buildings, assets of particular importance, under paragraph 11d) of the NPPF, which states:

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 where we cannot demonstrate a 5 year housing land supply), granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong 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.

Under limb i) of 11(d) Footnote 7 refers to policies in the Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or ... designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75). The above report has concluded that there no "strong reasons for refusal" of the proposal under limb i) of paragraph 11(d) and as such the proposal falls to be considered against the second limb of paragraph 11(d), the so called "tilted balance".

In accordance with paragraph 11(d)(ii) of the NPPF, the benefits of the proposal have been weighed against the impact of the proposal on the listed buildings. In balancing out the benefits and harm of the proposal, the application would provide 5no. new dwellings (although a modest contribution to the Council's Land Supply) and would secure the long term viable use of the heritage assets. It is considered that any negative impacts of the proposed works can be managed through the use of carefully sequenced conditions, finalising and securing the benefits of the repair works to the listed building.

Subject to securing the appropriate details in a timely manner, the rebuilding of a dilapidated building and refurbishing the listed farmhouse and front garden area would offer public benefits such as employment for construction workers, the purchase of materials and the long term viable use of the heritage assets to this prominent corner in Burgate. In doing so, the benefits would significantly and demonstrably outweigh any identified harm to the countryside through the provision of 5 new dwellings given the Council's lack of a 5-year housing land supply. As such, permission can be recommended for the proposal in line with paragraphs 11(d) and 210 of the NPPF.

Furthermore, the proposal does not give rise to any harmful impacts on residential amenity nor would it result in harm to highway safety. Permission is therefore recommended subject to the completion of the S.106 legal agreement.

13 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure Habitat Mitigation, Air Quality Monitoring and Habitat Mitigation Monitoring
- ii) the imposition of the conditions set out below.

Proposed Conditions:

1. 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. The development permitted shall be carried out in accordance with the following approved plans:

23.3484.000 rev.P7 - block plan location plan
23.3484.001 rev.P2 - topo survey
23.3484.001 rev.P4 - existing site plan
23.3484.002 rev.P4 - existing floor plans building 1
23.3484.003 rev.P3 - existing elevations & section building A
23.3484.004 rev.P4 - existing floor plans elevations & section buildings C & D
23.3484.005 rev.P4 - existing floor plans elevations & section building E
23.3484.006 rev.P4 - existing floor plans elevations & section building B
23.3484.100 rev.P36 - proposed site plan
23.3484.101 rev.P10 - proposed elevations (but depicting floor plans) units 2 & 3
23.3484.102 rev.P9 - proposed elevations units 2 & 3
23.3484.103 rev.P6 - proposed floor plans unit 1
23.3484.104 rev.P6 - proposed east & south elevations unit 1
23.3484.105 rev.P7 - proposed west & north elevations unit 1

23.3484.106 rev.P14 - proposed elevations building B - Houses 4, 5 & 6
 23.3484.107 rev.P14 - proposed ground floor plan proposed first floor
 plan proposed roof plan units 4, 5 & 6
 23.3484.108 rev.P10 - existing site section (A-A) proposed site section
 (A-A)
 23.3484.110 rev.P12 - existing context elevation Salisbury Road (B-B)
 proposed context elevation Salisbury Road (B-B)
 23.3484.111 rev.P4 - refuse recycling & garden waste storage units 3 5 &
 6
 23.3484.112 rev.P2 - ground floor plan roof plan building D
 23.3484.114 rev.P6 - proposed boundary treatment plan
 SP07 rev.C - swept path analysis of 11.2m refuse vehicle
 SP12 rev.A - swept path analysis of an 11m removals van
 Bat Emergence Report
 Preliminary Ecological Appraisal
 Existing Structural Appraisal and Initial Repair Strategy

Reason: To ensure satisfactory provision of the development.

3. Before development commences, the proposed slab levels for plots 2 and 3 in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Before development commences, samples of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building and to preserve the setting of the listed building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and policy DM1 of the Local Plan Part 2.

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

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure (elevations (at a scale of 1:20), materials, location);
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall provide details as appropriate but not necessarily restricted to the following matters:
- a) an indicative programme for carrying out of the works;
 - b) details of the arrangements for public engagement / consultation both prior to and continued liaison during the construction works;
 - c) measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
 - d) details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
 - e) the parking of vehicles of site operatives and visitors;
 - f) loading and unloading of plant and materials, including permitted times for deliveries;
 - g) storage of plant and materials used in constructing the development;
 - h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

The approved details shall be implemented and adhered to throughout the entire construction period.

Reason: In the interests of residential amenity and in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park.

7. Prior to the commencement of development hereby approved, the NFDC Ecological Enhancement Schedule (available at: Ecological Enhancement Schedule - New Forest District Council) and accompanying appropriately detailed plan (or series of plans) showing the locations of the enhancement measures (site plans and elevation drawings as appropriate to clearly show plot numbers, enhancement measures and a key) shall be submitted to the Local Planning Authority for written approval. Examples of suitable siting locations on elevation drawings should be provided. Prior to the occupation, unless otherwise agreed, the approved ecological enhancement feature(s) for each plot shall be provided and signed off by either an NFDC officer or via a letter from the project ecologist, in accordance with the approved Ecological Enhancement Schedule and accompanying plan(s).

Reason: To ensure that biodiversity enhancement measures are delivered throughout the development in accordance with Local Plan Policy DM2 for the New Forest outside of the National Park (Part 2: Sites and Development Management).

8. Prior to the commencement of development above slab level, full details of the proposed ecological enhancements outlined within the Preliminary Ecological Appraisal Report dated January 2024 shall be submitted to, for approval in writing by, the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the occupation of the dwellings and thereafter retained and maintained in perpetuity.

Reason: To safeguard protected species in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

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

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

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

10. Prior to the occupation of the first dwelling on the site, the identified visibility splays at the junction of the proposed access points with the public highway shall be cleared of obstruction over 600mm and these visibility splays shall thereafter be kept free of any obstacles over 600mm in height.

Reason: In the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

11. The dwellings hereby permitted shall not be occupied until the parking spaces shown on plan 23.3484.100 rev.P36 for the parking of motor vehicles and cycles, have been provided. The spaces shown on plan 23.3484.100 rev.P36 for the parking of motor vehicles and cycles shall be retained and kept available and remain unallocated for the parking of motor vehicles and cycles for the dwellings hereby approved at all times.

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

12. The Mitigation measures set out within the approved Noise Impact Assessment (NIA) by Airtight and Noisecheck Ltd (ref: 1724 The Old Farmhouse, Fordingbridge) dated 19 July 2024 shall be implemented in full prior to first occupation and thereafter maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. The mitigation measures shall ensure that, upon completion of the development, the following noise criteria (as recommended in BS8233:2014 and ProPG 2017) shall be met:

- i. all bedrooms shall not exceed a 1 8-hour LAeq (23:00 to 07:00) of 30dB(A)
- ii. L_{Amax,F} noise events shall not exceed 45dBA more than 10 times a night (23.00 –07.00)
- iii. all living rooms and bedrooms shall not exceed a 16-hour LAeq (07:00 to 23:00) of 35dB(A) and
- iv. all private amenity spaces shall not exceed a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

Reason: In the interests of residential amenity and in accordance with Policy ENV3 of the Local Plan Part 1: Planning Strategy for the New Forest outside of the National Park.

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

environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

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

Reason: In view of the listed buildings within the site, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the setting of the buildings, contrary to Policy DM1 of the Local Plan Part 2.

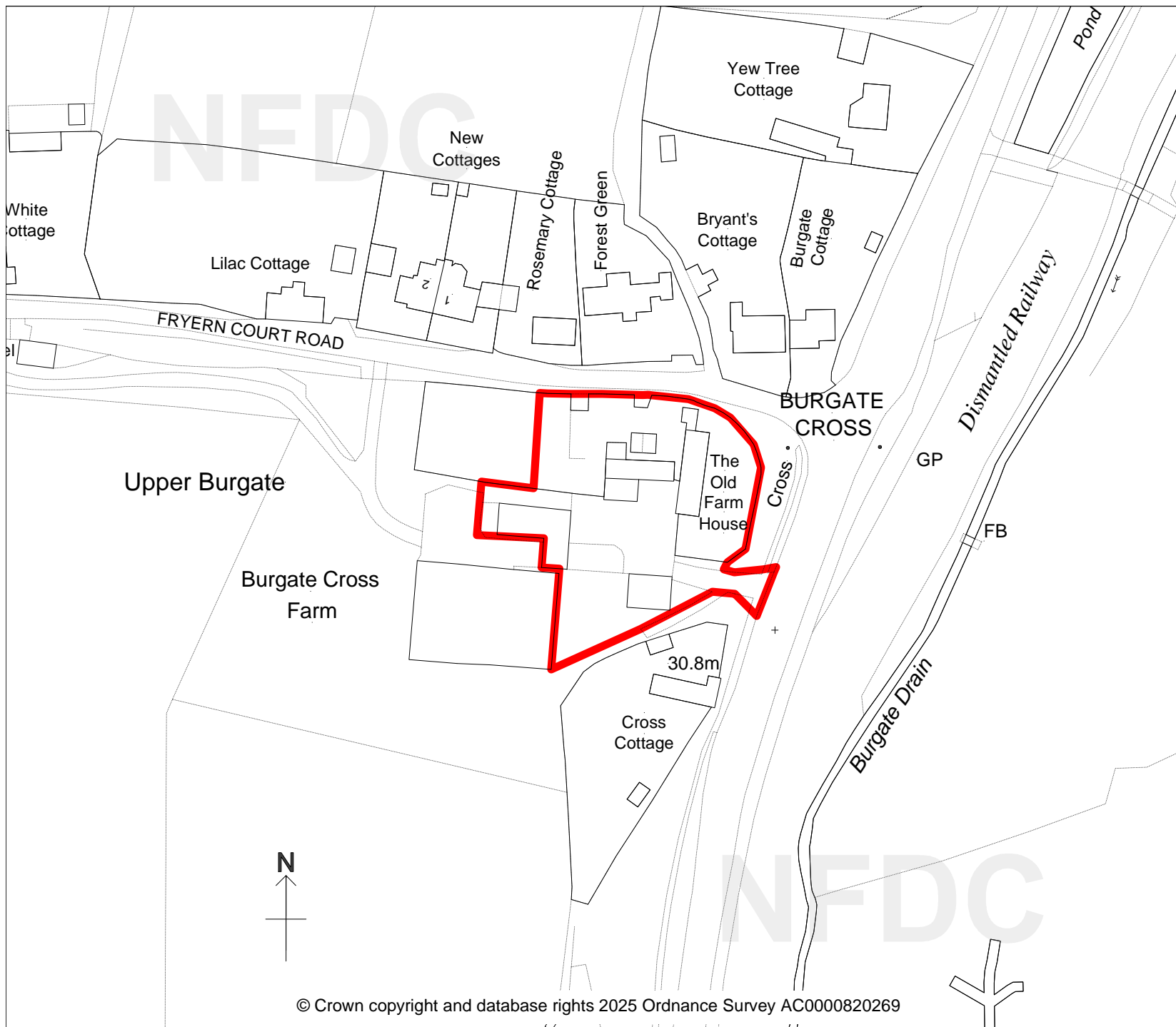
15. Before the commencement of development for plots 2 and 3 above slab level, large scale details (1:10 elevations and sections) of all new external doors and fenestration shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the occupation of plots 2 and 3.

Reason: To protect the setting of the Listed Building in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Further Information:

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Lyndhurst
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PLANNING COMMITTEE

August 2025

The Old Farmhouse
Salisbury Road
Burgate, Fordingbridge
23/11306 and 24/10054

Scale 1:1250

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