

REPORT OF PLANNING COMMITTEE

(Meeting held on 10 January 2018)

1. LAND AT ROESHOT AND BURTON, HINTON, BRANSGORE – USE OF LAND AS NATURAL GREEN SPACE (SANG) (APPLICATION 16/10443) (MINUTE 31 (i))

The Planning Committee are recommending that this Council should enter into an Inter-Authority Agreement between Christchurch Borough Council, New Forest District Council and The New Forest National Park Authority in order to facilitate full and proper management of a Suitable Alternative Natural Green Space (SANG). The SANG is within the administrative areas of this Council and the National Park Authority, at Roeshot, and is required to mitigate the impact of housing development within Christchurch Borough Council's jurisdiction. The former Planning Development Control Committee granted planning permission for the use of this land as Natural Green Space, under ref. 16/10443, on 8 June 2016 (Minute 5 (g) refers). The original Committee report was attached to report item 3(i) considered by the Planning Committee.

This Council has been asked to enter into the agreement to allow Christchurch Borough Council to enter into a separate S106 Agreement between them and the developer/land owner to regulate the SANG and to enforce the provisions of it. The S106 Agreement will allow allocation of SANG land in the areas of this Council and the National Park Authority, as required by Christchurch Borough Council in order to mitigate new housing development on land within their jurisdiction. It is important to note that while this Council will not be party to the s106 Agreement, it will have a step-in right to enforce its provisions if the s106 Agreement is not properly enforced by Christchurch Borough Council. Christchurch Borough Council will be able to take action in terms of enforcement powers on this land (within the New Forest District) but this will not prevent this Council from stepping in, if necessary.

RECOMMENDED:

That authorisation be given to enter the Inter-Authority Agreement in accordance with the details set out Report Item 3 (i) to the Planning Committee.

**COUNCILLOR W G ANDREWS
CHAIRMAN**