

Briefing for discussion

Planning Application No: 22/10714

NEW FOREST DISTRICT COUNCIL DEVELOPMENT CONTROL PARISH AND TOWN COUNCIL CONSULTATION BRIEFING KEY ISSUES ON PLANNING APPLICATION

PARISH: Totton and Eling

PARISH CONSULTATION EXPIRES: 15/07/2022

APPLICATION NUMBER: 22/10714

ADDRESS: Little Testwood Farm, Salisbury Road, Calmore, Totton SO40 2RW

PROPOSAL: Development of a Class E foodstore (1,890sqm); associated access; car parking and landscaping; Class B2/B8 employment unit (1,848sqm) with parking and landscaping

CONTACT: James Gilfillan

Tel: 02380 28 5797

e-mail: planning@nfdc.gov.uk

The purpose of this report is to identify the material planning considerations in this case. More details of what are valid planning considerations can be obtained from our website

www.newforest.gov.uk/planning

1. Development Plan Policies and Constraints

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR6: Sustainable economic growth

Policy STR8: Community services, Infrastructure and facilities

Policy STR9: Development on land within a Minerals Safeguarding Area or Minerals Consultation Area

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy ECON1: Employment land and development

Policy ECON2: Retention of employment sites and consideration of alternative uses

Policy ECON5: Retail development and other main town centre uses

Policy IMPL2: Development standards

Policy CCC2: Safe and sustainable travel

Strategic Site 1: Land to the north of Totton

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

TOT10: Land at Little Testwood Farm caravan site

TOT12: Land at Little Testwood Farm

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022

SPG - Landscape Character Assessment
SPD - Parking Standards

Relevant Legislation

Relevant Advice

NPPF 2021

Constraints

SSSI IRZ Water Supply
NFSFRA Fluvial
SSSI IRZ Wind and Solar Energy
SSSI IRZ Waste
SSSI IRZ Residential
SSSI IRZ Minerals Oil and Gas
SSSI IRZ Rural Residential
SSSI IRZ Rural Non Residential
NFSFRA Surface Water
SSSI IRZ Infrastructure
Meteorological Safeguarding
Small Sewage Discharge Risk Zone - RED
Plan Area
SSSI IRZ Combustion
SSSI IRZ All Consultations
SSSI IRZ Discharges
SSSI IRZ Compost
SSSI IRZ Air Pollution
Planning Agreement
Aerodrome Safeguarding Zone

Tree Preservation Order: 33/07/A1

Plan Policy Designations

Open Spaces, Sport and Recreation
Built-up Area
Employment
Private/Education Recreational Land

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
21/11254 Permanent change of use to hand car wash, with associated storage, office and canopy, to replace temporary planning permission (NFDC Ref:18/10939)	12/01/2022	Granted Subject to Conditions	Decided	
20/10109 Development of industrial units with use B1c, B2 and B8 with ancillary trade counter uses; parking; service yards; landscaping; acoustic timber security fence (Amendment to previous permission 18/11691)	01/10/2020	Granted Subject to Conditions	Decided	

19/11368 Two-storey side extension to allow creation of a 'healthy living centre' (Use Class E) and extension to existing stand to provide additional seating (Outline application with details only of access, appearance, layout & scale)	24/06/2021	Granted Subject to Conditions	Decided	
18/11691 Development of 4 Industrial units with use B1c,B2 & B8 & ancillary counter uses; parking; service yards; landscaping; acoustic timber security fence .	22/11/2019	Granted Subject to Conditions	Decided	
18/10939 Hand car wash; storage unit and canopy	25/09/2018	Granted Subject to Conditions	Decided	
07/90292 Use of land as recreational to provide sports pitches; floodlighting; clubhouse; four stands (one with changing facilities) equipment store; parking	13/09/2007	Refused	Appeal Decided	Appeal Allowed with Conditions

3. Matters to consider

Following a desk-based assessment, the matters to consider are:

- Planning history of the site;
- Impact on residential amenity of adjacent neighbouring properties, in respect of light, visual intrusion and privacy;
- Creating healthy and safe communities through good design;
- Impact on the character and appearance of the area, including heritage assets;
- Impact on ecology and in particular protected species;
- Impact on highway safety, including matters relevant to car parking;
- Impact on vitality and viability of town centre;
- Impact on the local delivery of services, including local shops and pubs;
- Impact on provision of employment floorspace;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **15 July 2022** TO ENSURE THEY ARE TAKEN INTO ACCOUNT. COMMENTS ARE BEST MADE ONLINE.

Parish and Town Councils:

In your response on this planning application, please use the following codes;

PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR2: We recommend REFUSAL, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

PAR3: We recommend PERMISSION, for the reasons listed below.

PAR4: We recommend REFUSAL, for the reasons listed.

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers.