

Briefing for discussion

Planning Application No: 22/10943

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

PARISH: Netley Marsh

PARISH CONSULTATION EXPIRES: 16/09/2022

APPLICATION NUMBER: 22/10943

ADDRESS: Brookshill Farm, Salisbury Road, Calmore, Netley Marsh SO40 2RQ

PROPOSAL: New agricultural compound comprising yard, hardstanding and erection of agricultural buildings

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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

Countryside

Policy STR1 - Achieving Sustainable Development

Policy STR2 - Protection of the countryside

Policy ENV3 - Design Quality and Local Distinctiveness

Policy ENV4 - Landscape character and quality

Policy Strategic Site 1 - Land to the north of Totton

Policy CS21 - Rural Economy

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
22/10683 Hay & equipment storage barn (Agriculture Prior Notification)	01/07/2022	Details not required to be approved	Decided	
20/10997 Outline planning			Pending Committee	

application with all matters reserved, except means of access to the highway network (junction arrangements) and associated highway improvements, for the demolition of existing buildings and the residential (C3) development of the site with up to 280 dwellings, Alternative Natural Recreational Greenspace, informal and formal open space, together with associated drainage, utilities and all other associated and necessary infrastructure

3. Matters to consider

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

- Planning history of the site;
- The agricultural need for the development (which is related to the loss of existing farm buildings associated with Outline Planning application 20/10997);
- The visual and landscape impact of the development, having regard to the scale, siting and design of the proposed buildings and associated features;
- Impact on ecology;
- The suitability of the access to serve the development;
- The relationship of the development to the residential development proposed on Strategic Site 1, and in particular the development proposed pursuant to Outline Planning Application 20/10997.

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **16 September 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.