

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

PARISH: Copythorne **PARISH CONSULTATION EXPIRES:** 23/12/2022
APPLICATION NUMBER: 22/11351
ADDRESS: Land Off Salisbury Road, Ower, Copythorne SO51 6AN
PROPOSAL: Use of land for equestrian purposes and erection of stables and a storage barn (Revised application)

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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
Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality
Policy STR1: Achieving Sustainable Development
Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity
DM25: Recreational uses in the countryside - including horse-keeping/riding

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022
Ecology and Biodiversity Net Gain - Interim Advice and Information Note (July 2021)

Relevant Advice

Chap 12: Achieving well designed places
Chap 15: Conserving and enhancing the natural environment

Constraints

Historic Land Use
Small Sewage Discharge Risk Zone - RED
Plan Area

Plan Policy Designations

Countryside

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
22/10951 Use of land for equestrian purposes; erection of stables & storage barn	04/11/2022	Refused	Decided	
NFR/XX/04354 Overhead electric line.	28/10/1955	Granted Subject to Conditions	Decided	

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 countryside landscape and character;
- Impact on ecology and in particular protected species;
- Impact on highway safety, including matters relevant to car parking.

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **23 December 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.