

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

PARISH: Hythe and Dibden

PARISH CONSULTATION EXPIRES: 08/12/2023

APPLICATION NUMBER: 23/11156

ADDRESS: Land Adjacent To 1 Woodlands Close, Dibden Purlieu, Hythe SO45
4JG

PROPOSAL: 3-bed detached dwelling

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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 ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy HOU1: Housing type, size, tenure and choice

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Supplementary Planning Guidance And Documents

SPD - Housing Design, Density and Character

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

Neighbourhood Plan

Hythe and Dibden Neighbourhood Plan

Policy D1 - High Standards of Design and Architecture

Policy D2 - Design and Access Statement required

Policy D3 - Local Distinctiveness

Policy H2 - New residential buildings that facilitate future conversion and utilisation of roof space to provide additional accommodation will be encouraged

Policy WEL1 - Development proposals should seek to support public health, active lifestyles and

community wellbeing

Policy WEL2 - New developments should be designed so as not to exacerbate, and where possible improve, air pollution, traffic congestion, road safety and parking. New residential developments should provide infrastructure for charging electric vehicles.

National Planning Policy Framework

National Planning Policy Guidance

Plan Policy Designations

Built-up Area

2. Relevant Site History

Proposal	Decision Date	Decision Description	Status	Appeal Description
23/10233 3-bed detached dwelling	27/04/2023	Refused	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
- Creating healthy and safe communities through good design
- Impact on the character and appearance of the area
- 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 **08 December 2023** 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.