

## Briefing for discussion

Planning Application No: 24/10286

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

**PARISH:** Sandleheath

**PARISH CONSULTATION EXPIRES:** 10/05/2024

**APPLICATION NUMBER:** 24/10286

**ADDRESS:** Plots 3/4, Sandleheath Industrial Estate, Old Brickyard Road,  
Sandleheath SP6 1PA

**PROPOSAL:** Area of secure yard (B8 use class) along with the siting of steel shipping containers for self storage (sui generis employment use) together with associated internal access roads, lighting, gates & boundary fence

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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](http://www.newforest.gov.uk/planning)

## **1. Development Plan Policies and Constraints**

### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy ECON1: Employment land and development

Policy ENV3: Design quality and local distinctiveness

Policy STR6: Sustainable economic growth

### **Local Plan Part 2: Sites and Development Management 2014**

DM2: Nature conservation, biodiversity and geodiversity

### **Supplementary Planning Guidance And Documents**

#### **Neighbourhood Plan**

#### **National Planning Policy Framework**

NPPF Ch. 6 - Building a strong, competitive economy

NPPF Ch.11 - Making effective use of land

NPPF Ch.12 - Achieving well-designed places

#### **National Planning Policy Guidance**

## **Plan Policy Designations**

Employment  
Built-up Area

## **2. Relevant Site History**

Proposal	Decision Date	Decision Description	Status	Appeal Description
04/80457 Employment development (light & general industry, research & development, offices & warehousing) (details of development granted by outline permission 67399)	09/09/2004	Granted Subject to Conditions	Decided	
03/79328 Variation of Condition 2 of Planning Permission 67399 to allow for submission of reserved matters within 4 years - by 26 Jan 2004	13/11/2003	Granted	Decided	
99/67399 Employment development (light & general industry, research & development, offices & warehousing)	04/02/2000	Granted Subject to Conditions	Decided	

## **3. Matters to consider**

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

- Impact on the character and appearance of the area, including: countryside landscape and amenity value;
- Impact on ecology and in particular protected species;
- Impact on highway safety, including matters relevant to car parking;
- Impact on provision of employment floorspace;

ANY COMMENTS MUST BE SUBMITTED TO THE CASE OFFICER BY **10 May 2024** 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.