

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 19th April 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Anstey, Earth, Goldsmith, Hale, Hinton, Jackson, Millar, Perkins, White and Wilson

In attendance: Paul Goddard, Town Clerk
Rachel Edwards, Asst Town Clerk
Applicant for 23/10311
Philip Woods, Liberal Democrat Candidate for election to NFDC

1. To receive any apologies for absence

Apologies were received from Cllr Lewendon.

2. To receive any Declarations of Interest

Cllr Hinton declared a non-pecuniary interest in the tree works applications TPO/23/0193, TPO/23/0194, TPO/23/0195, TPO/23/0196 and TPO/23/0197 as he lives nearby.

3. To confirm the minutes of the meeting held on 8th March 2023 and report any matters arising

Cllr Jackson proposed and it was seconded by Cllr Millar and therefore **RESOLVED:** that the minutes of the meeting held on the 8th March 2023 be signed as a true record.

Matters arising

Agenda item 10

Council housing – the Clerk asked Cllr Sevier how much was paid for new Council homes on the new Metis Homes estate and received the following response by email. *“Firstly, the price paid is ‘business confidential’. The reason being that other social housing organisations are in competition to take these houses on. The rented social houses in Augustus Park went to Sovereign as you know. I was at a meeting last night at NFDC and it was stated clearly that the NFDC will not get into a bidding war with other providers. The main thing is that they are at social rent for our residents.”*

Junction of Salisbury Road and A338

Hampshire County Council confirmed that the junction works are still in progress (snag list below) and they are working with the developer to get a programme and dates sorted (with due regard to road space restrictions).

- The existing Island in front of the new development is still to be broken out.
- The Footway areas of the whole site are all still at the level of Binder course
- There is still electric cable to be laid on the long new Footway of the new surfaced School service Road. When this cable is laid then the Footway’s will be topped with surface course together.
- The Street Lighting on the service Road is at this time powered by solar light heads, this is a temp measure. They are to be powered from the new cable once it is laid and perm light heads fitted
- The junction surfacing of the Salisbury Road / A338 is to be undertaken at night
- The junction Surfacing of the Burgate Fields and the School service Road is still to be undertaken

4. To receive any matters raised by Members of the Public

No matters raised.

5. To report any Results on Planning Applications, Appeals, Tree Works Applications & Tree Preservation Orders made

Application 20/11340

SITE: LAND ADJACENT FOREST VIEW, SALISBURY ROAD, BURGATE SP6 1LX
DESCRIPTION: Earthworks and associated planting to create a clear and defensible frontage boundary to the adjacent residential properties; relocated driveway entrance to Forest View
DECISION: Granted Subject to Conditions

Application 23/10086

SITE: 15A SALISBURY STREET, FORDINGBRIDGE SP6 1AB
DESCRIPTION: Conversion of first floor only into 2x 1 bed residential flats (Prior Approval Application)
DECISION: Prior Approval not required

Application 23/10076

SITE: STATION MILL, ASHFORD ROAD, FORDINGBRIDGE SP6 1BY
DESCRIPTION: Installation of a roof-mounted solar PV system (Prior Approval Application)
DECISION: Prior Approval not required

Application 23/10084

SITE: THE BARN, MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX
DESCRIPTION: Change of use of barn to dwelling house (Prior Approval Application)
DECISION: Prior Approval refused

Application 23/10067

SITE: THE BURGATE SCHOOL, SALISBURY ROAD, BURGATE, FORDINGBRIDGE SP6 1EZ
DESCRIPTION: Refurbishment of Artificial Grass Pitch (AGP) consisting of: new fencing, replacement of 8 column floodlighting system with 6 column LED system plus 2 no. street lights to existing access path replacement of sand filled carpet with 3G system, new end goal recess areas; new spectator area; new maintenance storage container
DECISION: Granted Subject to Conditions

Application 23/10074

SITE: 16 SALISBURY STREET, FORDINGBRIDGE SP6 1AF
DESCRIPTION: Use of the outside area from residential garden to cafe seating area; erection of 2no. single-storey outbuildings, installation of air conditioning unit, decking and fencing, alteration to route of existing pedestrian right of way from No.12 across site to Salisbury Street, all previously granted temporary permission in March 2022
DECISION: Granted Subject to Conditions

Application 23/10203

SITE: 54 HIGH STREET, FORDINGBRIDGE SP6 1AX
DESCRIPTION: Application for approval under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect for Prior Approval Consent (21/11164) for use as first-floor flat
DECISION: Granted

Application 23/10203

SITE: 2 PARK ROAD, FORDINGBRIDGE SP6 1EQ (NB: PROPOSED LEGAL AGREEMENT)
DESCRIPTION: 4 detached dwellings with associated garages/parking and landscaping
DECISION: Granted Subject to Conditions

Application 23/10197

SITE: 20 PENNYS LANE, FORDINGBRIDGE SP6 1HQ
DESCRIPTION: Two-storey side extension with front and rear dormer windows and a small skylight
DECISION: Granted Subject to Conditions

Tree Work Decisions

Case Number 23/00295CONS

Proposal Cut up and clear 1 x Malus SSP tree (Storm damaged - shown as T1 on plan)
Fell 1 x unknown species (Dead - shown as T2 on plan for information only)
Fell 1 x Indian Bean Tree (shown as T3)
Fell 1 x Contorted Willow (shown as T4)
Pollard 1 x Pittosporum (shown as T5 for information only)
Site Avonside, SOUTHAMPTON ROAD, FORDINGBRIDGE, FORDINGBRIDGE, SP6 2JT
DECISION: Raise No Objection

Case Number 23/00315CONS

Proposal Prune 1 x London Plane tree
Fell 1 x Common Ash tree
Prune 1 x Sycamore tree
Site Avonside, SOUTHAMPTON ROAD, FORDINGBRIDGE, SP6 2JT
DECISION: Raise No Objection

6. To consider new Planning Applications

P/OUT/2023/01166	Land To The South Of Ringwood Road Alderholt	Dudsbury Homes (Southern) Ltd														
<p>Mixed use development of up to 1,700 dwellings including affordable housing and care provision; 10,000sqm of employment space in the form of a business park; village centre with associated retail, commercial, community and health facilities; open space including the provision of suitable alternative natural greenspace (SANG); biodiversity enhancements; solar array, and new roads, access arrangements and associated infrastructure (Outline Application with all matters reserved apart from access off Hillbury Road)</p>																
<p>Cllr Paton presented this application and gave the following report.</p>																
<p>Alderholt at present is a rural centre of circa 3000 people. The site is 122 hectares – the majority of the site is agricultural under the ownership of five individuals. It also includes highways and bridleways. The site is susceptible to flooding but localised along the water course some way from the main development, it borders Sleep Brook Stream (an SSI), Cranborne Common, and Alderholt Recreation Ground.</p>																
<p>The current facilities in Alderholt include a pub, Co-op supermarket, a first school, two churches and a large sports and Recreation Ground. Developers plan to include a village centre which comprises retail, commercial, health and outdoor space for markets and events, a care home and flats, footways and cycleways.</p>																
<p>The application does not include educational facilities, only discussions around making financial contributions to both Burgate and the Alderholt first school. The site proposal is 122 hectares residential, including the following:</p>																
<table border="1"> <tr> <td>80 bed care home</td> <td>38.8 hectares</td> </tr> <tr> <td>SANG</td> <td>51.4 hectares</td> </tr> <tr> <td>Primary Road</td> <td>3.4 hectares</td> </tr> <tr> <td>Solar array</td> <td>6.4 hectares</td> </tr> <tr> <td>Employment</td> <td>1.7 including car parking</td> </tr> <tr> <td>Village Centre</td> <td>1.2 hectares</td> </tr> <tr> <td>Green / blue infrastructure</td> <td>19.1 hectares</td> </tr> </table>			80 bed care home	38.8 hectares	SANG	51.4 hectares	Primary Road	3.4 hectares	Solar array	6.4 hectares	Employment	1.7 including car parking	Village Centre	1.2 hectares	Green / blue infrastructure	19.1 hectares
80 bed care home	38.8 hectares															
SANG	51.4 hectares															
Primary Road	3.4 hectares															
Solar array	6.4 hectares															
Employment	1.7 including car parking															
Village Centre	1.2 hectares															
Green / blue infrastructure	19.1 hectares															
<p>Of the whole site 54 hectares is developable and 50 hectares is green space.</p>																
<p>It was assessed that there could be 1.3 workers per dwelling and 80.4% would commute which in turn lead to 1,777 traffic movements, plus those journeys to school and social outings.</p>																
<p>The employment area gained is only 1 hectare.</p>																
<p>This development would have very severe detrimental effects on Fordingbridge. The Bowerwood Road access to Fordingbridge is not wide enough for two vehicles to pass. It is bad enough now and the road to Sandleheath is no better. The traffic on Fordingbridge High Street struggles now as does the roundabout, plus we have our own new developments. The facilities we have in town cannot cater for the demands as it stands and even if another surgery was opened for doctors and dentists, would new GPs and dentists be found.</p>																
<p>Fordingbridge developers are not providing new schools and it has been suggested that Burgate is large enough if it doesn't take pupils from outside their catchment area – this Dudsbury Homes application goes against those thoughts.</p>																
<p>Dudsbury Homes have proposed the access to the site is a roundabout on Hillbury Road, with North and South directions on Hillbury Road, East into the site and West into a farm access.</p>																

Wherever the roundabout is placed will not improve the situation for Fordingbridge. There is to be a proposed exit onto Ringwood Road. Towards Fordingbridge from the Charing Cross Co-op they want to close part of Ringwood Road to traffic, diverting some through the site.

There will be 323 x 1-bed dwellings, 561 x 2-bed dwellings, 510 x 3-bed dwellings, 255 x 4-bed dwellings, 51 x 5-bed dwellings. 595 of these dwellings will be affordable (35%). The affordable housing will consist of 113 x 1-bed dwellings, 196 x 2-bed dwellings, 179 x 3-bed dwellings, 89 x 4-bed dwellings, 18 x 5-bed dwellings.

As far as Alderholt are concerned, they have fulfilled their 5-year housing supply and will only need to provide 12 homes per year after that period. They are in the fortunate position that Dorset Council are not supportive of this proposal.

Cllr Paton said that road links have been assessed but according to the report, the only Fordingbridge Road which needs widening to allow two-way traffic is Provost Street.

From the Transport Assessment report:

“The analysis has shown that the Site Access, Station Road/Ringwood Road junction and the Pressey’s Corner junction would operate within capacity in the 2033 Forecast with development scenario. The analysis has shown that the Provost Street Junction in Fordingbridge would be operating over capacity in the 2033 Forecast with development scenario, and therefore highway capacity improvements have been designed and are proposed which would mitigate the impact of the proposed development. The analysis also shows that the A31 Off-Slip/Verwood Road Junction will operate over capacity in the 2033 Forecast before the addition of the development traffic and that subsequently the development traffic worsens performance at this junction. Mitigation has been designed involving the signalisation of this junction which will provide capacity improvements at this junction to bring the junction back under capacity and therefore exceed the requirement to mitigate the development’s impact, instead providing an overall betterment to the junction.

“An appropriate financial contribution (level to be agreed) would be made towards improvements required at the Provost Street and A31 Off-Slip/Verwood Road junctions in line with the mitigation set out within the Transport Assessment.”

Cllr Paton queried how financial contributions could alter Provost Street.

Cllr Millar asked about Police provision. Cllr Paton said that the Police were not mentioned in the reports. Cllr Lewendon queried whether residents of Fordingbridge, Hampshire would still be able to use the Somerley Household Waste and Recycling Centre in Dorset.

Cllr Goldsmith proposed and it was seconded by Cllr Anstey and therefore RESOLVED to OBJECT to this application for the following reasons

Fordingbridge Town Council OBJECT to this application for the following reasons:

- This application should not even be considered unless it falls under the Local Plan. Proposals of such scale and likely impact should be assessed under the Local Plan preparation process.
- The Transport report/assessment is inadequate and fails to demonstrate that the highway impact will not be severe. The connecting road from Alderholt to Fordingbridge is so narrow to be almost single track in places and is used on a daily basis by Alderholt residents to access schools, shops, doctors, the library, the petrol station and Salisbury and Southampton. Additional development in Alderholt would further impact this road, Ashford Road, Station Road (which is already proposed for further significant development under the NFDC Local Plan) and the road network in the centre of Fordingbridge. Hampshire County Council has already identified that the roundabout in

Fordingbridge will be operating beyond its capacity in the future and that is prior to the proposed new developments in Fordingbridge and any further development of Alderholt.

- The flood risk assessment is inadequate for an application of this size.
- This development relies on the infrastructure in Fordingbridge. Fordingbridge is already proposed for further significant development under the NFDC Local Plan. The additional impact of an extra 1700 dwellings in Alderholt would be too much for the infrastructure of Fordingbridge to cope with. Considerable enhancement of school, employment, retail and community facilities in Alderholt would be needed to offset the additional burden on the facilities in Fordingbridge. Both the NFDC and draft Dorset Local Plan suggest that Fordingbridge and Alderholt are self-contained, however neither have the necessary employment opportunities or shop and leisure facilities to be self-contained.
- The scale of the proposals and likely impact are such that the application is of greater than local interest and should therefore be called in for Secretary of State determination.
- If approved, the application for gravel removal at Midgham would remove another large part of the immediate countryside and further adversely affect residents and roads.

Action: Clerk to also send comments to NFDC and ask whether they have been consulted.

23/10303	12 PARK ROAD, FORDINGBRIDGE SP6 1EQ	Mr & Mrs Young
Rear single-storey extension; side porch to back door		
Cllr Wilson presented this application, saying that the extension will be built in brick with a slate roof and will not be visible from the road.		
Cllr White proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no impact on the street scene and it makes a nice family home. All in favour.		

23/10311	19 BURGATE FIELDS, FORDINGBRIDGE SP6 1LR	Mrs Hair
Replacement of existing single storey rear extension		
Cllr Anstey proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no adverse effect on amenities or street scene. All in favour.		

23/10215	55 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mr Carruthers - SCREAM ALOUD LTD
Change of use from retail (Class E) to Sui Generis use for a escape room type venue		
Cllr Hale reported that this application will involve the public being told ghost stories and history from around the area. Groups are a maximum of 12 people, and the experience will last 45 minutes. The applicants state that this attraction in a currently empty High Street unit would benefit the area in multiple aspects:		
<ul style="list-style-type: none"> - bringing in a planned average of 1500 additional persons into the High Street monthly increasing the spend in all stores, restaurants and pubs in the area. - It would also see additional income to the local car parks which are a 2 minute walk away. - An empty unit would be occupied giving the high street a more full feel and appearance. - X 4 Additional employment roles will be created in a unit that would usually only see 1 or 2 members on the payroll if it wasn't currently vacant. 		
Environmental Health have recommended that the opening times be restricted to 10am – 7pm Sunday – Friday and 10am – 8pm on Saturdays. The Conservation Officer has recommended refusal under linked application 23/10216 because of compliance to building regulations and		

the fire risk of there only being one staircase. A neighbour has objected for reasons of noise intrusion and parking issues.

Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is a good use of High Street shopping space. 10 in favour, 1 against.

23/10216	55 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mr Carruthers - SCREAM ALOUD LTD
Change of use from retail (Class E) to Sui Generis use for a escape room type venue (Application for Listed Building Consent)		
Cllr Anstey proposed and it was seconded by Cllr Perkins and therefore RESOLVED: to recommend PERMISSION under PAR3 as it is a good use of High Street shopping space. 10 in favour, 1 against.		

23/10213	55 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mr Carruthers - SCREAM ALOUD LTD
Non illuminated front fascia board; add two window decals to the existing store front windows; add one door decal (Application for Listed Building Consent)		
Cllr Hale proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend REFUSAL under PAR2 as the window design is too bold and not in keeping with the High Street. All in favour.		

23/10214	55 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mr Carruthers - SCREAM ALOUD LTD
Non illuminated front fascia board; add two window decals to the existing store front windows; add one door decal (Application for Advertisement Consent)		
Cllr Hale proposed and it was seconded by Cllr Earth and therefore RESOLVED: to recommend REFUSAL under PAR2 as the window design is too bold and not in keeping with the High Street. All in favour.		

22/11459	OAKLANDS MANOR, MARL LANE, FORDINGBRIDGE SP6 1JR	Mr & Mrs Collier
Replacing existing conservatory with new orangery, solar array, kitchen garden with greenhouse and wildlife pond		
Cllr Earth proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as all alterations are in keeping with the property and there is an adequate amount of land. All in favour.		

23/10334	OAKLANDS MANOR, MARL LANE, FORDINGBRIDGE SP6 1JR	Mr & Mrs Collier
Replacing existing conservatory with new orangery; solar array; kitchen garden with greenhouse and wildlife pond (Application for Listed Building Consent)		
Cllr Earth proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as all alterations are in keeping with the property and there is an adequate amount of land. All in favour.		

23/10222	27 ST GEORGES ROAD, FORDINGBRIDGE SP6 1ES	Mr & Mrs Carter
Single-storey extension to side and rear of property; alteration to rear first floor bay window		
Cllr Wilson proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PERMISSION under PAR3 as it doesn't affect anyone else. All in favour.		

23/10273	8 MERTON CLOSE, FORDINGBRIDGE SP6 1HB	Mr and Mrs Button
Conversion of existing garage with small rear extension with a link from the main house		
Cllr Hale proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is no impact on anyone else. All in favour.		

23/10326	MARL COTTAGE, MARL LANE, FORDINGBRIDGE SP6 1JR	Mrs Liddiard
Variation of condition 2 of planning permission 16/10594 to allow amended design		
This application was deferred until the next planning committee meeting on 17 th May 2023, awaiting further information from the Planning Officer.		

22/11403	TOWN HALL, 63 HIGH STREET, FORDINGBRIDGE SP6 1AS	Mr Goddard - Fordingbridge Town Council
Fit the Tower Clock with automatic winder (Application for Listed Building Consent)		
Cllr Anstey proposed and it was seconded by Cllr Wilson and therefore RESOLVED: to recommend PERMISSION under PAR3 as the proposed work provides a significant health and safety improvement for the Town Council staff and will also assist in addressing accessibility issues to the first floor Council Chamber. The comments from the Conservation Officer will be put to the manufacturers of the clock winding mechanism, Smith of Derby. All in favour.		

7. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: TPO/23/0193
Proposed Works: Ash x 1 Fell
Site Address: Adjacent To 36 Dudley Avenue, Fordingbridge, SP6 1HF

Case Ref: TPO/23/0194
Proposed Works: Oak x 1 Fell
Site Address: Adjacent To 36 Dudley Avenue, Fordingbridge, SP6 1HF

Case Ref: TPO/23/0195
Proposed Works: Oak x 1 Fell
Site Address: Adjacent To 23 Dudley Avenue, Fordingbridge, SP6 1HF

Case Ref: TPO/23/0196
Proposed Works: Oak x 1 Prune
Site Address: Adjacent To 4 Hertford Close, Fordingbridge, SP6 1HG

Case Ref: TPO/23/0197
Proposed Works: Oak x 1 Fell
 Ash x 1 Fell
Site Address: Adjacent To 9 Bedford Close, Fordingbridge, SP6 1HE

Cllr Wilson reported that these are veteran trees which are neither diseased nor damaged. She thought the removal of these trees was likely to be linked to planning application ENQ/23/20087/ERES - Land of HERTFORD CLOSE, FORDINGBRIDGE, SP6 1HG - Three dwellings - 1no. 4 bedroom house; 2 no. 3 bedroom house. She reported that she has complained to the Woodland Trust about this.

Members agreed to comment that Fordingbridge Town Council are against the felling of these trees unless a tree survey shows it to be necessary. FTC especially object to the removal of the oak trees.

8. To consider any Licensing Act 2003 applications

Members considered the following licensing act applications.

Our Ref:	TEN 10359 / LICTE/23/01241 - BD
Date:	22 March 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	13/04/2023 18:30:00 to 15/04/2023 21:30:00
Premise Address:	Drama Studio The Burgate School, Salisbury Road, Burgate, Fordingbridge, SP6 1EZ
Applicant Details:	Sarah Ann Farr
Event Details:	Amateur Production The Sale by Retail of Alcohol The Supply of Alcohol by or on behalf of a Club to, or to the Order of, a Member of the Club 13 April 2023 - 15 April 2023 18:30hrs to 21:30hrs 85 Persons

Our Ref:	TEN 10336 / LICTE/23/01057 - BD
Date:	09 March 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	07/05/2023 15:00:00 to 07/05/2023 21:00:00
Premise Address:	Fordingbridge Recreation Ground, Ringwood Road, Fordingbridge
Applicant Details:	Anna Wilson
Event Details:	Coronation Big Picnic The Sale by Retail of Alcohol 07 May 2023 15:00hrs - 21:00hrs 499 Persons

Our Ref:	TEN 10400 / LICTE/23/01582 - BD
Date:	13 April 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	07/05/2023 12:00:00 to 07/05/2023 22:00:00
Premise Address:	Pavilion, Sports Ground, Rockbourne
Applicant Details:	Mark BAULCH
Event Details:	Coronation Celebration The Provision of Regulated Entertainment 07 May 2023 12:00hrs - 22:00hrs 100 Persons

9. To note any items of correspondence

The Strategic Sites update for April has been received – please see appendix.

10. To receive a report from the Clerk or any other relevant planning business

Nothing further to report.

11. To note the date of the next meeting as Wednesday 17th May 2023

The meeting closed at 20.48pm.

APPENDIX
Strategic Sites Update (April 2023)

FORD 1 – Augustus Park, (Land East of Whitsbury Road), Fordingbridge SP6 1NQ
Planning Permission Ref: 17/10150 – 145 dwellings
Developer: Pennyfarthing Homes

Most of the required remedial planting has taken place. Some extra trees are still required to be planted in the SANG.

The remaining grass and wildflower seeding will be able to take place soon when the weather warms up.

An area of the SANG that has been returned to its previous use is required to be levelled up, grass seeded and replacement shrubs planted.

The Developer has commenced construction of the maintenance parking area.

Some trees that were considered to be unsafe in the long term by SSE under the power cables in the SANG have been removed and repositioned.

The unauthorised pathway in the Western SANG has been removed. The land is due to be prepared and returned to its previous natural state. Some planting is required.



Our Open Spaces Officer continues to liaise with Fordingbridge Town Council and the Developer regarding the allotments.

Regular monitoring of this site by the Site Monitoring Officer will continue in the short and medium term.

FORD1 – Occupation Status – 31st March 2023



Occupation Status

- | | |
|--|--|
|  Not commenced construction |  Reserved |
|  Under construction |  Exchanged |
|  For Sale |  Occupied/Completed |

SS18 – Land at Burgate Acres, Salisbury Road, Burgate, Fordingbridge SP6 1LX
Planning Permission Ref: 20/10228 – 63 dwellings
Developer: Metis Homes Ltd.

I visited site with our Open Spaces Officer, the main aim of which was to get an update on the progress of the planting of the ANRG and POS areas as we approach first occupation. Some tree planting has taken place along the Eastern boundary adjoining Plots 36-45. This will provide some privacy and a green boundary edge as it matures. No other planting has been carried out in the open space on site. The Site Manager informed us that the trees due to be planted in the ANRG are programmed in to be completed by the end of April. We reminded him that they may need to have a watering schedule in place as this would be outside the planting season.

The Site Manager also informed us that the playground equipment had been ordered and would be installed in May. We informed the manager that permission hadn't yet been granted for this so this was at their own risk.

The bund forming the edge of POS 1 has been formed. This will now need to be seeded. Our Open Spaces Officer suggested that the Site Manager should walk the route from Phase 1 along the public footpath to the entrance to the ANRG (construction on site may block access on the site itself) to make certain that it can be accessed by residents.

I was still not happy about the state of the roads on site. They are becoming progressively more muddy and need to be kept clean to avoid mud on the roads etc. I reminded the Site Manager again, but have raised this with the Planner as it needs to be dealt with.

The area of tree protection in the POS adjoining Plots 16-19 is not being managed properly. Fencing has been removed with vehicles driving across the area, and materials are being stored there. We informed the Site Manager that this was not acceptable and again, have raised this with the Planner as it also needs to be dealt with.

Plots 1-5 have just commenced first floor level. Plots 6-15 are at the internal and external stages.

Plots 16-19, 32, 34, 35 and 36-38 are at ground floor level.

Plots 20-27, 28 and 31 are at first floor level.

Plots 29, 30 and 33 are at roofline.

Plots 39, 40, 56-59, 62 and 63 have their slabs constructed.

Plots 41-55 have their foundations in.

There are no problems with noise.

Plots 12, 16, 18, 31 and 41 have been reserved.

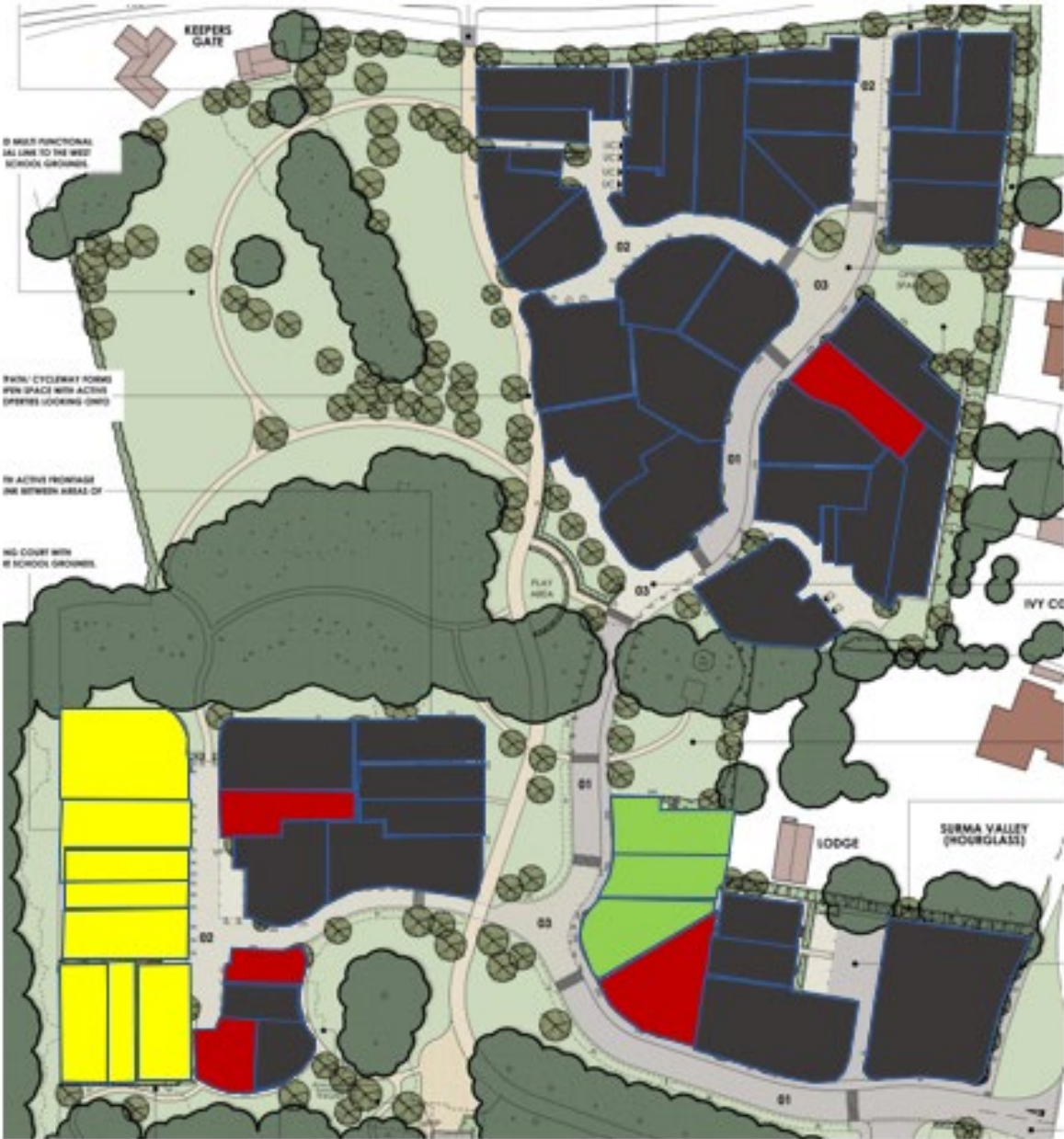
Plots 20-27 have exchanged.

Plots 13, 14 and 15 are due to complete and be occupied today.



I have asked our Open Spaces Officer to monitor both the planting and the provision of the open space to the new residents while I am on leave.

Regular monitoring of this site by the Site Monitoring Officer will continue in the short, medium, and long term.

Land at Burgate Acres – Occupation Status – 31st March 2023



Occupation Status

- | | |
|--|--|
|  Not commenced construction |  Reserved |
|  Under construction |  Exchanged |
|  For Sale |  Occupied/Completed |

**SS18 – Land at Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge SP6
1NQ**

Planning Permission Ref: 20/11469 – 64 dwellings

Developer: Pennyfarthing Homes Ltd.

I made an introductory visit to site and carried out a general check of the site set up. The site is using an agreed temporary access whilst the highways paperwork is finalised and work is carried out for the permanent access at the Northern end of the site.

Site clearance has taken place across the site.

Construction of the foul and surface drainage and foundations for some plots has commenced.

The Site Manager informed me that the road sweeper comes to clean the roads/site three times a week. The site is considering setting up a wheel washing station on the site, but this is at the discussion stage at the moment.


I will be visiting site regularly now, usually every two weeks whilst the site is live (active construction taking place).

Regular monitoring of this site by the Site Monitoring Officer will continue in the short, medium, and long term.

Land at Tinkers Cross – Occupation Status – 28th March 2023



Occupation Status

- | | |
|--|--|
|  Not commenced construction |  Reserved |
|  Under construction |  Exchanged |
|  For Sale |  Occupied/Completed |