

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 14th June 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Lewendon - Chairman
Cllrs Bailey, Hale, Jackson, Millar, Shering and White

In attendance: Rachel Edwards, Asst Town Clerk

1. To receive any apologies for absence

Apologies were received from Cllrs Paton, Cameron, Hinton, Perkins and Wilson.

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 17th May 2023 and report any matters arising

Cllr Bailey reported that he had abstained from the vote on planning application 23/10326. Cllr Hale proposed and it was seconded by Cllr White and therefore **RESOLVED:** that with this amendment, the minutes of the meeting held on the 17th May 2023 be signed as a true record. No matters arising.

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 22/11459

SITE: OAKLANDS MANOR, MARL LANE, FORDINGBRIDGE SP6 1JR
DESCRIPTION: Solar array, kitchen garden with greenhouse and wildlife pond
DECISION: Granted Subject to Conditions

Application 22/11367

SITE: TOWN HALL, 63 HIGH STREET, FORDINGBRIDGE SP6 1AS
DESCRIPTION: Fit two window boxes for flowers to the front elevation of the building
(Application for Listed Building Consent)
DECISION: Granted Subject to Conditions

Application 23/10388

SITE: SELWYN, FRYERN COURT ROAD, BURGATE, FORDINGBRIDGE
SP6 1NG
DESCRIPTION: Demolition of existing outbuildings; erection of 2x detached dwellings
(Details of appearance, landscaping and layout of development
granted by Outline Permission 20/11267)
DECISION: Granted Subject to Conditions

Application 23/10132

SITE: 79 ALLENWATER DRIVE, FORDINGBRIDGE SP6 1RE
DESCRIPTION: Erection of a two-storey rear extension and a first-floor side
extension, replacement of existing cladding on front elevation
DECISION: Refused

Application 22/11412

SITE: PART GROUND FLOOR, 34-36 PROVOST STREET,
FORDINGBRIDGE SP6 1AY

DESCRIPTION: Replace 2 no. lathe & plaster ceilings which have previously been removed with new lathe & plaster finish; paint existing & new lathe & plaster ceilings with intumescent paint to upgrade fire resistance of compartment construction; overboard existing plasterboard ceilings with 1 layer of 15mm fire liner board (Application for Listed Building Consent)

DECISION: Granted Subject to Conditions

Application 23/10326

SITE: MARL COTTAGE, MARL LANE, FORDINGBRIDGE SP6 1JR

DESCRIPTION: Variation of condition 2 of planning permission 16/10594 to allow amended design

DECISION: Granted Subject to Conditions

Application 22/10891

SITE: NEW FOREST RALLY FIELD, STUCKTON, FORDINGBRIDGE SP6 2JP (NB: SUBJECT TO UNILATERAL UNDERTAKING)

DESCRIPTION: Application for approval under paras 75-78 of the Conservation of Habitats and Species Regulations 2017 (General Development Order) for use of site as a rally site for caravans and motor homes

DECISION: Granted

Application 23/10389

SITE: CORVEDALE, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA

DESCRIPTION: First floor extension above east wing; alterations to shape of west wing; fenestration and dormer alterations

DECISION: Granted Subject to Conditions

Tree Work Decisions

See Appendix 1 for NFDC Case Officer reports on applications TPO/23/0193, TPO/23/0195 and TPO/23/0197

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

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

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

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

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
Decision: Grant

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 Lewendon presented this application on which Fordingbridge Town Council has been reconsulted.</p>		
<p>Fordingbridge Town Council submitted an objection to this application in May 2023 for the following reasons:</p> <ul style="list-style-type: none"> • <i>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.</i> • <i>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.</i> • <i>The flood risk assessment is inadequate for an application of this size.</i> • <i>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.</i> • <i>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.</i> • <i>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.</i> 		

Cllr Lewendon reported that a very small part of the proposed development crossed the County boundaries, encroaching very slightly into Hampshire. Instead of submitting a planning application to NFDC, the applicants have now redrawn the boundaries of the settlement so that it remains in Dorset only.

Cllr Lewendon reported that the Highways reports from Dorset and Hampshire have been submitted since FTC's last Planning Committee meeting. He said that HCC are contesting the methodology of the applicant's highways experts and the modelling will be re-done.

Based on the result of the Paramics modelling, the transport consultant only carried out detailed junction modelling (PICADY) on the junction of Provost Street/High Street. The summary of that modelling is as follows:

- The applicant's modelling forecasted that in the future year 2027, during AM peak with the proposed development, Provost Street/High Street junction would operate above capacity with queues of 25 cars on Provost Street waiting to turn right with delay of 330 seconds.
- The modelling results are worse for the 2033 future year, with a queue of 53 cars and delay of 734 seconds on Provost Street forecast.

Cllr Lewendon said it is worth noting that the above findings were based on the low trip generation forecast for the proposed development. If the higher trip generation forecasted by Hampshire County Council were to be used, the modelling results for this junction would be significantly worse. Furthermore, committed development in Fordingbridge (Local Plan sites SS16, SS17 and SS18 (a total of 1270 dwellings)) have not been specifically included; the traffic generated by these sites should be added to the future year background traffic flows.

Based on the above, the County Council does not consider the traffic impact to the highway network in Fordingbridge has been correctly and adequately assessed, nor does it agree that the mitigation proposal would adequately address the impact at the junction of Provost Street/High Street. The County Council believes that the proposed development as presented would cause significant congestion and delays on the highway network of Fordingbridge, which is considered unacceptable and a severe impact on Hampshire's highway network.

The Transport Assessment (TA) and Travel Plan (TP) refer to a proposed new hourly bus service which will serve Cranborne, Alderholt, Fordingbridge, Ringwood on Mondays to Saturdays. Dorset Council noted potential conflict between the proposed bus route and the Dorset Bus Service Improvement Plan. Members discussed the natural width restrictions along Bowerwood Road and the potential problems of a double decker bus servicing that route.

The proposed development of 1,377 eligible dwellings (2+ bed) would be expected to generate a total of 289 additional secondary age children, or 60 per year group (two forms of entry). In addition, a further 183 secondary age Hampshire students are predicted to be generated through developments allocated within the New Forest District Council Local Plan 2016 – 2036 part 1: Planning strategy (July 2020). The Burgate School in Fordingbridge has historically admitted students from Hampshire, Wiltshire and Dorset, whilst already accommodating several children from the Alderholt area. The school has an admission number (PAN) of 190 and takes approximately 120 pupils (four forms of entry) of students from a linked Hampshire school, of which approximately 90 pupils (three forms of entry) are Hampshire catchment. As the school is an academy, Hampshire County Council cannot be certain of the accommodation currently available, so cannot confirm whether it has sufficient accommodation to meet its current PAN. However, the County Council's historical data would suggest that the school may not have optimum accommodation available.

Cllr Millar proposed and it was seconded by Cllr White and therefore **RESOLVED**: to again **OBJECT** to this application with the additional comments below:

<ul style="list-style-type: none"> It is clear from HCC Highways Reports that the junction between the High Street and Provost Street is incapable of taking the extra traffic. Furthermore, a double decker bus is not suited to Bowerwood Road. The sewerage system is already overused, and this development would further swamp it <p>All in favour.</p>
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23/10515	2 PARK ROAD, FORDINGBRIDGE SP6 1EQ	Nord Homes Limited
Variation of condition 2 of planning permission 22/10148 to allow amended plans relating to design changes and repositioning of plots 3 and 4.		
Cllr Hale presented this application. There are minor changes regarding the porch and ridge tiles. The repositioning of plots 3 and 4 is barely noticeable.		
Cllr White proposed and it was seconded by Cllr Shering and therefore RESOLVED: to recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers. All in favour.		

23/10514	THE BARN (Opposite Lansdowne House), MIDGHAM ROAD, FORDINGBRIDGE SP6 3BX	Mr Wilson
Changes to the elevations and roof of the existing agricultural barn (Retrospective)		
Cllr Millar presented this application saying that the barn is agricultural but is now brick clad with a tiled roof. An application for the alteration of the barn for agricultural use was approved in 2020 (application 20/10835). An application for change of use of barn to dwelling house (23/10084) was refused in 2023. There have been no objections to this application.		
Cllr Hale proposed and it was seconded by Cllr Jackson and therefore RESOLVED: to recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers. FTC is unsure of precisely the current status of the barn. All in favour.		

23/10342	BARTON HALL, BARTONS ROAD, FORDINGBRIDGE SP6 1FH	Mr Parmenter - Barton Hall RTM Company Ltd
Replace damaged outside kitchen door to flat 6 (Application for Listed Building Consent)		
Cllr White presented this application. The door is in poor condition; it was patch repaired and repainted but now needs replacing. The door accessories will be reused, with the exception of one hinge which needs to be replaced.		
Cllr Hale proposed and it was seconded by Cllr Shering and therefore RESOLVED: to recommend PERMISSION under PAR3 as the door needs to be replaced. All in favour.		

23/10489	AVON LODGE, SOUTHAMPTON ROAD, FORDINGBRIDGE SP6 1AP	Mrs Hamilton
Use of existing annexe for occupation by 2 no. carers		
Cllr White presented this application for the existing annexe to be occupied by two carers. The two carers do not pay rent and reside at Avon Lodge as extended family members, functioning as a single household and providing care for the homeowner who has many health issues. Cllr White reported that the annexe has no separate address, curtilage, post box, parking or garden and that all primary points of contact are via Avon Lodge. The homeowner pays the Council Tax, electricity, water and wastewater bills for the annexe. If the annexe is no longer required for the presence of a carer (or in this case, two married carers), the annexe will revert to its		

lawful use as ancillary accommodation to Avon Lodge. There have been several letters of support from neighbours and one letter of objection from a direct neighbour.

Cllr Bailey proposed and it was seconded by Cllr Shering and therefore RESOLVED: to recommend PERMISSION under PAR3. However, should the annexe no longer be required for the presence of a carer for the current occupant, the annexe should revert to its lawful use as ancillary accommodation to Avon Lodge. All in favour.

23/10493	COW KENNELS, BICKTON LANE, BICKTON, FORDINGBRIDGE SP6 2HA	Mr Sykes
Use of the The Cow Kennels within Class B8 (storage purposes) (Lawful Use Certificate for retaining an existing use or operation)		
Cllr Jackson presented this application. A Cow Kennel (aka Cubicles) is a method of housing cattle in groups with provision for individual stalls. These Cow Kennels are being used to store catering equipment instead.		
Cllr Jackson proposed and it was seconded by Cllr White and therefore RESOLVED: to recommend PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers. All in favour.		

23/10306	32 PICKET CLOSE, FORDINGBRIDGE SP6 1JY	Mr Roppolo - New Forest District Council
Two-storey side extension to provide accessible bedroom and bathing facilities; extend existing drive for wheelchair access		
Cllr Hale presented this application. He reported that the plans are the same as when considered last month, with the only change being to a window at the rear of the extension.		
Cllr White proposed and it was seconded by Cllr Millar and therefore RESOLVED: to recommend PERMISSION under PAR3 as there is limited change from the original application. All in favour.		

23/10583	27 HIGH STREET, FORDINGBRIDGE SP6 1AT	ST. Gresham LTD
Application for approval under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval Consent (22/10245) Use of upper floors to 1 no. 2 bedroom flat and 1 no. studio flat; ground floor alterations to install new front door to provide access to the upper floors		
FOR INFORMATION ONLY		

7. To consider new Tree Works Applications

No tree works applications.

8. To consider any Licensing Act 2003 applications

Members considered the following licensing act applications.

Our Ref:	TEN 10519 / LICTE/23/02460 - VL
Date:	26 May 2023
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	09/06/2023 19:30:00 to 09/06/2023 22:00:00
Premise Address:	Friends of Fordingbridge Infant School, Fordingbridge Infant School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Debra Poole
Event Details:	Bingo night The sale by retail of alcohol 09 June 2023 19:30 hrs to 22:00 hrs 450 persons

Our Ref:	TEN 10542 / LICTE/23/02677 - SH
Date:	07 June 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	09/09/2023 19:00:00 to 09/09/2023 01:00:00
Premise Address:	Burgate Manor Farm, Salisbury Road, Burgate, Fordingbridge, SP6 1LX
Applicant Details:	Amelia Skeats
Event Details:	Wedding - Open Field Sale of alcohol and regulated entertainment 9th September 2023 19:00hrs to 01:00hrs 200 persons

Our Ref:	TEN 10574 / LICTE/23/02805 - SH
Date:	13 June 2023
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	24/06/2023 14:00:00 to 24/06/2023 18:00:00
Premise Address:	Brookhill, Fryern Court Road, Burgate, Fordingbridge, SP6 1NG
Applicant Details:	Marguerite Helen Eales
Event Details:	Garden Party Sale of alcohol and regulated entertainment 24th June 2023 14:00hrs to 18:00hrs 100 persons

Our Ref:	TEN 10575 / LICTE/23/02806 - SH
Date:	13 June 2023
Application Type:	Temporary Event Notice (LATE)
Date(s) Of Proposed Event:	24/06/2023 14:00:00 to 24/06/2023 18:00:00
Premise Address:	Our Lady of Sorrows & St Philip Benizi RC Church St Mary And St Philips Catholic Church, 15 Salisbury Road, Fordingbridge, SP6 1EG
Applicant Details:	Marguerite Helen Eales
Event Details:	Church Hall Afternoon Party Sale of alcohol and regulated entertainment 24th June 2023 14:00hrs to 18:00hrs 100 persons

9. To note any items of correspondence

The Strategic Sites update for June has been received - please see appendix 2.

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

Traffic Regulation Order application by Pennyfarthing Homes at Whitsbury Road

A TRO application was made to reduce the speed limit from 40mph to 30mph on part of Whitsbury Road on 31 January 2023. NFDC have confirmed their support for a reduction in the speed limit along this section of Whitsbury Road given the new strategic site developments and the new junctions onto Whitsbury Road, saying it makes logical sense to reduce speed limits in the interests of pedestrian safety, particularly of school children crossing Whitsbury Road to access Fordingbridge Primary School and the Burgate Secondary School. The Police don't support the TRO on the basis that the existing traffic speeds are higher than they would ideally like for the lower speed limit. HCC are now looking to proceed to formal advertising of the proposed Order. Traffic Regulation Orders do take some time to complete due to the legal processes involved so it is likely to be later in the summer at the earliest before the process has been completed and a decision made.

47-49 High Street, Fordingbridge SP6 1AS (Former Martin's Newsagents)

The Planning Enforcement Officer wrote today to say that the Planning Enforcement enquiry on this site has been closed as there is no breach. The planning enforcement enquiry was opened at the end of March 2023 as there was concern that works had commenced on this Listed building without the appropriate Listed Building Consent. No Enforcement Notice has been served on the property.

The Planning Case Officer intends to recommend refusal of planning applications 21/11559 and 21/11560 - 47-49 HIGH STREET, FORDINGBRIDGE SP6 1AS - Ground floor rear extensions, the internal reconfiguration to form a shop at ground floor level; 3x flats (1x 2-bed, 2x 3-bed) at ground, first & second floor level; associated external alterations and hard & soft landscaping (AMENDED REASON TO ADVERTISE).

Public Consultation on the Draft 'Planning For Climate Change' Supplementary Planning Document

The Asst Clerk reminded members that there is a New Forest District (outside the National Park) Public Consultation on the Draft 'Planning For Climate Change' Supplementary Planning

Document and that representations must be received no later than 4:00pm on Tuesday 11 July 2023. This draft SPD provides supporting guidance on the implementation of the [Local Plan 2016-2036 Part 1: Planning Strategy](#) (adopted in July 2020). It clarifies how developers should address climate change in planning applications in order to meet Local Plan policy requirements, in particular but not limited to Policies *STR1: Achieving sustainable development* and *ENV3: Design quality and local distinctiveness*. It does so by setting out best practice approaches or standards that developers are encouraged to target or to adopt.

The Old Police Station

Cllr Bailey reported that the Old Police Station on Station Road has had one of its doors boarded up, the wording on the wall has been painted over and the blue light glass removed. This is a listed building and the Clerk has reported this to the Conservation Officer.

11. To note the date of the next meeting as Wednesday 12th July 2023

The meeting closed at 20.37pm.

APPENDIX 1 – FURTHER NOTES ON TREE WORKS DECISIONS

NFDC Case Officer Report on TPO/23/0193:

ASSESSMENT

Semi mature Ash tree visible from public areas. It's not a particularly remarkable individual tree but contributes to the locality as general tree cover. The tree has Ash dieback disease and visible crown decline. It has a limited retention span and consent for removal and replacement previously granted, the previous consent having lapsed before works were undertaken.

CONCLUSION

The tree has limited long term retention potential due to ash dieback disease and consent was previously granted for its removal. A replacement tree would mitigate the loss of any amenity.

RECOMMENDATION

Grant Consent

Ash tree (Marked as T8 within application - T8 of Tree Preservation Order 0027/14) - Fell
T8 of Tree Preservation Order 0027/14

NFDC Case Officer Report on TPO/23/0195:

ASSESSMENT

Mature Oak tree situated to side of property 23 Dudley Avenue (within falling distance of property and public highway). The tree is of reasonable visual amenity value. The Oak had suffered very significant storm damage and was agreed that its removal would be deemed acceptable as exempt works (dead/dangerous exemption). The works were not undertaken at the time (although the failed stem was cleared off of the public highway). The tree which is twin stemmed has suffered the failure of a large stem leaving a very large wound at approximately 1.6 metres above ground level. The remaining stem has a split running down from this wound which has compromised the structural integrity of the stem. The stem would require removal or very significant reduction down to the point of the wound to avoid failure. The other stem which will be exposed has a cavity just above ground level and would require reduction work to retain it. The works required to leave the tree in a reasonably safe condition would adversely impact its presence in the street scene as a visual amenity. It was agreed that its removal would accord with exempt works and a replacement tree planted to account for any loss of amenity.

Include retaining for biodiversity informative.

CONCLUSION

The tree has a limited retention span due to significant storm damage and was previously agreed that its removal would be acceptable and considered as exempt works. The damage incurred to the tree and any further remedial work required to safely retain the tree in some form would diminish its presence in the street scene in terms of public visual amenity and its loss could be mitigated by the replanting of a replacement tree.

RECOMMENDATION

Grant Consent

Oak tree (marked as T10 within application - T10 of Tree Preservation Order 0027/14) - Fell
T10 of Tree Preservation Order 0027/14

NFDC Case Officer Report on TPO/23/0197:

ASSESSMENT

Mature multi-stemmed Ash likely same rootstock but possibly sperate trees. Good level of public visual amenity being prominent in the street scene. It is not a particularly old tree but fairly large in volume due to multiple stems. It is in falling distance and overhangs the adopted highway (foot way) of a busy main road and overhangs a domestic rear garden. The tree has Ash dieback with symptoms confirmed (lesions on smaller twigs, dieback of lower epicormic growth and crown thinning with patches of dieback). Although it may not be an immediate safety concern, due to the position of the tree adjacent to the public highway and therefore high target area it does present an increased risk. It would be unreasonable to refuse consent for removal of the tree at this point as leaving the tree to decline further would increase the risk of potential branch failures, may increase risk of contractors undertaking works as further decline progresses and intervention remedial work to reduce the risk would create a financial burden on the tree owner for no tangible benefits. If the tree were in an area of lower risk then retention and gradual decline may be appropriate but in this case the limited safe retention span means it would be deemed acceptable to remove the tree and replace it.

CONCLUSION

The tree has Ash dieback disease and therefore has a limited retention span. Due to its location adjacent to a busy main road it would be unreasonable to refuse consent for its removal.

RECOMMENDATION

Grant Consent

Ash tree (identified as T13 on within application - T13 of Tree Preservation Order 0027/14) - Fell T13 of Tree Preservation Order 0027/14

APPENDIX 2 – STRATEGIC SITES UPDATE (JUNE 2023)

FORD 1 – Augustus Park, (Land East of Whitsbury Road), Fordingbridge SP6 1NQ

Planning Permission Ref: 17/10150 – 145 dwellings

Developer: Pennyfarthing Homes

The footpath linking this development to Burgate Acres is being constructed by Metis Homes. The footpath base layer has been laid and the path is open for now. The top layer of type 1 limestone is due to be laid at some point. We have not been given a date for this work yet.

The area where the new drainage channel has been laid at the top end of the site has not been tidied up/levelled off or seeded. The Planner is chasing the developer to get this carried out as soon as possible.

The wildflower area adjoining the bio-retention pond does not appear to have been seeded. This is fairly urgent now as we are almost out of the seeding season. This may be dealt with as a commuted sum as part of the transfer. This means that NFDC will be paid an agreed sum of money to undertake these works at the appropriate time (after transfer).

The contractor has been on site mowing and strimming. They have an obligation to maintain the site until transfer.

I visited site with the Planner and our Open Spaces Officer recently to check the tree/shrub/seed planting against the agreed details. We have flagged our findings up with the Developer. Some (or all) of the issues raised could be agreed as part of the commuted sum forming part of the transfer.

The maintenance parking area is not long enough and is only half finished. Again, this is being flagged up to the developer by the Planner.

There has been a contractor on site recently, carrying out borehole testing that forms part of the investigation for a future planning application that will be made to the council.

I'm delighted to say the time I've spent chasing Sovereign Housing and getting a direct contact has paid off. Both affordable housing areas are now being maintained and the failed planting at the top end of the site has been replaced. Both areas look much better. The housing association know that the council (NFDC) will be making checks from now on to make sure that the areas remain maintained. We also have a 5-year condition on the decision notice stating that any failed planting is required to be replaced. This is to give the trees/plants time to establish.

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 – 26th May 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 was pleased to see an improvement in the road sweeping situation on site when I last visited. The Site Manager approached me and was keen to show me that they are bringing extra watering down equipment onto site soon. This will be needed as we approach Summer and the drier weather.

The materials I requested to be removed from the POS tree protection zone adjoining plots 16-19 have been moved to a more suitable location on site.

I asked the Site Manager when the wildflower seeding at the entrance to the site (on the bund to the left hand side) was being carried out. He said it was booked in for this week. I will check that this has been carried out during my next visit.

The Site manager informed me that they have handed over Plots 12-15. Plot 12 is going to be the show home. Plots 13-15 are occupied.

Plots 6-11, 29, 30 and 33-35 are at the internal and external stages.

Plots and 36-40, 58 and 61-63 are at ground floor level.

Plots 16-19 are at first floor level.

Plots 1-5, 20-28, 31 and 32 are at roofline.

Plots 43-48, 56, 57, 59 and 60 have their slabs constructed.

Plots 41, 42, and 49-55 have their foundations and service access points in.

There are no problems with noise.

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 – 24th May 2023



Occupation Status

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

SS17 – Land at Tinkers Cross, Whitsbury Road, Tinkers Cross, Fordingbridge SP6 1NQ
Planning Permission Ref: 20/11469 – 64 dwellings
Developer: Pennyfarthing Homes Ltd.

The main road is being kept clear of mud. A sweeper is regularly coming to the site. The developer also has a jet wash attachment on site and they're using that to keep the site clear of dust. When required, i.e. when the drier weather is more consistent, they will be bringing in a wheel cleaning station.

There are no noise or dust problems on site.

The majority of the mains drainage line has been constructed on site.

The site recently had a complaint about them working at 1am. They weren't working at that time.

Plots 19-31, 37-39, 40-44 and 58-61 are having their foundations constructed.

Plots 53-55 are having their slabs laid.

Plots 45, 50-52 and 62-64 are at ground level.

Plots 46 and 47 are at first floor level.

Plots 48 and 49 are at roofline.

The roadway adjoining Plots 62-64 has been constructed.

The deputy Site Manager informed me that Plot 48 will be the show home and Plot 49 will be the sales room.


I asked the Site Manager when he was expecting the first occupation to occur and he said it should be this October.

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 – 22nd May 2023



Occupation Status

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