

FORDINGBRIDGE TOWN COUNCIL

Minutes of a meeting of the Planning Committee held on Wednesday 8th November 2023 at 7.30pm in the Town Hall (Minutes subject to approval at the next meeting of the Council)

Present: Cllr Paton - Chairman
Cllrs Cameron, Hinton and Wilson

In attendance: Rachel Edwards, Asst Town Clerk
Cllr DeBoos (Ringwood Council)

1. To receive any apologies for absence

Apologies were received from Cllrs Bailey, Lewendon, Perkins, Shering and White. Also, from Cllr Woods (NFDC).

2. To receive any Declarations of Interest

No declarations of interest.

3. To confirm the minutes of the meeting held on 11th October 2023 and report any matters arising

Cllr Hinton proposed and it was seconded by Cllr Wilson and therefore **RESOLVED:** that the minutes of the meeting held on the 11th October 2023 be signed as a true record. All who attended were in favour.

Matters Arising

Agenda item 9 – PennyFarthing Homes reported that FTC writing to Hampshire County Council to aid and support an expeditious decision on a temporary haul road for construction traffic for site 18 to and from the A338, rather than construction traffic being routed through the Augustus Park estate, has helped.

Agenda item 12 – No objections were raised by FTC to the proposed street names Sheridan Gardens, Kymer Grove and Falaise Drive.

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

Planning Application 23/10316

Application for full planning permission to provide 198 dwellings (including affordable housing provision), new pedestrian and cycle routes, landscaping, parking, public open space, Alternative Natural Recreational Greenspace, improvement of existing access, drainage and all other necessary on site infrastructure; and demolition of former outbuildings and agricultural buildings. (AMENDED REASON TO ADVERTISE)

The NFDC Planning Committee voted in favour of the recommendation that "Delegated Authority be given to the Head of Service to GRANT PERMISSION subject to the completion of a planning obligation entered into by way of a Section 106 Agreement to secure those matters set out in the report by the end of June 2024 and the imposition of conditions." at their meeting on the morning of 8th November 2023.

Cllr DeBoos gave the following presentation regarding planning application 23/10316:

During the meeting of NFDC Planning Committee this morning, Mr Stephen Belli was asked at about 1h, 3m and 30s into the meeting about the percentage of profit assumed in the viability appraisals. Mr Belli stated: "I believe that the percentage was 20% and 20% is within the range of Government targets for developer profit, anything between 15 and 20%". The Member went on to say that her understanding is that Government targets are between 15 and 20%, so why did we not push for 15%? Mr Belli replied "We did ask our viability assessor to consider a lower profit level, but it was clear that the more you reduce that profit level, the greater impact it has on affordable housing provision" and later said "We did ask the developer and our financial advisor to look at a lower percentage profit, but it was considered that that would have an adverse impact on the level

of affordable housing". Neither the Chair, Deputy Chair nor any officer on the bench challenged this statement. To me, the statement appears to be logically flawed. In my view, it is sufficient to call in the decision, if a District Councillor agrees.

If the decision is called in, it would give NFDC Members the opportunity to ask follow up questions about the finances, which Mr Belli's reply stifled.

For example, looking at the viability appraisals, the difference between a developer profit of 20% and 15%, which is stated as "GDV", can be calculated from the data in the Turner Morum Viability Appraisal. At 20%, without any affordable housing provision, the cash amount is about £22M. So a profit drop to 15% releases £5.5M that could be spent on affordable housing provision. This is not an "adverse impact".

Also, the Dixon Searle report, section 3.5.10, points out that the Quantity Surveyors report contests the Applicants costs to the tune of about £2.9M.

Add £2.9M to £5.5M and we are at £8.4M.

Moving on to the Benchmark Land Value, Dixon Searle, Section 3.2.1, suggest this is high at £500 per hectare and that a more reasonable value could be £250 per hectare. The difference could add another £4.3M to the pot, so now we are at £12.7M.

The question this figure begs is whether it is significant. The answer is in the Table in Section 2.1.7 of the Dixon Searle report. The deficit for 50% affordable housing is stated as about £11.4M. £12.7M would easily cover this deficit.

That is all I have to say Chair.

[Cllr DeBoos left the meeting.]

Members discussed the NFDC Planning Committee meeting and agreed to seek the support of the District Councillors to call in planning application 23/10316.

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

Application 23/10758

SITE: 28 SHAFTESBURY STREET, FORDINGBRIDGE SP6 1JF (NB: SUBJECT TO UNILATERAL UNDERTAKING)
DESCRIPTION: Change of Use of an Existing Class E Commercial Use to a Mixed Use Comprising a Class E Office Use and a Class C3 Dwellinghouse; front addition.
DECISION: Granted Subject to Conditions

Application 23/10904

SITE: 14 WAVERLEY ROAD, FORDINGBRIDGE SP6 1EX
DESCRIPTION: Demolition and replacement of existing garage with garage with home office to the rear
DECISION: Granted Subject to Conditions

Application 23/10949

SITE: 8 AUGUSTUS AVENUE, FORDINGBRIDGE SP6 1FL
DESCRIPTION: Conservatory to the rear
DECISION: Granted Subject to Conditions

Application 20/10160

SITE: LAND OF FOREST VIEW, SALISBURY ROAD, BURGATE SP6 1LX
(NB: SUBJECT TO LEGAL AGREEMENT)
DESCRIPTION: Erection of 4 bedroom detached cottage; formation of repositioned access; erection of new front boundary wall following demolition of garages and outbuildings
DECISION: Granted Subject to Conditions

Application 23/10881

SITE: 12 WHITSBURY ROAD, FORDINGBRIDGE SP6 1JZ
DESCRIPTION: New driveway, vehicle access & dropped kerb
DECISION: Granted Subject to Conditions

Application 23/10970

SITE: THE PADDOCKS, MARL LANE, FORDINGBRIDGE SP6 1JR
DESCRIPTION: Erection of a single storey detached outbuilding to provide 3 cat pens for boarding up to 6 cats for business purposes.
DECISION: Granted Subject to Conditions

Tree Work Decisions

Case Ref: TPO/23/0427

Site Address: 30 PARK ROAD, FORDINGBRIDGE, SP6 1EQ
Proposed Works: Crown lifting allow for 2.5m height to lowest branch.
Reason for Work: Lower branches currently obstructing pavement and road.
Decision: Grant

Case Ref: CONS/23/0494

Site Address: THE WHITE HOUSE, BICKTON LANE, BICKTON, FORDINGBRIDGE, SP6 2HA
Decision: Raise No Objections

6. To consider new Planning Applications

23/11065	21 GREEN LANE, FORDINGBRIDGE SP6 1HU	Mr Chandler
Development of 5 terraced houses with associated car parking		
<p>Cllr Hinton presented this application. There is no impact on the neighbours nor the neighbourhood amenity. However, there could be an issue with access and parking as cars already park opposite. Two letters of representation had been submitted from members of the public; one requesting a pavement to the front of the site and double yellow lines to the road outside Avon Court south side as the road is very narrow and currently a bottle neck for traffic, the other regarding solar panels and air source heat pumps. Hampshire Highways require further information before a recommendation can be made.</p> <p>Cllr Wilson proposed and it was seconded by Cllr Cameron and therefore RESOLVED: to recommend PERMISSION under PAR3, as Fordingbridge needs small housing units. All in favour.</p>		

7. To consider new Tree Works Applications

Members considered the following tree works applications.

Case Ref: CONS/23/0522
Proposed Works: Yew x 1 Reduce
Site Address: 10 Farriers, Fordingbridge, SP6 1FE

Case Ref: CONS/23/0547
Proposed Works: Willow x 1 Reduce
Sycamore x 1 Fell
Beech x 1 Reduce
Ash x 1 Reduce
Site Address: The Millers House, 33 Provost Street, Fordingbridge, SP6 1AY

Case Ref: CONS/23/0559
Proposed Works: Poplar x 1 Reduce
Reason for Work: One twin stem Poplar is to be reduced in height at the Pumping Station to 10-12m above ground level. The final pruning height will be determined by suitable growth points and equal to adjacent leader snap point. The lateral extent of the crown is to be reduced to achieve natural shape and even weight distribution. The stem has a lean with substantial crown weight toward the Pumping Station and we are looking to actively manage a potential risk. All works will be carried out in accordance with BS 3998:2010.
Site Address: Pump House Rear Of 26, Bridge Street, Fordingbridge, SP6 1AH

8. To consider any Licensing Act 2003 applications

Members considered the following licensing act applications and noted that the fireworks event had been cancelled due to bad weather.

Our Ref:	TEN 10884 / LICTE/23/05443 - VL
Date:	18 October 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	02/11/2023 17:30:00 to 02/11/2023 21:00:00
Premise Address:	Friends of Fordingbridge Infant School Fordingbridge Federation Pta Fordingbridge Infant & Junior School, Pennys Lane, Fordingbridge, SP6 1HJ
Applicant Details:	Debra Poole
Event Details:	Fireworks Display The sale by retail of alcohol 02 November 2023 17:30 hrs to 21:00 hrs 450 persons

Our Ref:	TEN 10870 / LICTE/23/05396 - VL
Date:	16 October 2023
Application Type:	Temporary Events Notice
Date(s) Of Proposed Event:	18/11/2023 19:50:00 to 18/11/2023 22:00:00
Premise Address:	Our Lady of Sorrows & St Philip Benizi RC Church, 15 Salisbury Road, Fordingbridge, SP6 1EG
Applicant Details:	Marguerite Helen Eales
Event Details:	Musical Evening with band & choir The sale by retail of alcohol The provision of regulated entertainment 18th November 2023 19:50 hrs to 22:00 hrs 70 persons

9. To consider writing to HCC regarding S106 agreement for site 18

Pennyfarthing Homes reported that a lack of response from Hampshire County Council was delaying the section 106 legal agreement being issued by NFDC and that this in turn was holding up the delivery of the link road for the town. They asked that Fordingbridge Town Council write to Hampshire County Council to expediate a response. Members considered the request and asked that a briefing meeting be held with Pennyfarthing Homes first.

Action: Asst Clerk to confirm date of briefing meeting with Pennyfarthing Homes

Members discussed the provision of formal public open space for the new developments, noting that there was no provision on site. Cllr Hinton wished to know from NFDC how and when decisions will be made on where the developer contributions are spent, what will be the process of consideration of these options and what involvement FTC will have in these considerations and decisions. Cllr Hinton reported that under the Site 16 officers report, page 28 under heading: (iv) Formal public open space, is written:

It was considered that such facilities would be better sited at the Burgate School or on the existing town recreation grounds to the south. A further decision will be taken shortly on grant funding for the associated changing rooms and sports pavilion at the school which again has the benefit of a recent planning permission. Any further monies still available can be used for other sports provision facilities in the town.

Action: Asst Clerk to write to NFDC as above

10. To consider a response to the Mineral Extraction at Midgham Farm Consultation

Cllr Hinton reported that despite over 900 objections to the Hampshire Minerals and Waste Plan being received, the Partial Update Regulation 19 Stage – Proposed Submission Plan is currently being reviewed by five Local Planning Authorities before going out to public consultation in January. The Harbridge Protection Society (HPS) reported that “There are a number of issues with statements made within the (CEMEX) Flyer which are considered to be misleading and could amount to an attempt to deceive.” The HPS have asked CEMEX for a detailed response to all the points of concern. Please see appendix 1 for the full report from the Harbridge Protection Society.

Action: Cllr Wilson to make representation at the HCC Cabinet meeting on 12th December

11. To note any items of correspondence

The November Strategic Sites update can be found in appendix 2.

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

Nothing further to report.

13. To note the date of the next meeting as Wednesday 13th December 2023

The meeting closed at 20.25pm.

APPENDIX 1

Harbridge Protection Society

Established Sept 1962



Date: 15th October 2023

CEMEX FLYER

Proposals for Mineral Extraction

Midgham Farm, Hampshire

1. Introduction

1.1 The above Flyer (see Appendix A) was delivered by the Royal Mail to various addresses around the above proposed site during the week commencing the 9th of October 2023. The primary purpose of the Flyer was to advertise the Public Consultation for the Midgham Farm proposals which included an online 'virtual exhibition' and two 'in person' Public Consultation events (16th October at Alderholt and 17th October at Fordingbridge).

1.2 There are a number of issues with statements made within the Flyer which are considered to be misleading and could amount to an attempt to deceive. The following highlight some of the areas of concern which are set under the named sections with the Flyer.

2. Welcome

2.1 The Flyer states: *"Our proposals also include restoration plans to return the land back to agriculture..."*

HPS Comment: With over 40 years of seeing the attempts in this area to restore land after mineral extraction, it is very clear to see to everyone that it is not possible to restore land back for agricultural use, it is a misnomer. At best, grass can be grown but not crops, the land is prone to waterlogging due to the removal of the underlying gravel. What had taken 1,000s of years to create has been destroyed. It is a gross overstatement and considered to be disingenuous, as these issues are well known within the mineral extraction industry.

2.2 The Flyer states: *"... and create additional habitats across the site ensuring that the site deliver significant gains in biodiversity."*

HPS Comment: In extracting the minerals from the land, everything is first destroyed. Hedgerows, trees, habitats, flora and fauna are removed and displaced. Having taken 1,000s of years to establish, this can never, within very many generations become the same again. How can a "site deliver significant gains in biodiversity", this is a question that should be asked and once again is considered to be disingenuous.

3. Welcome

3.1 The Flyer states: *"Our proposals also include restoration plans to return the land back to agriculture..."* *"Restoration (using materials such as clay and soils)....."*

HPS Comment: With over 40 years of seeing the attempts in this area to restore land after mineral extraction, there is very clear evidence for all to see, that it has not been possible to restore land back for agricultural use, it is a misnomer. At best, grass can be grown but not crops, the so-called restored land is non-productive and prone to waterlogging due to the removal of the underlying gravel. The use of clay, as suggested in the Flyer will, without the underlying gravel, further inhibit drainage and the soil will turn to mud when the land is worked. What has taken 1,000s of years to create will have been destroyed. In this regard, the Flyer is misleading and considered to, as these issues are well known within the mineral extraction industry. Sadly, the statements made in the Flyer have been made, knowing full well that it will be several decades before the failure of the restoration to agricultural land materialises.

3.2 The Flyer states: *"... and create additional habitats across the site ensuring that the site deliver significant gains in biodiversity."*

HPS Comment: In extracting the minerals from the land, everything is first destroyed. Hedgerows, trees, habitats, flora and fauna are removed and/or displaced. Having taken 1,000s of years to establish, this can never, within many generations, become the same again. When saying that there will be *"significant gains"*, one must consider what has been lost in the process of these alleged gains. What will be lost is our existing hedgerows, trees, habitats, flora and fauna, etc. and these will be lost at the commencement of the preparation for the Midgham Farm site during the summer of 2025. The end date for extraction and restoration is currently 2046. That will be 23 years and then all the planting and restoration will need to mature, taking a further 20 years. This means that these *"significant gains"* will not be seen for 43 years. This is further compounded by the unrealistic and over-inflated 'Need' for minerals, resulting in planning end dates being extended time and time again. One local site has been extended many times and is now nearly 30 years beyond its original end date. This could mean that your *"significant gains"* will not be seen for over 70 years. Any reasonable person looking at this would not consider this a gain or indeed a benefit. The Flyer is very misleading.

3.3 The Flyer states: *"The Midgham site is a potential replacement to operations at Hamer Warren once reserves at that quarry run out."*

HPS Comment: Cemex have previously stated that the Hamer Warren and proposed Midgham Farm site will not run concurrently. The use of the terms *"...potential replacement to operations at Hamer Warren once reserves at that quarry run out."* Indicate that these sites could well run concurrently. The local road infrastructure is already inadequate for current operational traffic and certainly could not sustain two operating sites. The suspicion of concurrent the operation of Hamer Warren and Midgham Farm site is further compounded by the stated intention to

commence Cobley Wood Farm site in 2036. The proposal states that the Cobley Wood Farm site would feed its extracted minerals to the Hamer Warren site for processing from 2036 onwards. Cemex need to clarify their intentions, as this is contrary to what they have already said publicly.

4. Public Consultation

4.1 The Flyer states: *"We are excited to bring forward these plans for a new quarry at Midgham Farm that will help bring jobs and investment in the local community".*

HPS Comment: We challenge this statement. The processing plant employ relatively few people and the drivers are nearly all supplied on a contract basis from companies outside this area. Vehicles delivering waste are also from outside of this area and those collecting minerals from the sites are from all over Hampshire and Dorset. If Cemex do intend to close down Hamer Warren before setting up the Midgham Farm site, then the few jobs at Hamer Warren will transfer to the new site. So no new jobs and it is very difficult to see what, if any '...investment in the local community.' will take place. There is no certainly evidence of this over the last 40 years yet and any examples from Cemex would be very interesting. Another misleading statement?

5. Minimising the Impact on Neighbours

5.1 The Flyer states: *"The restoration program would follow on from the extraction program filling in phases progressively after they are worked out. This is a common way of working sand and gravel sites and ensures that the extent of land impacted by the operation at any one time is limited."*

HPS Comment: The Cemex statement says, "that the land impacted by the operation at any one time is limited" This has not been the case in the past. When planning permission has been granted previously for mineral extraction in this area, there are 'end dates' attached in the granting of planning permission. These 'end dates' are totally ineffective and are always extended. In one case locally, an 'end date' has been extended again and again and has now been exceeded by nearly 30 years. When previously challenged on this at a recent HWLP meeting Cemex were dismissive. This is not 'Minimising the Impact on Neighbours' and is very misleading. There is no mention of the significant impact on neighbours of the very many HGVs on the narrow and unsuitable lanes in the area. There is no mention of the impact of the dreadful eyesore that these quarries generate through the destruction of the beautiful area and the mud on the lanes. There is also no mention of the impact and disruption to our local footpaths. The traffic, appearance and footpaths are very important issues for residents in this area but not, apparently, regarded as important by Cemex.

6. Benefits

6.1 The Flyer states: *"New job creation for local people, including full-time staff at the quarry, drivers, and contractors for the set-up, maintenance, and restoration of the site."*

HPS Comment: This has been addressed at 4.1 above. There would appear to be no benefits to the area here.

6.2 The Flyer states: *"A sustainable supply of local building materials minimising distances HGVs currently have to travel to the local area, as there are no other sites nearby."*

HPS Comment: The 'Need' for minerals have been greatly over-estimated for more than 40 years in this area as evidenced in the stream of consequential extensions of 'end dates', highlighted above at 4.1 above. There is, therefore, no 'Need' at the present time locally.

They say, "...there are no other sites nearby." This is factually wrong; the Harmer Warren site is less than 850 metres from the proposed site, the Plumley Farm site less than 1,600 metres and the Tarmac quarry on the A338 (with far better road connections) is less than 3,900 metres from the Midgham Farm proposal. This is not a benefit and is very misleading.

6.3 The Flyer states: *"Rights-of-way network improve for local use, including the installation of new permissive path along the western boundary of the site at the outset of the development."*

HPS Comment: Public Rights of Way (PRoW) are very important to residents in this area. These PRoWs have been established for 100,s of years with their own unique mix of flora and fauna and beautiful views across the Avon Valley towards the New Forest. The re-routing of the existing footpath/s is not welcomed. The new permissive path will be devoid of established flora and fauna and is not likely to be pleasant to use. It appears that this path will need to cross the main site entrance and there is a need for greater clarity on what arrangements will be put in place for footpath users. Will this be the same as the PRoW that crosses the main site entrance at Harmer Warren? Will footpath users have priority? Will there be any gates on this footpath? These are important questions that need to be answered as we cannot have a repeat of the situation on Footpath 23. As it currently stands, there do not appear to be an improvement for local use, and it is not therefore a benefit, once again it is very misleading.

6.4 The Flyer states: *"Significant enhancements in grasslands as part of the proposed restoration."*

HPS Comment: This has been covered at 2.1 above. This is not likely to happen for over 20 years, assuming the planning end date is not extended. There is no enhancement and certainly not a benefit. This is misleading statement.

6.5 The Flyer states: *"Additional native tree and shrub planting improving the visual amenity and biodiversity of the site."*

HPS Comment: To say there will be *“Additional native tree and shrub planting...”* after the existing trees and shrubs have been grubbed out and destroyed. It will take many years for new planting to establish itself (see 2.1 above) and will hardly be *“...improving the visual amenity and biodiversity of the site.”*, for very many years. What planting that has taken place on the proposed site has failed, with most saplings having died due to lack of water. Such negligence and waste does not bode well for the future. This is far from being a benefit and it is very misleading.

6.6 The Flyer states: *“Cemex regularly support local projects in the community, speaks to local schools and encourages educational site visits.”*

HPS Comment: In the last 40 years of the Harbridge Protection Society with all the mineral extraction in the immediate area, we have not seen a single local project being supported by Cemex. We have seen a lot of disruption to our lives in very many ways which are documented elsewhere. There are no schools within this immediate area. This is not seen as a benefit to the community, it maybe aspirational on Cemex part but it is a very misleading statement to make based on our experience over the last four decades.

7. How to get involved in our Consultation.

7.1 The Flyer states: *“Cemex are committed to engaging the local community on our proposals.”*

HPS Comment: Whilst Cemex are looking to engage on future proposals one has to look back at the track record of Cemex engagement with the community. As part of the planning permission for Hamer Warren, Cemex were to engage in regular Liaison Panel meetings, these were known as the Hamer Warren Liaison Panel (HWLP). These took place regularly until October 2017 when they stopped, for no known reason. Despite very many requests from the community to Cemex, the HWLP only resumed again, after a break of 6 years, in 2023.

There have been issues with the arrangements of a Hamer Warren HGV crossing on a local PRoW which have been the subject of complaints since 2003. Over three months ago (12th July) the community submitted two simple proposals to Cemex in an attempt to resolve the matter. These written proposals have not even been acknowledged by Cemex and have apparently been totally ignored. At the most recent HWLP meeting on the 29th of September, Cemex made no mention of our proposals but instead stated that they intend to apply to HCC for a proposal the community had rejected last July. This calls into question the stated commitment of Cemex engaging with the local community. This apparent benefit in the Flyer *“committed to engaging the local community”* is therefore without foundation.

8. Conclusion

8.1 The Cemex Flyer is a very misleading document and challenges all the objectives of the Harbridge Protection Society, something we have all worked very hard to achieve for over 40 years. We fully understand that Cemex is a commercially

led organisation and there are desires to put a gloss on what they seek to achieve. They know the real facts; they have been in this business since 1990. We also know the real facts, we have lived with this every day of our lives and seen the results of the various attempts at restoration and all the disruption, since 1982.

8.2 Many HPS members attended the Public Exhibition on the 16th October. It was disappointing that not a single copy of the Flyer that was sent out to everyone was available at that event. A photocopy was produced eventually but it was an earlier version with significant changes. This, somewhat inhibited detailed discussion about the contents of the Flyer at the event, hence this document.

8.3 We therefore look forward to receiving a detailed response to all the points raised above.



Welcome

CEMEX are pleased to present proposals for sand and gravel extraction at Midgham Farm in Hampshire.

Our proposals also include restoration plans to return the land back to agriculture and create additional habitats across the site, ensuring that the site delivers significant gains in biodiversity.

Founded in 1906, CEMEX is a market leader in the building material industry in the UK. In addition to supplying ready mix concrete, cement, aggregates, and associated products, CEMEX aims to lead in sustainable construction contributing to the transformation of the construction sector.

CEMEX has an established presence in the local area. Mineral extraction at Hamer Warren Quarry, located 1.5km to the south of Aderholt, is well established, with CEMEX operating there since the early 1990s, serving a large number of construction, infrastructure, and other projects in the local area.

The Midgham Farm site is a potential replacement to operations of Hamen Warren once reserves.

Public Consultation

We are excited to bring forward these plans for a new quarry at Midgham Farm that will help bring jobs and investment in the local community.

CEMEX takes its responsibility towards the environment very seriously and that includes the impact of its operations on ecology and biodiversity. At Midgham, we have undertaken a number of ecological surveys to ensure that we fully understand the extent of all habitats and species present across the site.

Before we move ahead with our plans, we want to hear the views of the local community. We are therefore hosting a public consultation on our emerging proposals, prior to the submission of a planning application to Hampshire County Council.

Please see the reverse of this leaflet to find out how to get involved with our public consultation and have your say.

Any Questions

You can email our Community Engagement team via feedback@consultation-online.co.uk with comments or questions.

You can also leave a message via **0800 298 7040** and a member of our Community Engagement team will call you back to discuss the proposals.



Minimising the impact on neighbours

To help landscape and visual screening, and to provide noise and dust mitigation, soil bunds will be constructed at varying heights around the site. The bunds will be between 3 and 4 metres in height to ensure that noise levels are adequately controlled and do not cause disruption.

Restoration (using materials such as clay and soils) would commence within a few years of extraction starting, to bring the site back up to original ground level. The restoration programme would follow on from the extraction programme, filling in phases progressively after they are worked out. This is a common way of working sand and gravel sites and ensures that the extent of land impacted by the operation at any one time is limited.

Benefits

- New job creation for local people, including full-time staff at the quarry, drivers, and contractors for the set-up, maintenance, and restoration of the site.
- A sustainable supply of local building materials, minimising distances HGVs currently have to travel to the local area, as there are no other sites nearby.
- Rights of way network improved for local use including the installation of a new permissive path along the western boundary of the site at the outset of the development.
- Significant enhancements in grasslands as part of the proposed restoration.
- Additional native tree and shrub planting, improving the visual amenity and biodiversity of the site.
- CEMEX regularly supports local projects in the community, speaks to local schools, and encourages educational site visits.

How to get involve in our consultation

CEMEX are committed to engaging the local community on our proposals. You can view our plans by visiting our virtual public exhibition at midghamfarm.consultationonline.co.uk

We are holding two in-person consultation events on:

Monday 16th October 2023

At: Alderholt Village Hall, 1 Station Road, Alderholt, Fordingbridge, SP6 3RB from 4pm - 7pm.

Tuesday 17th October 2023

At: Fordingbridge Town Hall, 63 High Street, Fordingbridge, SP6 1AS from 4pm - 7pm.

You can also leave feedback by:

Submitting the feedback form on our project website: midghamfarm.consultationonline.co.uk

Calling our freephone information line on **0800 298 7040** and leaving a message, and a member of our team will call you back.

We ask that you submit any feedback by **Wednesday 25th October 2023**

What if I don't have access to the internet?

CEMEX are keen to ensure that as many members of the local community as possible are able to engage with our public consultation.

If you do not have internet access and cannot make it to our in-person event, please contact us via our freephone information line – **0800 298 7040** – and a member of our named team will post the exhibition materials and

APPENDIX 2
Strategic Sites Update (November 2023)

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

The new pathway link from the Northern end of the Western SANG (Suitable Alternative Natural Green space) through to the Tinkers Cross site is being constructed.

It has been agreed that the section of highway verge that requires completion in the Northern end of the Western SANG will be seeded whilst they were doing the seeding on the adjoining site at Tinkers Cross. This section of hedgerow will be re-planted, with a fence being installed too.



Our Open Spaces Officer and the Planning Case Officer continue to liaise with the developer to progress the transfer of the POS (Public Open Space). They have now received the required updated arboricultural report from the developer and have added any remedial works/planting to the defects sum. This has been sent to the developer for negotiation.

Monitoring of this site by our Open Spaces Officer will continue in the short and medium term.

FORD1 – Occupation Status – 3rd November 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.

The build is progressing well. The South-Western corner, especially, is really taking shape. Plots 16-19 (flats) are at the internal and external stages. The kerbs are going in for the spur road and the car ports have been built.

There is no problem with mud on the roads at the moment.

There are no problems with noise.

The landscaping contractor has commenced the planting in the North-Eastern section of the site.

The play area equipment has been installed in the ANRG (Alternative Natural Recreational Greenspace) and the contractor was laying the play surface. The post and rail fence has also been installed. The paths have been constructed in this area. They will be inspected to ensure that they concur with the agreed details. I have arranged a site inspection with our Open Spaces Officer to undertake this.

The dog agility equipment has been ordered and is expected at the site in the short term when it will be installed.

The integral bat tubes are being installed on the houses in the Northern section of the site alongside the cladding that is due to be fitted soon.

The site manager informed me that the next handovers are due on in a couple of weeks.

Plots 41, 42 and 49-53 are at ground floor level.

Plots 43-48, 54-58 and 60-62 are at roofline.

Plots 1-11, 16-40, 59 and 63 are at the internal and external stages.

Plots 13-15 are occupied.

Plot 12 is the Sales house.

I spoke to the Sales Executive and she informed me of the following:

Plots 19, 32, 37, 48, 58 and 60 are for sale.

Plots 36, 41, 42, 44, 45, 46, 47, 62 and 63 have been reserved.

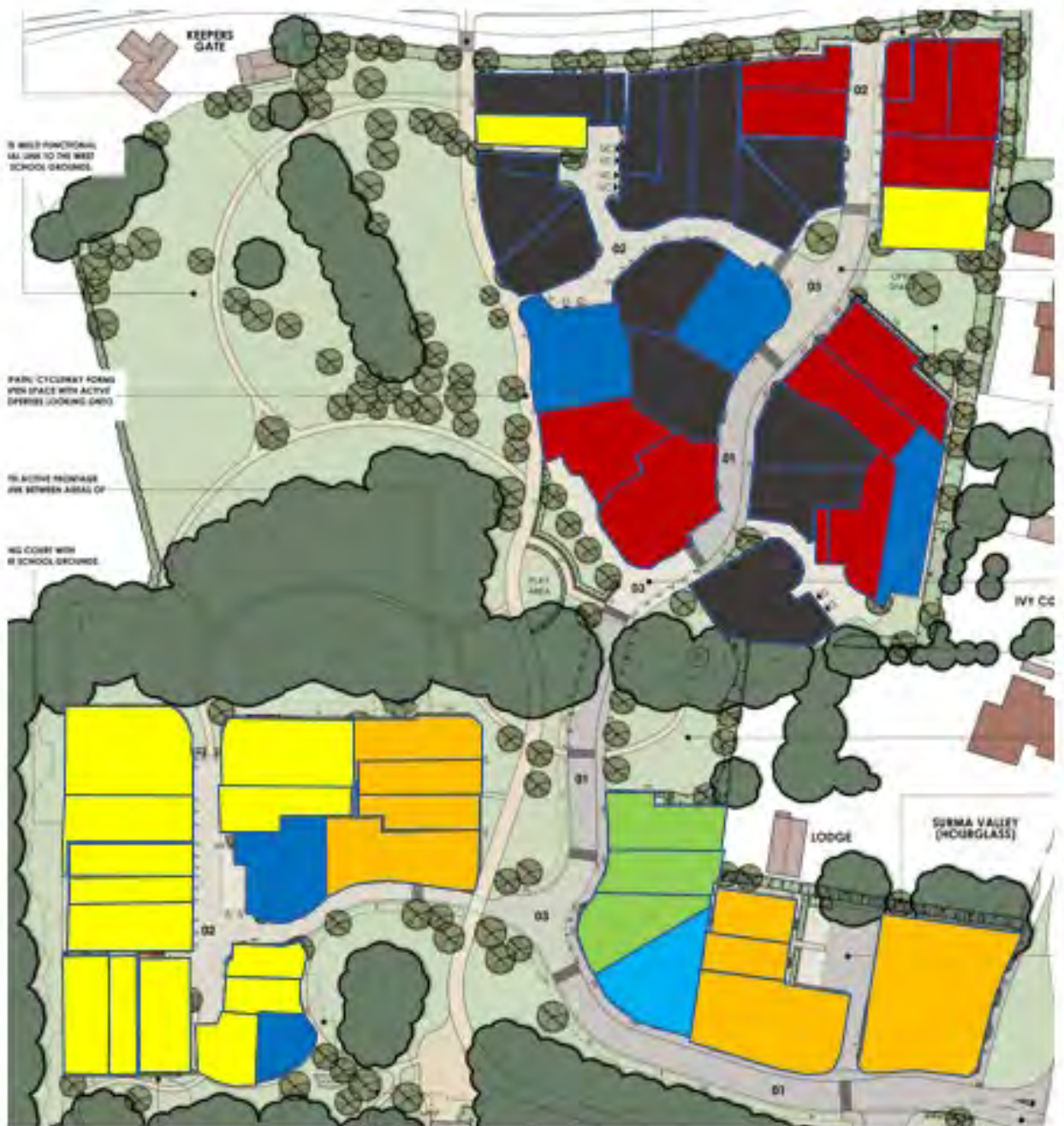
Plots 16-18, 20-28, 31, 43 and 55 have exchanged.

Plots 13-15 are occupied.

Plot 12 is the Sales house.

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 October 2023



Occupation Status

Not commenced construction	Reserved	
Under construction	Exchanged	Sales House
For Sale	Occupied/Completed	Affordable Housing

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 remains clear of mud. The developer is cleaning the road regularly using their jet wash attachment.

There are no problems with noise.

The tree protection fencing is all in situ.

The Western swale is still being constructed.

The developer is still waiting upon Hampshire Highways for the S278 agreement for the main entrance details to be signed off. I have been informed that the agreement is currently with the legal team at Hampshire County Council.

The profiling of the ANRG (Alternative Natural Recreational Greenspace) has been completed. The whole area has been prepped and the landscaping contractor was seeding the area whilst I was on site. It's really taking shape.

The new pathway from the FORD1 (Augustus Park) SANG (Suitable Alternative Natural Green space) through to the Tinkers Cross site is currently being constructed.

I have been informed that the landscaping contractor will be commencing the tree planting from November. The planting season runs from October through to the following March.

The block paving to Plots 45-49 is being constructed in the short term, with the ecological features being installed on the houses after that.

The drainage continues construction adjoining Plots 28-31.

I checked Plots 45-49, 52 and 64 against the elevation plans. A few of the porch roofs still need installing.

Plots 11-14, 32-36 and 58-61 have their foundations in.

Plots 37, 56 and 57 have their slabs in.

Plots 19-31, 38, 39 and 42-44 are at ground floor level.

Plots 40 and 41 are at first floor level.

Plot 55 is at roofline.

Plots 45-54 and 62-64 are at the internal and external stages.

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 – 3rd October 2023



Occupation Status

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

Strategic Sites at Application Stage

Land North of Station Road, Fordingbridge SP6 1JW – SS16
Planning Application Ref: 23/10316 Full Application 206 dwellings
Developer: Cala Homes (Thames) Ltd.

The developer has permission to carry out some infiltration tests, forming part of the application process. These comprise of some small, shallow trial pits.

No further works appear to have been carried out on the site. The application will be considered by the Council's planning committee on 8 November 2023 with a recommendation to grant permission.

Land West of Burgate, Salisbury Street, Fordingbridge SP6 1LX – SS18
Planning Application Ref: 21/11237 Hybrid Planning Application - comprising: Outline planning application (all matters reserved except means of access only in relation to new points of vehicular access into the site) for residential development and change of use of land to Alternative Natural Recreational Greenspace, together with a community hub (to comprise a mix of some or all of; local food retail, local non-food retail, community use and business use) and all other necessary on-site infrastructure. Full planning application for the first phase of development comprising 112 dwellings, public open space, Alternative Natural Recreational Greenspace, surface water attenuation and all other necessary on site infrastructure (AMENDED PLANS / AMENDMENTS TO ENVIRONMENTAL STATEMENT DETAILS) - 112 dwellings
Developer: Pennyfarthing Homes.

The developer has permission to carry out archaeological works in area 4 of the site.

No archaeological dig work appears to have commenced on site yet.