

Application No: 22/10813

Planning Inspectorate Reference: APP/B1740/W/23/3324227

Site: ORCHARD GATE, NOADS WAY, DIBDEN PURLIEU, HYTHE SO45 4PD

Dear Planning Inspector,

I support the refusal of application No: 22/10813 on the following grounds:

- The scale and layout of the development proposed, with the lack of space for recreation open space and sufficient landscape setting fail to respect the spacious sylvan character of the prevailing pattern of development in the area, or deliver a well planned high quality design that would contribute positively to the local distinctiveness. It is out of keeping not only with the street scene but with the quality of life. character and identity of the locality and its surroundings. It is therefore contrary to Policies STR1 & ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020, Policy D1 of the Hythe and Dibden Neighbourhood Plan 2019 and the Housing Design, Density and Character SPD 2006..
- I wish to explore this issue, the development would be out of keeping with the street scene and character of the area. The properties in the surrounding area are typically 4/5 bedroomed detached homes on large plots. Also, the property at the front of the site would be highly visible on the street scene and therefore does not reflect the character of neighbouring properties which are surrounded by trees. Therefore, this application is contrary to Aim 1 of the Objectives and Policies of the Hythe and Dibden Neighbourhood Development Plan 2018- 2026.Hythe and Dibden Neighbourhood Development Plan 2018- 2026 Section 8

Objectives and Policies of the Neighbourhood Development Plan 2018- 2026 compromised are as follows:

- New development shall be designed and built to high standards of quality based on a clear understanding and appreciation of the unique character of the area and what is valued locally.
- 1.1.2 New development shall respect and enhance the character and distinctiveness of the build and natural environment.
- D1 All new development in Hythe and Dibden will be required to seek exemplary standards of design and architecture, to demonstrate - that local character and context has been fully recognised, that the proposed design response to it, and - that what is valued locally is respected.
- Due to the proximity of the proposed access to the existing access to the east and failure to demonstrate the visibility splays are based on actual vehicle

speeds along Noads Way the scheme has failed to demonstrate that the works are sufficient. In addition on site highway and pedestrian safety has not been demonstrated, nor is there demonstrate support for other modes of transport. Therefore considered that the scheme would be prejudicial to highway and pedestrian safety and contrary to policy CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020

- Surface water drainage is not adequately to prevent increased surface water flooding on site contrary to policy STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.
- The recreational and air quality impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area, the Solent and Southampton Water Ramsar site, and the Solent Maritime Special Area of Conservation would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational pressures on these sensitive European nature conservation sites, contrary to Policies ENV1 of the New Forest District Local Plan Part 1: Planning strategy 2020 and DM3 of the New Forest District Local Plan Part 2: Sites and Development Management 2014 and the Mitigation for Recreational Impacts on New Forest European Sites SPD 2021, Air Quality Monitoring SPD 2022 and the Bird Aware Solent Strategy.
- The scheme does not show how it would meet the recreational and open space needs of the occupiers of the development, contrary to CS07 of the New Forest District Council Core Strategy 2009
- The proposal does not show it having the required amount of affordable housing and is therefore contrary to Policy HOU2 of the New Forest District Local Plan Part 1: Planning Strategy 2020
- The scheme fails to demonstrate that it can safeguard the trees on and adjoining the site which make a positive contribution to the character and appearance of the area. The scheme would therefore have a detrimental impact on the landscape setting of the area and fails to deliver space and landscape proposal to mitigate the loss of trees. The scheme is contrary to Policies ENV3 and ENV4 of the New Forest District Local Plan Part 1: Planning Strategy 2020
- It is overdevelopment of the site. The proposal is for 25 dwellings whereas this site has been identified as having the capacity for 13 homes in NFDC's

2018 Strategic Housing Land Availability Assessment. There is no precedent for this number of houses within such a small area in the wider locality.

- There are concerns about highway safety as the volume of traffic will increase and it will lead to further congestion in the area. The road is already significantly busy during drop off and collection times for the local schools and there is an existing issue of dangerous parking in the area at these times. There are also highway safety concerns regarding cyclists and pedestrians, and particularly young children as the site is in close proximity to the access to Noads Way play area. The main entrance to the site is opposite the entrance to a children's play area and would potentially increase the risk to young children crossing the road due to the increase of traffic serving the site.
- The land proposed for development is prone to water logging and flooding. The addition of 25 new homes could significantly impact neighbouring properties, as well as those proposed, with water ingress into their properties and land. The provision taken to counter this does not reassure the Parish Council that there is a reduced flood risk, rather the Committee feels that the flood risk would be increased due to this proposal.
- There are concerns about overlooking and perceived overlooking into the adjacent properties at Noads Way, Lime Walk and Lime Close and the associated loss of privacy for these residents. The new development will also impact residents in the adjacent neighbouring properties in respect of enjoyment of their gardens.

Therefore as the local member on Both Hampshire County Council and New Forest District Council I request this enquiry dismisses this appeal as supports New Forest District Council's original decision to not grant planning permission for this application.

Cllr Malcolm Wade