



ORCHARD GATE, NOADS WAY
DIBDEN PURLIEU
JUNE 2022

STATEMENT OF COMMUNITY ENGAGEMENT

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EXECUTIVE SUMMARY

AJC Group has undertaken a pre-application consultation process on their proposals to develop 25 new family homes on Orchard Grove, Noads Way, Dibden Purlieu. A previous planning application for 37 new homes was refused in November 2021 by New Forest District Council.

This document covers the new proposals to deliver a small attractive, high-quality development of predominately three bedroom residential homes.

A public and stakeholder consultation and engagement programme ran between March 2022 and June 2022, activities included:

- Letters were written to approximately 60 local residents who provided comments on the previous planning application;
- Briefing meetings were undertaken with the local New Forest District Council ward councillors for the area and the Dibden Purlieu Parish Council;
- Newsletters distributed to 468 nearby residents, stakeholders and businesses outlining the proposals and inviting residents, stakeholders and businesses to attend a public engagement event or review the plans in more detail on a project website and leave feedback;
- A local public and stakeholder engagement event was organised in early June 2022. Information on the proposals was available for attendees to review. Members of the consultant team were available to answer questions and feedback forms were available for attendees to complete;
- A stakeholder preview engagement event was organised and briefing meetings were offered to key stakeholders, senior cabinet and planning committee councillors, which council officers were invited to attend;
- A project consultation website - <https://ajcgroup.uk/noads-way-dibden-purlieu/>, which included the information boards and an online feedback form which residents and stakeholders could return;
- A dedicated freephone consultation line, freepost address and email address were also available to ensure stakeholders and the public could easily contact the development team.

A total of 93 people (including three councillors) attended the public engagement event and 39 feedback forms were collected during the event and also received by post and email after the event.

A total of seven people responded to the on-line feedback option via the website. A further 44 emails were also received during the consultation period from stakeholders and the general public. These 44 emails included five emailed feedback form responses, the other emails included statements, comments and concerns related to the plans, comments on development throughout the area and questions about the proposals. Some of the emails received were from residents who had also submitted feedback forms.

Overall, there was only a limited response to the newsletters posted out to local residents and businesses. 468 addresses received a newsletter invitation to the public engagement event, however, there were only 93 attendees which only represented 20% of those that received an invite. This percentage is even lower if you consider that on average more than one person lives in each address that received a newsletter.

A majority of the feedback forms received raised areas of concern and objected to elements of the plans, however, the percentage of feedback forms received compared to the event attendees was relatively low.

The 39 feedback forms received only represented 41.9% of those engagement event attendees and only 8.3% of the properties that received a newsletter invite to the engagement event.

Whilst a majority of those that returned feedback and feedback forms did express concerns or objection to the proposals, this accounts for a relatively small minority of those that received an invite to the event.

In our experience a lack of engagement, attendees or feedback demonstrates that only a minority of residents were interested in the proposed development. It is therefore clear the silent majority of residents who didn't engage or demonstrated limited interest in the plans, were either not interested or supported the plans.

Following submission of the planning application, the consultant team will maintain dialogue with the local councillors, parish council and stakeholders as the application is considered by officers.

OVERVIEW

The Site and History

The site is 0.9 hectares (2.2 acre) and L-shaped. A detached residential property is set back, centrally within the site. There are also several outbuildings and stables associated with the site's existing equestrian use located to the rear of the house. The site benefits from a good level of screening from mature trees and hedgerows on most of its boundaries.

In November 2021, New Forest District Council refused planning permission to redevelop this site to provide 37 new homes, consisting of a mixture of apartments and houses. The site plan for the refused scheme is pictured left.

The initial outline application proposed to demolish the existing bungalow and other buildings on site and erect 37 new homes comprising: two blocks of apartments; 5 no. 2-bedroom houses and 20 no. 3-bedroom houses, public open space and landscaping.



The Proposals

The AJC Group carefully reviewed the reasons for previous refusal and the comments received from local residents and stakeholders. Local and national housing policy has also been carefully considered.

Over the last 12 months, we have spent considerable time working on new proposals and we understand the importance of ensuring that this small, quality development fits in well with existing local properties. We are also conscious that the redevelopment of previously developed sites allows more sensitive areas to remain undeveloped and is supported by National Planning Policy. We believe these new proposals (site plan below) compare favourably to the old proposed scheme, as detailed below:

- A reduction in number from 37 to 25 family homes, predominately three bedroom;
- At least two parking spaces for each property and bike storage;
- No overlooking or adverse amenity to surrounding properties;
- The first property has been changed to a single home rather than an apartment block and is set in a larger garden to reflect other local properties;
- Some properties have changed to address the open space within the site to form a courtyard;
- There has been an increase in public open space and a series of footpaths introduced to encourage public access across the space;
- There is now greater spacing between the homes, increasing the size of gardens for all properties and private amenity space;
- All new homes are two storey, to be constructed from local materials to complement the village style; and
- Greater planting and retention of all healthy mature trees.



AJC Group

The AJC Group are one of Dorset and Hampshire's leading property development companies. With over 40 years combined experience within the industry, we are committed to delivering lasting change, transforming lives and landscapes through the construction of high quality private and affordable homes.

We are one of a select number of developer contractors that can deliver both small, bespoke residential schemes and large-scale, strategic sites safely, on-time and to exceptional quality. We work closely with our clients and stakeholders to ensure their needs are met to the highest of standards and we pride ourselves on our excellent customer service.

We are friendly but ambitious; bound together by a desire to do great work in an open, honest and transparent way. Whether we are offering our expertise in land promotion, building beautiful new homes or partnering with housing associations, councils and institutions, our company is founded on our four core values of Integrity, Passion, Unity and Doing Different.

The Importance of Engagement

The AJC Group place a great deal of importance on public and stakeholder engagement and the critical need to allow local communities the ability to view and comment on development proposals.

AJC Group believe considering feedback, addressing issues and providing clarification prior to an application being submitted, greatly improves the quality of the planning application and process.



Okeford Fitzpaine, Blandford Forum by AJC Group

Purpose of Engagement

Engagement is vital to the planning process as it allows local communities to view and comment on proposals and for applicants to consider this feedback ahead of submission.

National planning policy encourages applicants to engage with local communities from an early stage. By addressing issues and explaining proposals prior to an application being submitted, it improves the planning process.

Background

National Planning Policy Framework - The Government's revised National Planning Policy Framework (NPPF – published July 2021), strongly encourages organisations making proposals for new developments to engage local communities from an early stage in their work (para 40). The NPPF is informed by elements that are key to creating 'healthy' planning outcomes, all of which should include the economic, social and environmental elements within the planning process.

The Localism Act (2011) seeks to encourage local people, representatives and businesses to engage with the planning system, at a local level, to make decisions about the future growth and expansion of their own neighbourhoods. The ethos at the core of both the Localism Act and NPPF, which is in line with previous Governments reforms, is about giving local people the chance to help make decisions in their area.

New Forest District Council

New Forest District Council has set out guidance for pre-application consultation in its 'Statement of Community Involvement' (SCI). The team used the latest guide, which was published in October 2020 and states:

Pre-application Stage

9.3 The Council welcomes and encourages discussion with applicants and developers before planning applications are submitted. Receiving considered advice prior to the formal submission of a planning application can ensure that the quality of a development is improved and that certainty in the outcome can be increased for the applicant. Applicants or developers are encouraged to consult with the community before submitting planning applications which are likely to generate public interest.

9.4 Whilst there is no statutory requirement for the Council to engage with the community at the pre-application stage on pre-application schemes, paragraphs 39 to 46 of the National Planning Policy Framework (NPPF) states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and that good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. Entering into a Planning Performance Agreement with the Council provides an opportunity for identifying the preferred approach to community engagement.

CONSULTATION ACTIVITY

The team have endeavoured to engage with all relevant stakeholders as early as possible in the consultation process. Stakeholders included neighbouring residents, key local businesses and community groups, ward councillors and key senior councillors.

Meetings were held, along with a local invitation newsletter and project website page.

Officer Meeting

The consultant team met with key council officers to discuss the details of the proposals. The latest meeting included engaging with the key consultant team to ensure that the officers were kept updated on the proposals. The latest meeting took place on:

- 11th February 2022.

Political Stakeholder Engagement

The consultant team have offered a briefing meeting or chance to attend a special preview event to the councillors and stakeholders detailed below.

- Butts Ash & Dibden Purlieu Ward Councillors - Cllr Malcolm Wade and Cllr Stephanie Osborne;
- Dibden Purlieu Parish Councillors;
- Cllr Edward Heron, Leader of New Forest District Council;
- Cllr J Cleary, Deputy Leader & Portfolio Holder - Housing and; Homelessness Services
- Cllr Diane Andrews, Portfolio Planning, Regeneration and Infrastructure;
- Members of the New Forest District Council Planning Committee.

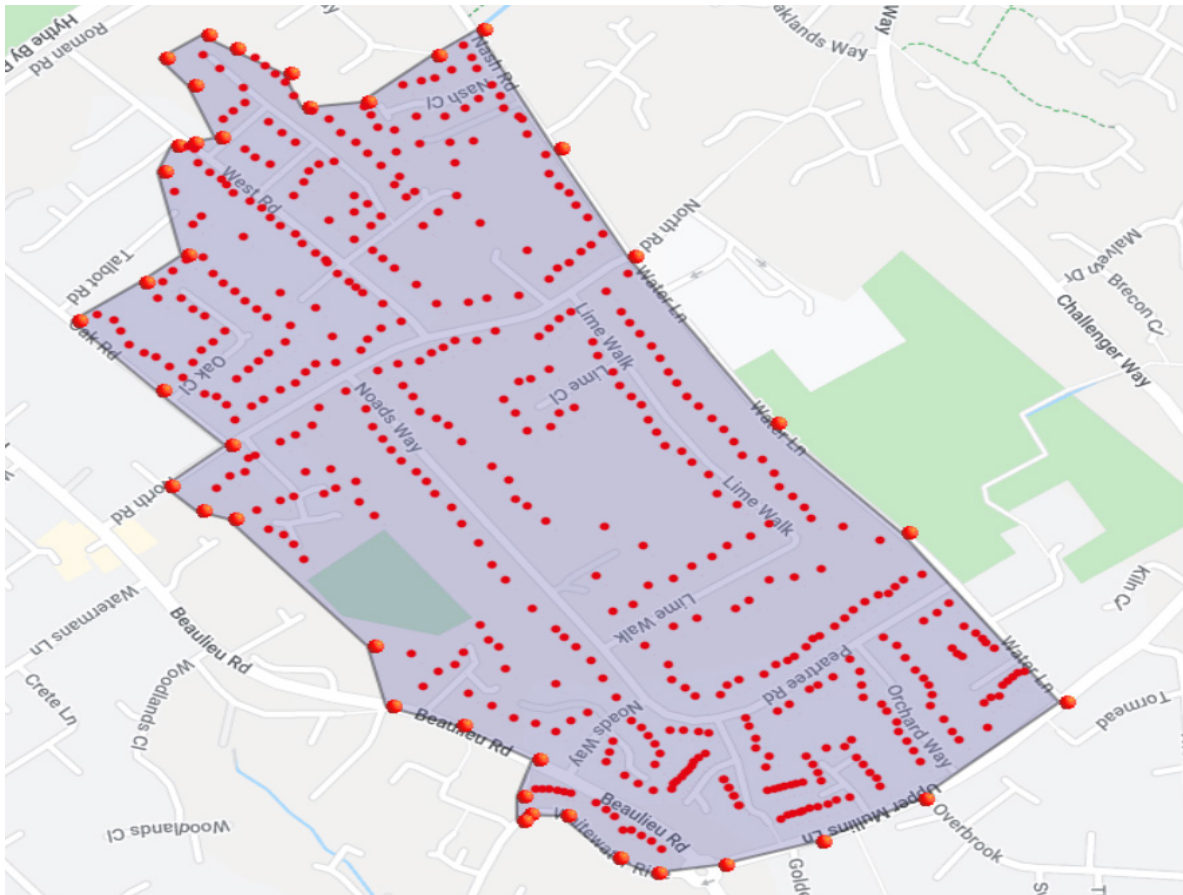
Information Newsletter Distributed to Residents

Commencing 1st June 2022, information newsletters were sent out to 468 residents and businesses in the local area. A map of the consultation area used can be seen overleaf.

The information newsletters outlined some initial background of the proposed development and invited residents attend a public engagement event or view a project consultation website at www.ajcgroup.uk/noads-way-dibden-purlieu/.

The information newsletter also made residents aware of the freephone number, freepost postal address and email address that they could contact if they had additional questions.

See appendix 1 for a copy of the information newsletter.



Project Consultation Website

A project consultation website www.ajcgroup.uk/noads-way-dibden-purieu/ was set up. The website page included the engagement event information boards. The website also included a feedback form which residents and stakeholders could complete online and return.

See appendix 2 for a copy of the project website.

Public Engagement Event

A public exhibition event was held in June 2022. Feedback was received at this consultation event which the development team have carefully reviewed prior to preparing their final proposals. A summary of the public exhibition event can be found below:

- 15th June 2022, 3.00pm - 7.00pm At: Dibden Purlieu WI Community Hall, 22 Lunedale Rd, Dibden Purlieu, Southampton SO45 4QP



The image above is of the consultation event held on 15th June 2022. Total number of attendees: 93, including three councillors.

A1 posters were placed in an upright A-board outside the venue to attract passers-by. Representatives were present from AJC Group and their public relations and community consultants.

See appendix 3 for a copy of the boards from the event



FEEDBACK

All stakeholders and residents were encouraged to give feedback on the proposals. The project website included a 'Feedback' tab.

Of the 468 properties and businesses that received an information newsletter invite, 93 people attended the engagement event and only 39 people returned a completed feedback form at the time of writing this report.

This is a very limited level of response to the information newsletter invitation posted out to local residents and businesses. A response rate of 8.3% is lower than we would expect to receive.

In our experience, a lack of engagement, attendees or feedback demonstrates that only a minority of residents are interested in the proposed development and therefore it's clear the silent majority of residents have a limited interest in the plans and therefore tacit support.

A further 44 emails were also received during the consultation period from stakeholders and the general public. These 44 emails included five emailed feedback form responses, the other emails included statements, comments and concerns related to the plans, comments on development throughout the area and questions about the proposals.

Some of the emails received were from residents who had also submitted feedback forms.

The following feedback section details the analysis of the feedback forms received.

See appendix 4 for a copy of the feedback form from the event.



Question 1

Feedback was given by responders in answer to - Do you support the need for additional family homes in the New Forest?

Only 25.6% of those who responded opposed the need for additional family homes in the New Forest. This level of objection from respondents only represented 10.8% of those attendees at the engagement event. That means that nearly 90% of those who attended the engagement event didn't return feedback raising any objection.

Question 2

Feedback was given by responders in answer to - Do you agree that the proposals on display are more in-keeping with the site and area compared to the previous proposals?

23 respondents did not agree that the proposals on display were more in-keeping with the site and area compared to the previous proposals. This level of objection from respondents only represented 24.7% of those attendees at the engagement event. That means 75% of those who attended the engagement event didn't return feedback raising opposition.

Question 3

Feedback was given by responders in answer to - Do you support these proposals for the development of new family homes on this site?

28 respondents did not support the proposals for the development of new family homes on this site. This level of objection from respondents only represented 30% of those attendees at the engagement event. That means 70% of those who attended the engagement event either supported the plans or didn't return feedback raising any opposition to the plans.



25.6%

Only 25.6% of those who responded opposed the need for additional family homes in the New Forest



70%

70% of those who attended the engagement event either supported the plans or didn't return feedback raising an objection.

Question 4

Feedback was given by attendees of the event in answer to - Would you like us to keep you informed as the application progresses?

97% of those that responded wanted to be kept informed as the application progresses.

Question 5

Feedback was given by attendees of the event in answer to whether they found the pre-application consultation session informative and useful. As can be seen on the right, 75% attendees found the consultation session informative or very informative.

The vast majority of those attendees that left this question blank or felt the event was uninformative, opposed the proposals.

Question 6

Responders on the feedback forms were asked whether they had any additional comments on the proposals.

Respondents commented on a range of areas including, density of the proposals, height, highways and parking.

A selection of the comments received and areas of concern raised, including associated comments are included overleaf.



89%

89% of those that
responded felt the
engagement event was
Informative or Very
Informative

A SELECTION OF COMMENTS RECEIVED:

"I agree that young people need affordable housing in the area."

"I don't think this will cause more traffic at school time. The location of the homes is walking distance to the schools."

"Our concerns are: school, NHS infrastructure, availability of water."

"I appreciate that family homes are required in all areas of the country not just where we live. However, in order to achieve this perhaps policy could be to reduce the number of second homes used solely for short-term holiday lets rather than long term lets/homes for families."

"Housing Association housing does not work on the same social level as the established area."

"I support the need for appropriate additional family homes in appropriate areas, 'low cost' affordable housing on premium land = over development."

AREAS OF CONCERN RECEIVED AND EXAMPLES OF COMMENTS ASSOCIATED WITH EACH:

Over development:

"The housing density proposed is not in keeping with the local area."

"Having so many properties within a small area will vastly alter the dynamic of Noads Way and not in a positive direction."

Density:

"I would think 5 detached more in keeping for this small plot."

"No objection to development on the scale of adjacent Lime Close."

Impact upon local infrastructure:

"Concerns over main drain capacity in Noads Way."

"Our concerns are: school, NHS infrastructure, availability of water."

Insufficient parking:

"Visitor parking is essential otherwise cars will just obstruct Noads Way."

"Parking is always a problem with houses needing at least two spaces."

Traffic levels:

"Increased traffic would be a concern as on doorstep of 3 schools."

"Traffic is a concern for a quiet residential road all with off road parking."

Affordable Housing:

"Social housing is needed but not at this site."

"I am strongly opposed to 25 largely affordable homes being built on this plot."

CONCLUSION

AJC Group has conducted a consultation and information process on the proposals for new, high quality homes on Orchard Gate, Noads way. The consultant team carefully reviewed the requirements set out in national policy and the pre-application consultation guidelines set out in the local SCI.

A public engagement event was organised and well advertised through invitations that were delivered to 468 local addresses in advance of the event. On the day of the engagement event, there was an A-board outside of the venue, publicising the event taking place. A dedicated telephone line, freepost address and email address for local residents was also set up. A project website was also launched.

The team organised a political and stakeholder preview event between 2pm-3pm and the main engagement event between 3pm-7pm to give the most opportunity for a wide number of attendees to attend and give feedback. 93 residents and stakeholders, including three parish councillors, attended.

20% of those addresses that received an invitation attended the engagement event. This percentage is even lower if you consider that on average more than one person lives in each address that received a newsletter.

The percentage of feedback forms received was also low. 35 feedback forms were received and an additional five received by email. A total of 39 feedback forms only represented 41.9% of those engagement event attendees and only 8.3% of the properties that received a newsletter invite to the engagement event. A majority of the feedback forms received raised areas of concern and objected to elements of the plans, however, the percentage of feedback forms received compared to the event attendees was relatively low.

A further 44 emails were received during the consultation period from stakeholders and the general public. These 44 emails included five emailed feedback form responses, the other emails included statements, comments and concerns related to the plans, comments on development throughout the area and questions about the proposals.

Whilst a majority of those that returned feedback and feedback forms did express concerns or objection to the proposals, this accounts for a relatively small minority of those that received an invite to the event.

In our experience a lack of engagement, attendees or feedback demonstrates that only a minority of residents were interested in the proposed development. It is therefore clear the silent majority of residents who didn't engage or demonstrated limited interest in the plans, were either not interested or supported the plans.

APPENDICES

Appendix 1 - Information newsletter

Invitation to attend a public information event

AJC Group is working on new development plans for Orchard Gate, Noads Way, Dibden Purlieu, SO45 4PD.

Prior to submitting a new formal planning application, the development team would like to invite you to come along and see the latest updated plans and speak to members of the consultant team, during our public information event.

Public information event

On: 15th June 2022, 3.00pm - 7.00pm

At: Dibden Purlieu WI Community Hall,
22 Lunedale Rd, Dibden Purlieu,
Southampton SO45 4QP

If you are unable to come to the public information event, you can view the plans and details from 15th June 2022, on our website:

www.ajcgroup.uk

You are welcome to leave feedback on the new plans at the public information event or by emailing your comments to our consultant team by Friday 24th June 2022 at:

info@consultcommunications.co.uk

For further information, telephone our helpline on: **0800 121 4890**, or write to our Freepost address - Just write 'Freepost YOUR FEEDBACK' on the front of your envelope, no stamp is required.



Appendix 2 - Website extract

CONSULTATIONS:

Noads Way, Dibden Purlieu

Dibden Purlieu


Rev	Date	Amendment
PRELIMINARY		
100 - 00000		

Find out about and register for updates on our consultation at Noads Way, Dibden Purlieu

Dibden Purlieu Public Exhibition

We are consulting on amended proposals for 25 new homes on the site at Orchard Gate, Noads Way, Dibden Purlieu, Hythe, SO45 4PD. We have carefully reviewed the previous reasons for refusal (application ref - 21/11201) and the comments received from local residents and stakeholders. Local and National planning policy requirements have also been taken into consideration, in particular the need for smaller more affordable homes. Your views on the proposals are incredibly important and will help us develop the plans further over the coming weeks. We would therefore be grateful if you would take the time to submit feedback and tell us what you think prior to the submission of the planning application to New Forest District Council in July.

DOWNLOADS



Exhibition Boards

WE WELCOME YOUR FEEDBACK

Your Name (required)

Your Email (required)

Your Address (required)

Do you support the principle of the proposed development?
☒ Yes ☐ No ☐ Undecided

Comments on the proposal

☐ In providing your feedback you agree for the submitted details to be held on file for the sole purpose of informing the evolution of this scheme, and for no other purpose. Your comments will be summarised in a Statement of Community Involvement accompanying the planning application. All personal information will remain anonymous. No personal information will be passed to any third party.

SEND

Appendix 3 - Virtual Consultation Boards

ORCHARD GATE, NOADS WAY, DIBDEN PURLIEU



WELCOME TO OUR

ORCHARD GATE

ENGAGEMENT EVENT



FRONT VIEW OF THE SITE

AJC Group, a local development company focused on delivering high quality schemes in the south of England, has acquired an interest in the former Orchard Gate site on Noads Way, Dibden Purlieu.

This previously developed site, as outlined below with the redline aerial view, includes a single residential property, known as Orchard Gate with several outbuildings and stables clustered in the central eastern portion of the site.

Residents may recall that in August 2021, New Forest District Council refused planning permission to redevelop this site to provide 37 new homes, consisting of a mixture of apartments and houses. We were pleased that in the previous application, there was no objection to the principle of development, no objection to the loss of the existing dwelling and no concerns about the relationship with adjacent properties in terms of overlooking.

Since receiving the refusal, AJC Group have carefully considered all of the concerns raised and have continued to refine their plans over several months in advance of this event.

Although no new application has been submitted for this site, AJC Group has engaged with council planning officers and feel the time is right to hold a public engagement event to allow residents to learn about the latest ideas, meet the team and leave feedback.

Members of the team are on hand to answer any questions you might have. You can let us know your thoughts by completing one of our feedback forms and dropping it into the ballot box provided. Alternatively, you can call our information line on 0800 121 4890.



AJC GROUP



Clarendon Road, Bournemouth



COMMERCIAL ROAD, POOLE

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Okeford Fitzpaine, Blandford Forum

[illegible]

SITE PLAN OF THE REFUSED SCHEME

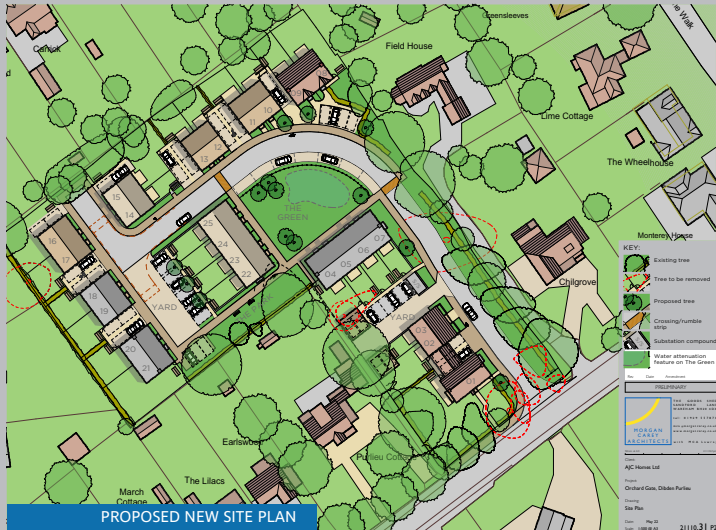
There remains a growing need for new homes in the local area, as the population increases, household sizes decrease and people are living longer. A good supply of quality new homes, to encourage new people to move to an area or to cater to those who wish to move within the community, is important to towns and villages across the country.

- More smaller-sized houses including one and two bedroomed properties;
- More affordable housing; and
- Housing suitable for first time buyers and young families.

The site is 0.9 hectare (2.2 acre) and L-shaped. A detached residential property is set back, centrally within the site. There are also several outbuildings and stables associated with the site's existing equestrian use located to the rear of the house. The site benefits from a good level of screening from mature trees and hedgerows on most of its boundaries.

The initial outline application proposed to demolish the existing bungalow and other buildings on site and erect 37 new homes comprising: 2 blocks of apartments; 5 no. 2-bedroom houses and 20 no. 3-bedroom houses, public open space and landscaping.

PROPOSALS



The AJC Group carefully reviewed the reasons for previous refusal and the comments received from local residents and stakeholders. Local and national housing policy has also been carefully considered.

Over the last 12 months, we have spent considerable time working on new proposals and we understand the importance of ensuring that this small, quality development fits in well with existing local properties. We are also conscious that the redevelopment of previously developed sites allows more sensitive areas to remain undeveloped and is supported by National Planning Policy.

We believe these new proposals pictured left compare favourably to the old proposed scheme, as detailed below:

- A reduction in number from 37 to 25 family homes, predominately three bedroom;
- At least two parking spaces for each property and bike storage;
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- The first property has been changed to a single home rather than an apartment block and is set in a larger garden to reflect other local properties;
- Some properties have changed to address the open space within the site to form a courtyard;
- There has been an increase in public open space and a series of footpaths introduced to encourage public access across the space;
- There is now greater spacing between the homes, increasing the size of gardens for all properties and private amenity space;
- All new homes are two storey, to be constructed from local materials to complement the village style; and
- Greater planting and retention of all healthy mature trees.

PROPOSALS CONT.



AJC Group have prepared hand drawn indicative character sketches to give residents and stakeholders the ability to visualise and understand how the development will look in the future.

Character Sketch I – From Noads Way

A single house is presented to Noad's Way to integrate with the prevailing character of the road. It is designed with simple but formal traditional detailing: a red brick porch, painted brick walls under a tiled roof with exposed barge rafters.

A grassed verge in front of the new homes helps create a semi-rural character. Retained trees will be the primary feature set within a wide planted margin and low timber posts echo detailing found in the nearby forest edge.

Bay windows, low front garden walls and sheltered porches add interest and help natural surveillance of the street. A pair of gabled cottages can be viewed deeper into the site, referencing local traditional forms.

PROPOSALS CONT.**Character Sketch II – The Green**

The green is a focal space with a distinct, parkland feel. Two runs of terraced cottages look over it and address this safe and car-free environment. This will be a place to meet, play and engage in communal activities. The green is enhanced by new tree planting and contained by an estate railing.

The cottages have defensible front garden spaces, sheltered porches and footways to the front and rear for bicycle/bin access. The palette of materials includes timber boarding, painted brickwork and red brick with a mixture of low brick walls and railings. They have traditional forms but it is envisaged that the detailing (large windows for natural daylight, modern porches and crisp detailing) will be contemporary and simple.

PROPOSALS CONT.



Character Sketch III – The Park

The Park is a linking, pedestrian space providing opportunities for ecological features and planting to increase biodiversity. It is an extension of the green but helps provide pedestrian permeability to the development and make quick connections between neighbours.

The space is passively surveyed by the new dwellings with bay windows looking into this attractive space. Robust garden walls provide security and privacy whilst giving the space a 'walled garden' feeling. Simple landscape features such as benches and posts provide places to meet or play. This is an area where there are no cars; the feeling is open and safe and not an 'alleyway'.

The existing trees will provide instant maturity to the space.

OTHER MATTERS



VARIOUS SITE IMAGES

Location, Access & Parking

The site is in a highly sustainable location on previously developed land, within walking distance of shops/services and avoids development on the countryside/protected areas.

A full Transport Assessment Report has been undertaken as part of the planning application process, to consider the impact of the proposals on local highways and users, and what mitigation might be required to minimise any impact on the transport network.

The proposals retain and enhance the existing vehicular and pedestrian access off the Noads Way frontage to the south-east of the site and has been designed in accordance with the traffic speed limit and accords with the standards of Manual for Streets (MfS). Swept Path Analysis confirms that access for refuse, fire engines and service vehicles can be made conveniently and safely.

Flooding

The site is entirely located within Flood Zone 1 for Tidal, Fluvial flood risk. Most of the site is at very low risk of surface water flooding.

Affordable Housing

An Affordable Housing Viability Report is being undertaken and will form part of the application pack.

Trees

The site benefits from a significant level of tree cover and screening to most boundaries. There are multiple Tree Protection Orders at Group and Individual level across the site. There will be additional planting and boundaries strengthened where required.

Ecology

The site comprises mainly of grassland areas. The site does not contain any protected species or habitats. The site has been identified as having low potential for commuting and foraging by bats and there are a small number of trees with roost potential.

WELCOME TO OUR

ORCHARD GATE

ENGAGEMENT EVENT



FRONT VIEW OF THE SITE

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Residents may recall that in August 2021, New Forest District Council refused planning permission to redevelop this site to provide 37 new homes, consisting of a mixture of apartments and houses. We were pleased that in the previous application, there was no objection to the principle of development, no objection to the loss of the existing dwelling and no concerns about the relationship with adjacent properties in terms of overlooking.

Since receiving the refusal, AJC Group have carefully considered all of the concerns raised and have continued to refine their plans over several months in advance of this event.

Although no new application has been submitted for this site, AJC Group has engaged with council planning officers and feel the time is right to hold a public engagement event to allow residents to learn about the latest ideas, meet the team and leave feedback.

Members of the team are on hand to answer any questions you might have. You can let us know your thoughts by completing one of our feedback forms and dropping it into the ballot box provided. Alternatively, you can call our information line on 0800 121 4890.



Appendix 4 - Feedback From

OUR PROPOSAL FOR THE REDEVELOPMENT OF ORCHARD GATE, NOADS WAY

JUNE 2022



Thank you for attending our engagement event today, let us know your comments and feedback about our proposals. You can post your feedback form in the ballot box or send it to us using the Freepost

Full Name:	
Company / Organisation:	
Address:	
	Postcode:
Email:	Contact no:

1. Do you support the need for additional family homes in the New Forest?

☐ Strongly support ☐ Tend to support ☐ Neither support nor oppose ☐ Tend to oppose ☐ Strongly oppose ☐ Don't know

2. Do you agree that the proposals on display today are more in-keeping with the site and area compared to the previous proposals?

☐ Strongly agree ☐ Tend to agree ☐ Neither agree nor oppose ☐ Tend to oppose ☐ Strongly oppose ☐ Don't know

3. Do you support these proposals for the development of new family homes on this site?

☐ Strongly support ☐ Tend to support ☐ Neither support nor oppose ☐ Tend to oppose ☐ Strongly oppose ☐ Don't know

4. Would you like us to keep you informed as the application progresses?

☐ Yes ☐ No

5. Did you find today's pre-application engagement session informative/useful?

☐ Very informative ☐ Informative ☐ Uninformative ☐ Not useful at all

Do you have any other comments? (Continue overleaf if required)

PLEASE PUT COMPLETED
FORMS IN THE BALLOT BOX
AVAILABLE OR RETURN TO
ARRIVE **NO LATER THAN**
24TH JUNE 2022

Return address: Just write:
'Freepost YOUR FEEDBACK'
on the envelope, no stamp
required.

Telephone: 0800 121 4890

The information supplied on this form will be retained by Consult Communications Ltd (the data handler) on a database and will be used to compile a report to accompany the planning application. The information on this form may also be forwarded to the council. This form will be stored and disposed of securely as required by GDPR and Data Protection regulations.

If you indicated you would like to be kept informed overleaf, your contact details will be used to keep you informed about the future application and you could be contacted by letter, telephone or email. Your details will not be passed or sold to any third party. ■

