



Agenda

Inquiry to be held on 3 October 2023

by I A Dyer BSc (Eng) FCIHT

an Inspector appointed by the Secretary of State

Appeal Ref: APP/B1740/W/23/3324227

Orchard Gate, Noads Way, Dibden Purlieu, Hampshire SO45 4PD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by AJC Group against the decision of New Forest District Council.
 - The application Ref 22/10813, dated 7 July 2022, was refused by notice dated 19 December 2022.
 - The development proposed is demolition of the existing buildings and the erection of 25 dwellings with associated access, landscaping and parking.
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1. Introduction and opening formalities and points of clarification.

2. Main Issues (Provisional).

- i. The effect of the proposed development on the character and appearance of the site and the surrounding area, with particular reference to trees;
- ii. Whether the proposed development makes suitable arrangements for attenuating surface water runoff;
- iii. Whether the proposed development makes suitable provision for recreation and public open space; and: -
- iv. Whether the site makes suitable provision for affordable housing.

3. Opening Statements.

Appellant
Council

4. Interested Persons statements.

5. Site visit.

6. Formal Examination and Cross-Examination of Witnesses for each main issue.

7. Formal Examination regarding other planning considerations.

Including, but not restricted to: -

Planning policy, including the most important policies in regard to this appeal;

The effect of the proposed development on the New Forest Special Area of

Conservation (SAC), the New Forest Special Protection Area (SPA), the New Forest Ramsar site, the Solent and Southampton Water SPA, the Solent and Southampton Water Ramsar site, and the Solent Maritime SAC, which are European Designated Sites;

The supply of housing;

Benefits/harm, and planning weight.

8. Any other persons wishing to speak.

9. Planning Conditions and Obligations (without prejudice) (round table.

10. Applications for costs.

11. Closing Statements.

12. Closing.