

RESPONSE FROM COPYTHORNE PARISH COUNCIL

PLANNING APPLICATION NUMBER: 25/01158/DOC

SITE ADDRESS: Land East Of, New Inn Road, Bartley, SO40 2LR

PROPOSAL: Application to discharge conditions 4, 5, 8, 14, 16, 17 and 20 of planning permission 22/00498 for 10no. new dwellings; relocated vehicular and pedestrian access: associated parking and landscaping (AMENDED PLANS)

CASE OFFICER: Carly Cochrane

In connection with the above application, I have been authorised - by the five members of the Parish Council eligible to consider the application - to submit the following:-

"Whilst acknowledging that the New Forest National Park Authority ("NFNPA") (as the Local Planning Authority) has no legal responsibility to consult with/or take into account public (including Parish Council) comments related to an application for Discharge of Conditions made under Section 71 of the Town and Country Planning Act 1990, Copythorne Parish Council wishes to make the following comments:-

As planning officers of the NFNPA and members of the NFNPA Planning Committee are very much aware, the underlying planning application (22/00498/FULL) to which this Discharge of Conditions application (25/01158/DOC) applies has generated a lot of concerns from local residents, As the Parish Council we share those concerns and are worried that this Discharge of Conditions application may be the last opportunity to raise those concerns before the construction begins. For example, the impact of getting the drainage system wrong would be catastrophic for many of the residents of Oakfield Road and potentially beyond.

At both the original consultation stage and the two Planning Committee debates that followed the Parish Council raised a number of concerns that echoed those raised by residents.

*In particular, the concerns regarding drainage (CONDITION 17 APPLIES, AS DOES CONDITION 4) from the site (both surface water and foul water) have been uppermost. Whilst we recognise that the NFNPA will be consulting again with HCC (as the Lead Local Flood Authority) we strongly ask that the genuine concerns of local residents with professional experience in this area are fully discussed by the NFNPA with HCC. In particular, in respect of the methodology to be used and also the impact of site layout and slab level changes approved under the recent non material amendment application (25/01004/NMA). There is strong belief that the drainage height measurements no longer work with the new layout and slab levels. We share the views that the importance of getting this right is critical and question whether HCC (as Lead Local Flood Authority) have truly grasped this? **Is there another party that NFNPA could seek guidance from?***

With regards to Highways matters (CONDITION 20 APPLIES) which relates to HCC Highways approving the Section 278 Design Checks, there are justified concerns that the ingress/egress point of the site (and the vehicle washing area) needs to be constructed before any other development commences. Without this, the control of mud from the field onto New Inn Road will be impossible for even the most diligent contractor.

*The required ecological mitigation (CONDITION 8 APPLIES) makes reference to a planning obligation to secure financial contributions for this. Whilst the letter from the applicant states that this has been completed, the legal agreement has not been attached to the original application (22/00498/FULL) in the same way that the planning obligation in respect of Affordable Housing has. **Please can this be arranged.***

As previously mentioned, the planning condition regarding Slab levels in relation to existing ground levels (CONDITION 4 APPLIES) needs to be reviewed in conjunction with the proposed levels for drainage.

A number of documents have been supplied in relation to the planning condition relating to tree protection (CONDITION 14 APPLIES). There is a concern that underground pipes related to the proposed drainage system may impact on the required root protection for T7 and/or T8 which are both TPO protected trees.

*The applicant has submitted a request to discharge the condition relating to facing and roofing materials (CONDITION 5 APPLIES). This is not a pre- construction condition and we believe that some of the materials suggested are not considered acceptable within the NFNPA Design Guide (the use of (Black) Cedral Cladding for example is mentioned in section 5.12). **We assume that this will be picked up as part of the review being undertaken by the Case Officer for this Discharge of Conditions application.***

We would like a copy of these comments to be added to the NFNPA planning portal as a response.

Signed David Rigby, Clerk to Copythorne Parish Council

Dated November 14th 2025