

**FINAL - BCP Council Planning Committee – Thursday 20th
January 2022**

Planning Application: 8/21/0690/FULL - 22 Chewton Farm Road, Highcliffe, BH23 5QN Demolition of existing dwelling and erection of 14 apartments with underground parking

STATEMENT

Cllr Nigel Brooks – Cabinet+ Member Retail Strategy & Christchurch Regeneration, and Ward Councillor Highcliffe & Walkford

This Application for 14 apartments by Richard Carr's Fortitudo Ltd is virtually identical the adjoining property at no: 20 Chewton Farm Road which was massively Objected to by Ward Councillors, the Parish Council, residents in Chewton Farm Road/Avenue Road as well as widely in Christchurch. In the case of a second Conditional Application which came to the Committee to enlarge the built area it was only by the Chairman's casting vote that it was approved, reflecting the strength of feeling against this development by Members.

Coming to this Application, which again has significant Objection by the parties I mentioned earlier, the fundamental points of Objection are –

- It is a totally unwarranted flat development in this location and at odds with the character of this semi-rural location comprising individual dwellings in a landscaped setting. In the last three and a half years alone planning consent has been granted in Highcliffe to 244 flats principally in the core of the village, which is

the probably the right place. Further there are over 120 blocks of flats south of Lymington Road in Highcliffe and a likely similar number to the north. This, like no: 20 Chewton Farm Road next door, is solely an opportunistic development disregarding the character, place making, history and attractiveness of the area.

- Now turning to saved Policies, which govern this Application and the matter of character. It was wrong for the Planning Officer to refer to **Policy H9** as an old Policy, as if dismissing the importance of the character of the area as was said in respect of no:20. **Policy H9** and preceding Local Plan policies recognise that character and setting in this semi-rural location adjacent to Green Belt land **is** important and must be retained for its intrinsic quality and local importance.

To recap Policy H9 says this -

PROPOSALS FOR THE REDEVELOPMENT OF ANY AREA OF LAND FOR RESIDENTIAL PURPOSES INCLUDING ONE OR MORE GARDENS IN THAT PART OF THE CHEWTON FARM ESTATE IDENTIFIED ON THE PROPOSALS MAP WILL NOT BE PERMITTED WHERE THEY ADVERSELY AFFECT THE SPECIAL CHARACTER AND AMENITY OF THIS ESTABLISHED RESIDENTIAL AREA.

It couldn't be clearer and must be the guiding principle for Chewton Farm Road not to disrupt the established pattern of development.

- The Policy also refers to Amenity. Chewton Farm Road is narrow, no pavements, soft verges and a tree lined canopy. It is a Lane. Further, a number of road chicanes are placed along the whole length of the road which are not present elsewhere in Christchurch. This arrangement reinforces the special character of the area and deterring through traffic as well as speed.
- Two apartment blocks will add say 40 additional vehicles and their movement in this narrow lane. Certainly, compromising the amenity. This does not support sustainable travel.
- This application does nothing to protect or enhance or advance environmental objectives recognised in the National Planning Policy Framework.
- Further, in the BCP Local Plan Issues & Objectives consultation the centre of Highcliffe is indicated as an area of 'change of character', in other words building higher or flats. Chewton Farm Road is not in this area and in fact a good distance away. This Application is totally inconsistent to BCP's approach to the future planning strategy for Highcliffe.

I would respectfully ask you to **REJECT** this Application on behalf of those I represent, which is wrong and further detrimental to this special part of Highcliffe and Walkford.

Thank you.



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Highcliffe & Walkford Ward

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20th January 2022