

NFDC Local 1APP Consultation

NFDC Review of local information requirements for planning applications

Response from Hyde Parish Council

An area on the western boundary of Hyde Parish lies within New Forest District Council's Planning Authority and Hyde parish councilors offer the following comments on relevant parts of this survey.

Appendix B: is very helpful in showing proposed requirement additions since 2016. Ref. point 17 - We are particularly pleased to see the proposed Landscape and Visual Impact Assessment requirement, which complements and extends 8, the mandatory Environmental Impact assessment. BUT in Appendix D these are requirements for Minor Full applications but not requirements for householders – which seems confusing if a householder is applying for e.g. an extension.

Appendix C: - Additional mandatory requirements - this is a very useful reference list for parish councilors.

Appendix E: - The proposed requirements for Drawing Standard are especially relevant to parish councillors and to most 3rd parties - and we hope the following comments will be given full consideration:

Introduction to Appendix E

We note the statement that planning proposals should be 'be clearly understood by third parties (such as neighbours) who may not be familiar with reading plans and drawings...' but the lack of a requirement to provide measurements/ dimensions prevents most neighbours and many parish councilors from having a clear idea of the size of proposed external walls and internal rooms - full measurements of elevations and floor areas must be made a requirement for plans and drawings - not just 'guidance' if NFDC is to address concerns about the poor public information currently provided - and hopefully act as a good example to many other planning authorities, including the New Forest National Park.

Presentation of plans and drawings

Mandatory scale bars are convenient for architects and experienced planning officers but are not helpful to non- professionals. We note that as well as a scale bar proposals for new built development must include key dimensions (distance of development from site boundaries and size of extension/building); we are not clear which dimensions are 'key' we would like to see all dimensions clearly included on plans, this would mean a little extra work for architects but would provide a lot of help to '3rd parties'.

We agree with the statement that Plans and drawings with the disclaimers "Not to scale" and "Do not scale" will not be accepted, there has always seemed little point in a mandatory scale bar that can be disclaimed.

Elevations and Floor Plans

The plan requirements are clear and comprehensive - except for the lack of measurements, which are essential to those third parties 'who may not be familiar with reading plans and drawings'

Street Scene

To ensure a clear means of comparison we suggest the following addition: 'Plans are required to accurately show the height and outline of *the proposed dwelling or extension and* of neighbouring dwellings '

Roofs

Roof plans are required to show any changes, ridges, valleys, dormers and other features - but not ridge height or heights if split levels; roofs are an important part of the street scene and height should clearly be shown on plans