

# NOTICE OF MEETING

**Meeting:** PLANNING COMMITTEE

**Date and Time:** WEDNESDAY, 9 SEPTEMBER 2020, AT 10.00 AM\*

**Place:** SKYPE MEETING - ONLINE

**Enquiries to:** Email: [karen.wardle@nfdc.gov.uk](mailto:karen.wardle@nfdc.gov.uk)  
Tel: 023 8028 5071

## **PUBLIC PARTICIPATION:**

\*Members of the public are entitled to speak on individual items on the public agenda in accordance with the Council's public participation scheme. To register to speak please contact Planning Administration on Tel: 023 8028 5345 or E-mail: [PlanningCommitteeSpeakers@nfdc.gov.uk](mailto:PlanningCommitteeSpeakers@nfdc.gov.uk) no later than 12.00 noon on Monday, 7 September 2020. This will allow the Council to provide public speakers with the necessary joining instructions for the Skype Meeting. The Council will accept a written copy of a statement from registered speakers who do not wish to join a Skype Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes.

**Claire Upton-Brown**  
Chief Planning Officer

Appletree Court, Lyndhurst, Hampshire. SO43 7PA  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

**This Agenda is also available on audio tape, in Braille, large print and digital format**

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# AGENDA

## **Apologies**

### **1. MINUTES**

To confirm the minutes of the meeting held on 27 July and 12 August 2020 as correct records.

### **2. DECLARATIONS OF INTEREST**

To note any declarations of interest made by members in connection with an agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

### 3. PLANNING APPLICATIONS FOR COMMITTEE DECISION

To determine the applications set out below:

(a) **25-27 Southampton Road, Ringwood (Application 19/11369)  
(Pages 7 - 10)**

Convert first-storey to residential use; add two additional storeys to create six residential apartments; Improvements to front and rear elevations; Improvements to rear service yard including demolition of existing cold store and rebuild to form new cold store, bicycle and bin store with associated planting

**RECOMMENDED:**

To extend the time period for completion of the S106 habitat mitigation agreement or Unilateral Undertaking until the end of March 2021. This will allow a period for any further procedures to deal with phosphates impact being put in place.

(b) **Land of 135 Hampton Lane, Blackfield, Fawley (Application 20/10530)  
(Pages 11 - 24)**

Erection of one-bedroom bungalow

**RECOMMENDED:**

Grant subject to conditions

(c) **6 Baytree Gardens, Marchwood (Application 20/10551) (Pages 25 - 30)**

Single-storey side extension; new boundary wall & landscaping; use of the land as residential garden

**RECOMMENDED:**

Grant subject to conditions

(d) **Land of 31, Bartram Road, Eling, Totton (Application 20/10627)  
(Pages 31 - 44)**

Dwelling with access onto Rose Road

**RECOMMENDED:**

Refuse

**Please note, that the planning applications listed above may be considered in a different order at the meeting.**

**4. SOUTHAMPTON INTERNATIONAL AIRPORT, MITCHELL WAY, EASTLEIGH (APPLICATION F/19/86707 (EASTLEIGH BOROUGH COUNCIL)) (Pages 45 - 50)**

To consider the proposed response to Eastleigh Borough Council in relation to Planning Application F/19/86707 (Eastleigh Borough Council), Southampton International Airport, Mitchell Way, Eastleigh.

**5. REVIEW OF LOCAL INFORMATION REQUIREMENTS FOR PLANNING APPLICATIONS (Pages 51 - 92)**

To approve the proposed Local Information Requirements for planning applications, as set out in the report for consultation.

**6. DATES OF MEETINGS 2021/2022**

To agree the following dates of meetings for 2021/2022 (all Wednesdays, at 9.00 a.m.)

9 June 2021	8 December 2021
14 July 2021	12 January 2022
11 August 2021	9 February 2022
8 September 2021	9 March 2022
13 October 2021	13 April 2022
10 November 2021	11 May 2022

**7. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**

**Please note that all planning applications give due consideration to the following matters:**

Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights.

Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **NEW FOREST DISTRICT COUNCIL – VIRTUAL MEETINGS**

### **Background**

This meeting is being held virtually with all participants accessing via Skype for Business.

A live stream will be available on YouTube to allow the press and public to view meetings in real time and can also be found at the relevant meeting page on the Council's website.

### **Principles for all meetings**

The Chairman will read out Ground Rules at the start of the meeting for the benefit of all participants. All normal procedures for meetings apply as far as practicable, as the new Government Regulations do not amend any of the Council's existing Standing Orders.

The Ground Rules for all virtual meetings will include, but are not limited to, the following:-

- All participants are reminded that virtual public meetings are being broadcast live on YouTube and will be available for repeated viewing. Please be mindful of your camera and microphone setup and the images and sounds that will be broadcast on public record.
- All participants are asked to mute their microphones when not speaking to reduce feedback and background noise. Please only unmute your microphone and speak when invited to do so by the Chairman.
- Councillors in attendance that have not indicated their wish to speak in advance of the meeting can make a request to speak during the meeting by typing "RTS" (Request to Speak) in the Skype chat facility. Requests will be managed by the Chairman with support from Democratic Services. The Skype chat facility should not be used for any other purpose.
- All participants should note that the chat facility can be viewed by all those in attendance.
- All participants are asked to refer to the report number and page number within the agenda and reports pack so that there is a clear understanding of what is being discussed at all times.

### **Voting**

When voting is required on a particular item, each councillor on the committee will be called to vote in turn by name, expressing their vote verbally. The outcome will be announced to the meeting. A recorded vote will not be reflected in the minutes of the meeting unless this is requested in accordance with the Council's Standing Orders.

By casting their vote, councillors do so in the acknowledgement that they were present for the duration of the item in question.

### **Technology**

If individuals experience technical issues, the meeting will continue providing that it is quorate and it is still practical to do so. The Chairman will adjourn the meeting if technical issues cause the meeting to be inquorate, the live stream technology fails, or continuing is not practical.

### **Public Participation**

Contact details to register to speak in accordance with the Council's Public Participation Procedures are on the front page of this agenda.

In order to speak at a virtual meeting, you must have the facility to join a Skype for Business Meeting. Joining instructions will be sent to registered speakers in advance of the meeting.

The Council will accept a written copy of a statement from registered speakers that do not wish to join a Skype Meeting, or are unable to. The statement will be read out at the meeting and should not exceed three minutes. Please use the contact details on the agenda front sheet for further information.

**To: Councillors:**

Christine Ward (Chairman)  
Christine Hopkins (Vice-Chairman)  
Ann Bellows  
Sue Bennison  
Hilary Brand  
Rebecca Clark  
Anne Corbridge  
Kate Crisell  
Arthur Davis  
Barry Dunning

**Councillors:**

Allan Glass  
David Hawkins  
Maureen Holding  
Mahmoud Kangarani  
Joe Reilly  
Tony Ring  
Ann Sevier  
Michael Thierry  
Beverley Thorne  
Malcolm Wade

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**Application Number:** 19/11369 Full Planning Permission

**Site:** 25-27 SOUTHAMPTON ROAD, RINGWOOD BH24 1HB

**Development:** Convert first-storey to residential use; add two additional storeys to create six residential apartments; Improvements to front and rear elevations; Improvements to rear service yard including demolition of existing cold store and rebuild to form new cold store, bicycle and bin store with associated planting

**Applicant:** Mr Urel

**Agent:** Chapman Lily Planning Ltd

**Target Date:** 08/01/2020

**Case Officer:** Stephen Belli

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## 1 SUMMARY

The Planning Committee resolved at their meeting on 11 March 2020 to approve the above application subject to the completion of a S106 Agreement between the applicant and the Council to deal with habitat mitigation (arising from additional recreational impact on protected areas). This agreement to be concluded within 6 months of the date of the resolution i.e. by 10 September 2020. Following that resolution, the Council has now introduced a new streamlined procedure offering applicants the option of a Unilateral Undertaking under S106 whereby the applicant completes and signs a template Unilateral Undertaking, pays the mitigation fee, and planning permission is then issued. This still achieves the Committee resolution.

Since that resolution Natural England have recently advised this and Wiltshire Council that the earlier scheme which both Councils had in place to address the issue of the level of phosphates entering the River Avon and the impact on the Avon Valley SAC has now expired as of end of March 2020 and that until a revised mitigation scheme, with projects is agreed we should not be issuing residential planning permissions. Natural England has confirmed their view that the submitted Appropriate Assessments (AA) rely on the delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan sets out mitigation measures for new development up to the end of March 2020, and thereafter relies on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place.

Considerable progress has been made with Wiltshire Council and Natural England to bring forward a revised mitigation scheme and a report is likely to be presented to the October Cabinet meeting.

In the meantime, the applicant has been advised we are, at this stage, unable to grant planning permission and has been given the opportunity to extend the time period for determining the application. He has agreed an extension of time until 31 December 2020. He has chosen also not to complete the Unilateral Undertaking and pay the habitat mitigation money at this stage until he knows a revised scheme is in place to deal with phosphates together with the level of monetary contribution likely to be needed for this development.

## **2 RECOMMENDATION**

Committee are therefore requested to extend the time period for completion of the S106 habitat mitigation agreement or Unilateral Undertaking until the end of March 2021. This will allow a period for any further procedures to deal with phosphates impact being put in place.

Further Information

Stephen Beli  
Telephone 02380 285 558





**New Forest**  
DISTRICT COUNCIL

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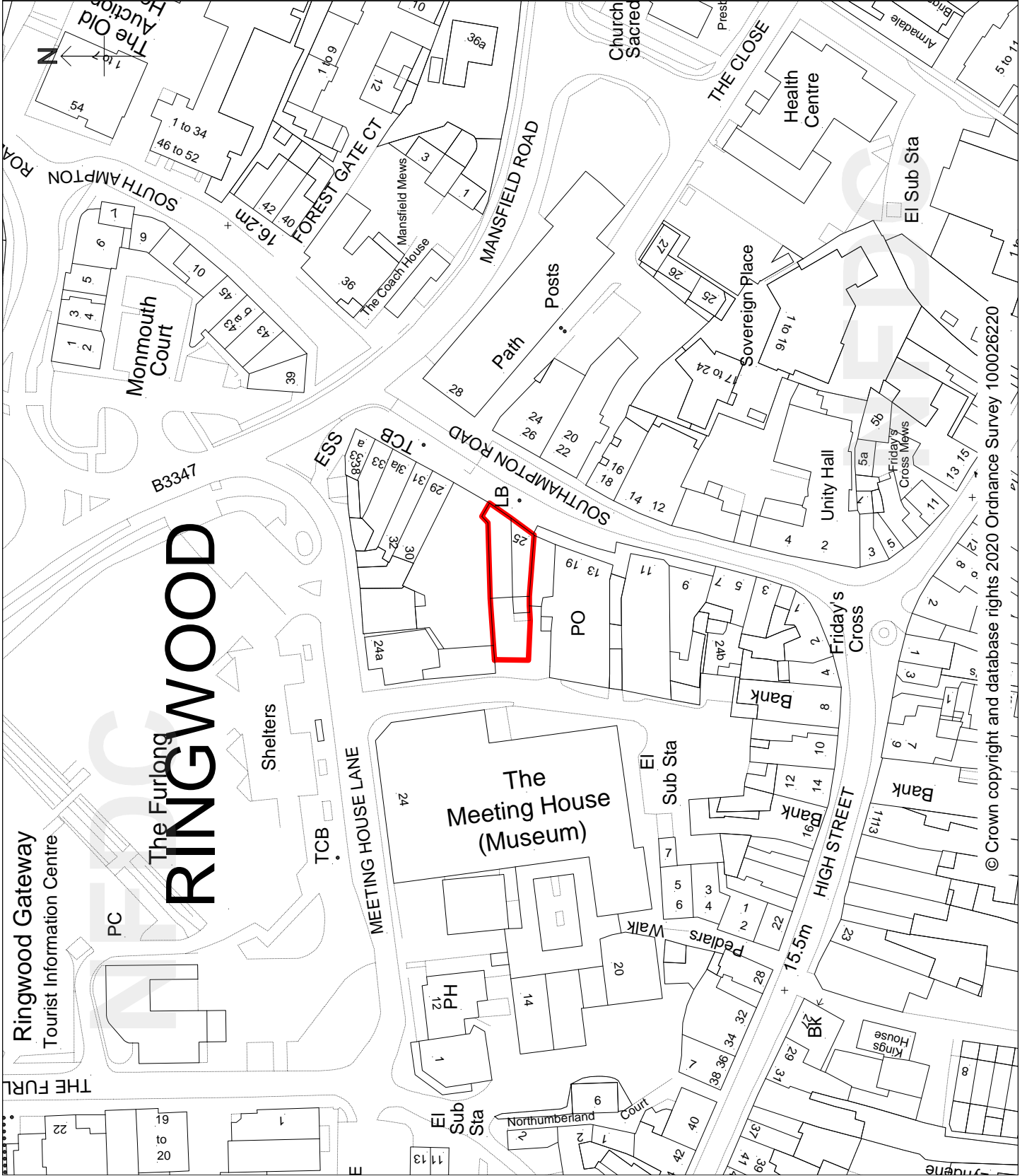
**PLANNING COMMITTEE**

**September 2020**

**Item:**  
25-27 Southampton Road  
Ringwood  
BH24 1HB  
19/11369

Scale **1:1250**

N.B. If printing this plan from the internet, it will not be to scale.



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**Application Number:** 20/10530 Full Planning Permission

**Site:** Land of 135 HAMPTON LANE, BLACKFIELD, FAWLEY SO45 1WE

**Development:** Erection of one-bedroom bungalow

**Applicant:** APE Properties Ltd

**Agent:** JKL Planning

**Target Date:** 15/07/2020

**Case Officer:** Jo Chambers

**Extension Date:** 11/09/2020

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of residential development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Impact on residential amenity of adjacent neighbours
- 4) Quality of residential environment for future occupiers
- 5) Parking
- 6) Ecology/biodiversity
- 7) Habitat mitigation

This application is to be considered by Committee because of a contrary view by Fawley Parish Council and Cllr McEvoy.

## 2 SITE DESCRIPTION

The site is located in the built-up area. The site formed part of the garden areas within the original curtilages of nos. 135 and 137 Hampton Lane. The ground floor of no. 135 has recently been granted prior approval for a change of use from a former bank to a flat, in addition to planning permission for a single storey side extension to form 2 flats that do not include this land.

The application site has a frontage onto Hartsgrove Avenue - a residential cul-de-sac. Bungalows are located on the adjoining land to the west in Hartsgrove Close and opposite (April Gardens) and to the south east (fronting onto Hampton Lane). Properties to the east and north-east along Hampton Lane form part of the Local Shopping Frontage with retail units at ground floor and residential at first floor.

## 3 PROPOSED DEVELOPMENT

The planning application seeks permission for a single hipped roof 1-bed bungalow with 2 associated parking spaces with anew vehicular access onto Hartsgrove Avenue. The submitted plans state that an existing telegraph pole positioned at the proposed access point will be re-located.

The bungalow would be double fronted with a hipped roof and an open porch. It

would be set back 3m from the back of the footway with a 1.95m gap to the western side boundary with 1 Hartsgrove Close and a 3.654m gap to the eastern boundary abutting the approved parking and garden area of the flats at 135 Hampton Lane. A cycle store is proposed.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/11096 Single-storey side extension to provide 2 x one-bedroom flats	20/01/2020	Granted Subject to Conditions	Decided
19/10724 Use of ground floor as a flat (Prior Approval Application)	30/07/2019	Prior Approval not required	Decided

#### 5 PLANNING POLICY AND GUIDANCE

##### Local Plan

- STR1: Achieving sustainable development
- STR3: The strategy for locating new development
- STR4: The settlement hierarchy
- STR5: Meeting our housing needs
- ENV1: Mitigating the impacts of development on International Nature Conservation sites
- ENV3: Design Quality and Local Distinctiveness
- HOU1: Housing type, size, tenure and choice
- IMPL1: Developer contributions
- IMPL2: Development standards

##### Local Plan Part 2 Sites and Development Management Development Plan Document

- NPPF1: National Planning Policy Framework – Presumption in favour of sustainable development
- DM2: Nature conservation, biodiversity and geodiversity

##### Supplementary Planning Guidance And Documents

- SPD - Mitigation Strategy for European Sites
- SPD - Parking Standards

##### Relevant Legislation

- Town & Country Planning Act 1990
- Planning and Compulsory Purchase Act 2004
- The Conservation of Habitats and Species Regulations 2017

##### Relevant Advice

- National Planning Policy Framework
- NPPF Ch.2 - Achieving sustainable development
- NPPF Ch. 5 - Delivering a sufficient supply of homes
- NPPF Ch.11 - Making effective use of land
- NPPF Ch.12 - Achieving well-designed place

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Fawley Parish Council**

Recommend refusal as we consider this to be over development and not in keeping with the street scene.

## 7 COUNCILLOR COMMENTS

**Cllr Mrs Alexis E McEvoy, BSc (Hons)** - back garden development; overdevelopment of the land at 135 Hampton Lane; amenity land at 135 inadequate for residents of 4 flats. Cramped and out of keeping with spacious layout of properties in Hartsgrove Avenue. Detrimental impact on 1 Hartsgrove Close.

Comments in full are available on website.

## 8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Ecologist: no objection, condition recommended;

Highways authority: awaited.

## 9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

3 letters of support have been submitted :

- will provide a new much needed affordable property;
- unused garden area/wasteland;
- much needed site renovation.

5 objections have been received raising the following concerns:

- Overshadowing/overlooking/loss of sunlight and residential amenity;
- loss of view/increased noise/ seriously impact human rights;
- cramped over-development/ too close to road and neighbours;
- inadequate parking/amenity space;
- poor design;
- out of keeping with spacious surroundings and size of existing properties.
- request that PD be removed;
- restrictive covenant

## 10 PLANNING ASSESSMENT

### Principle of Development

The site is located in the built-up area where the principle of new residential development is considered acceptable.

### Design, site layout and impact on local character and appearance of area

The application site is viewed in the context of existing, mostly single storey development. This includes to the east the recently approved single storey extension to form 2 flats at 135 Hampton Lane (set back 2.2m from Hartsgrove Avenue), a bungalow to the west at no. 1 Hartsgrove Close and bungalows opposite that are accessed via April Close.

These bungalows are set behind a 2m high wall positioned at the back of the footway along Hartsgrove Avenue; the garage to no. 3 April Gardens is set approximately 0.5m behind the wall and the side elevation of no. 2 April Gardens is approximately 3.26m away. At the bend in the road, no 1 April Gardens is set back further in relation to Hartsgrove Avenue, but not nearly as far back as 1 Hartsgrove Close on the opposite corner (set back approx. 14.7m from Hartsgrove Avenue).

A single storey bungalow on the plot would reflect the predominant type of built form Nearby, the plot would be of a similar size to some of the surrounding properties. Furthermore, the site plan is annotated showing the proposed bungalow would be set back 3m from the back of the footway along Hartsgrove Avenue. It is considered that this set back is similar to the existing pattern of development along this stretch of Hampton Lane formed by the flats at 135 Hampton Lane, and the closest buildings of April Gardens opposite and therefore, is acceptable. It is noted that the much deeper set back of 1 Hartsgrove Close is not matched in any of the other frontages here.

The width of the proposed bungalow measures approximately 7.8m wide, which reflects the width of that elevation of 2 April Gardens facing towards Hartsgrove Avenue and therefore is considered in keeping with the existing pattern of development.

A hipped roof is proposed. The roofs of all nearby buildings hip away from the highway. Several nearby properties feature roofs with hips to each side, including no. 135 Hampton Lane, bungalows/garage at April Close, 133 Hampton Lane and 1 Hartsgrove Avenue. This roof design is considered in keeping with the existing roof designs.

The principle elevation faces the highway and this is considered to engage positively with the streetscene, and represents an enhancement compared to the tall close boarded fence that has screened this site from public view. The development would continue to open up the frontage with Hartsgrove Avenue, as previously approved on the adjoining site, improving the interface between the public and private realm. Fawley Parish Council, Cllr McEvoy and some neighbours have raised concerns regarding the site density and that the proposal represents an overdevelopment of the site and a cramped form of development. The approval of the additional 2 flats at 135 Hampton Lane did not include the use of this land as outdoor space, and show a fence line between the 2 areas. During the course of this application, amended plans have been submitted and the site area increased. The proposed plot measurement is stated on the plans as 251sqm, with the footprint of the building 64sqm. This represents a built form to plot area ratio of 25%. This compares to a plot area at 1 April Gardens of approximately 292sqm with a total built form of approximately 99sqm equating to a ratio of 34%; and for 3 April Gardens a plot area of approximately 357sqm with 129sqm of building equating to a ratio of 36%. The ratio of built form to plot size is less in the current proposal than either of the 2 plots opposite. Whilst it is acknowledged that both of these are located off April Gardens cul-de-sac, they do form an important part of the streetscene along Hartsgrove Avenue.

With regard to spacing, a 2m high wall at the back of the footway on the opposite side of Hartsgrove Avenue already creates a sense of enclosure making it difficult to accurately perceive the gaps attributable to the individual properties opposite. Removal of the existing 1.8m close board fence from the back of the footway at the site would open up the frontage, increasing the spaciousness along the Avenue. Together with the set back of 3m, it is considered that a spacing of just under 2m to the western boundary of the application site and just over 3 and a half metres to the eastern boundary could not reasonably be described as cramped. This would be

viewed together with an additional gap in excess of 11m between the approved single storey flat extension at no. 135 Hampton Lane and the site boundary. The openness to the corner with Hartsgrove Avenue would remain as existing.

It is noted that the overall plot size is smaller than the neighbouring bungalows. However, it is not considered that this would appear significantly harmful in the context of the streetscene. The unit size at one bedroom is smaller than its neighbours, but the width of the building is similar to that opposite. The width of the plot is approximately 13.5m. Although the width of the plot of 1 Hartsgrove Close is wider, part of the defined front boundary of that property is angled by a wall with a length of only approximately 7m running along the back of footway with Hartsgrove Avenue. The depth of the proposed plot would be deeper than that of no. 135 Hampton Lane when viewed from Hartsgrove Avenue. Overall, it is considered that the impact of the proposal on the streetscene would be acceptable.

Due to the size of the plot, if planning permission is granted it is considered necessary to remove Permitted Development rights.

Overall, therefore, although the proposed bungalow would represent a change to the current streetscene, this is considered to represent an enhancement when compared to the enclosed and dead frontage represented by the close board fence and would be in accordance with the requirements of policy ENV3. It would also represent a more efficient use of land in accordance with chapter 11 of the NPPF. As such, it is considered the proposed development would be contextually appropriate and would have an acceptable impact on the character and appearance of the area.

#### Amenity of existing residential properties

Concern has been expressed about possible overlooking, overshadowing and loss of amenity for existing dwellings, particularly at 1 Hartsgrove Close. The proposed bungalow would be set to the east of the front parking area and south east of the existing dwelling at no 1. The proposed bungalow would be set away from the side boundary and the roof would be hipped away. Some limited information has been submitted with the application regarding the impact of the proposal on sunlight and overshadowing. This is based on a hypothetical scenario, rather than giving a specific detailed assessment of the impact based on the proposed relationship between the properties. It does advise that the proposal would not result in any unacceptable level of harm.

It can be expected that there will be some overshadowing of the neighbouring properties. However, this will vary throughout the seasons and will be transitional. Being positioned to the east of the frontage/ parking area of 1 Hartsgrove Close, it can be expected that some shadowing will occur as the sun rises and in the early morning. (Due to the position and distance, the private rear garden area of no. 1 is not expected to be affected.) This shadow will reduce throughout the morning. Conversely in the afternoon, some shadow can be expected to be cast towards the garden areas to the east. This will not result in a level of harm that would justify refusal.

1 Hartsgrove Close has also expressed concern regarding possible overlooking. The slightly elevated position of no. 1 is noted. Details of the slab level are proposed to be conditioned to ensure the satisfactory relationship with neighbours and appearance in the streetscene. The proposal is single storey, no side facing windows are proposed and the angle of view from the rear facing windows would be oblique. It is not considered that views would be readily available over the boundary. This would not justify a refusal.

With regard to noise nuisance, parking spaces are located to the opposite side of the proposed plot and it is not considered that noise from use of these would justify a refusal. These parking spaces would be close to those of the flats: the impact on the flats would not justify refusal. Patio doors are proposed on the rear elevation leading to the rear garden. Some noise may be heard from activities in the garden. The land has previously been garden associated with Hampton Lane properties. The impact from the use of such doors and garden area is not considered to justify a refusal.

#### Residential amenity of future residents

A single one-bed bungalow is proposed. The 'Technical housing standards – nationally described space standard' set out a minimum gross internal floor area of 50sqm for a 1-bedroom 2 person single storey dwelling. The proposed floor area exceeds this at a stated 54sqm.

The rear garden would measure in excess of 6m deep. This is deeper than the rear garden of 2 April Gardens opposite. With regard to potential overlooking from the first floor windows of properties along Hampton Lane, it is noted that the closest windows are approximately 10.3m away from the side boundary of the plot and a balcony at 141 Hampton Lane is further away. The rear garden itself is 13.5m wide. It is considered that there is sufficient scope to ensure privacy and that the available private amenity space would be sufficient to meet the needs of this modest sized unit.

#### Highway safety, access and parking

The application proposes 2 off-street parking spaces . Concern has been expressed that these spaces are too small. The size is that of standard parking spaces, with additional space available to the side to enable easier access. This is considered satisfactory to meet the needs of this 1-bed unit. In accordance with policy IMPL2 a condition is recommended to secure the provision of an electric charging point.

A new access is proposed, which includes the moving of an existing telegraph pole that is currently positioned within the highway. Utilities have been consulted and provided safety information. The Highway Authority has been consulted on the application and comments are awaited at the time of writing this report.

#### Ecology and Biodiversity improvement

Following a report of slowworms in neighbouring gardens, a reptile report has been submitted. No evidence of reptiles was found on the site. The Council's Ecologist has recommended a condition. The site has been described by one neighbour as a 'wasteland'. The reptile report identifies patches of longer grass in isolated sparse areas, discarded vegetation and bare ground. It is considered that biodiversity improvement can be secured as a result of a landscape condition.

#### Nitrate neutrality and impact on Solent SAC and SPAs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an



adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. In accordance with the Council Position Statement agreed on 4<sup>th</sup> September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant and is attached to this consent

### Habitat Mitigation

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement/Unilateral Undertaking (UU) to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has advised that they will submit a UU which will secure the required habitat mitigation contribution prior to any grant of planning permission.

### Impact on air quality

Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy requires all new residential development to provide for air quality monitoring, management and mitigation. To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated and, by extension, those of the other International designations. Given the uncertainties in present data, a contribution would be required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring.

At the moment, the contribution amounts to £20 and is secured by a Section 106 Agreement or Unilateral Undertaking. At the time of writing this report, the applicant is preparing the submission of a Unilateral Undertaking.

### Developer Contributions

As part of the development and as explained in the preceding paragraphs, the following contributions with regard to habitat mitigation and air quality will be secured by a legal agreement:

- Habitat mitigation non-infrastructure contribution £725
- Habitat mitigation infrastructure contribution £1500
- Air quality contribution £20

As part of the development, subject to any relief being granted the following amount of Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	54	0	54	54	£80/sqm	£5,549.54 *
Subtotal:	£5,549.54					
Relief:	£0.00					
Total Payable:	£5,549.54					

### Other Matters

refusal of planning permission on other sites - an objection has referred to a number of refusals on other sites. However, each application must be determined on its own merits within the policy context at that time and relevant material considerations.

Covenants - any restrictive covenants are a civil matter, which can be pursued by those who hold the benefit. These are separate from the planning system.

Human Rights - this has been raised by the adjacent neighbour. In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

## **11 CONCLUSION**

The site is located in an accessible and sustainable location within the built-up area and adjacent to a local centre. The proposal would provide a small unit that would contribute to meeting the identified housing needs of the area. The design and spacing would respect the existing pattern of development and enhance the existing streetscene. On balance, the proposal is considered acceptable with regard to adopted local and national planning policy, supplementary planning guidance and other material planning matters.

## **12 OTHER CONSIDERATIONS**

### Local Finance

If this development is granted permission, the Council will receive New Homes Bonus (net increase in dwellings (1) x £1224 = £1224) in each of the following four years, subject to the following conditions being met:

- a) The dwellings the subject of this permission are completed, and

- b) The total number of dwellings completed in the relevant year exceeds 0.4% of the total number of existing dwellings in the District.

### Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **13 RECOMMENDATION**

### **Grant Subject to Conditions**

#### **Proposed Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

Site plan sheet 3 Rev D 20/07/2020

Plans elevations, location and site plan Rev K 20/07/2020

Reason: To ensure satisfactory provision of the development.

3. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the level of any patio. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way, to ensure the satisfactory appearance of the streetscene and to protect the amenities of neighbouring properties.

4. The development hereby permitted shall not be occupied until:
- a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
  - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
  - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

5. Prior to installation, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the development.

6. Before the approved development reaches fit out stage, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way, to ensure the satisfactory appearance of the development, to secure biodiversity improvements and to comply with Policies ENV3 and ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. The development hereby permitted shall not be occupied until the spaces shown on plan SHEET 3 REV D DATED 20/07/2020 for the parking of motor vehicles, the storage of cycles and refuse bins have been provided. These spaces shall be thereafter permanently retained and maintained for the use of future occupiers.

Reason: To ensure the satisfactory development of the site, the provision of adequate parking arrangements and other facilities in the interest of highway safety and sustainability.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, or means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties.

9. The development is to be undertaken in accordance with the precautionary mitigation measures set out in the report letter from Ecology Co-op dated 03/08/2020. For the avoidance of doubt, this includes the requirement for a suitably qualified Ecological Clerk of Works.

Reason: To ensure the development proceeds in a satisfactory manner with regard to ecological matters.

10. The development hereby permitted shall not be brought into use until one of the new parking spaces has been equipped with an electric vehicle rapid

charging point and once provided it shall be retained and maintained as such at all times.

Reason: In the interests of sustainability.

11. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method.

In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.

The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

**Further Information:**

Jo Chambers

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**New Forest**  
DISTRICT COUNCIL

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Claire Upton-Brown  
Chief Planning Officer  
Planning  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**September 2020**

**Item:**

Land of 135 Hampton Lane  
Blackfield, Fawley  
SO45 1WE  
20/10530

Scale **1:1250**

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**Application Number:** 20/10551 Full Planning Permission

**Site:** 6 BAYTREE GARDENS, MARCHWOOD SO40 4SB

**Development:** Single-storey side extension; new boundary wall & landscaping;  
use of the land as residential garden

**Applicant:** Mr Dunning

**Agent:** ACM Architects Ltd

**Target Date:** 21/07/2020

**Case Officer:** Rosie Rigby

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## 1 SUMMARY OF THE MAIN ISSUES

This application was previously considered at the July 2020 Planning Committee, which had been at the request of the Parish Council.

At that Committee meeting, members of the Committee expressed concern with the height of a proposed chimney / flue pipe and the possible impact it could have on the amenity of neighbouring properties in relation to smoke.

Members deferred consideration of the application to enable there to be discussions with the applicant, with a view to seeing whether the application could be amended so as to remove the chimney.

The application has now been amended, and the chimney has been removed in line with the view of the Planning Committee.

As before, the key issues remain:

- 1) Impact on the street scene
- 2) Impact on the character of the area
- 3) Impact on neighbour amenity

## 2 SITE DESCRIPTION

The application site consists of a detached two-storey modern dwelling situated near the centre of Marchwood on a relatively recently developed estate with a variety of styles of residential properties. The plot includes a modest brick wall enclosed garden to the side and rear, whilst the front is open and the land to the south east, which is in the ownership of the applicant, is an open grassed area planted with some shrubs and trees. Part of the rear boundary backs onto a parking area within Baytree Gardens, adjacent to Aaron Court, whilst the front overlooks the playing fields of Marchwood Junior School. The land to the west and southwest of the site is designated open space land.

## 3 PROPOSED DEVELOPMENT

Permission is sought for a single-storey side extension, a new, repositioned boundary wall, landscaping and use of the newly enclosed land as residential garden. As noted above, the previous scheme considered by the Planning Committee included a chimney which has now been removed from the proposal.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
00/68366 Dwelling (amended to include conservatory)	09/03/2000	Granted Subject to Conditions	Decided
98/NFDC/65004 17 dwellings, garages & new access (demolish existing dwelling)	23/06/1999	Granted Subject to Conditions	Decided
NFDC/97/62639/OUT Residential development & new access (demolish existing buildings)	16/04/1999	Granted	Decided

#### 5 PLANNING POLICY AND GUIDANCE

##### **Local Plan 2016 - 2036 Part 1: Planning Strategy**

Policy STR1: Achieving Sustainable Development  
Policy ENV3: Design quality and local distinctiveness  
SO3: Built environment and heritage

#### 6 PARISH / TOWN COUNCIL COMMENTS

##### **Marchwood Parish Council**

Original Comments:

Marchwood Parish Council has no objection in principle to this development in terms of how it fits local and national planning policies.

However, we have concerns that the wood burning stove and chimney will affect the amenities of neighbouring properties due to its insufficient height.

As designed, the Parish Council believes that it will provide insufficient draught for a fire and will discharge smoke and soot at a low level.

We would ask that this aspect of the design be re-visited so that the provision of a wood burning stove is removed from the final drawings.

We would like this proposal to be dealt with by the Development Control Committee rather than by an officer using their delegated powers.

##### **Marchwood Parish Council**

Further comments:

Marchwood Parish Council notes the changes to the proposal since it was sent to the Development Control Committee.

#### 7 COUNCILLOR COMMENTS

No comments received

## 8 **CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **Environmental Health (Pollution)**

No objection

### **Building Control**

No objection

Comments in full can be seen on the website

## 9 **REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

*broad summary of views:*

For: 2

- Extension and wall are architecturally enhancing
- young, growing family

Comment: 1

- No objection now chimney removed from proposal

***Comments in full can be seen on the website***

## 10 **PLANNING ASSESSMENT**

### Principle of Development

The principle of the development is acceptable subject to relevant material considerations relating to residential amenity and character and appearance of the area.

### Design, site layout and impact on local character and appearance of area

The proposal would be a hip roofed single-storey side extension made from materials matching the existing dwelling. Being sympathetic in form and proportion to the host dwelling it would not appear out of keeping in the context of the street scene.

No 6 Baytree Gardens is uniquely positioned on a corner plot which is larger than most others in the vicinity and can comfortably accommodate the additional built form.

The proposed new brickwork boundary wall would be similar in height and style to the existing wall, with landscaping to the front providing a softer appearance.

The enclosure of some of the land on this corner would not detract from the character of the area, noting this piece of land can look unkempt at times and is prone to being littered. The boundary wall would be set at least 2 metres from the edge of the road, with a hedge of shrubs in front, thus maintaining some of the open feel to this prominent corner. A landscaping condition is proposed be applied to safeguard the planting during its initial growing phase.

### Landscape impact and trees

There are three trees on the site which are not protected and have limited amenity value. That said, these would be retained to soften the landscaping and preserve the appearance of the area.

### Highway safety

The proposed boundary wall would front a highway and be over 1 metre in height. However, it would have a set back of at least 2 metres, thereby providing adequate visibility splays, and would not impact adversely on highway safety.

### Residential amenity

The proposed use and enclosure of the land would not result in any adverse impact on the living conditions of adjacent neighbours by reason of light, outlook or privacy. It would tidy up an unused area of land which currently provides little amenity benefit.

The proposed extension by reason of the spatial characteristics of the site and adjacent properties, its design, and its location and positioning in relation to the common boundaries of the neighbouring properties, would cause no material detriment to the privacy, light and outlook available to the adjacent neighbours.

Rooflights on the front and side would be high level for the provision of light and would not cause any overlooking issues.

The planning history of the sun lounge was queried by a neighbour; this was approved under planning permission 00/68366 when the site was known as Plot 12.

### Developer Contributions

This is a householder extension of less than 100 square metres and therefore is not liable for any Community Infrastructure Levy.

## **11 CONCLUSION**

The chimney which was the sole cause for concern when the application was previously considered at the July 2020 Planning Committee has now been removed from the scheme. The proposed development would be sympathetic to the existing property and would have an acceptable impact on neighbour amenity and the streetscene. The proposal would be consistent with the policies and objectives of the Local Plan 2016 - 2036 Part 1: Planning Strategy, Local Plan Part 2: Sites and Development Management Development Plan and the National Planning Policy Framework, with the planning balance in favour of development. As such, the application is recommended for permission.

## **12 RECOMMENDATION**

**Grant Subject to Conditions**

**Proposed Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans:

2016-01-01, 2016-01-02 Rev A, 2016-02-01 Rev B, 2016-02-02 Rev A, 2016-02-03 Rev B & 2016-02-04 Rev A.

Reason: To ensure satisfactory provision of the development.

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy CS2 of the Local Plan for New Forest District outside the National Park (Core Strategy).

**Further Information:**

Rosie Rigby  
Telephone: 023 8028 5345



**New Forest**  
DISTRICT COUNCIL

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Claire Upton-Brown  
Chief Planning Officer  
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**PLANNING COMMITTEE**

**September 2020**

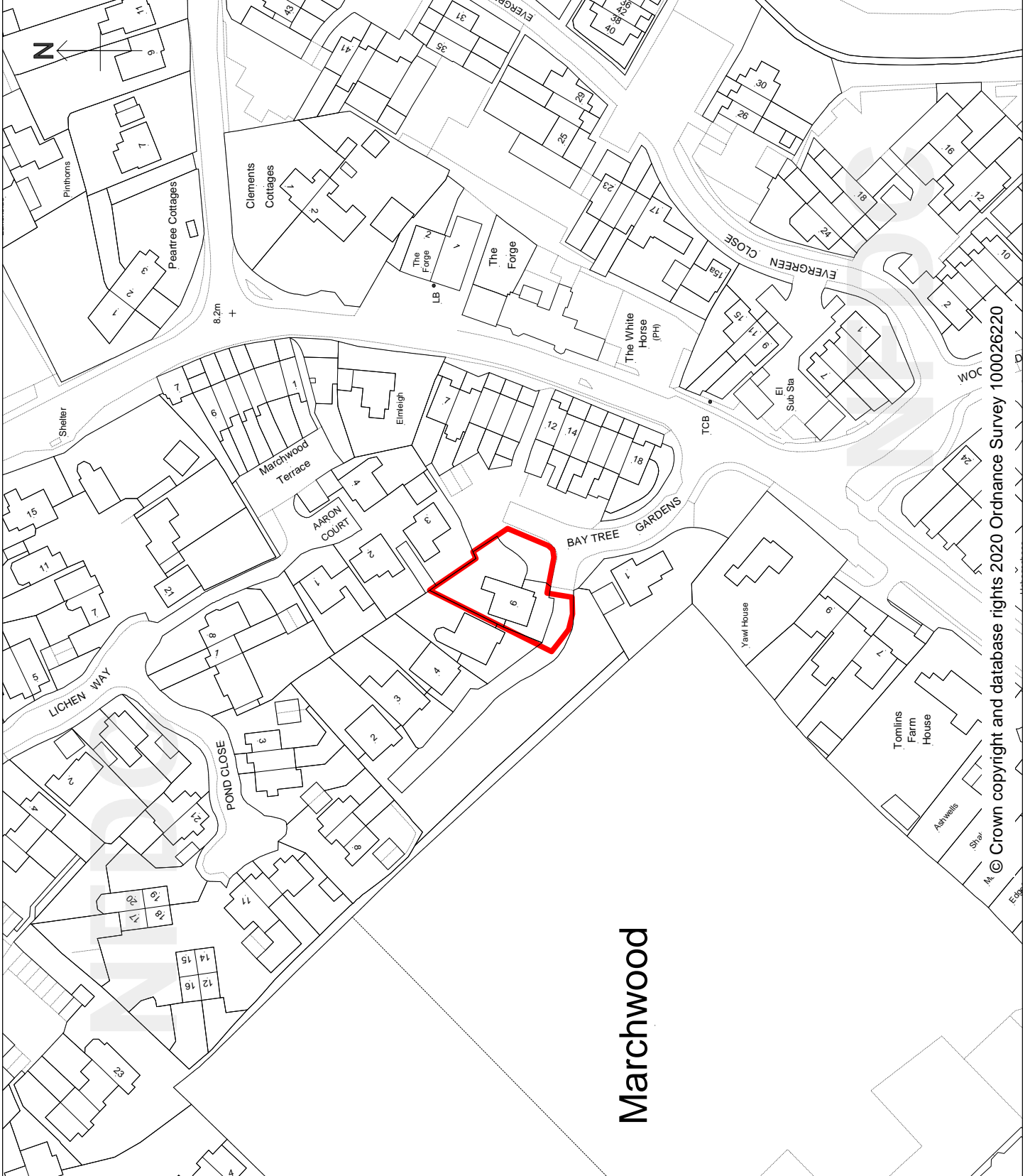
**Item:**

6 Baytree Gardens  
Marchwood, SO40 4SB

20/10551

Scale 1:1250

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**Application Number:** 20/10627 Full Planning Permission

**Site:** LAND OF 31, BARTRAM ROAD, ELING, TOTTON SO40 9JJ

**Development:** Dwelling with access onto Rose Road

**Applicant:** Mr Cullip

**Agent:**

**Target Date:** 20/08/2020

**Case Officer:** Arleta Miszewska

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## 1 SUMMARY OF THE MAIN ISSUES

The following are considered to be the main issues to be taken into account when determining this application.

- Principle of proposed development
- Impact on the character and appearance of the area
- Impact on residential amenities
- Impact on highways safety
- Impact on ecology and sites of nature conservation
- Impact on air quality
- Development standards

This matter is before Committee following a request from Councillor David Harrison.

## 2 SITE DESCRIPTION

The application site consists of a plot of land located within the rearmost parts of the gardens of 31 and 33 Bartram Road, which is a residential street in Totton just to the south of the bypass and near the Eling Recreation grounds. The plot forms a part of a Victorian development characterised by predominantly semi-detached properties located within long narrow parcels. The properties benefit from gardens which often host detached garden outbuildings located within their rearmost parts. As the perimeter block is not developed on all street frontages, the open and verdant character of the rear gardens makes a vital contribution towards the visual amenities of the area, appreciated from public vantage points alongside Rose Road and School Road.

## 3 PROPOSED DEVELOPMENT

The proposal involves the construction of a 3-bedroom, two-storey detached dwelling and associated vehicular access from Rose Road. The dwelling is proposed to be served by two car parking spaces, in tandem arrangement, and an L-shaped garden space wrapping around the dwelling to the side and rear. The overall size of the plot would be 18m x 14m. The approximate footprint of the proposed dwelling would be approximately 8.5m x 6m, with the narrower elevation abutting Rose Road.

#### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Appeal
20/10242 New dwelling with access onto Rose Road	22/5/2020	Refused	
17/10456 Single-storey side & rear extension	24/05/2017	Granted Subject to Conditions	
16/10229 Bungalow; access	14/04/2016	Refused	Appeal Dismissed

The planning history of the property is a relevant material consideration. A similar proposal was previously refused planning permission by the Council in 2016 and a subsequent appeal was dismissed. The reasons for the decision were:

*1. By reason of its siting within an open area of land and the inadequate plot size and cramped layout, together with the arrangement of car parking to the front of the site and close proximity of the building to the boundaries, the proposed development would be an inappropriate form of development that would have a negative impact on the street scene and be incongruous in its setting to the detriment of the character and appearance of the area. For these reasons the proposed development would fail to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.*

*2 The proposed development would fail to make any contribution toward addressing the substantial need for affordable housing in the District. The proposal would therefore conflict with an objective of the Core Strategy for the New Forest District outside the National Park 2009 and with the terms of Policies CS15 and CS25 of the Core Strategy.*

It should be noted that since this decision was made, the government policy has changed and the second reason for refusal is no longer applicable.

The subsequently lodged appeal was dismissed as it was concluded that:

*In conclusion, the development would harm the character and appearance of the area. Accordingly, the proposal would conflict with Policy CS2 of the New Forest District Council (Outside the National Park) Core Strategy (CS) 2009, which amongst other matters, requires new development to be well-designed to respect the character, identity and context of the area.*

Earlier this year, planning permission has been refused by the Planning Committee for a similar proposal for the following reasons:

*1. By reason of its siting within an open area of land, the inadequate plot size and cramped layout, together with the arrangement of tandem car parking and the prevailing character of the surrounding area, the proposed development would be an inappropriate form of development that would have a negative impact on the street scene and be incongruous in its setting to the detriment of the character and appearance of the area. For these reasons the proposed development would fail to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy 13 of the Emerging Local Plan Review 2016-2036 Part One: Planning Strategy as well as with Section 12 guidance set out in the National Planning Policy Framework.*



2. *By reason of its siting in a close proximity to the boundary with the neighbouring property at 35 Bartram Road and the presence of clear windows at first floor level serving a bedroom, the proposed development would result in an unacceptable level of overlooking and a sense of being overlooked in the garden of the neighbouring property, in particular in an area of garden which is used as a patio area, to the detriment of residential amenities currently enjoyed at this property. For this reason the proposed development would fail to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park and Policy 13 of the Emerging Local Plan Review 2016-2036 Part One: Planning Strategy.*

In comparison to the most recently refused scheme, the current scheme under consideration no longer incorporates first floor windows facing onto the garden of the property at 35 Bartram Road and instead proposes an additional window at first floor level facing onto the rear gardens of properties at Fishers Road.

## **5 PLANNING POLICY AND GUIDANCE**

### **Local Plan Part 2: Sites and Development Management**

Policy DM2 Nature conservation, biodiversity and geodiversity

### **Emerging Local Plan Review 2016-2036 Part One: Planning Strategy**

Policy STR1: Achieving sustainable development

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy CCC2: Safe and sustainable travel

Policy IMPL1: Developer contributions

### **Relevant Supplementary Planning Guidance**

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

SPD - Housing Design, Density and Character

### **Plan Policy Designations**

Built-up Area

### **Relevant Legislation**

Section 38 Development Plan

Planning and Compulsory Purchase Act 2004

### **Relevant Advice**

National Planning Policy Framework

Section 5 Delivering a sufficient supply of new homes

Section 11 Making effective use of land

Section 12 Achieving well designed places

## 6 PARISH / TOWN COUNCIL COMMENTS

### **Totton & Eling Town Council**

The proposed new dwelling would be situated at the rear of 31 Bartram Road and be accessed from Rose Road. In recent years the Town Council had been clear and consistent in its response to similar applications such as this for rear gardens to be divided to form new plots in cramped locations. This particular application was for a two storey dwelling on a small plot with little amenity space and would have a detrimental impact on all the neighbouring properties and the street scene. There are also significant objections regarding the parking situation on Rose Road as the road is particularly narrow. Although some precedent had been set with the dwelling opposite on Rose Road, the Town Council believed that continued development like this would have a long-lasting negative impact on the character of the area.

Recommended for REFUSAL

## 7 COUNCILLOR COMMENTS

### **Cllr David Harrison**

Requests that application be determined at Planning Committee Meeting

## 8 CONSULTEE COMMENTS

**NFDC Waste Management** - Refuse vehicles have difficulty in manoeuvring in this area at present. Hopefully there will be no on street parking associated with this development during or after construction.

## 9 REPRESENTATIONS RECEIVED

8 letters of representation from 6 households have been received raising objections on the following grounds:

**Highways safety and car parking:** lack of provision for visitor car parking; will add to a busy road; concerns about pedestrian safety; further congestion

**Residential amenities:** overlooking of gardens at 43/41/39/37 Fishers Road; will block view; a two-story brick wall will be a visual impairment to 35 Bartram Road and will block light

**Design and impact on the area:** out of character; overdevelopment in comparison to existing houses; adverse visual impact; loss of green space to a garden-grabbing development

**Other:** further pollution, congestion and disruption during construction; a reason for previous refusal not addressed; would set a precedent; mobile home installed in the garden; concerns over character and privacy

## 10 PLANNING ASSESSMENT

### **Principle of proposed development**

The application site is located in an urban area of the district and therefore the principle of the proposed development is acceptable, subject to compliance with relevant planning policies, in particular those safeguarding quality design, character of areas, residential amenities, highways and ecology.

## **Impact on the character and appearance of the area**

As described above, the area surrounding the proposed development is characterised by mainly semi-detached dwellings located within long narrow plots with generous gardens. The proposal would differ from the established urban grain, in terms of size and shape of the curtilage and the dwelling situated within it. Moreover, the dwelling would have a greater width than depth and so would be of different proportions to most dwellings in the vicinity.

The dwelling would be located in close proximity to its boundaries, leaving inadequate space around the building, resulting in a cramped appearance harmful to the spacious and open character of the immediate vicinity. Moreover, the footprint of the dwelling would be out of proportion with its plot, and the dwelling would not comfortably sit within it. The limited outdoor amenity space and tandem arrangement of car parking also suggest that the plot is of a size that cannot comfortably accommodate a dwelling.

When viewed from Rose Road, the presence of the dwelling would be at odds with the open and verdant character of the rear gardens situated behind the dwelling and the surrounding predominantly semi-detached period properties. The proposed dwelling would not enhance the visual amenities currently enjoyed by the local residents.

It is acknowledged that a bungalow was constructed on the opposite side of Rose Road. However, that plot is longer and narrower than the one proposed here, and consequently that development sits more comfortably within its surroundings. It is also important to note that development was permitted in the context of different national planning policy and guidance. The current government policy puts greater emphasis on delivering a high quality development which improves the character and quality of an area and the way it functions.

Finally, the proposed development does not incorporate any design measures to improve resource efficiency, climate change resilience and to reduce environmental impacts. Solutions, such as solar PV panels or grey water recycling would be appropriate for this development and therefore can be reasonably expected.

In conclusion, the proposed development has not been amended in any way to address the reason for the previous refusal and is considered contrary to the provisions of Policy ENV3 (Design quality and local distinctiveness) of the Local Plan Review 2016-2036 Part One: Planning Strategy in that it would be a poor design, it would not be sympathetic to its context, it would not respect or enhance the local character, and it would not be visually appealing. Furthermore, the development does not incorporate any appropriate and effective design measures to improve resource efficiency, climate change resilience and to reduce environmental impacts.

## **Impact on residential amenities**

In terms of impact on residential amenities of properties located at Bartram Road, the separation distance between the properties and the proposed dwelling would be sufficient to avoid any harmful overshadowing or loss of outlook.

Concerns have been raised over a loss of light to the patio area located within the rear garden of no.35 Bartram Road. However, given the north-west orientation of the proposed dwelling in relation to the potentially affected area, the proposed dwelling would only affect light in the late afternoon hours, with the light during morning and

most of the afternoon being unaffected. Therefore, it is considered that the proposed dwelling would not cause an unacceptable and adverse impact on no. 35 Bartram Road in terms of loss of light and this concern cannot justify planning refusal.

Concerns have been raised over loss of privacy in the gardens of properties at 37, 39, 41 and 43 Fishers Road due to the proposed bedroom windows at first floor level in the side elevation facing these properties. Given the close proximity of the proposed dwelling to the boundary with these properties and the elevated nature of the proposed clear window serving a habitable room, it is considered that the proposed development would result in an unacceptable level of overlooking and a sense of being overlooked in the gardens of the neighbouring properties, to the detriment of the residential amenities currently enjoyed by these properties.

The proposed dwelling would have a clear bedroom window at first floor level directly facing no. 31 Bartram Road. However, the separation distance between the proposed window and the first floor window serving a bedroom at 31 Bartram Road would be in excess of 21 metres, which in an urban area would be considered acceptable, in terms of impact on privacy. The same window would face no. 35 Bartram Road at an oblique angle. However, given the urban nature of the area where properties are located close to each other, the separation distances between the properties and the oblique nature of the views between the properties, this relationship would not cause unacceptable adverse impacts in terms of loss of privacy to the property at 35 Bartram Road.

A concern has been raised over the proposed two storey side elevation looming over and causing a visual impairment to the users of the patio area in the rear garden of 35 Bartram Road. It is noted that the side elevation would have a blank wall of a two storey height and would be located close to the common boundary. Consequently, it would be a prominent visual feature experienced from the garden of 35 Bartram Road. However, as the seating area in this garden enjoys open views towards other directions, it would be difficult to justify refusing planning permission on the basis of the proposed development causing an unacceptable adverse impact to the enjoyment of the seating area in terms of overbearing or visual harm.

A concern over loss of view of recreational grounds has been raised. However, whilst planning policies safeguard immediate outlook from windows, they do not protect the right to distance views of landscape features or similar. Therefore, this concern cannot give grounds to refuse this application.

Finally, a concern over noise and disturbance to amenity has been raised. However, the proposed dwelling would be in a residential use and would be located within a residential area. Therefore, noises associated with a residential use would not be uncommon and out of character. Therefore, this concern does not give grounds to refuse this proposal. However, if noises amounted to a statutory nuisance, then this would be dealt with under legislation relevant to anti-social behaviour by the Council's Environmental Health Officers.

### **Impact on highways safety**

In terms of highway implications, the proposal consists of one 3 bedroom dwelling accessed from Rose Road which is a Class C road. In terms of highway safety and the safety of the vehicular access, comments from HCC Highways as the local highway authority have been received in relation to the previously refused scheme. As the current proposal is not materially different from the previously refused scheme, in terms of highways implications, previous HCC Highways comments are relevant.

It has been noted that the proposed tandem car parking would require vehicles either having to egress or access the highway in a reverse gear. However, as this would not be too dissimilar to neighbouring existing accesses along Rose Road, together with the fact that traffic flows only approach from the east, as no entry is permitted into Rose Road from Bartram Road, this would not result in material highway/transportation implications.

Therefore, no objection was raised subject to a condition securing adequate car parking provision.

In terms of car parking, the submitted site layout plan demonstrates that the plot can accommodate 2 car parking spaces in a tandem arrangement. Tandem car parking often creates issues in the way streets and amenity areas are used and so is not encouraged by the Council. Such car parking arrangement further demonstrates that the size of the application site cannot satisfactorily accommodate a separate dwelling.

The Council's Car Parking Standards (SPD) require the provision of 2.5 car parking space for a 3-bedroom dwelling. Therefore, there would be a slight under-provision. However, given the location of the site within a walking distance to Totton Train station, the under-provision would not justify a refusal of planning permission.

In respect of impacts of the proposed development on air quality, the application seeks planning permission for one additional dwelling. The potential air pollution caused by the additional cars associated with this development would not be so severe as to justify a planning refusal.

The strength of local opposition based on highway safety, local car parking demand, insufficient on-road car parking, as well as noise pollution caused by traffic is acknowledged. However, issues relevant to the existing traffic and car parking problems in the area are managed by the Highway Authority. Therefore, they cannot form a basis for refusing this planning application.

Concerns have been raised over further car parking pressure during construction. It is noted that the site would be unlikely to be able to accommodate parking provision for contractors' vehicles. However, as the construction works would be of temporary nature and the proposed development is for one dwelling only, this concern cannot justify planning refusal.

## **Impact on ecology**

### **a) Ecology on site**

The submission is not supported by any ecological appraisal of the site. There is therefore insufficient survey information to assess the impact of the proposed development on the existing ecological value of the site, as well as any potential for post-development biodiversity enhancement. The forthcoming Environment Bill, anticipated to be adopted in 2020, is expected to make a legislative requirement for developers of all land in England to ensure habitats for wildlife on development sites are enhanced.

Notwithstanding the status of the Environmental Bill, paragraph 170 of the National Planning Policy Framework states that "Planning policies and decisions should contribute to and enhance the natural and local environment by: d) minimising impacts on and providing net gains for biodiversity". In the absence of sufficient information, there is not enough certainty that the proposal would result in a net gain in biodiversity and is therefore contrary to the expectations of the Framework.

In addition to the requirement of the forthcoming Environmental Bill, saved Policy DM2 (Nature conservation) of the Local Plan Part 2 states that “*Development proposals will be expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.*” Also, Policy STR1 of the Local Plan Review 2016-2036 Part One: Planning Strategy expects all new development to achieve an environmental net gain. In the absence of a scheme for biodiversity protection and enhancement, the proposed development would fail to enhance existing features of nature conservation value within the site and would be contrary to the expectations of Policies DM2 and STR1.

### **b) Habitats mitigation**

In accordance with the Conservation of Habitats and Species Regulations 2017 (‘the Habitat Regulations’) an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site’s conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be accompanied either by a Unilateral Undertaking or if a Section 106 Agreement were to be entered into prior to any decision being made, the effect of which would be that sufficient mitigation of that impact in accordance with the Council’s Mitigation Strategy or mitigation to at least an equivalent effect could be achieved. In the absence of either a Unilateral Undertaking or Agreement, the precautionary principle must be engaged, and the proposal must be considered to result in an adverse impact on protected areas and species, contrary to Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy.

### **c) Nutrient neutrality (nitrates)**

The site is located within an area where a requirement for a development to be nutrient neutral applies. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites.

Relevant information has been submitted to confirm agreement to secure appropriate mitigation prior to occupation by a Grampian style condition which would have been imposed had the Local Planning Authority been minded to grant planning permission. The condition wording would have been as follows:

*The development hereby permitted shall not be occupied until:*

- a) A water efficiency calculation in accordance with the Government’s National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;*
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully*

*occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and*

*c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.*

*Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.*

### **Impact on air quality**

Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy requires all new residential development to provide for air quality monitoring, management and mitigation. To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated and, by extension, those of the other International designations. Given the uncertainties in present data, a contribution would be required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring.

At the moment, the contribution amounts to £20 and is secured by a Section 106 Agreement or Unilateral Undertaking. However, in the absence of a completed Section 106 legal agreement to secure any contribution towards air quality monitoring, the proposed development would fail to provide any contribution towards mitigation of impacts on international nature conservation sites. The proposal would therefore be in conflict with Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy.

### **Development standards**

In accordance with Policy IMPL2, the development would be expected to be designed to enable the provision of plug-in charging points for electric and hybrid vehicles, as well as a high speed fibre broadband connection to the property threshold. The submission is silent in this respect and therefore the proposed development is considered to fail this policy requirement and consequently cannot be supported.

## Other matters

Concerns have been raised over disturbance during construction. Whilst some degree of noise and general disruption is inevitable when construction works take place, these are of temporary nature and therefore cannot justify planning refusal.

Further concern has been raised that granting planning permission for the dwelling would set a precedent. However, each planning proposal is considered on its own merits and in light of spatial characteristics of a site. Granting planning permission on this site would not justify planning permission for a similar proposal elsewhere.

Finally, concerns over siting of a mobile home in the rear garden are noted. However, this matter falls beyond the scope of material consideration of this application and cannot in itself form a basis to refuse this application. However, it is dealt with separately under the planning enforcement process. There is an open case with the Council's enforcement department, and the use of the land for the siting of the mobile home for residential purposes is being investigated.

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	86.22	0	86.22	86.22	£80/sqm	£8,860.76 *
Subtotal:	£8,860.76					
Relief:	£0.00					
Total Payable:	£8,860.76					

## 11 CONCLUSION

The application has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and 3<sup>rd</sup> parties. The application is considered to raise some significant objections, and the planning balance on this occasion is for refusal.

## 12 OTHER CONSIDERATIONS

### Crime and Disorder

No relevant considerations

### Local Finance

If this development is granted permission, the Council will receive New Homes Bonus (net increase in dwellings (1) x £1224 = £1224) in each of the following four years, subject to the following conditions being met:

- The dwellings the subject of this permission are completed, and
- The total number of dwellings completed in the relevant year exceeds 0.4% of the total number of existing dwellings in the District.

Based on the information provided at the time of this report this development has a CIL liability of £8,860.76.



Tables setting out all contributions are at the end of this report.

Regulation 42 of the CIL Regulations 2010 (as amended) states that CIL will be applicable to all applications over 100sqm GIA and those that create a new dwelling. Whilst the development is over 100sqm GIA under Regulation 42A developments within the curtilage of the principal residence and comprises up to one dwelling are exempt from CIL. As a result, no CIL will be payable provided the applicant submits the required exemption form.

### Human Rights

In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that this recommendation, if agreed, may interfere with the rights and freedoms of the applicant to develop the land in the way proposed, the objections to the planning application are serious ones and cannot be overcome by the imposition of conditions. The public interest and the rights and freedoms of neighbouring property owners can only be safeguarded by the refusal of permission.

### Equality

The Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. The Committee must be mindful of this duty *inter alia* when determining all planning applications. In particular the Committee must pay due regard to the need to:

- (1) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Act;
- (2) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (3) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

## **13 RECOMMENDATION**

### **Refuse**

#### **Reason(s) for Refusal:**

1. The proposed development is considered contrary to the provisions of Policy ENV3 (Design quality and local distinctiveness) of the Local Plan Review 2016-2036 Part One: Planning Strategy in that it would be a poor design, it would not be sympathetic to its context, it would not respect or enhance the local character, and it would not be visually appealing. In particular, by reason of its siting within an open area of land, the inadequate

plot size and cramped layout, together with the arrangement of tandem car parking and the prevailing character of the surrounding area, the proposed development would be an inappropriate form of development that would have a negative impact on the street scene and be incongruous in its setting to the detriment of the character and appearance of the area. Furthermore, the development does not incorporate any appropriate and effective design measures to improve resource efficiency, climate change resilience and to reduce environmental impacts.

2. By reason of its siting in close proximity to the boundary with the immediately neighbouring properties in Fishers Road and the presence of a clear glazed, first floor bedroom window within the east side elevation of the proposed dwelling, the proposed development would result in an unacceptable level of overlooking of these properties' rear gardens, as well as an unacceptable sense of these properties being overlooked, to the detriment of the residential amenities currently enjoyed at these properties. For this reason, the proposed development would fail to comply with Policy ENV3 (Design quality and local distinctiveness) of the Local Plan Review 2016-2036 Part One: Planning Strategy.
3. In the absence of a scheme for biodiversity protection and enhancement, there is not enough certainty that the proposed development would achieve a net gain in biodiversity. Therefore, the proposed development would be contrary to the expectations of Policy STR1 of the Local Plan Review 2016-2036 Part One: Planning Strategy, Policy DM2 of the Local Plan Part 2: Sites and Development Management and paragraph 170 of the National Planning Policy Framework (2019).
4. In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be accompanied either by a Unilateral Undertaking or if a Section 106 Agreement were to be entered into prior to any decision being made, the effect of which would be that sufficient mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect could be achieved. In the absence of either a Unilateral Undertaking or Agreement, the precautionary principle must be engaged, and the proposal must be considered to result in an adverse impact on protected areas and species, contrary to Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy.

5. In the absence of a completed Section 106 legal agreement to secure any contribution towards air quality monitoring, the proposed development would fail to provide any contribution towards mitigation of such impacts on international nature conservation sites. The proposal would therefore be in conflict with Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy.
  
6. Insufficient information has been submitted to demonstrate that the proposed development would be designed to enable the provision of plug-in charging points for electric and hybrid vehicles as well as a high speed fibre broadband connection to the property threshold. Therefore, the proposed development is considered to be in conflict with the requirements set out in Policy IMPL2 of the Local Plan Review 2016-2036 Part One: Planning Strategy.

**Further Information:**

Arleta Miszewska  
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**New Forest**  
DISTRICT COUNCIL

Tel: 023 8028 5000  
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Claire Upton-Brown  
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Planning  
New Forest District Council  
Appletree Court  
Lyndhurst  
SO43 7PA

**PLANNING COMMITTEE**

**September 2020**

**Item:**

Land of 31 Bartram Road  
Eling, Totton  
SO40 9JJ  
20/10627

Scale **1:1250**

N.B. If printing this plan from  
the internet, it will not be to  
scale.



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Planning Committee 09 September 2020

**Consultation Number:** F/19/86707 (Eastleigh Borough Council)

**Site:** SOUTHAMPTON INTERNATIONAL AIRPORT, MITCHELL WAY, EASTLEIGH, SO18 2HG

**Development:** Construction of a 164 metre runway extension at the northern end of the existing runway, associated blast screen to the north of the proposed runway extension, removal of existing bund and the reconfiguration and extension of existing long stay car parking to the east and west of Mitchell Way to provide additional long stay spaces (Amended Description) This application is subject to an Environmental Impact Assessment.

**Case Officer:** Stephen Beli

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## Introduction

The Planning Committee will recall an earlier report to Committee in February 2020 ([see link to previous report and extract of plans](#)), the resolution of which was to defer consideration pending the receipt of further information and a re-consultation exercise.

Further information has now been submitted following the Court of Appeal decision in relation to a statutory challenge against the designation of the Airports National Policy Statement (ANPS), following the Government's decision regarding the 3<sup>rd</sup> runway proposals at Heathrow. This judgement effectively made the Government's Policy Statement to be of no legal effect unless and until it is reviewed by the Secretary of State.

In addition the description of development has been amended to that shown above and the proposed car parking area and layout has been amended to reduce the number of car parking spaces from 600 to 470 recognising the need for a modal shift of those visiting the airport from private to public transport modes. Members are referred to the attached amended plan extract of the proposed car park. The red line site boundary remains the same.

In addition, further ecological and other environmental information has been submitted following adverse comments received, together with additional information relating to a re-assessment of the socio-economic impact of the scheme following the COVID 19 pandemic.

Members are referred to the following web link to Eastleigh Borough Council who will determine the application, and which set out the responses received from various organisations in full. The non-technical Environmental Impact Assessment Summary, as well as a Supplemental Planning Statement provide a useful summary of the proposal (click on documents once link is activated)

<https://planning.eastleigh.gov.uk/s/papplication/a1M4J000000d3ql/f1986707>

For context the site lies approximately 10kms from the New Forest National Park boundary near Dibden, and about the same distance to the east of Totton the District's largest town.

## **Comments received**

The following is a summary of some key consultation comments received on the amended and updated information. Other comments can be seen by following the above link.

### Hampshire County Council (submitted by Leader of the Council)

Support in general terms given economic development catalyst and importance of the scheme to Southampton Airport as a regional aviation hub. The collapse of Flybe and the recent pandemic has brought this need into greater focus. A permission would assist the region in other growth areas as well as direct and indirect job creation locally, through greater opportunities for tourism growth. In environmental terms consider it is committed to carbon neutrality and regional airports can be key to greener air travel particularly when combined with use of more sustainable fuel in the future. Need to take into account however detailed technical and environmental considerations in deciding the application.

### Hampshire County Council Economy Transport and Environment

Raise no objections as Local Highway Authority (LHA) and Local Lead Flood Authority (LLFA) subject to appropriate planning conditions and a S106 agreement. The LHA are satisfied that the number of new trips accounting for airport passenger number growth of up to 3 million annual passengers is acceptable. The LHA also considers that the additional trip impact on existing roundabout and road infrastructure will be acceptable and within the capacity of those features to cope with additional traffic. In terms of other public transport options these can be dealt with through a Travel Plan and appropriate contributions to support those services. The proposal will not prejudice other growth opportunities in the immediate area of the site. A section 106 will also cover a cap on vehicles and other matters relating to construction management. The LLFA recommend a condition detailed a surface water drainage scheme to be agreed.

### Winchester City Council

Maintains its objection because of the adverse impact on local residents due to increased flights; a significant increase in carbon emissions which have not be adequately mitigated; and a minimal positive effect on the economic prosperity of Winchester District is considered to be outweighed by the impact of additional noise and carbon emissions.

### Isle of Wight Council

No objections bearing in mind intervening distances and existing built form.

### Environment Agency

No objections subject to appropriate safeguards during and after construction so as to ensure any contamination is effectively dealt with and groundwaters are protected.

At the time of writing no further comments have been received from the New Forest NPA, Highways England and Natural England. Both the New Forest NPA and the South Downs NPA have objected to the proposals on environmental grounds.

## **Assessment including impact on District**

The proposal raises some significant environmental impacts balanced against the need to encourage local transport hubs and the potential for future economic growth and prosperity in the region. The applicants argue that their proposal is in line with Government Policy.

The issues surrounding carbon neutrality are complex and tied up with potential offsetting combined with greater use of more sustainable forms of transport and the use of more sustainable aviation fuels. The applicants point to a robust plan for carbon neutrality which will be agreed by Eastleigh Borough Council. They also point out in the latest Local Plan submission of the Council that such an airport expansion would be supported.

The number of additional flights with potential for increased noise and carbon is certainly a key consideration for those who live closest to the airport. It is noteworthy for instance that Winchester City Council consider this outweighs any economic benefit.

The applicants argue that the potential for economic growth and the protection of the existing 950 direct employee jobs particularly in the light of Covid 19 and the collapse of Flybe does tip the balance in the applicant's favour bearing in mind the environmental safeguards and the suggested cap on two way vehicle numbers to the site being offered. The applicants have put forward a case that the proposal could realise 1500 additional jobs of which it anticipates 1100 will be in the Solent LEP area.

In technical terms it does appear that the County Council Highway and Flood Authority are in favour. That said the views of Highways England regarding the Trunk Road network are still awaited as are those of Natural England.

## **Impact on NFDC**

- a) Ecological - Apart from a more localised impact particularly during the construction phase the submitted Environmental Statement (ES) tries to quantify other wider impacts. In ecological terms it lists the Solent and Southampton Water SPA and Ramsar site, Solent and Dorset Coast SPA and the Solent Maritime SPA which all border the District being impacted by noise, air pollution and changes to hydrology and water quality. The ES also lists the New Forest SAC as being a receptor which needs to be considered. The ES however suggests the impact will not be significant and that a drainage strategy will avoid effects. The comments of Natural England will be key to the consideration of any harmful ecological impact on hydrology and water quality. Similarly, the Eling and Bury Marshes SSSI may be impacted by air pollution but this is listed as not being significant.
  
- b) Noise impact - With regard to aircraft noise it does not consider this to be significant, but it does not quantify the impact on the District per se. That said given the likely altitude of aircraft above the District such impacts could arguably be limited in their extent. If permission were to be granted it is likely that a monitoring regime of the various identified impacts would be undertaken. A Noise Action Plan which would limit flying hours and discourage the noisiest aircraft types, along with restrictions on night flying would form part of any approval. The proposed development will not alter the operational hours of the airports which currently has no scheduled nighttime flights (defined as 2300-0600 Monday to Saturday, and until 0730 on Sunday).

- c) Traffic impact – The ES considers there will be some increase potentially in private vehicle traffic through the District from increased airport use – again this is not considered to be significant.
  
- d) Air quality – National and local policies set out the requirements to assess air quality impacts of airport expansion. There is a potential effect during construction and post construction. Eastleigh BC and Southampton CC have declared Air Quality Management Areas. Current monitoring shows an improvement in air quality. During the construction phase this impact can be mitigated by a Construction and Environmental Management Plan. During the operational phase it is not predicted there will be any significant effect on air quality in the wider area away from the application site.

## **Conclusions**

There is clearly a balance to be struck between the environmental impact and the potential for economic growth and the protection of the contribution that Southampton Airport makes to the economic prosperity of the sub region. Provided there are sufficient safeguards to ensure that any environmental harm is adequately mitigated, and sufficient and robust controls are exercised particularly in relation to the achievement of future carbon neutrality, the balance on this occasion can tip towards an approval recommendation. Should there be any further comments from Natural England, or the New Forest NPA an update will be given at the meeting.

## **Recommendation**

That New Forest District Council raise no objection to this application subject to Eastleigh Borough Council being satisfied that environmental matters can be adequately addressed through planning conditions, and that a Section 106 Agreement can be concluded to cover carbon neutrality, a cap on vehicle numbers, and any necessary long term management together with the achievement of all necessary infrastructure works required.

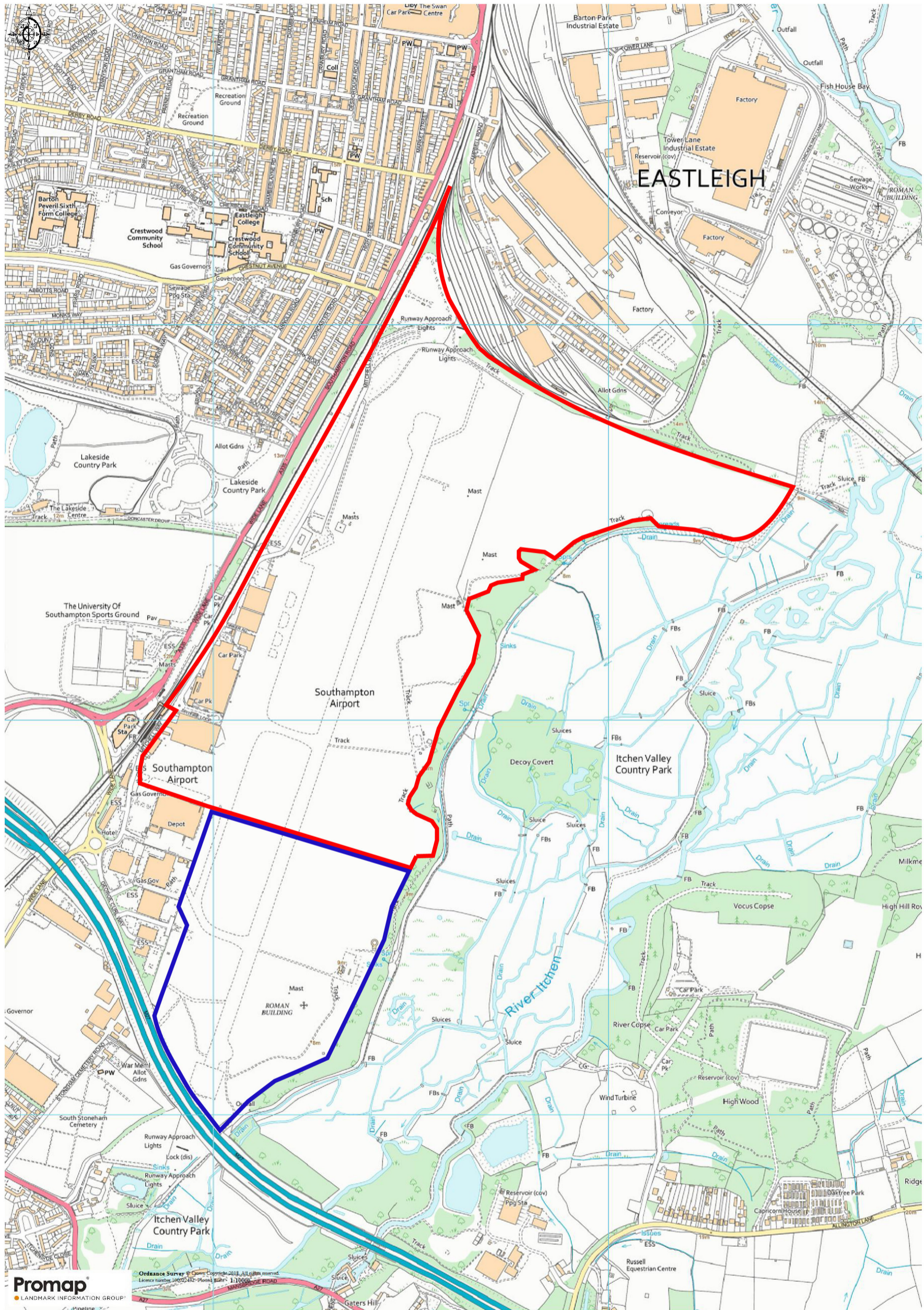
## **Further Information:**

Stephen Beli  
Telephone: 023 8028 5430



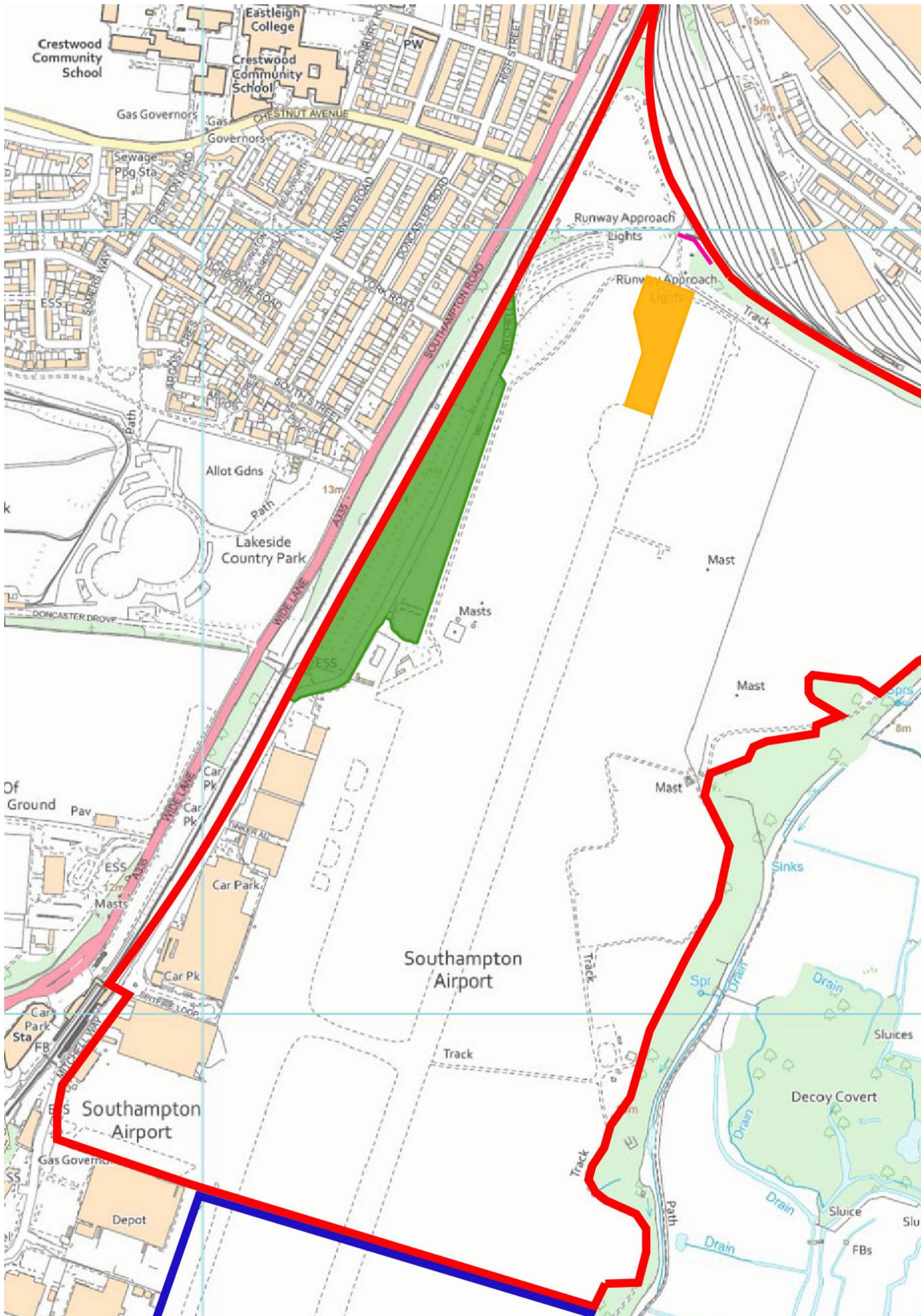
# Location Plan

## Southampton Airport



# Block Plan

## Southampton Airport



## PLANNING COMMITTEE – 9 SEPTEMBER 2020

### NEW FOREST DISTRICT COUNCIL - REVIEW OF LOCAL INFORMATION REQUIREMENTS FOR PLANNING APPLICATIONS

#### 1. THE PURPOSE OF THE REPORT

- 1.1 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO 2015) sets out the minimum (national) information required for a planning application to be valid (see appendix A). In addition to the national information requirements required under the DMPO 2015 there are a number of other mandatory requirements applicable to some applications, these are set out in Appendix C.
- 1.2 Additional information can be required and the New Forest District Council has required additional information since 2008, this is referred to as the 'local list' of information required for a valid planning application. Under the relevant regulations, the 'Local List' should be reviewed every two years, the last review undertaken by this Council was in 2016. In these circumstances the information required to be submitted with applications has reverted to the nationally prescribed requirements set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 1.3 This report sets out:
- a the reasons why it is considered appropriate to reinstate a local list of information required to support planning applications
  - b the arrangements for the consultation exercise
  - c the draft local requirements which will form the basis of the consultation

#### 2. BACKGROUND

- 2.1 In 2008 the standard planning application forms for England was introduced (referred to as 1APP) and this was accompanied by regulations which prescribed more comprehensive information requirements for the validation of planning applications. In addition to the requirements on this national mandatory list the regulations enabled Local Planning Authorities to produce local lists of information requirements, though this was optional.
- 2.2 The Government recommended a process for adopting a local list for the different types of application which a local planning authority determines. Essentially there are four stages:
- Firstly the resolution of the relevant Committee to consult on the proposed 'local list' for different application types.
- Secondly a consultation period of six weeks is recommended in the Guidance during which the views of stakeholders will be sought on a detailed list for each type of development.
- Thirdly, following the consultation process officers will report back to Committee with a 'local list' for formal approval.
- The adopted 'local list' will be published on the local authority website and the Planning Portal and made available in paper copies.
- 2.3 The Council consulted upon and adopted a local list in 2008. In 2010 the then Department for Communities and Local Government's (DCLG) published Guidance on the Information Requirements and validation for planning applications, this was withdrawn in 2014 and incorporated into the National Planning Practice Guidance. It was under this guidance that in 2013, following a consultation exercise, the Council introduced a revised local list of requirements for the validation of planning applications.

- 2.4 An amendment to the Town and Country Planning (Development Management Procedure) Order in 2012 meant that Local Planning Authorities could only use Local Lists where it has been reviewed and published on the local authority website within the two years immediately before the planning application is made. This requirement has been carried through into paragraph 11 (3) of the Town and Country Planning (Development Management Procedure) Order 2015 (DMPO 2015): This states the particulars and evidence required to be submitted with a planning application beyond that prescribed in the national requirements shall only apply in the following circumstances:
- (a) list of requirements is published on the authority website;
  - (b) the particulars or evidence that the authority require fall within that list;
  - (c) the particulars or evidence the authority require to be included in the application—
    - (i) are reasonable having regard, in particular, to the nature and scale of the proposed development; and
    - (ii) are about a matter which it is reasonable to think will be a material consideration in the determination of the application; and
  - (d) the list was published (or republished) during the 2 year period immediately before the date on which the application is made.
- 2.5 In accordance with the Town and Country Planning (Development Management Procedure) Order the Council undertook consultations on the Local List in both 2014 and 2016. Taking on board the comments received in the Consultation the review in 2016 contained a number of minor revisions to the earlier requirements and a commitment to a further review within two years.

### **3. PROPOSED DRAFT LOCAL LIST**

#### **3.1 Why have a Local List of information requirements for Planning Applications?**

The provision of particulars or evidence over and above that required under the National List can have the following benefits:

- Gives the applicant a clear understanding of what information will be required and avoid subsequent dispute when additional details are requested.
- Adequate information is submitted with applications to enable proposals to be clearly understood from the outset.
- Ensuring those consulted are provided with sufficient information to be able to make a constructive response to the Local Planning Authority.
- Avoids the need for additional information to be sought during the determination of the application, leading to delay in a decision being reached.
- Failure to submit adequate information may lead to the imposition of pre-commencement conditions which could delay the start of development.

#### **3.2 What additional information can a Local List include?**

Since the previous Local List was adopted in 2016 it is evident that the Council will be experiencing a significant increase in the applications for larger scale residential/mixed developments. The 2016 Local List has been reviewed in light of the anticipated increase in 'major' planning applications as well as changes contained in the revised National Planning Policy Framework issued. A comparison between the 2016 information requirements and those now proposed is contained in Appendix B.

3.3 The regulations set out two requirements against which any local list for information to be submitted with applications which should be assessed:

- It is proportionate to the nature and scale of development proposals, and
- Is about a matter which it is reasonable to think will be a material consideration in the determination of the application.

3.4 A revised list which will be subject to Consultation is contained in Appendix C, this table sets out the drivers for requiring the additional information and is referred to as Part 1 of the Local List. The drivers for the proposed information requirements are:

- The Adoption of the New Forest District Local Plan 2016-2036 Part 1
- National Planning Policy Framework (2019)
- National Planning Practice Guidance

A comparison between the proposed Local List and the 2016 information requirements is set out in Appendix B. Appendix D sets out proposed information requirements by application types.

3.5 All too frequently the validation of applications is delayed because the drawings submitted are not drawn to a recognised scale, are poorly drawn or incomplete. The previous Local List did contain standards for plans and drawings accompanying planning applications. It is proposed to consult on expanding the requirements for plans and drawings, this is set out in Appendix E and referred to as Part 2 of the Local List.

#### **4. CONSULTING ON THE PROPOSED LOCAL LIST**

4.1 It is considered that the consultation should follow the same format as that undertaken in respect of the 2014 and 2016 Local List reviews, i.e. town and parish councils, internal and external consultees and agents (including all agents who attended the Agents Forum held in January 2019). In terms of how the Consultation is undertaken it is considered this should be as previously, with 6 weeks allowed for responses. The Planning Committee will then receive a report summarising the responses to the consultation and recommendations for what particulars or evidence will be contained in the Local List requirements for different application types.

#### **5. RECOMMENDATION**

5.1 That the proposed Local Information Requirements for planning applications as set out in this report be published for consultation with internal and external consultees, agents who regularly submit applications and Town/Parish Councils.

5.2 A report be brought back to a future meeting of the Committee summarising responses received and setting out a final Local List for adoption.

**For Further Information Please Contact:**

**Background Papers:**

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**a) Completed standard application form:**

The appropriate form published by the Secretary of State (or a form which is substantially the same);

**b) Plans and drawings**

A location plan that shows the application site in relation to the surrounding area. Typically the scale for this is 1:1250 or 1:2500 and this should identify sufficient roads and buildings on land adjoining the application site to ensure the exact location of the site is clear. The application site should be edged clearly with a red line and include all land necessary to carry out the development including land required for access to the site from a public highway.

Such other plans, drawings and information necessary to describe the development which is the subject of the application are submitted, in most cases, this would comprise existing and proposed site (block) plans, floorplans and elevation plans if new buildings/extensions are proposed. Any plans or drawings must be drawn to an identified metric scale, and in the case of plans, must show the direction of north. Although not a requirement of legislation, the inclusion of a linear scale bar is also useful, particularly in the case of electronic submissions.

**c) Ownership Certificate and Agricultural Land Declaration**

This is a certificate which provides certain details about the ownership of the application site and confirms that an appropriate notice has been served on any other owners of the site (and any agricultural tenants).

**d) Correct application fee**

Lodging a cheque or making an electronic payment for the correct fee amount is taken as payment.

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## Comparison of proposed information requirements with 2016 Local List

Proposed Local List Information Requirement	2016 list
1. Affordable Housing Statement	<b>No</b>
2. Archaeological Desk-based Assessment	<b>No</b>
3. Air Quality Assessment	<b>No</b>
4. Agricultural Land Assessment	<b>No</b>
5. Biodiversity Survey and Report	Mandatory requirement for specified developments
6. Community Infrastructure Levy (CIL) – Question Form	<b>No</b>
7. Community Involvement Statement	<b>No</b>
8. Environmental Impact Assessment	Mandatory requirement for specified developments
9. High speed broadband	<b>No</b>
10. Renewable and low carbon statement	<b>No</b>
11. Green belt openness statement	<b>No</b>
12. Design and Access Statement	Mandatory requirement for specified developments
13. Flood risk assessment	Mandatory requirement for specified developments
14. Flood risk sequential test	<b>No</b>
15. Heritage statement	<b>Yes</b>
16. Land contamination Assessment	<b>Yes</b>
17. Landscape and Visual Impact Assessment	<b>No</b>
18. Lighting assessment	<b>yes</b>
19. Noise assessment	<b>Yes</b>
20. Nutrient budget and nutrient neutrality and mitigation strategy	No
21. Mineral Resource assessment	<b>No</b>
22. Open Space/recreational Facilities Assessment	<b>No</b>
23. Parking Provision	<b>No</b>
24. Planning Statement	<b>No</b>
25. Recreational mitigation strategy, New Forest and the Solent Coast	
26. Retail Impact Assessment/ Town Centre Uses/Sequential Assessment	<b>Yes</b>
27. Rural Workers' Dwelling Justification	<b>Yes</b>
28. Structural Survey	<b>No</b>

29. Sustainability Statement	<b>Yes</b>
30. Sustainable Drainage System Strategy	<b>No</b>
31. Telecommunication Statement	<b>Yes</b>
32. Transport assessment (TA)	<b>Yes</b>
33. Transport Statement	<b>Yes</b>
34. Travel Plan	<b>Yes</b>
35. Tree Survey/Arboricultural Statement	<b>Yes</b>
36. Viability Appraisal	<b>Yes</b>
37. Ventilation /Extraction Statement	<b>Yes</b>

## Additional Mandatory validation requirements for planning applications

## APPENDIX C

In addition to the National validation requirements set out in appendix A there are also a number of other mandatory requirements which apply depending on the nature of the proposal and/or its location.

Description	Regulation/ Guidance	Types of application or development that require this information	What is required
Biodiversity Survey and Report	<p>New Forest District Council Local Plan 2016-2036 STR1</p> <p>Wildlife and Countryside Act 1981</p> <p>Hedgerow Regulations 1997</p> <p>Protection of Badgers 1992</p> <p>Natural Environment &amp; Rural Communities Act 2006</p> <p>Conservation of Habitats and Species Regulations 2017</p>	<p>Supporting ecological information may be required for any development from small householder applications to large strategic projects depending on the nature and value of the site. The Biodiversity Checklist provides a guide to help ascertain what information may be required to support an application for a given project.</p> <p>All developments in or adjacent to :</p> <ul style="list-style-type: none"> <li>• European Site (ie SAC/SPA/Ramsar)</li> <li>• Site of Special Scientific Interest (SSSI)</li> <li>• In or adjacent to National Nature Reserve (NNR)</li> <li>• Site of Nature Conservation Interest (SNCI)</li> <li>• Regionally Important Geological Sites (RIGS)</li> <li>• Local Nature Reserve (LNR)</li> <li>• Wildlife Corridors</li> <li>• Priority Habitats</li> </ul> <p>Any development where there is potential for protected or notable species to be impacted e.g. bats, birds, reptiles, badger, amphibians (particularly great crested newt), otters, white-clawed crayfish and dormice.</p>	<p>The NFDC Biodiversity Checklist is to be completed for all applications. If further ecological considerations are shown to be required then a PEA or EcIA (supported by appropriate survey effort) should be submitted to support the application.</p> <p>In general terms all ecological information will need to be prepared and presented in such a way that it is fit to inform the decision-making process and to serve as BNG baseline. It should include:-</p> <ul style="list-style-type: none"> <li>• information on existing biodiversity interests (sites, species, habitats) on the land affected by the proposed development as well as on adjoining or nearby land that may be affected by the proposed</li> <li>• development (such as location, size, abundance, importance);</li> <li>- information on likely impacts on the biodiversity interests;</li> <li>- details on avoidance, mitigation and/or compensation measures; and</li> <li>- Proposals for enhancements of biodiversity.</li> </ul> <p>The level of information required will be proportionate to the scale of development proposed and the likely impact on biodiversity. In most cases a Preliminary Ecological Appraisal (PEA) produced in line with CIEEM Guidance should be provided and inform further survey requirements. Where a proposal is likely to affect protected species, the applicant must submit a Protected Species Survey and Assessment.</p>

	<p>NPPF Section 15 'Conserving and enhancing the natural environment' Para 170</p>		<p>Any survey should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions, over a sufficient period of time and using nationally recognised survey guidelines/methods where available and as appropriate.</p> <p>For development where potentially significant ecological effects are likely to arise from proposals, an Ecological Impact Assessment (EclA) will be required. Typically, the EclA report prepared for planning submission will collate the baseline information gathered during the PEA and/or other detailed surveys. It will value existing ecological features, consider the potential effects of development and assess any residual ecological impacts after mitigation (both adverse and beneficial). The Guidelines for Ecological Impact Assessment published by CIEEM should be adhered to.</p> <p>Ecological Information should:</p> <ul style="list-style-type: none"> <li>- record which habitats, features and species are present or likely to be present on and, where appropriate, around the site;</li> <li>- identify the extent/ area/ length/ numbers (where appropriate) present;</li> <li>- map the habitat/ features distribution on site and/or in the surrounding area shown on an appropriate scale plan; species distribution and use of the area, site, structure or feature (e.g. for feeding, shelter, breeding).</li> </ul> <p>Any ecological report must identify and describe potential development impacts likely to harm designated sites, priority habitats, other biodiversity and geological features, protected/notable species and/or their habitats identified by the survey. These should include both direct and indirect effects both during construction and afterwards. Where harm is likely, evidence should be submitted to show:</p> <ul style="list-style-type: none"> <li>- how alternative designs or locations have been considered;</li> </ul>
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			<p>- how adverse effects will be avoided wherever possible;</p> <p>- how unavoidable impacts will be mitigated or reduced;</p> <p>- how impacts that cannot be avoided or mitigated will be compensated.</p> <p>In addition, an ecological report will need to include information on proposed works that will enhance, restore or add to designated sites, priority habitats and features or habitats used by protected species. The Assessment should also give an indication of likely changes to habitats and/or how species numbers may be affected, if at all, after development, e.g. whether there will be a net loss or gain.</p>
Biodiversity Net Gain Report	New Forest District Council Local Plan 2016-2036	<p>For 'major' applications</p> <p>'Minor' applications, defined as residential development of nine units or less, or commercial development of less than 1000 m<sup>2</sup> of floor space or on a site of less than 1 ha are not exempt from providing biodiversity net gains but use of the Defra Biodiversity Metric will not be required. Householder development (such as extensions), and change of use of an existing building fall within the definition of 'minor development'.</p> <p>Note this may be updated following enactment of the Environment Bill.</p>	<p>Defra Metric Net Gain Calculations (Biodiversity Report) - Biodiversity report to include full details of the ecological baseline including detailed justifications for the choice of habitat types, distinctiveness and condition. Any assumptions made should be presented and likewise justified.</p> <p>A plan should clearly illustrate the areas covered by each of the existing habitat types and the area/length in hectares/km of each habitat type.</p> <p>A proposed habitats plan, for example taken from the site layout plan, illustrative masterplan, green infrastructure plan or landscape plan should also be included. The plan should detail what existing habitats are to be retained and enhanced, and any new habitat types that will be created. The plan should ensure that each habitat type is identified and the area/length of each habitat type should be quantified in hectares/km.</p>
Design and Access Statement	The substituted Section 62 (5) of the T&CP Act 1990 Act stipulates that	<p>With all applications for:</p> <ul style="list-style-type: none"> <li>• Major development,</li> <li>• development in a Conservation Area</li> </ul>	<p>A design and access statement must—</p> <p>(a) explain the design principles and concepts that have been applied to the development;</p>

	<p>design and access statements must be required by development order. The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the current requirements.</p>	<ul style="list-style-type: none"> <li>• listed building consent</li> <li>• one or more dwellings; or</li> </ul> <p>a building or buildings with a floor space of 100 square metres or more.</p>	<p>(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;</p> <p>(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;</p> <p>(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and</p> <p>(e) explain how any specific issues which might affect access to the development have been addressed</p> <p>For more information on Design and Access Statements refer to: <a href="https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement">https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement</a></p>
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Flood risk assessment	National Planning Policy Framework – paras. 163 - 165 Planning Practice Guidance – Flood Risk and Coastal Change section	<p>In line with footnote 50, page 47 of the NPPF, a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.</p> <p>In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</p> <p>Information on identified flood zones (including areas of risk of flooding from rivers and seas AND areas at risk of flooding from surface water) are included on the following webpage:-  <a href="http://apps.environment-agency.gov.uk/wiyby/37837.aspx">http://apps.environment-agency.gov.uk/wiyby/37837.aspx</a></p> <p>Alternatively, the council can provide information on whether a piece of land is identified as being at flood risk.</p>	<p>For guidance on preparing a flood risk assessment please refer to:  <a href="https://www.gov.uk/guidance/flood-risk-assessment-standing-advice">https://www.gov.uk/guidance/flood-risk-assessment-standing-advice</a></p>
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**Part 1 of the Local List – Additional Information Requirements**

**APPENDIX C**

The table below sets out the supporting information required to be submitted, the application types the requirement applies to and the justification for the requirement.

<b>Part 1 – Local List of Planning Application Requirements</b>			
<b>Local List Requirement</b>	<b>Justification &amp; details of the policy driver i.e. National Planning Policy and Local Plan policy</b>	<b>Types of application or development that require this information</b>	<b>What is required</b>
<b>1.Affordable Housing Statement</b>	<p>New Forest District Council Policies HOU1,HOU2</p> <p>National Planning Policy Framework - para. 64 Planning Practice Guidance (NPPG)</p>	In accordance with the NPPF and NPPG this applies to all applications proposing 10-units or more	<p>The Council will require information concerning both the affordable housing and any open market housing. Such information shall include details of the number of residential units, the mix of units and the proposed tenure. If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained.</p> <p>Where the applicant considers the development will not support the level of affordable housing required under the Councils polices then a Viability Assessment will be required (see below).</p>
<b>2.Archaeological Desk-based Assessment</b>	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM1 National Planning Policy Framework - para. 189</p>	A desk-based assessment will be required where an initial assessment indicates the proposed development affects an archaeologically sensitive area (including a Scheduled Ancient Monument or non-designated sites of archaeological interest).	<p>Information and advice on the content of reports is available either through Hampshire County Council Archaeological Service or the following Chartered Institute for Archaeologists website:- <a href="http://www.archaeologists.net/codes/ifa">http://www.archaeologists.net/codes/ifa</a></p>



	Planning Practice Guidance		
<b>3.Air Quality Assessment</b>	<p>New Forest District Council Local Plan 2016-2036 Policy STR1 and CCC1,IMPL2</p> <p>National Planning Policy Framework - para. 108</p> <p>Planning Practice Guidance – Air pollution section</p>	<p>New housing development within or adjoining AQMA. All development which an Environmental Impact Assessment or a Transport Assessment (all development likely to result in significant increase in traffic volume/congestion/speed/composition). All development having an effect on sensitive areas such as ecological sites or areas previously defined as having poor air quality.</p> <p>Application proposals that impact upon air quality or are potential pollutants should be supported by an air quality assessment.</p> <p>Confirmation to Air Quality Monitoring contribution for all new residential development</p>	<p>All as per government advice included on:- <a href="https://www.gov.uk/guidance/air-quality--3">https://www.gov.uk/guidance/air-quality--3</a></p>
<b>4,Agricultural Land Assessment</b>	<p>National Planning Policy Framework - para. 170</p> <p>Planning Practice Guidance</p>	<p>Applications that propose the loss of 20 hectares or more of best and most versatile (BMV) agricultural land <a href="https://www.gov.uk/guidance/natural-environment#brownfield-land-soils-and-agricultural-land">https://www.gov.uk/guidance/natural-environment#brownfield-land-soils-and-agricultural-land</a></p>	<p><a href="https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land">https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land</a></p>
<b>5,Community Infrastructure Levy (CIL) – Question Form</b>	<p>The Community Infrastructure Charges introduced by the Council in April 2015.</p>	<p>All development that is CIL liable where an additional information form is required.</p>	<p>Completion of the CIL additional information form <a href="https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf">https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf</a></p>
<b>6.Community Involvement Statement</b>	<p>National Planning Policy Framework – paras. 128,</p>	<p>Major development.</p>	<p>The statement sets out how you involved the community during the design process,issues the community identified and how you responded in your final design. If you couldn't</p>

			change your design, you need to give reasons why.
<b>7.High Speed Broadband</b>	New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy IMPL2	All new residential development	Statement confirming how connection will be delivered prior to first occupation
<b>8.Renewable and low Carbon Statement</b>	New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy STR1 and CCC1  New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM4  National Planning Policy Framework – para. 150	With planning applications for new development over 100 sq metres gross, or one or more dwellings.	An Energy Statement should include evidence to demonstrate the predicted regulated energy use of the proposed development and the energy generation achieved through the proposed renewable/low carbon measures. For outline planning applications, the Energy Statement need not provide full details, but should set out an explanation in broad terms.
<b>9.Environmental Impact Assessment</b>	Town and Country Planning Act (Environmental Impact Assessment )Regulations 2017	Development and significant infrastructure projects which fall within Schedule 1 &2 of the Regulations 2017 and have been screened as requiring an Environmental Statement	Environmental Statement
<b>10.Green Belt Openness Statement</b>	New Forest District Council Local Plan 2016-2036	Development that affects or impacts on the openness of the Green Belt	Landscape impact assessment
<b>11.Flood Risk Sequential Test</b>	New Forest District Council  National Planning Policy Framework – paras. 157 to 162	You need to do a sequential test if both of the following apply:  • your development is in flood zone 2 or 3	For guidance on undertaking a sequential test please refer to: <a href="https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants">https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants</a>

	Planning Practice Guidance – Flood Risk and Coastal Change section	<ul style="list-style-type: none"> <li>a sequential test hasn't already been done for a development of the type you plan to carry out on your proposed site – contact the Council to find out if a test has already been carried out for the site.</li> </ul>	
<b>12.Heritage statement</b>	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policies DM1</p> <p>National Planning Policy Framework – paras. 189</p> <p>Planning Practice Guidance – Conserving and enhancing the historic environment section</p>	<ul style="list-style-type: none"> <li>All development affecting the setting of a heritage asset, the character of a conservation area (other than household extensions)</li> <li>Demolition of a listed building</li> <li>planning application affecting nationally and locally designated parks and gardens;</li> <li>planning application affecting an ancient monument or its setting;</li> </ul>	<p>The assessment will need to describe the significance of any heritage assets affected by the proposed development. The level of detail necessary will vary according to an asset's importance and the nature of the development/works proposed. Heritage assets should be assessed using appropriate expertise where necessary.</p> <p>Applicants are advised to undertake a pre-application enquiry with the Council before any application is made. Further national advice on heritage significance is provided on the following web-page  <a href="https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment">https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</a>  The Council has produced a number of Conservation Area Appraisals as well as guidance notes relating to heritage issues. These may be useful in preparing heritage statements and can be accessed through the following web-page:-  <a href="http://www.newforest.gov.uk/article/13723/Conservation-Areas">http://www.newforest.gov.uk/article/13723/Conservation-Areas</a></p>
<b>13.Land contamination Assessment</b>	New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy CCC1	<p>All applications where</p> <ul style="list-style-type: none"> <li>The proposed end use is sensitive to contamination</li> </ul>	More details on undertaking a ground contamination survey can be found on the Council's web site:

	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM5</p> <p>National Planning Policy Framework – paras. 178 and 179</p> <p>Planning Practice Guidance – Land Affected by Contamination section</p>	<ul style="list-style-type: none"> <li>• The sites are known or suspected of being affected by current or previous contaminating land uses</li> <li>• The proposed end use could cause contamination</li> </ul> <p>For all applications proposing new buildings where:</p> <ul style="list-style-type: none"> <li>- the development site is or has been used for purposes that may lead to ground contamination (eg. Industrial land, agricultural land where inappropriate spreading may have occurred); or</li> <li>- the site has a history of a contamination incident; or</li> <li>- the development site is within an established buffer zone to a site that is known to suffer from ground contamination (for example land where records held by the Council under Part 2A of the Environmental Protection Act 1990 indicates contamination is present).</li> </ul> <p>Where contamination is known or suspected or the development site is in the vicinity of such land, a report with a desk study listing current and historic uses of the site and adjoining land together with a site reconnaissance shall be provided to determine the likelihood of contamination.</p>	<p><a href="http://www.newforest.gov.uk/article/4227/Contaminated-Land">http://www.newforest.gov.uk/article/4227/Contaminated-Land</a></p> <p>General guidance is provided on the following website:-</p> <p><a href="https://www.gov.uk/guidance/land-affected-by-contamination">https://www.gov.uk/guidance/land-affected-by-contamination</a></p>
<p><b>14.Landscape and Visual Impact Assessment</b></p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy ENV3 and ENV4</p>	<p>A Landscape and Visual Impact Assessment will be required, depending on the nature and type of the proposed development. Such an assessment will be required for applications proposing:-</p>	<p>The assessment should identify the different elements that give a place its unique character -landform, woodlands and specimen trees, hedgerows, land use, historic artefacts, building styles and settlement patterns. From this assessment, it should be demonstrated to what extent the</p>

	National Planning Policy Framework – paras. 8, 170, and 172	<ul style="list-style-type: none"> <li>- development other than householder development in the Cranbourne Area of Outstanding Natural Beauty;</li> <li>- major development on un-developed land outside settlement boundaries;</li> <li>- development that will have a more than insignificant impact on valued landscapes and/or views available to people and their visual amenity.</li> </ul>	<p>proposed development may alter the fabric, quality and character of the landscape. Reference should be made to the character Assessments on the Council’s web site: <a href="http://www.newforest.gov.uk/article/18684/Landscape-Character-Assessment">http://www.newforest.gov.uk/article/18684/Landscape-Character-Assessment</a></p> <p>The assessment should also identify where the proposed development can be seen from (and record this information on a map with accompanying photographs/photomontages from the various viewpoints) the extent to which those views would be occupied by the proposed development (degree of visual intrusion), the distance of the viewpoint from the site and whether views would focus on the proposed development due to proximity or whether the proposed development would form one element in a panoramic view. Consideration should be given to seasonal differences arising from the degree of vegetative screening and filtering of views that will arise in summer/winter; and also to any cumulative effect of the proposals. From this assessment the change in the character of the landscape resulting from the proposed development and the change in views/visual amenity may be determined. The assessment should also clearly set out mitigation measures to address any adverse landscape and/or visual effects identified.</p>
<b>15.Lighting assessment</b>	New Forest District Council Local Plan 2016-2036 Part 1 Policy	Applications that propose development including artificial external lighting that may:-	The Lighting Assessment should include:- - details of the external lighting and hours when it will be switched on;

	<p>ENV3: Design quality and local distinctiveness, part (ii), Policy ENV4: Landscape character and quality, part (vi)</p> <p>National Planning Policy Framework – para. 125</p> <p>Planning Practice Guidance  <a href="https://www.gov.uk/guidance/light-pollution">https://www.gov.uk/guidance/light-pollution</a>)</p>	<p>- materially alter light levels outside the application site; or</p> <p>- affect residential amenities, impact on visual amenities, highway/railway safety or natural environment</p> <p>All planning application proposing floodlighting.</p>	<p>- lighting layout plan with beam orientation and a schedule of the equipment proposed; details of lighting levels and assessment on how the proposed lighting may affect local amenity, intrinsically dark landscapes, natural conservation and highway/railway safety (or as appropriate)</p> <p>The Institution of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light' 2011 provides lighting designers, planners and environmental health officers with recognised technical limitations on stray light. Limits are provided for each environmental zone for each of the main sources of nuisance light pollution: sky glow, glare, spill and building illuminance.</p>
<b>16.Noise assessment</b>	<p>New Forest District Council Local Plan 2016-2036 Policy STR1 Achieving sustainable development, Policy ENV3: Design quality and local distinctiveness, part (ii)</p> <p>National Planning Policy Framework – para. 180</p> <p>Planning Practice Guidance</p>	<p>All applications proposing:</p> <ul style="list-style-type: none"> <li>• new development that may create additional noise in areas where noise sensitive development already exists; and</li> <li>• new noise sensitive development in areas that already experiences significant noise levels.</li> </ul> <p>Including:-</p> <ul style="list-style-type: none"> <li>- development for Class B2 uses</li> <li>- development that incorporates HGV turning, loading and unloading areas (such as large retail developments);</li> <li>- development that incorporates external plant and equipment that generates noise;</li> <li>- development that may result in noise associated with the users of the proposal, particular outside daylight hours e.g. night clubs, event venues</li> </ul>	<p>Any noise assessment shall need to have regard to the advice contained in the Planning Practice Guidance  <a href="https://www.gov.uk/guidance/noise--2">https://www.gov.uk/guidance/noise--2</a>) Noise assessments will need to establish the observed effect levels relevant to the proposed development and where appropriate set out proposed mitigation measures to address noise issues. This may include details of sound insulation.</p>

		<b>Noise sensitive development</b> will include residential properties, hostels and hotels. Applications for noise sensitive development adjacent to major road/transport infrastructure and other significant sources of noise;	
<b>17.Nutrient budget and nutrient neutrality and mitigation strategy</b>	New Forest District Council Local Plan 2016-2036 Part 1 STR1: Achieving sustainable development, part (iii), Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites, parts (i) and (iv)	All applications proposing: <ul style="list-style-type: none"> <li>• Net additional dwellings</li> <li>• Units of visitor or institutional accommodation, or other proposals that include overnight stays including campgrounds, will be calculated on a dwelling-equivalent basis.</li> </ul>	A nutrient budget and nutrient mitigation strategy for the development covering both foul drainage and surface runoff. Currently required for nitrogen in the Solent catchments, and for phosphate in most of the Avon catchment. Development that connects to Christchurch WWTW via the sewer network is currently exempted.  The calculators, links to natural England guidance and the (forthcoming) NFDC Nutrient Neutrality guidance can be found here <a href="https://www.newforest.gov.uk/article/1206/Nutrient-Neutral-Development">https://www.newforest.gov.uk/article/1206/Nutrient-Neutral-Development</a>
<b>18.Mineral Resource assessment</b>			
<b>19.Open Space/recreational Facilities Assessment</b>	New Forest District Council Local Plan 2016-2036 Part 1 Policy ENV3: Design quality and local distinctiveness, part (vi)  New Forest District Council Core Strategy (2009) Saved Policy	Required for applications within or affecting open space, including the loss of open space, playing fields, bowling green etc. plans should show any areas of existing or proposed open space within or adjoining the application site and demonstrate through an independent assessment that the land or buildings are surplus to	An assessment will need to show the impact of the proposed development on the need for recreational facilities and open space in the area of the application site.  The recommended methodology is set out in Fields in Trust, Guidance for Outdoor Sport and Play 2018

	<p>CS7: Open spaces, sport and recreation</p> <p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policies DM8 and DM9</p> <p>National Planning Policy Framework – para. 96 and 97 Planning Practice Guidance <a href="https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities">https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities</a></p>	<p>local requirements. Proposals introducing new open space will need to be supported by a long term Maintenance and Management Plan.</p>	<p><a href="http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf">http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf</a></p>
<b>20.Parking Provision</b>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Policy ENV3: Design quality and local distinctiveness, part (IV), Policy CCC2: Safe and sustainable travel IMPL2</p>	<p>Required for all applications where new dwellings and/or floorspace is proposed or where a loss of existing car parking is involved.</p>	<p>All (non-householder) applications will be required to provide details of existing and proposed parking provision, including cycle parking, and to justify the level of provision. For major applications, applicants will be required to justify proposals which exceed the Council's maximum/required parking standards set out in the SPD: <a href="http://www.newforest.gov.uk/article/14291/Parking-Standards">http://www.newforest.gov.uk/article/14291/Parking-Standards</a> Details of electric charging infrastructure</p>



	<p>New Forest District Council Parking Standards Supplementary Planning Document (SPD)(2012)</p> <p>National Planning Policy Framework – para. 102, 105 and 106</p>		
<b>21.Planning Statement</b>	National Planning Policy Framework – para.43	<p>Planning Statement setting out comments in support of proposals can be submitted with any planning application. However a statement will be required for</p> <ul style="list-style-type: none"> <li>• all major planning applications</li> <li>• applications that are not in accordance with the development plan</li> <li>• proposals that require detailed policy consideration</li> </ul>	<p>Planning statements should include all comments the applicants want the Council to consider in support of the proposal. In particular statements should:-</p> <ul style="list-style-type: none"> <li>- explain why the proposal complies with relevant development plan policies; or if not in accordance with such policies;</li> <li>- explain why the applicant(s) consider permission should be granted contrary to development plan policies.</li> </ul> <p>Planning statements may also usefully include additional information, such as suggested planning conditions and expand on information provided on the application form. It would also be helpful for such documents to include an explanation as to why it is considered the proposal represents sustainable development, having regard to the advice in the National Planning Policy Framework.</p>
<b>22.Recreational mitigation strategy, New Forest and the Solent Coast</b>	New Forest District Council Local Plan 2016-2036 Part 1, Policy ENV1: Mitigating the impacts of development on International	<p><u>New Forest</u> Sites providing 50 or more homes, the threshold for on-site provision of ANRG (alternative natural recreational greenspace) to mitigate recreational visits to the New Forest European Sites</p>	<p>A demonstration with accompanying layout plans, commentary and a land budget to demonstrate that on-site ANRG provision will be both quantitatively sufficient for the number and size of dwellings proposed, of sufficient quality and character to be effective</p>

	Nature Conservation sites	<p>For sites of less than 50 homes, mitigation is secured by a financial contribution</p> <p>Solent Coast All residential development within 5.6km of the Solent coast. Mitigation is secured by a financial contribution</p>	<p>and attractive for recreational use as an alternative to visiting the New Forest European sites.</p> <p>A recreational mitigation land requirement calculator is available here <a href="http://forms.newforest.gov.uk/ufs/ufsmain?formid=POS_ANRG&amp;ebz=1_1598465693608&amp;ebd=0&amp;ebz=1_1598465693608">http://forms.newforest.gov.uk/ufs/ufsmain?formid=POS_ANRG&amp;ebz=1_1598465693608&amp;ebd=0&amp;ebz=1_1598465693608</a></p> <p>The Mitigation Strategy For European Sites SPD provides qualitative and design guidance for the layout of recreational mitigation land <a href="https://www.newforest.gov.uk/media/757/Mitigation-Strategy-for-European-Sites/pdf/Mitigation_Strategy_SPD.pdf?m=637298154069500000">https://www.newforest.gov.uk/media/757/Mitigation-Strategy-for-European-Sites/pdf/Mitigation_Strategy_SPD.pdf?m=637298154069500000</a></p>
<b>23.Retail Impact Assessment/</b>	<p>New Forest District Council Local Plan 2016-2036 Part 1 ECON5</p> <p>National Planning Policy Framework – para. 89</p> <p>Planning Practice Guidance <a href="https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres">https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</a>)</p>	<p>Retail development of over 1,000sqm gross internal area (GIA) outside of town centre boundaries needs a Retail Impact Assessment. In villages and locations outside defined built up areas retail developments of over 500sqm GIA will need a retail impact assessment</p>	<p>Retail Impact Assessments will need to include evidence/information to show the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.</p> <p>Further information and guidance on these assessments is included as part of the Planning Practice Guidance see <a href="https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres">https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</a></p>
<b>24.Rural Workers' Dwelling Justification</b>	New Forest District Local Plan Part 2: Sites and Development	Where an application is made for a dwelling in a rural location and justified by its association with an agricultural/forestry or other rural business need.	<p>For a permanent dwelling, the document should include:-</p> <ul style="list-style-type: none"> <li>- evidence of functional need for the proposed dwelling;</li> </ul>

	<p>Management (2014) Policy DM21</p> <p>National Planning Policy Framework – para. 79</p>		<ul style="list-style-type: none"> <li>- information to demonstrate the associated enterprise is viable and clear prospects of doing so;</li> <li>- evidence that any need for the dwelling cannot be met by existing dwelling or re-use of existing building;</li> <li>- evidence that the size of the dwelling is commensurate with functional requirements of the enterprise.</li> </ul> <p>-audited financial accounts for 2 years and final year draft accounts</p> <p>For a temporary dwelling on a new rural enterprise, the document should include evidence to show compliance with economic and functional tests and no appropriate accommodation available in the locality.</p>
<b>25. Structural Survey</b>	<p>New Forest Local Plan policy CS7</p> <p>National Planning Policy Framework – para. 44</p>	<p>A structural survey is required with:-</p> <ul style="list-style-type: none"> <li>- planning application/applications for listed building consent for works that include demolition of all or a significant part of a listed building; or</li> <li>- a planning application proposing the conversion of an existing rural building; or</li> <li>- an application proposing the replacement of existing rural building with a new building,</li> </ul> <p>In order to help show the accommodation needs cannot be met through alterations, extension and/or refurbishment.</p> <p>-demolition of a building where it would result in the loss of a sport, recreation or play facility where a replacement of equal or better quality is not proposed</p>	<p>The survey document shall accurately describe the structural condition of the building to be demolished/converted. For applications proposing demolition of the building (be it listed, locally listed or building to be replaced) the survey shall set out an explanation as to why repairs works or alterations could not be carried out to address any structural problems.</p> <p>For applications seeking permission for conversion of rural buildings a full schedule of works (with plans) will be required to clearly explain and illustrate the works required to carry out the proposed conversion.</p>
<b>26. Sustainability Statement</b>	<p>New Forest District Council Local Plan 2016-2036 Part 1 STR1 ENV3</p>	<p>All planning applications for new residential, mixed use, commercial, retail,</p>	<p>A Sustainability Statement is a comprehensive document that covers all aspects of the environmental impact of a</p>

	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM1</p>	<p>community or leisure uses with the following exceptions:</p> <ol style="list-style-type: none"> <li>1. "Householder" applications for alterations and extensions to dwelling houses.</li> <li>2. Alterations and extensions to existing non-residential buildings, including: <ul style="list-style-type: none"> <li>• Extensions of up to 10% additional gross internal floorspace, to a maximum of 250m<sup>2</sup>.</li> <li>• External works where no additional floorspace is being created, such as: New air-conditioning units New shopfronts New windows</li> </ul> </li> <li>3. Applications for planning permission proposing a "change of use" <b>only</b> (unless over 1,000m<sup>2</sup> floorspace). The exemption for changes of use is only offered to proposals that involve no increase in floorspace or subdivision of units.</li> <li>4. Applications that are themselves solely for the installation of energy efficiency measures or renewables.</li> </ol>	<p>proposed development. The following are examples of what a Statement can include,</p> <ul style="list-style-type: none"> <li>- Water Efficiency calculations.</li> <li>- Flood Risk Analysis.</li> <li>- Drainage Strategy.</li> <li>- Community Impact.</li> <li>- Transport Impacts.</li> <li>- Daylight Assessments.</li> <li>- Thermal Comfort.</li> <li>- The Sourcing of Materials.</li> <li>- Impact on Pollution.</li> <li>- Impact on Ecology.</li> </ul> <p>Statement of design measures that improve resource efficiency and Climate Change Resilience</p> <p>Applicants are advised to undertake a pre-application enquiry with the Council which will provide advice on what should be covered in a Sustainability Statement in respect of the proposed development.</p>
<p><b>27.Sustainable Drainage System Strategy</b></p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 STR1: Achieving sustainable development, part (iii), ENV3: Design quality and local distinctiveness, part (v)</p>	<p>This applies to all applications proposing 10 or more residential -units or 1000 sq. gross floorspace or more.</p>	<p>In addition to any requirement for a Flood Risk Assessment (FRA), the following information with regard to surface water drainage must be submitted:</p> <p><b>Outline Planning Application</b> Any outline application for a development falling within the definition of 'major' shall be</p>

	<p>New Forest District Council Core Strategy (2009) Policies CS1, CS2 and CS6</p> <p>National Planning Policy Framework – para. 163</p>		<p>accompanied by a drainage strategy. Information to include:</p> <ul style="list-style-type: none"> <li>• indicative sustainable drainage principles for the development</li> <li>• topographical survey showing how water naturally flows on the site together with groundwater and land drainage flows</li> <li>• proposed destination for surface water post-development</li> <li>• ground investigation results for infiltration (if appropriate)</li> <li>• existing and/or proposed watercourses</li> <li>• existing and/or proposed surface water sewers and/or pumping stations</li> <li>• surface water flows onto the site, flows from the site and flood risk to and from the site</li> <li>• offsite works which may be required to provide surface water drainage or mitigate against flood risk</li> <li>• sensitive receptors</li> <li>• general maintenance principles</li> </ul> <p><b>Full Planning Application</b> In addition to details required for an Outline application (listed above) the following shall be provided:</p> <ul style="list-style-type: none"> <li>• details of compliance with Defra non-statutory technical standards</li> <li>• off-site works</li> <li>• consents required</li> <li>• flow paths through the development</li> <li>• surface water storage volumes and locations</li> </ul>
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			<ul style="list-style-type: none"><li>• sub-catchment areas</li><li>• treatment train components</li><li>• proposed landscaping and/or vegetative systems</li></ul> design calculations for: <ul style="list-style-type: none"><li>- greenfield run-off</li><li>- brownfield run-off if appropriate (including reductions)</li><li>- peak flow rates</li><li>- surface water volumes</li><li>- storage requirements</li><li>- drain down times</li><li>- multi-use areas</li><li>- exceedance routes</li><li>- temporary drainage during construction</li><li>- climate change allowances</li><li>- future development allowances</li></ul> <ul style="list-style-type: none"><li>• details of how the sustainable drainage system is to be maintained, and by whom, for the lifetime of the development</li></ul>
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<p><b>28. Telecommunication Statement</b></p>	<p>National Planning Policy Framework – para. 115</p>	<p>All applications proposing telecommunications development, including applications for prior approval under part 16 of the Town and Country Planning (General Permitted Development) Order) 2015.</p>	<p>In line with the policy drivers, planning applications should be accompanied by a range of supplementary information including:-</p> <ul style="list-style-type: none"> <li>• outcome of consultations with organisations with an interest in the proposed development (see NPPF para. 115);</li> <li>• for an addition to an existing mast or a base station or for a new mast or base station</li> <li>• a statement that self-certifies that the cumulative exposure will not exceed International Commission on non-ionising radiation protection guidelines; for a new mast or base station,</li> <li>• evidence that shows the possibility of erecting antennas on an existing building, mast or other structure.</li> </ul> <p>To support this evidence, details of the operational requirements of the telecommunications networks and the technical limitations of the technology should be provided.</p>
<p><b>29. Transport assessment (TA)</b></p>	<p>New Forest District Council Local Plan 2016-2036 STR7 and CCC5</p> <p>New Forest District Council Parking Standards Supplementary Planning Document (SPD)(2012)</p>	<p>In determining whether a Transport Assessment or Statement will be needed for a proposed development the local planning authority will take into account the following considerations:</p> <ul style="list-style-type: none"> <li>• New Forest District Council Core Strategy (2009) Policy CS24;</li> </ul>	<p>Where required the TA should illustrate accessibility to the site by all modes of transport, for example cycle, foot or car, as well as giving details of measures which will a) improve public transport; b) reduce the need for parking; and, c) mitigate transport impact</p>

	<p>National Planning Policy Framework – para. 111</p> <p>Planning Practice Guidance – (section on Travel Plans, transport assessment and statement)</p>	<ul style="list-style-type: none"> <li>• the scale of the proposed development and its potential for additional trip generation (smaller applications with limited impacts may not need a Transport Assessment or Statement);</li> <li>• existing intensity of transport use and the availability of public transport;</li> <li>• proximity to nearby environmental designations or sensitive areas;</li> <li>• impact on other priorities/strategies (such as promoting walking and cycling);</li> <li>• the cumulative impacts of multiple developments within a particular area; and</li> <li>• whether there are particular types of impacts around which to focus the Transport Assessment or Statement (e.g. assessing traffic generated at peak times).</li> </ul>	
<b>30.Transport Statement</b>	<p>New Forest District Council Local Plan 2016-2036 Policy STR7</p> <p>National Planning Policy Framework – para. 111</p> <p>Planning Practice Guidance – (section on Travel Plans, transport</p>	For developments with anticipated limited transport impacts.	Transport Statements similar to a TA but are a 'lighter-touch' evaluation to be used where this would be more proportionate to the potential impact of the development.



	assessment and statement)		
<b>31.Travel Plan</b>	<p>New Forest District Council Local Plan 2016-2036 Policy STR7 and CCC5</p> <p>New Forest District Council Parking Standards Supplementary Planning Document (SPD)(2012)</p> <p>National Planning Policy Framework - para. 111 Planning Policy Guidance</p>	<p>In determining whether a Travel Plan will be needed for a proposed development the local planning authority will take into account the following considerations:</p> <ul style="list-style-type: none"> <li>• New Forest District Council Core Strategy (2009) Policy CS24;</li> <li>• the scale of the proposed development and its potential for additional trip generation (smaller applications with limited impacts may not need a Travel Plan);</li> <li>• existing intensity of transport use and the availability of public transport;</li> <li>• proximity to nearby environmental designations or sensitive areas;</li> <li>• impact on other priorities/ strategies (such as promoting walking and cycling);</li> <li>• the cumulative impacts of multiple developments within a particular area;</li> <li>• whether there are particular types of impacts around which to focus the Travel Plan (e.g. minimising traffic generated at peak times); and</li> </ul> <p>A Travel Plan is also required with all Transport Assessments.</p>	<p>A travel plan should set out measures to reduce the demand for travel by private cars and encourage cycling, walking and public transport use through agreed targets and monitoring arrangements.</p> <p>For town centre development applications, draft travel plans will need to show that the needs of alternative powered vehicles have been considered.</p> <p>Further advice is included on the following webpages:-  <a href="https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements">https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</a></p>
<b>32.Tree Survey/Arboricultural Statement</b>	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM9</p>	<p>An arboricultural report (see Table 2) must be submitted where there are trees within a proposed application site, or on land adjacent to an application site (including trees in neighbouring gardens and street trees), that could influence or be affected</p>	<p>An arboricultural statement should show how the tree constraints on and adjacent to the site have been correctly incorporated into the design and how these trees are to be retained without damage</p>

	National Planning Policy Framework - para. 175	by the development, including works such as site access, service routes and site compounds. Information will be required on which trees are to be removed and retained, the means of protecting those to be retained during demolition and construction works and compensatory planting for removed trees.	<p>during construction and future occupancy. The statement must be produced in line with the guidelines set out within BS5837:2012 and shall include:</p> <p>(i) <i>Tree survey drawing and schedule</i> - The survey shall provide clear data regarding the species, size, age, condition and useful life expectancy of trees. It shall also categorize trees, groups of trees or woodlands in terms of their quality and value within their <i>existing context</i> and not within the context of the proposals.</p> <p>(ii) <i>Arboricultural Constraints Plan (ACP)</i> – An aid to layout design that shows tree Root Protection Areas (RPA) as well as representing the effect that the mature height and spread of retained trees will have on the development. The ACP shall incorporate the tree survey information as well as illustrate both the above-ground (shade patterns) and belowground RPA constraints posed by the trees.</p> <p>(iii) <i>Tree Protection Plan</i> – scale drawing produced by an arboriculturalist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method.</p> <p>(i) <i>Arboricultural Method Statement (AMS)</i> – sets out the information regarding the measures to be taken to protect the trees shown to be retained on the submitted drawings. Also detail the methodology for the implementation of any aspect of the proposal that has the potential to result in loss or damage to a tree.</p>
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<p><b>33. Viability Appraisal</b></p>	<p>New Forest District Council Local Plan Part One 2016-2036 Policy HOU2: Affordable housing, Policy IMPL1: Developer contributions</p> <p>National Planning Policy Framework – para.56,57 and 62 Planning Practice Guidance</p> <p>RICS Guide to Planning and Viability Appendix C</p>	<p>Required for major development of 1- or more units where the applicant is proposing that they can not provide the full range of S106 requirements, which includes affordable housing due to financial viability issues.</p> <p>The NPPF and accompanying PPG require that all viability assessments must be published for public scrutiny. Financial viability appraisals/assessments must be completed in accordance with the standards set out in the PPG.</p> <p>The Financial Viability Appraisal must be accompanied by an agreement that the applicant will pay for the reasonable costs of an independent appraisal of the submitted viability assessment.</p>	<p>RICS Guide to Planning Viability Appendix C details what a viability assessment should comprise.</p>
<p><b>34. Ventilation/ Extraction Statement</b></p>	<p>New Forest District Local Plan Part 2: Sites and Development Management ( 2014)</p>	<p>All applications where extraction equipment for the preparation of cooked food is to be installed.(excluding alterations to existing dwellings and proposals for new dwellings)</p> <p>A statement will be required with all applications for new restaurants, hot food takeaways and bars/pubs which sell hot food where they are proposed next to residential property, including flats.</p>	<p>Statements should include details of measures for fume extraction, including the mechanical equipment proposed, the location of any external pipework or flues and the means by which a chimney would be capped to prevent ingress by rain.</p>

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**Proposed Information Requirements by Application Type (including mandatory requirements applicable) APPENDIX D**

* Indicates where the requirement is dependent on the nature of the proposed development and/or location, refer to appendices B and C								
	Householder	Listed building consent	Minor Full	Minor Outline	Major Full	Major Outline	Telecom	Rural Workers Dwelling
1. Affordable Housing Statement	No	No	No	No	Yes*	Yes*	No	No
2. Archaeological Desk-based Assessment	No	No	Yes*	Yes*	Yes*		No	Yes*
3. Air Quality Assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	No
4. Agricultural Land Assessment	No	No	No	Yes*	Yes*	Yes*	No	No
5. High Speed Broadband	No	No	Yes *	Yes*	Yes*	Yes*	No	Yes *
6. Renewable and low Carbon Statement	No	No	Yes*	Yes*	Yes*	Yes*	no	Yes*
7. Biodiversity Survey and Report	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
8. Community Infrastructure Levy (CIL) – Question Form	Yes	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
9. Community Involvement Statement	No	No	No	No	Yes	Yes	No	No
10. Design and Access Statement	Yes*	Yes*	Yes*	Yes*	Yes	Yes	No	Yes*
11. Environmental Impact Assessment**	No	No	Yes**	Yes**	Yes***	Yes***	No	Yes**

\*\* Subject to screening opinion

	Householder	Listed building consent	Minor Full	Minor Outline	Major Full	Major Outline	Telecom	Rural Workers Dwelling
<b>12. Flood risk assessment</b>	Yes*	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>13. Flood Risk Sequential Test</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>14. Heritage statement</b>	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>15. Land contamination Assessment</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>16. Landscape and Visual Impact Assessment</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>17. Nutrient budget and nutrient neutrality and mitigation strategy</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>18. Lighting assessment</b>	No	no	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>19. Noise assessment</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	No
<b>20. Open Space/recreational Facilities Assessment</b>	No	No	No	No	Yes*	Yes*	No	No
<b>21. Parking Provision</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	No
<b>22. Planning Statement</b>	No	No	Optional	Optional	Yes*	Yes*	No	Optional
<b>23. Recreational mitigation strategy, New Forest and the Solent Coast</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes
<b>24. Retail Impact Assessment</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	No
<b>25. Rural Workers' Dwelling Justification</b>	No	No	No	No	No	No	No	Yes
<b>26. Structural Survey</b>	No	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>27. Sustainability Statement</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>28. Sustainable Drainage System Strategy</b>	No	No	No	No	Yes*	Yes*	No	No
<b>29. Telecommunication Statement</b>	No	No	No	No	No	No	No	No
<b>30. Transport statement</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	No
<b>31. Transport assessment</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	No

	Householder	Listed building consent	Minor Full	Minor Outline	Major Full	Major Outline	Telecom	Rural Workers Dwelling
<b>32. Travel Plan</b>	No	No	Yes*	Yes*	Yes*	Yes*	No	No
<b>33. Tree Survey /Arboricultural Statement</b>	Yes*	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
<b>34. Viability Appraisal</b>	No	No	No	No	Yes*	Yes*	No	No
<b>35. Ventilation/Extraction Statement</b>	No	No	Yes*		Yes*		No	No

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## Part 2 of the Local List - Drawing standards for plans and drawings accompanying planning applications

### **Introduction**

Drawings are a key part of your planning application, and it is essential that drawings are of a suitable standard and include all of the information necessary to describe the development proposal in detail and to enable your application to be assessed. It is also important that your proposals can be clearly understood by third parties (such as neighbours) who may not be familiar with reading plans and drawings, and will mostly be looking at your application online.

This guidance will assist you in making an application, help to avoid most common mistakes and reduce any delay in your proposal being considered by a planning officer.

If drawings are received that do not contain sufficient detail, your application will be invalid and the registration of your planning application will be delayed until appropriately revised or further drawings are submitted.

### **Presentation of plans and drawings.**

A separate list or schedule of drawings, plans and documents, to include the drawing numbers and the plan titles, should be submitted with the application

The submitted plans and drawings should meet the following criteria:

All plans must be to a conventional metric scale (normally 1:50 or 1:100), state original paper size and show a north point or identify which direction all elevations face (when relevant) and be named in a logical manner.

When proposing new built development they must also include a scale bar and key dimensions (distance of development from site boundaries and size of extension/building).

Plans/drawings containing disclaimers such as "Not to scale" and "Do not scale" will not be accepted by the council (perspectives drawings excepted).

Each plan/drawing should have a title box stating:

- site address
- the proposal
- the title of the drawing (e.g. "existing rear elevation, proposed floor plan")
- the date
- scale of the drawing
- drawing number, e.g. D1, D2, D3, etc.

Any revisions to the drawings should be clearly identified with a new number, e.g. D1a, D2b, D3c, etc. The date and details of the revision should also be indicated on the drawing.

Every plan (including all copies) that is based upon Ordnance Survey maps should have the appropriate Ordnance Survey copyright notice.

### **Requirements for Specific Drawings**

#### **Site location plan**

A site location plan is a map base that shows the location of the application site in relation to surrounding roads, buildings and other land.

Site location plans should:

- Be taken from an up to date Ordnance Survey Base, or to an equivalent standard.
- Be to a suitable scale of 1:1000, 1:1250 or 1:2500 for larger sites.
- Show the direction of north.
- Where possible, cover an A4 sheet of paper with the application site in the centre of the plan.
- Show the application site boundary outlined in red; this should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings).

- Show any other adjoining land owned by the applicant outlined in blue.
- Show adjoining road names and numbers.
- Identify sufficient roads and/or buildings on nearby land to ensure that the exact location of the application site is clear. For example, in rural areas you will normally need to show two named roads.

### **Site layout plan (sometimes called a block plan)**

A site layout plan shows a detailed layout of the whole site and the relationship of the proposed works with the boundary of the property, nearby roads and neighbouring buildings. Most applications should include an existing site layout plan and a proposed site layout plan. For simple applications the existing and proposed site can be combined and shown on one plan so long as what is existing, what is proposed, and what is to be demolished is highlighted and annotated clearly.

Site layout plans should:

- Be to a scale of 1:200 or 1:500
- Show the proposed development, all existing buildings and structures, the garden and other open areas.
- Show proposed buildings shaded.
- Show the position and size of existing and proposed hard surfaced areas e.g. parking spaces, turning areas, paths, etc.
- Show the whole of the boundary of the property, indicating the position and height of all existing and proposed boundary walls and fences.
- Identify any buildings to be demolished
- Include details of all trees, e.g. position, spread and species (e.g. oak, ash, etc).
- Identify trees proposed for felling.
- Show all roads/footpaths/public rights of way adjoining the site.
- Show all existing buildings and structures on land adjoining the application site
- Show the direction of north.

### **Elevations**

Elevation drawings show what a building will look like externally:

In most cases, two separate sets of elevation drawings will be required, “existing” elevations showing the building as it is now and “proposed” elevations showing how the building will look, after the works have been carried out. Blank elevations must be shown if only to show this is the case.

Elevations should:

- Be to a scale of 1:100 or 1:50.
- Be clearly annotated existing and proposed.
- Show every elevation of the building, e.g. front, side(s) and rear and state the direction in which each elevation faces, e.g. rear (south).
- For extensions to existing buildings, show every elevation of the proposed development in situ with each relevant elevation of the existing building.
- Show the whole of any existing building to be altered/extended so that the relationship of the new building/extension to the existing can be clearly seen.
- Show outline elevations of other buildings that are close to the development. For example, a side extension close to neighbouring dwelling.
- Show the property boundary.
- Indicate the colour and type of finishing materials to be used (e.g. colour and type of brick, render, roof tiles etc.).
- Identify building(s) to be demolished.
- Details of external materials – Please ensure that all materials are described in detail, including the colour of each material.
- Show the position and size of all windows and doors (existing and proposed).

You need to describe what the roof covering, wall facing and window frames and doors will be made of, their design, colour and if known manufacturer. If the proposed materials will

match exactly those of the existing dwelling, this may be stated on the plans e.g. “brickwork to match existing”. Specifying on your plans the proposed materials can avoid the imposition of a condition requiring approval of materials to be applied for at a later date.

### **Floor plans**

Floor plans show the internal layout of the building.

In most cases, two separate sets of floor plans will be required: “existing” floor plans showing the building as it is now and “proposed” floor plans showing how the building will look, after the works have been carried out.

Floor plans should:

- Be to a scale of 1:100 or 1:50.
- Be clearly annotated existing and proposed.
- Show all relevant floor levels of the building(s) being constructed, altered or extended, in relation to the remainder of the building.
- Clearly state the use of each room and include position of windows, doors, walls and partitions.
- Clearly label each floor.
- Clearly label the primary use of each room
- Identify anything to be demolished.

### **Existing and proposed site sections and finished floor/site levels**

Where a proposal involves a significant change in ground levels, illustrative drawings should normally be submitted to show both existing and finished levels. These drawings should demonstrate how the proposed development would relate to existing site levels and neighbouring development. Providing such details upfront helps us understand your proposal and avoids delay which asking for this information later in the process.

In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified.

Level drawings should:

- State the existing and proposed levels on the site and where levels differ from that of land immediately adjoining the site
- Be plotted on a plan (scale 1:200 or 1:500), by using spot ground levels at regular intervals in a grid pattern across the site
- Specify a fixed and identifiable datum level, usually “Above Ordnance Datum” – AOD
- State the finished floor levels of proposed buildings

Section drawings should:

- Identify existing and proposed ground levels where significant cut and fill operations are proposed, or where slopes in excess of 1 in 20 exist (or will exist)
- Show “slices” (cross sections) through buildings, normally at a scale of 1:50 or 1:100
- Show “slices” (cross sections) through land, normally at a scale of 1:200 or 1:500
- Be accompanied by a plan showing the points between which the cross sections have been taken, which should also indicate the direction of north
- Show existing and proposed buildings within and adjacent to the site
- Identify finished floor and ridge levels of buildings

### **Street Scene or context plan**

Will be required for development fronting a public highway (including public footpaths) where there is a gap of more than 30m between the buildings. Such drawings can augment the Design and Access statement and help neighbours and local councils understand how the proposed development will relate to its surroundings.

These should:

- be of a scale of 1:100 or 1:200
- as a minimum, accurately show the height and outline of neighbouring dwellings/buildings and the position and size of windows/doors
- accurately show any differences in levels
- include written dimensions for gaps between buildings

### **Roof plans**

These should be drawn to a scale of 1:50 or 1:100 and is used to show the shape of the roof particularly when development includes changes to its appearance and shape. Show the position of all ridges, valleys, dormer windows, roof lights and other features, such as chimneys or raised parapets. Details such as the roofing material and their location are typically specified on the roof plan.

### **Landscaping Plan**

Landscaping plans should accurately show:

- The position and spread of the existing trees.
- Details of any trees to be retained and measures to be taken to protect the trees.
- The species of the trees and details of their condition.
- An indication of which, if any, are to be felled.
- Details of the size, species and positions of trees to be planted and boundary treatments.

Where a Tree Survey or Arboricultural Statement is submitted this should cross reference with the landscaping plan.

Floor plans for new development, and for existing buildings altered by the proposed development. These should identify existing floorspace and highlight any existing walls or buildings that are to be demolished, where applicable. If the application relates simply to a change of use, and no development work is to be carried out, a floor plan may not be necessary.