

NOTICE OF MEETING

Meeting: PLANNING COMMITTEE

Date and Time: WEDNESDAY, 14 JANUARY 2026, AT 9.00 AM

Place: COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

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PUBLIC INFORMATION:

This agenda can be viewed online (<https://democracy.newforest.gov.uk>). It can also be made available on audio tape, in Braille and large print.

Members of the public are welcome to attend this meeting. The seating capacity of our Council Chamber public gallery is limited under fire regulations to 22.

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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

Kate Ryan
Chief Executive

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AGENDA

NOTE: The Planning Committee will break for lunch around 1.00 p.m.

Apologies

1. MINUTES

To confirm the minutes of the meeting held on 10 December 2025 as a correct record.

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) **Land at 102 Northfield Road, Ringwood, BH2 1SU (Application 25/10679) (Pages 5 - 22)**

3 Detached chalet bungalows; detached garage; parking and landscaping; extend existing dropped kerb; demolition of existing buildings.

RECOMMENDED:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

i) the completion by of a planning obligation entered into by way of a Section 106 Agreement to secure:

- Habitat Mitigation of £17,748
- Air Quality Monitoring of £224, and

ii) the imposition of the conditions set out in the report.

(b) **Middle Ripley Farm, North Ripley Road, Ripley, Bransgore, BH23 8ES (Application 25/10183) (Pages 23 - 42)**

Change of use of agricultural barns to a single dwelling with ancillary buildings. Repairs to the Listed granary (Barn B) and a new extension (Barn A), landscaping and a revised drainage system.

RECOMMENDED:

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure:
- Habitat Mitigation £7,813
 - Air Quality Monitoring £112
 - The maintenance and monitoring of the Habitat Management and Monitoring Plan (HMMP) for 30 years.
- ii) no material issues being raised as a result of the departure advertisement; and
- iii) the imposition of the conditions set out in the report.
- (c) **Land East of Everton Road, Hordle (Application 25/10974) (Pages 43 - 50)**
Display 2 no. non-illuminated entrance totem sign with flagpoles; 2 flags; 4 other non-illuminated totem signs for a temporary period of up to 3 years (Application for Advertisement Consent).
- RECOMMENDED:**
- Grant advertisement consent.
- (d) **Forest View, Kings Copse Road, Blackfield, Fawley, SO45 1XF (Application 25/10784) (Pages 51 - 62)**
Replacement dwelling, 3-bay oak framed car port/garage; vehicular and landscaping layouts.
- RECOMMENDED:**
- Refuse
- (e) **10 Deerhurst Close, Totton, SO40 8WQ (Application 25/11011) (Pages 63 - 72)**
Annexe within the front garden of the property.
- RECOMMENDED:**
- Grant subject to conditions.

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

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, marriage and civil partnership, 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.

To: Councillors:

Christine Ward (Chairman)
Barry Rickman (Vice-Chairman)
Jack Davies
Philip Dowd
Richard Frampton
Matthew Hartmann
David Hawkins

Councillors:

Dave Penny
Joe Reilly
Janet Richards
John Sleep
Malcolm Wade
Phil Woods

Planning Committee 14 January 2026

Application Number:	25/10679 Full Planning Permission
Site:	LAND AT 102 NORTHFIELD ROAD, RINGWOOD BH24 1SU
Development:	3 Detached chalet bungalows; detached garage; parking and landscaping; extend existing dropped kerb; demolition of existing buildings
Applicant:	Caspian Developments Limited
Agent:	ARC Architects Ltd
Target Date:	17/09/2025
Case Officer:	Vivienne Baxter
Officer Recommendation:	Service Manager - Grant
Reason for Referral to Committee:	Delegate Service Manager to grant subject to conditions

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the area
- 3) Impact on the residential amenities of the area
- 4) Highway matters including parking
- 5) Ecology

2 SITE DESCRIPTION

The site lies within the built up area of Ringwood in a residential area. It is presently fenced off from the road and is overgrown. The existing bungalow on site is in a dilapidated condition and has not been occupied in recent years.

Aside from the front boundary hedge, the property is surrounded by fencing and there are residential properties (both single and two storey) to all boundaries.

3 PROPOSED DEVELOPMENT

The proposal is for the demolition of the existing property and the provision of three detached two storey dwellings with garaging, access and landscaping. It follows a previous application 24/10902 for a similar scheme which was refused in January 2025 for the following reasons:

1 Despite the submission of a proposed landscaping scheme, the balance between built form/hard surfacing on the site and soft landscaping and green areas within this tranquil green space, the combined bulk and massing of the proposed dwellings and their associated double garages and the extensive areas of hard surface needed to provide access, parking and turning, the proposal would unacceptably erode the character and appearance of the area. Consequently, the proposal would be contrary to the character and local distinctiveness provisions of Policy ENV3 of

the Local Plan Part 1, policy R7 of the Ringwood Neighbourhood Plan and the Ringwood Local Distinctiveness Supplementary Planning Document.

2 By reason of the south facing bedroom window to the west of plot 3 and its proximity to the boundary, the proposal would adversely affect the level of residential amenity currently enjoyed by the occupants of 32, Fairlie Park, contrary to policy ENV3 of the Local Plan Part 1.

3 The proposal has not been supported with a correct biodiversity metric and does not comply with the mandatory requirements under Schedule 7A of the Town and Country Planning Act 1990.

4 By reason of the lack of an up to date ecological assessment, it has not been demonstrated that the proposal would not adversely affect protected species which might be present on site. The proposal is therefore contrary to policy DM2 of the Local Plan Part 2.

5 The recreational impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area, the Solent and Southampton Water Ramsar site, the Solent Maritime Special Area of Conservation, and the Solent and Dorset Coast Special Protection Area, River Avon Special Area of Conservation, Avon Valley Special Protection Area, Avon Valley Ramsar, Dorset Heaths Special Area of Conservation, Dorset Heathlands Special Protection Area and Dorset Heathlands Ramsar would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the Local Plan 2016-2036 Part One: Planning Strategy and the Council's Supplementary Planning Document "Mitigation for Recreational Impacts on New Forest European Sites"

The application has been amended from that scheme though revising the design of the proposed dwellings, the relocation of Plot 3 relative to the rear site boundary, and removing the detached garages. There have also been alterations to the extent of the proposed hard-surfacing of the site.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
24/10902 Demolition of existing bungalow and erect 3 detached houses with new vehicular access and parking	14/01/2025	Refused	Decided	
22/11146 Demolish existing bungalow and erect 4no. detached houses with new vehicular access and parking (revised scheme)	14/02/2023	Refused	Appeal Decided	Appeal Dismissed
22/10811 Demolish existing bungalow; erect 4no. detached houses with new vehicular access and parking (revised scheme)	22/08/2022	Withdrawn by Applicant	Withdrawn	

22/10368 Demolish existing bungalow; erect 4no. detached houses with new vehicular access and parking	26/05/2022	Refused	Decided
22/10360 Replacement dwelling with new vehicular access and parking; demolition of existing	26/05/2022	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV3: Design quality and local distinctiveness
 Policy IMPL1: Developer Contributions
 Policy STR3: The strategy for locating new development

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Design of Waste Management Facilities in New Development
 SPD - Housing Design, Density and Character
 SPD - Mitigation Strategy for European Sites
 SPD - Parking Standards
 SPD - Ringwood Local Distinctiveness
 SPD - Air Quality in New Development.
 SPD - Climate Change

Neighbourhood Plan

Ringwood Neighbourhood Plan

Policy R1: A Spatial Plan for Ringwood
 Policy R7: The Ringwood Design Code
 Policy R10: Zero Carbon Buildings

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 places

National Planning Policy Guidance

Plan Policy Designations

Neighbourhood Plan - Ringwood
 Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

R(4) Recommend refusal. The proposal is contrary to ENV3 and to the following guidance in the Ringwood Local Distinctiveness SPD (North Ringwood Character Area pages 138-140), which now forms part of the Ringwood Neighbourhood Plan: Set Back, Gardens, Spatial Setting, Site Coverage and Density. It is overdevelopment of the site, the layout is inappropriate and is not typical of the built form in the area.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Highways

Standing advice should be referred to. No changes to proposed access which was not previously of concern

Natural England

Offer advice

NFDC Ecology

No objection subject to condition

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- *no substantial change from the previous refusal*
- *would be harmful to the character and appearance of the area*
- *two houses would be better*
- *additional traffic and noise pollution*
- *overdevelopment*
- *garages unlikely to be used*
- *on street parking causes pedestrians to walk in the road*
- *bedroom windows overlooking property*
- *backland development*
- *difficulties turning out of drives onto road*
- *doesn't achieve a high standard of design required by the previous Inspector*
- *garden should be left as garden*
- *not enough parking proposed*
- *loss of flora and fauna on site*
- *potential flooding due to loss of greenery*
- *no backland development elsewhere in Northfield Road*
- *only one pavement along the road*
- *loss of light to amenity space/loggia*
- *size of houses will attract families with several cars*
- *proposal won't support the need for affordable homes*

For: 0

Against: 13

10 PLANNING ASSESSMENT

Introduction

There is a lengthy recent planning history for this site although the only permission for a replacement dwelling has now lapsed. Since that approval, the applicant has tried to achieve more development on the site and this has always been considered to be too much for the site given its tranquil garden setting designation. The current scheme follows an appeal for 4 houses and a subsequent refusal for three dwellings (reasons stated above). Both decisions are considered relevant to the consideration of the current application.

5 -Year Housing Land Supply

In determining planning applications, there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

Paragraph 11 of the NPPF clarifies what is meant by the presumption in favour of sustainable development for decision taking. It states:

For decision-taking this means: ‘...

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Taking NPPF paragraph 11(c), if the proposed development accords with the local plan it should be approved. If the development does not accord with the local plan, the development must be considered against NPPF paragraph 11(d).

Footnote [8] of the NPPF states that:

"This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."

Footnote 8 to NPPF paragraph 11 is clear that in such circumstances where a five-year supply of deliverable housing sites is not demonstrated, those policies which are most important for determining the application are to be considered out of date meaning that the presumption in favour of sustainable development in Paragraph 11 is engaged. The Council cannot currently demonstrate a five-year supply of deliverable housing land supply with just 1.53 years of housing land available in the district and as such Paragraph 11 is engaged.

Taking the first limb of paragraph 11(d), in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF, which includes habitat sites. Therefore, a judgement needs to be reached as to whether policies in the Framework provide a strong reason for refusing the development. Where this is found to be the case, the development should be refused.

The second limb of paragraph 11(d), namely whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'), will only apply if it is judged that there are no strong reasons for refusing the development, having applied the test at limb 1. This matter is considered in more detail in the following assessment before a planning balance is reached.

Principle of Development

Policy STR4 advises that Ringwood is a town which is able to accommodate residential development and the proposal accords with that strategy. The site is located in the built up area where the principle of new residential development is acceptable subject to compliance with other relevant policies of the Local Plan which are discussed below and any relevant material considerations.

There are no objections to the principle of new residential development on this site.

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

Policy ENV3 requires new development to create buildings streets and spaces which are sympathetic to their environment in terms of, amongst other issues, layout, landscape, scale and appearance. The site is located within Character Area 8 - North Ringwood of the Ringwood Local Distinctiveness SPD.

Policy R7 of the Ringwood Neighbourhood Plan requires development to demonstrate high quality design and legible layouts.

The previous scheme was refused for the following reason:

"Despite the submission of a proposed landscaping scheme, the balance between built form/hard surfacing on the site and soft landscaping and green areas within this tranquil green space, the combined bulk and massing of the proposed dwellings and their associated double garages and the extensive areas of hard surface needed to provide access, parking and turning, the proposal would unacceptably erode the character and appearance of the area. Consequently, the proposal would be contrary to the character and local distinctiveness provisions of Policy ENV3 of the Local Plan Part 1, Policy R7 of the Ringwood Neighbourhood Plan and the Ringwood Local Distinctiveness Supplementary Planning Document."

In order to address this reason, the design of the dwellings on Plots 1 and 2 have been amended so the roof form is broken up through the use of a front gable rather than a single mass of a hipped roof with large expanse of flat roof behind. This has the benefit of improving the appearance of the dwellings when seen from the road and offers an improved street scene. Although the depth and massing of the dwelling behind the frontages, including an area of flat roof, is noted, the depth of the properties is comparable to others in the area and they are also set back behind the current building line of the existing bungalow.

The redesign of the frontage properties includes incorporating integral single garages and this is welcomed as it negates the need for two of the double garages previously proposed which were referred to in the reason for refusal.

The dwelling to the rear on Plot 3 no longer has a detached garage, but an attached car port to the northern elevation is now proposed .

Although the proposed amendments result in slightly larger footprints/covered areas (porch canopies and a car port) than the previous three dwellings, due to the loss of three double garages this reduces the footprint of built form across the overall site by more than 18m² and coupled with the associated reduction of hardsurfacing on the overall site by approximately 82m². This enables more green, open space to be provided on the site which improves the setting of the three proposed dwellings so as to make them acceptable within their context.

Reference is made to the fact that the site lies within an area of green and tranquil space as designated by the Ringwood Local Distinctiveness SPD. Whilst, in dismissing an earlier appeal for four houses on this site, the Inspector, did not preclude development to the rear of frontage properties on this site, the Inspector noted that '*spaciousness and verdant character is important to the sense of place and local distinctiveness of the area*'. Having regard to this, the proposed layout of the site is such that it would be difficult to see the rear sited dwelling on Plot 3 from the road due to its set back of some 42m, its positioning on the site and the proposed hedge planting at the end of the driveway. This is combined with a significant reduction in the level of hard surfacing (from 403.52m² to 321.m²), the combination of which enable decent areas of garden which can be landscaped to maintain the openness of the area and help maintain the designated green and tranquil space.

With regard to the comments made by the Town Council, proposals on this site have not previously been refused for being overdevelopment and the proposed dwellings all have an appropriate level of amenity space, in excess of the minimum 50m² recommended in the Local Distinctiveness SPD. The developer has made amendments to previously refused schemes such that the scheme now proposed would have an acceptable impact on the character of the area.

Although the proposal does not include individual bin stores for the proposed dwellings, the layout allows for the new wheelie bins, now in circulation in Ringwood, to be wheeled to the front of the site in line with the latest Waste Facilities Technical Guidance Notes, May 2025.

Overall, the changes are considered to have addressed the previous reason for refusal. The redesign of the dwellings and site layout combine to produce a much improved proposal which would have a positive impact on the street scene and would enable a large proportion of the green space to be retained. The proposal is therefore considered to comply with Policy ENV3 of the Local Plan Part 1, the Ringwood Local Distinctiveness SPD and Policy R7 of the Neighbourhood Plan in this respect as it is sympathetic to its environment and respects local distinctiveness.

Residential amenity

Policy ENV3 of the Local Plan Part 1 requires development to avoid unacceptable impacts by reason of overlooking amongst other impacts on residential amenity. The second reason for refusal on the previous application related to overlooking due to the design of the dwelling on Plot 3 and its relationship to the rear boundary. There were no amenity issues relating to the frontage dwellings on Plots 1 and 2.

The application has been amended to address this concern. Plot 3 is a one and a half storey dwelling with dormers to the west and south and rooflights to the south and east. It has been moved approximately 5m away from the rear boundary resulting in the proposed bedroom dormer window and rooflight being sufficiently far from the rear boundaries of Fairlie Park properties so as not to result in an adverse impact. It should be noted that the first floor element of dwellings in Fairlie Park are in excess of 21m from their rear boundary with the application site and therefore more than 29m from the proposed dormer window. The eastern elevation of Plot 3 is between 5m and 6.4m from the rear garden boundary of 7, Edwina Close, although there is only a stair roof light proposed above ground floor level in Plot 3 (east elevation), and as a window to a transitional space and non-habitable room, it would maintain the current level of privacy enjoyed by this property.

The changes to the design of the proposed dwellings do not give rise to any other residential amenity issues through overlooking. Noise and disturbance was not previously an issue with the proposals on this site and this remains the case. Plot 3 and its associated landscaping provides a buffer between the drive and properties to the south and east. With regard to light, 7, Edwina Close is the nearest dwelling which might be affected by the proposal although it is noted that the proposed dwelling is designed so the roof slopes away from the common boundary, with the ridge being some 8.6m away from this point and in excess of 20m to the nearest part of the adjacent bungalows.

As such, it is considered that the first reason for refusal has been satisfactorily addressed and the proposal complies with Policy ENV3 of Local Plan Part 1 with regard to residential amenity.

Highway safety, access and parking

Policies CCC2 and ENV3 of the Local Plan Part 1 require the integration of adequate parking for the proposal which is not prejudicial to the character or appearance of the area.

The Highway Authority has previously advised that a central access point is acceptable for the proposed development and this position has been confirmed in consultation comments on the current application.

The proposed dwellings all have four bedrooms. In order to comply with the recommended NFDC Parking Standards there would be a required parking provision of three car parking spaces for each dwelling. The proposed site plan shows that the frontage dwellings on Plot 1 and 2 would each have a single, integral garage with two parking spaces to their frontages. Access into the garage would necessitate both spaces being free although there is space within the site to manoeuvre cars in order to do this. To the rear of the site, the dwelling on Plot 3 has a single car port with a space to the rear of this. A third parking space could be provided in front of the car port. The reduced level of hard surfacing is still sufficient to enable cars to be manoeuvred within the rear part of the site.

The proposal includes cycle stores for each dwelling although it is unlikely that the indicated stores would be large enough to accommodate the recommended number of cycles for each dwelling. However, it is considered that each plot would have adequate space within which to accommodate an appropriate level of cycles.

The proposal is therefore capable of accommodate an appropriate level of car and cycle parking facilities in compliance with policies ENV3 and CCC2 of the Local Plan Part 1.

Ecology

Policy DM2 of the Local Plan Part 2 requires development to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition"). This is a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for the approved development.

The previous scheme was refused for two ecological reasons:

3. The proposal has not been supported with a correct biodiversity metric and does not comply with the mandatory requirements under Schedule 7A of the Town and Country Planning Act 1990.

4. By reason of the lack of an up to date ecological assessment, it has not been demonstrated that the proposal would not adversely affect protected species which might be present on site. The proposal is therefore contrary to policy DM2 of the Local Plan Part 2.

Given the above legislation, the proposal is required to provide a biodiversity uplift of 10%. The Biodiversity Metric provided as part of the proposals is satisfactory in this respect, therefore addressing the third reason for refusal. The submitted metric demonstrates that there would be a net loss of habitats across the site, both habitat and hedgerow units and as such, the purchase of off-site units or statutory credits will be required. This can be secured through the standard informative or 'the biodiversity gain condition'.

The application has also been supported with an up to date ecological appraisal which is considered to be adequate and demonstrates that protected species would not be adversely affected, therefore addressing the fourth reason for refusal. In this respect, the report confirms that the existing buildings on site have negligible opportunity for roosting bats and there is no evidence of badgers using the site.

Subject to appropriate conditions, including the timing of site clearance and provision of ecological enhancements, there are no objections to the proposal from an ecological point of view and the scheme is considered to comply with the requirements of Policy DM2 of the Local Plan Part 2 and the relevant BNG legislation.

Habitat Mitigation and off-site recreational impact

Habitat Mitigation

Policy ENV1 of the Local Plan Part 1 requires new residential development to mitigate against the adverse impacts of the development on International Nature Conservation Sites.

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 to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant will need to enter into a Section 106 legal agreement, which secures the required habitat mitigation contribution before planning permission is granted.

Phosphate neutrality and impact on River Avon SAC

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact 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 set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals, Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable the development's phosphate impact to be offset. Such a project has now been secured and a Grampian style condition can be imposed that will secure the appropriate level of phosphate mitigation.

Air Quality Monitoring

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_x, 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 is 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. In this case, the applicant will need to enter into a Section 106 legal agreement, which secures the required air quality monitoring contribution before planning permission is granted.

Air Quality

In response to the requirements of the adopted 'Air Quality Assessments in New Development' Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be no kerbside development, no solid fuel appliances and an electric car charging point.

Climate Change

The application has been supported with a statement advising of the use of sustainable design principles, low energy light fittings, the provision of air source heat pumps and the use of local materials where possible in order to minimise the impact of the development. This would accord with the NFDC Climate Change SPD and part E of policy R10 of the Ringwood Neighbourhood Plan.

Developer Contributions

As part of the development, the following would need to be secured via a Section 106 agreement before the decision is issued:

- Habitat Mitigation (£17,748)
- Air Quality Monitoring (£224)

As part of the development, subject to any relief being granted the following amount 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	694.8		694.8	694.8	£80/sqm	£83,589.78 *

Subtotal:	£83,589.78
Relief:	£0.00
Total Payable:	£83,589.78

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

11 OTHER MATTERS

The representations received refer to a variety of matters, some of which are dealt with above and some are not matters which can be resolved through the planning system, such as the number of cars a household would have, that garages will not be used as garages or that on street parking results in pedestrians walking in the road, as pavements are available on the opposite side of the road. With regard to the latter issue, as the proposal provides adequate parking for the size of the development, it should not exacerbate the existing situation.

12 CONCLUSION / PLANNING BALANCE

Having regard to para.11d) of the NPPF which states:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8 where we cannot demonstrate a 5 year housing land supply), granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The benefits of the proposal have been weighed against the impact of the proposal on the matters referred to in the report above. The proposal is not considered to harm areas or assets of importance and would provide three new dwellings within the settlement boundary with associated parking and access without adversely affecting highway safety, residential amenity or the character and appearance of the area. There will be some minor economic benefits through the construction period.

It is clear that the scheme fails to fully accord with the policy R10 of the Neighbourhood Plan and this must weigh against the scheme.

Although a modest contribution to the Council's Land Supply it is considered that any further negative impacts of the proposed development can be managed through the use of carefully drafted planning conditions and the completion of a legal agreement. This would ensure that any adverse effects do not significantly and demonstrably outweigh the benefits of the proposal.

It is therefore concluded that the proposal has addressed previous concerns relating to the impact of the proposal on the character and appearance of the area, residential amenity, highway matters and ecology. Whilst the concerns of the Town Council have been noted, the proposal has been amended which is considered to have addressed previous reasons for refusal and in doing so, has not resulted in raising any further issues.

As such, also in view of the Council's lack of a 5-year housing land supply, it is considered that permission should be forthcoming. Planning permission is therefore recommended as the proposal complies with policies ENV1 and ENV3 of the Local Plan Part 1 and policy DM2 of the Local Plan Part 2.

13 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i) the completion by of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - Habitat Mitigation of £17,748
 - Air Quality Monitoring of £224, and
- ii) the imposition of the conditions set out below.

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:

9871/100G - site, block, location plan & street scene
9871/101C- plot 1 plan & elevations
9871/102C- plot 2 plans & elevations
9871/103B - plot 3 plans& elevations
9871/106 - existing buildings to be demolished
531-2-R2 - biodiversity habitat plan
531-3-R2 - planting moodboard
531-5-R3 - 30 year landscape management plan 18.9.25

Air Quality Statement
Updated Preliminary Roost Appraisal and Ecology Review 12 December 2025
Ecological Impact Assessment v.1 dated 21.2.22

Reason: To ensure satisfactory provision of the development.

3. Before development commences, 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 building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. 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. 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 in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. Before development commences 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 and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. No development shall commence, including any demolition, site clearance or groundworks, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, the following measures:

1. Protected Species Mitigation
 - Procedures for works to avoid harm to badgers and hedgehogs, including overnight covering of excavations or provision of escape ramps.
 - Measures to prevent disturbance to nesting birds, including timing of vegetation clearance outside the nesting season (March-August) or pre-clearance checks by a suitably qualified ecologist.
2. Lighting Strategy
 - Details of external and internal lighting during construction and operation, in accordance with BCT Guidance Note 08/23, to minimise light spill and avoid impacts on bats.
3. Pollution Prevention and Site Management
 - Measures to control dust, noise, and pollution during construction
 - Storage and disposal of materials to prevent contamination of habitats.

4. Emergency Procedures
 - Protocols for halting works and contacting Natural England or an ecologist if protected species (e.g., bats) are encountered.

The development shall thereafter be carried out in full accordance with the approved CEMP.

Reason: To protect biodiversity and ensure compliance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2019, and Local Plan Part 2 policy DM2.

7. The development hereby approved shall not be occupied unless
 - 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;
 - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:
 - (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

8. Before any foul drainage pipe work is installed, the details of that system and how it will be implemented to ensure it results in a sealed system, must be submitted to and approved by the Local Planning Authority. The system must be installed entirely in accord with the agreed details and permanently maintained as such.

Reason: To ensure no groundwater enters the foul water drainage system within the site in accordance with Policy CCC1 of the Local Plan Pat 1 Planning Strategy for the New Forest outside of the National Park.

9. 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 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.

10. The development hereby permitted shall not be occupied until the spaces shown on plan 9871/100G for the parking and garaging of motor vehicles and cycles have been provided. The spaces shown on plan 871/100G for the parking and garaging of motor vehicles and cycles shall be retained and kept available for the parking and garaging of motor vehicles and cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

11. Ecological mitigation/enhancement measures shall be provided prior to occupation of each of the dwellings in line with Section 5 of the Cherry Tree Ecology Ltd Ecological Appraisal, dated 12th December 2025 unless otherwise agreed and these ecological enhancements shall thereafter be retained in perpetuity. Prior to occupation of each of the dwellings, evidence shall be submitted to the Local Planning Authority to confirm the agreed features have been installed as agreed, for example, a photographic record and/or a signed statement by a suitably qualified ecologist.

Reason: To ensure that biodiversity enhancement measures are delivered throughout the development in accordance with Policy DM2 of the Local Plan Part 2 for the New Forest outside of the National Park.

12. 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 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, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

13. The first floor bathroom windows on the side elevations of Plots 1 and 2 shall be obscurely glazed and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

Vivienne Baxter

Telephone: 023 8028 5442

Planning Committee 14 January 2026

Application Number: 25/10183 Full Planning Permission

Site: MIDDLE RIPLEY FARM, NORTH RIPLEY ROAD, RIPLEY, BRANSGORE, SOPLEY BH23 8ES

Development: Change of use of agricultural barns to a single dwelling with ancillary buildings. Repairs to the Listed granary (Barn B) and a new extension (Barn A), landscaping and a revised drainage system.

Applicant: Avon Tyrrell Farms

Agent: BCM

Target Date: 05/05/2025

Case Officer: Vivienne Baxter

Officer Recommendation: Service Manager - Grant

Reason for Referral to Committee: Delegate Service Manager to grant subject to conditions

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Green Belt
- 3) Impact on the character and appearance of the area
- 4) Listed buildings
- 5) Highway matters including parking
- 6) Impact on the residential amenities of the area
- 7) Flooding
- 8) Ecology

2 SITE DESCRIPTION

The site lies within the countryside and Green Belt in a rural hamlet to the north of Sopley. It is accessed from North Ripley Road to the south of the 2 adjacent farm cottages which front the road. The listed Granary building is set behind the side garden to no.2 and is side on to the road forming the southern side of the courtyard. The curtilage listed buildings form the western and northern sides of the courtyard behind the cottages.

3 PROPOSED DEVELOPMENT

The current proposals is for the conversion and extension of the curtilage listed buildings to provide a dwelling comprising 3 bedrooms, bathroom, utility room, WC and open plan kitchen, dining and living space with 2 car ports, bike store and home office in an attached structure. The detached listed Granary is to be repaired and used for domestic storage, the farm yard would remain as an open area and the paddock to the rear of the proposed dwelling would not be subdivided.

Externally, the site would be landscaped to include the courtyard between the rear of the adjoining cottages to the road frontage and the converted buildings, north of the Granary. The landscaped courtyard would include two car parking spaces each for the new dwelling as well as parking for the frontage cottages which are in the same ownership. Part of the existing large garden to one of the cottages would be divided off for use by the proposed dwelling.

The proposal follows a previously refused scheme in 2022 for the conversion of a redundant agricultural barn to form a 3 bedroom dwelling with associated works; change of use of a grade II listed granary to a meetings room; external landscaping works and construction of a new drainage system (planning ref 22/10309).

This application was refused for the following 4 reasons:

1 The proposal for the subdivision of the curtilage, intensity of use, layout and appearance shown on the plans would fail to complement the character and appearance of the rural area and the setting of a listed building. Consequently, the form of development proposed would fail to comply with the design, character and heritage related provisions of Policy ENV3 of the NFDC Local Plan Part 1 2016-2036 and Policy DM1 of the Local Plan Part 2 (Sites and Development Management DPD) 2014, and Paragraphs 79 and 192 of the NPPF.

2 The submitted FRA does not comply with the requirements for site-specific flood risk assessments and fails to assess the flood risks posed by the development. In particular, the FRA fails to:

- consider how people will be kept safe from the identified flood hazards*
- assess the impact of climate change using the central allowance for peak river flow*
- Flood risk mitigation measures to address flood risk for the lifetime of the development included in the design are inadequate because they will not make the development resilient to the flood levels for the lifetime of the development.*

Consequently, the development proposes inadequate:

- Flood storage compensation*
- Raised finished floor levels*

In the absence of such information the local planning authority cannot ensure any unavoidable impacts in respect of flood risk are appropriately mitigated, contrary to the provisions of Policy CCC1 of the Local Plan Part 1 for the New Forest District outside the National Park, paragraph 161 of the NPPF Chapter 14 and paragraphs 30 to 32 of the Flood Risk and Coastal Change section of the Planning Practice Guidance.

3 The recreational and air quality impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area and the New Forest Ramsar site, would not be adequately mitigated and the proposed development would therefore unacceptably increase recreational and air quality pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the New Forest District Local Plan Part 1 and Policy DM2 of the Local Plan Part 2 Sites and Development Management Development Plan Document and the SPD - Mitigation Strategy for European Site.

4 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. The proposal will result in a new units of residential accommodation which will potentially have an adverse impact through greater phosphates being discharged into the River Avon, thereby having an adverse impact on the integrity of the River Avon Special Area of Conservation (SAC), River Avon Ramsar site and River Avon System and River

Avon Valley Sites of Special Scientific Interest (SSSIs). A precautionary approach is required to be adopted and in the absence of an Appropriate Assessment being carried out an adverse impact on the integrity of the SAC, Ramsar and SSSI cannot be ruled out. As such, the proposal does not accord with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 in that at present there is no proof that the new dwellings will be phosphate neutral or that there is adequate mitigation in place. The proposal is therefore contrary to the provisions of the Conservation of Species and Habitats Regulations 2017 and Policy ENV1 of the New Forest District Local Plan Part 1.

The proposals have now been amended to seek to address these reasons for refusal, The changes include the use of the listed granary as domestic storage (rather than the previously proposed commercial meeting room use) which would negate the need to subdivide the courtyard and significant alterations to the curtilage listed building, in order to provide a less invasive conversion scheme. There would also be a revised drainage system and an amended flood risk assessment has been submitted.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
22/10309 Conversion of a redundant agricultural barn to x3 bedroom dwelling with associated works; change of use of a grade II listed granary to a meetings room; external landscaping works and construction of a new drainage system	07/06/2022	Refused	Decided
22/10310 The conversion of a redundant agricultural barn to a x3 bedroom dwelling with associated works; change of use of a grade II listed granary to a meetings room; external landscaping works and construction of a new drainage system (Application for Listed Building Consent)	07/06/2022	Refused	Decided
02/75414 Change of use of agricultural building to livery stables (Retrospective)	23/10/2002	Granted	Decided
01/72267 Conversion of barns and stables to form 4 separate units of living accommodation	16/05/2003	Granted Subject to Conditions	Decided
01/72268 Conversion of Agricultural Buildings to form 4 separate units of living accommodation (Listed Building Application)	16/05/2003	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV2: The South West Hampshire Green Belt
 Policy ENV3: Design quality and local distinctiveness
 Policy IMPL1: Developer Contributions
 Policy STR1: Achieving Sustainable Development

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park
Policy STR4: The settlement hierarchy

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation
DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPD - Parking Standards
SPD - Design of Waste Management Facilities in New Development
SPD - Planning and Climate Change
SPD - Air Quality in New Development. Adopted June 2022
SPD - Mitigation Strategy for European Sites

Neighbourhood Plan

National Planning Policy Framework

NPPF Ch. 5 - Delivering a sufficient supply of homes
NPPF Ch.11 - Making effective use of land
NPPF Ch.12 - Achieving well-designed places
NPPF Ch.13 - Protecting Green Belt land
NPPF Ch.16 - Conserving and enhancing the historic environment

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Sopley Parish Council

PAR5: We are happy to accept the decision reached by the District Council's Officers under their delegated powers

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Ecologist

No objection subject to conditions

Natural England

Comment only

Environment Agency

No objection subject to condition

Conservation Officer

No objection subject to conditions

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- existing buildings no longer suited to modern agriculture

For: 1

Against: 0

10 PLANNING ASSESSMENT

5 -Year Housing Land Supply and the approach to decision making

In determining planning applications, there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

Paragraph 11 of the NPPF clarifies what is meant by the presumption in favour of sustainable development for decision taking. It states:

For decision-taking this means: '.

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Taking NPPF paragraph 11(c), if the proposed development accords with the local plan it should be approved. If the development does not accord with the local plan, the development must be considered against NPPF paragraph 11(d).

Footnote [8] of the NPPF states that:

"This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."

The Council cannot currently demonstrate a five-year supply of deliverable housing land supply and as stated above, the proposal is contrary to policy DM20. The most recent five-year housing land supply statement published by the Council, confirms that there is 1.53 years of housing land available in the district. Therefore, paragraph 11(d) of the NPPF is engaged.

Footnote 8 to NPPF paragraph 11 is clear that in such circumstances where a five-year supply of deliverable housing sites is not demonstrated those policies which are most important for determining the application are to be considered out-of

date meaning that the presumption in favour of sustainable development in paragraph 11 is engaged.

Taking the first limb of paragraph 11(d), in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF, which includes land in the Green Belt, designated heritage assets and habitat sites. Therefore, a judgement needs to be reached as to whether policies in the Framework provide a strong reason for refusing the development. Where this is found to be the case, the development should be refused.

The second limb of paragraph 11(d), namely whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'), will only apply if it is judged that there are no strong reasons for refusing the development, having applied the test at Limb 1.

The following sections of the planning report assess the application proposal against this Council's adopted local planning policies and considers whether it complies with those policies or not. Following this Officers undertake the Planning Balance to weigh up the material considerations in this case.

There is a separate report on the associated listed building consent application (ref 25/10184) which relates to the specific alterations to the listed buildings on site although the impact of this proposal on the listed buildings is also considered below.

Principle of Development

The site is located outside of the built up area and is within the countryside and Green Belt. Policy DM20 of the Local Plan Part 2 requires new residential development in the countryside to be for agricultural or forestry workers, limited extensions to, or replacement of, existing dwellings, or for affordable housing purposes. The proposal does not satisfy any of these criteria and is therefore contrary to Policy DM20.

However, Chapter 5 of the NPPF (2024) provides more up to date policy guidance: NPPF Paragraph 83 promotes sustainable development in rural areas, and sets out that housing should be located where it will enhance or maintain the vitality of rural villages or where development in a smaller settlement, can support services in a nearby village, in this case, Sopley. The site is located within a complex of buildings, some residential and some agricultural and there is a primary school within a few metres. Sopley is the nearest village where additional facilities can be accessed although this is around a 30 minute walk away.

To conclude, it is considered that the proposals are contrary to Policy DM20 of Local Plan Part 2.

South West Hampshire Green Belt

The site is situated within the Green Belt where there are strict policies to restraint inappropriate development.

Local Plan Part 1 Policy ENV2 requires development proposals within the Green Belt to be considered in line with national policy. Under paragraph 154 of the NPPF, all development is considered as inappropriate within the Green Belt unless it meets one of the following exceptions:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

Having regard to these exceptions, it is considered that the proposal would comply with Para 154 part c) in that the proposal is to extend and alter the curtilage listed building and it would not result in disproportionate additions to the original building, and part h)iv. making use of an existing building. The refurbishment of the listed barn would not involve any increase in size and overall, the proposal is not considered to impact on the openness of the Green Belt in this location.

As such these proposals would comply with Policy ENV2 and NPPF para 154 and would not be considered inappropriate development in the Green Belt.

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

Policy ENV3 of the Local Plan Part 1 requires development to be sympathetic to its environment and respect and enhance local distinctiveness.

The application follows extensive pre-application consultation following the refusal of the scheme in 2022. The refused scheme included use of the listed barn as a meeting room (rather than ancillary residential use), and the associated need to subdivide the courtyard which in turn would have had a harmful impact on the setting of the listed building. This concern has been addressed through the use of the barn for ancillary domestic storage use in association with the proposed conversion to a dwelling and the retention of the open courtyard. This proposed layout would enable the provision of access arrangements for the new dwelling and maintain those for the existing cottages.

The layout of the proposed dwelling has also been amended in order to negate the need for alterations to the paddock to the west and now it proposes use of an existing garden area for amenity purposes.

The provision of an internal raised floor has been required in order to address flooding matters (considered later in the report) and to ensure that the living accommodation is above the necessary minimum floor levels required by the Environment Agency. However, the external appearance of the building would not need to be physically altered in order to provide this raised floor level as the works would be implemented within the existing fabric and as such this would not have any visual impact.

The barns to be converted into the dwelling are set well back from the public highway and would be largely screened by the listed barn and adjacent stable building to the south. The refurbishment of the listed barn would improve the appearance of this structure from public vantage points.

As such, it is considered that the proposal would have a limited impact on the character or appearance of the area and would in addition offer enhancements but bringing the building back into use. The proposal is therefore considered to address the first reason for refusal and comply with Policy ENV3 of the Local Plan Part 1 which requires development to be sympathetic to its context and respectful of local distinctiveness, character and identity.

Listed Buildings

Section 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities, be it officers or committee members, to have special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 210 of the NPPF states that in determining applications, Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. Paragraph 212 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 of the NPPF states that any harm to, or loss of the significance of a designated heritage asset should require clear and convincing justification. Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate securing its optimum viable use.

Local Plan Part 2 Policy DM1 states that development proposals should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. This includes a balancing exercise between impact on Heritage Assets against public benefits which is also referred to in the National Planning Policy Framework (NPPF) 2024.

Building B is a listed threshing barn and building A is curtilage listed, as are the adjoining store, lean-to and shelter. The impacts of the proposed works to these buildings are dealt with in more detail under the associated listed building consent application (25/10184) which is being determined under delegated authority.

From a planning point of view, the conversion of the brick barn and store/shelter into a residential property with a new build element in place of the existing lean-to would enable the courtyard to be properly reinstated and this would enhance the setting of the listed barn. Utilising the listed barn for ancillary residential storage would allow for its sympathetic conversion without harming the fabric of the building or the need for modifications for any other purpose.

Subject to appropriately detailed conditions, the proposal is considered to preserve the setting and significance of the listed barn and would comply with Policy DM1 of the Local Plan Part 2.

Highway safety, access and parking

Policy ENV3 of the Local Plan Part 1 requires development to create spaces which are easy to navigate and integrate sufficient parking spaces that are not prejudicial to the character of the area. Policy CCC2 relates to safe and sustainable travel and sub section iv) to the provision of sufficient car and cycle parking.

The proposal for a single additional dwelling would utilise an existing farm access, also used by the two frontage cottages. As such, Highway Authority Standing Advice applies. Having regard to this, all three dwellings (including the existing two cottages to the road frontage) would be able to enter and egress the site in a forward gear and there is adequate space provided for turning and parking facilities. The addition of a third property and potential reduction in agricultural use would not give rise to additional or harmful impacts on highway safety and the existing access provisions are connect to the public highway. The existing gate into the site is set back from the highway allowing vehicles to exit the highway before the gates are opened.

To accord with the NFDC Parking Standards, the proposal generates a recommended parking provision of 2.5 spaces. The site area includes a large courtyard which is able to accommodate two spaces for the proposed dwelling as well as parking for each of the existing frontage cottages whilst maintaining both vehicular access points into this area (either side of the listed barn) and adequate turning space. The recommended parking provision is achieved through the provision of car ports in addition to these two courtyard parking spaces. The proposal also includes storage for cycles within the converted building

The proposal does not give rise to any adverse highway impact and provides adequate parking for the proposed scheme without affecting the existing facilities for the frontage cottages. The proposal therefore complies with Policy ENV3 and CCC2 of the Local Plan Part 1.

Residential amenity

Policy ENV3 of the Local Plan Part 1 requires development to avoid unacceptable effects by reason of overlooking and overbearing impact or loss of light.

The site is situated behind a pair of cottages which have west facing rear windows at both ground and first floor level. The proposal includes a large glazed area serving the main living accommodation and this faces towards these cottages. Although the floor level within the proposed conversion would be elevated, it is

considered that the intervening 27.5m between the ground floor elements and 30m to the first floor (presumed bedrooms) of the existing cottages across a communal courtyard would be a sufficient separation to ensure that no significant or harmful overlooking would result. The proposal also includes a high level window in the office although this is not considered to impact on the existing residential amenities of the cottages.

Whilst there is a small element of private amenity space to the rear of the existing cottages, their parking area is within the courtyard and would remain as such following the development.

The northern most of these existing cottages has an extensive garden area (approximately 1,653m²) to the north and west of the property. It is proposed that the western most part of this garden area would be subdivided for use by the proposed dwelling. This area is presently laid to lawn with fruit trees. It is not considered that the reduction in size of the garden for the existing cottage would have any adverse impact on the occupants of that property whilst providing a good level of amenity space for future occupiers of the proposed dwelling.

To the north of the proposed garden area is The Old Manse which has windows facing the site. The proposal would have full height glazing at ground floor level in the northern elevation although this would be some 29m from windows in The Old Manse. Given that these windows are at ground floor, the separation distance together with the fact that the intervening area is already a residential garden, it is not considered that the proposal would result in a significant impact on the amenity of occupants of The Old Manse nor result in impacts on the residential amenity for future occupiers of the proposed dwelling.

It is not considered that the proposal would generate significant issues relating to noise and disturbance given the current lawful agricultural use of the site. Where the garden area is in close proximity to The Old Manse, the land is part of an existing garden albeit slightly further from the associated dwelling.

The proposal is therefore considered to comply with Policy ENV3 of Local Plan Part 1 with regard to residential amenity.

Flooding

When the Local Plan Part 1 was adopted, the previous policy relating to flood risk was superseded in lieu of reliance on the NPPF. However, Policy CCC1 does make reference to not permitting vulnerable developments in areas at risk of flooding unless in accordance with the NPPF requirements within Chapter 14 which relate to meeting the challenge of flooding.

The land is designated within both Flood Zone 2 and 3 and is also within an area sensitive to changes in the water level. As stated above, the previous application was refused due to the lack of details relating to flood risks posed by the development. Although it was not refused for reasons relating to the sequential test, the sequential test is nevertheless relevant in the consideration of this application.

Government advice on planning and flood risk is clear that development should be directed to areas of lowest risk - flood zone 1. Having regard to the sequential test requirements, this does not apply to applications for a change of use. The proposal, however, combines a change of use with some replacement built form in order to make use of a former curtilage listed farm building. The footprint of the replacement element is comparable to the existing footprint. This has to be

considered with the fact that the submitted flood risk documentation demonstrates that the development is in the part of the site at least risk from flooding and it would be safe for its lifetime. There would be no adverse impact on flood rates outside of the site and the dwelling would benefit from flood resistant and resilient fixtures and fittings.

Whilst the Environment Agency initially objected to the current application, they included advice on the additional details required to address these concerns. In response to this, the applicant has confirmed that the finished floor level of the proposed dwelling would be 13.25m AOD. This is in excess of the 12.4m AOD which is the anticipated flood level for the +38% climate change level requested by the Environment Agency in their initial comment.

The Environment Agency has now concluded that in view of the additional information provided, the proposal is acceptable in flooding terms although this is subject to a condition requiring details of flood resilience measures e.g. high level utility outlets and flood vents to any air vents - to be implemented in accordance with the submitted details prior to occupation of the dwelling.

As such, it is considered that the proposal has satisfactorily addressed the previous reason for refusal and would therefore be compliant with policy CCC1 of the Local Plan Part 1 and paragraph 176 and Footnote 63 of the NPPF.

Ecology

Policy DM2 of the Local Plan Part 2 expects development to incorporate features to encourage biodiversity and retain and enhance features of nature conservation within the site where possible. Since April 2024, a 10% biodiversity net gain has been mandatory on applications of this nature.

The application includes a biodiversity net gain assessment which demonstrates a net loss of habitat units. This is to be offset by planting trees on land outside of the site but within the applicant's ownership. The precise location of this BNG scheme has not been identified however, in view of the off-site provision, a condition requiring a Habitat Management and Monitoring Plan is required which will also secure the Mandatory 10% BNG. This is in addition to the condition and informative in view of the off-site provision there is a requirement to register the land on the Statutory Register. There will also be an associated requirement for the completion of a S.106 Agreement to ensure the newly created BNG habitat is maintained and monitored for 30 years.

The preliminary ecological appraisal submitted with the application identifies the presence of bats and nesting birds within the buildings on site. With regard to the bats, the report includes recommendations which would enable the favourable conservation status of the species found. Given the desire to find an appropriate use for the buildings to enable their retention, contrasted with the possibility of doing nothing, the buildings falling into disrepair and the possible loss of the presence of bats, it is considered that there is no suitable alternative although a condition relating to the need for a bat licence is considered appropriate.

The submitted report recommends ecological enhancement features for birds such as swallow cups, sparrow terraces and owl boxes, although it is recommended that the works should not be carried out during the nesting season. These enhancement measures are welcomed although further details of their locations should be provided and can be secured by a planning condition

Subject to the imposition of appropriate conditions, the proposal would not adversely affect any protected species and would secure the required 10% increase biodiversity through BNG and ecological enhancements.

It is therefore considered that the proposal complies with Policy DM2 of the Local Plan Part 2.

Air Quality

Policy CCC1 of the Local Plan Part 1 aims to prevent pollution or hazards which may prejudice the health or safety of communities.

In response to the requirements of the adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be no kerbside development, electric car charging points and no openable windows adjacent to emission points. These measures would comply with these air quality measures and the proposal would therefore be on accordance with policy CCC1 of the Local Plan Part 1 in this respect.

Climate Change

The Planning for Climate Change SPD was adopted in April 2024 and provides supporting guidance on the interpretation and implementation of related policies within the Local Plan Part 1, in particular policies ENV3 and STR1. These policies require development to be future proofed for climate change and improve resource efficiency and climate change resilience.

The application is supported with a statement advising that the design of the proposed dwelling incorporates products and methods to ensure thermal efficiency and that it will include energy efficient lighting and appliances. In addition to this, the proposal will include native planting to encourage wildlife and biodiversity, rainwater harvesting facilities and secure cycle parking to reduce car dependency.

Habitat Mitigation and off-site recreational impact

Habitat Mitigation

Policy ENV1 of the Local Plan Part 1 requires new overnight accommodation to mitigate against adverse effects of the development on International Nature Conservation Sites.

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 to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant will enter into a Section 106 legal agreement before a decision is issued, which will secure the required habitat mitigation contribution, addresses the third reason for refusal and complies with policy ENV1.

Air Quality Monitoring

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_x, 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 is 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.

In this case, the applicant will enter into a Section 106 legal agreement before a decision is issued, which will secure the required air quality monitoring contribution and addresses the third reason for refusal.

Phosphate neutrality and impact on River Avon SAC

Policy DM2 of the Local Plan Part 2 states that development which would adversely affect the integrity of designated SACs, SPAs or SSSIs should not be permitted. In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact 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 set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals, Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable the development's phosphate impact to be offset.

The current application has been submitted with additional nutrient details with a view to negating the need for the purchase of additional phosphate mitigation credits. The budget calculator for the proposed development indicates that 0.31kg TP/yr would need to be mitigated. Details have also been provided for a residential property at Court Farm, Ringwood Road, Sopley, also in the applicant's ownership and which is currently served by a septic tank which currently generates a phosphate budget of 1.84KG TP/yr. The applicant has advised that the replacement of this septic tank with a package treatment plant (PTP) has now been implemented and is due to be connected to the farmhouse in mid-January 2026. This would reduce the phosphate budget for the existing dwelling at Court Farm to 0.25kg TP/yr freeing up almost 1.6kg TP/yr.

Overall therefore, in combination with this PTP proposal, there would be a net loss of phosphates load within the River Avon catchment. Natural England has been consulted on this alternative approach to the usually agreed Grampian style condition and has not raised any concerns in this respect. However, in order that there is no opportunity to increase the phosphate budget between the two properties it is considered appropriate to include a condition requiring the implementation of the replacement of the septic tank and evidence of its connection to be submitted prior to the occupation of the dwelling subject of this current application. In addition to its retention thereafter to ensure that the phosphates mitigation is secured in future.

This would address the fourth reason for refusal of the previous application and comply with policy DM2 of the Local Plan Part 2..

Developer Contributions

As part of the development, the following will/has been secured via a Section 106 agreement:

- Habitat Mitigation (£7,813)
- Air Quality Monitoring (£112)
- The maintenance and monitoring of the Habitat Management and Monitoring Plan (HMMP) for 30 years.

As part of the development, subject to any relief being granted the following amount 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	271	222	49	49	£80/sqm	£5,895.08 *

Subtotal:	£5,895.08
Relief:	£0.00
Total Payable:	£5,895.08

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

11 OTHER MATTERS

The previous scheme was also refused due to the lack of a S.106 legal agreement to secure Habitat Mitigation and Air Quality Monitoring. This reason for refusal would have been addressed through the completion of a legal agreement to secure this mitigation prior to any planning permission being issued. The final reason for refusal related to phosphate mitigation although since the refusal, the procedure to secure this has evolved. This mitigation is now usually secured by way of a Grampian style condition, negating the need for up front mitigation or a reason for refusal. In this case the replacement of an existing septic tank with a Package Treatment Plant (PTP) on another site within the applicant's ownership (and blue line) would address the required nutrient mitigation and this is set out above.

In view of the fact that the proposed change of use to residential accommodation is contrary to Policy DM20 of the Local Plan Part 2, this would be a departure from the development plan and so committee consideration is required.

12 CONCLUSION / PLANNING BALANCE

The proposal is contrary to Policy DM20 of the Local Plan Part 2. However, in view of the Council's lack of a 5-year housing land supply, consideration has to be given to the associated benefits of the current scheme which would protect the listed and curtilage listed buildings, assets of particular importance and secure their long term retention by securing a new viable use. These benefits would also be weighted against the sequential test matter where it is noted that the majority of the footprint of the proposed dwelling and all of its proposed garden area is at the least risk from flooding within the site.

Paragraph 11d) of the NPPF, states:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8 where we cannot demonstrate a 5 year housing land supply), granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Under limb i) of 11(d) Footnote 7 refers to policies in the Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 194) and/or ... designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75). The above report has concluded that there no "strong reasons for refusal" of the proposal under limb i) of paragraph 11(d) and as such the proposal falls to be considered against the second limb of paragraph 11(d), the so called "tilted balance".

In accordance with paragraph 11(d)(ii) of the NPPF, the benefits of the proposal have been weighed against the impact of the proposal on the listed buildings. In balancing out the benefits and harm of the proposal, the application would provide a new dwelling with associated storage building. Although a modest contribution to the Council's Land Supply it would secure the long term viable use of the heritage

assets. It is considered that any negative impacts of the proposed works can be managed through the use of carefully drafted planning conditions to finalise and secure the benefits of the repair works to the listed building.

The proposal would not give rise to harmful impacts to highway safety nor residential amenity and would not impact on the openness of the Green Belt. Subject to appropriate conditions and the completion of a S.106 Legal Agreement, the proposal is considered to have addressed all of the previous reasons for refusal and planning permission is therefore recommended.

13 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - Habitat Mitigation £7,813
 - Air Quality Monitoring £112
 - The maintenance and monitoring of the Habitat Management and Monitoring Plan (HMMP) for 30 years
- ii) no material issues being raised as a result of the departure advertisement; and
- iii) the imposition of the conditions set out below.

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:

8841/02 - floor plans
8841/03 - elevations
8842.001 J - proposed elevations
8842.003 B - proposed floor, site and location plan
8842.004 - proposed details
8842.005 - demolition elevations
8842.006 - demolition floor plan
8842.007 - proposed elevation, section and details

BCM Wilson Hill Design, Access and Planning Statement February 2025
West Sussex Archaeology Heritage Statement December 2024
Aqua Callidus Flood Risk Assessment and Drainage Strategy 22nd
January 2025

Aqua Callidus letter 22nd October 2025
LHB Ecology BNG Assessment 21st February 2025
Vesper Conservation & Ecology Limited Preliminary Ecological Appraisal Survey & Phase 2 bat activity surveys 1st December 2021
Vesper Conservation & Ecology Limited Updated Bat Survey and PRA bat survey 22nd September 2024
Andrew Waring Associates Structural Condition Report 10th March 2022
Aqua Callidus Nutrient Assessment and Budget reference 20136 22nd January 2025

Reason: To ensure satisfactory provision of the development.

3. The Biodiversity Gain Plan shall be prepared in accordance with the baseline and post-development habitats, where provided, established by the approved statutory metric, unless otherwise agreed. The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan, has been submitted to, and approved in writing by, the local planning authority. The Habitat Management and Monitoring Plan (HMMP) to include:
- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

Notice in writing shall be given to the Council when the HMMP works have started and when the habitat creation and enhancement works set out in the approved HMMP have been completed. A completion report, evidencing the completed habitat enhancements, shall be submitted to, and approved in writing by the Local Planning Authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990, policy DM2 of the Local Plan Part 2 and policies ENV3 and ENV4 of the Local Plan Part 1.

4. Any works that impact on the bat roosts, shall not in any circumstances commence unless and until the Local Planning Authority has been provided with either:
- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;

- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence; or
- c) A Natural England's decision on whether to accept the registration of the site under a Registered Consultants Bat Mitigation Class Licence (BMCL).

Reason: To safeguard protected species in accordance the Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One : Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

5. The development shall be carried out in accordance with the submitted Flood Risk Assessment ('Flood Risk Assessment and Drainage Middle Ripley Farm, Ripley, Hants', issue 3, dated 22/01/2025, and 'Middle Ripley Farm, Sopley, Hants Flood Risk Assessment and Drainage Strategy', ref 20136, by Aqua Callidus, dated 22/10/2025) with regard to the flood risk mitigation and surface water drainage proposals and the following mitigation measures it details:

- finished floor levels shall be set no lower than 13.25 metres above ordnance datum (mAOD)
- mitigation measures including resilience and resilient fittings to be set at 13.25 mAOD. This includes but is not limited to:
 1. concrete floor construction
 2. resilient floor surface and finishes to the lower part of the walls (to 13.25 mAOD)
 3. utility outlets (e.g. meters, 'fuseboard'/sockets and taps, etc.) should not be located at a low level (i.e. should be above 13.25 mAOD)
 4. all air vents to have flood vents fitted
 5. resilient floor surfaces and finishes to the lower part of the walls (to 13.25 mAOD) if possible

These drainage provisions and flood risk mitigation measures shall be fully implemented prior to the occupation of the dwelling hereby approved and subsequently in accordance with the scheme's timing/phasing arrangements. The approved flood risk mitigation and drainage scheme including the measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future users and in accordance with Chapter 14 of the NPPF and CCC1 of the Local Plan Part 1 Planning Strategy for the New Forest District outside of the National Park.

6. The development hereby permitted shall not be occupied until the spaces shown on plan 8842.003 B for the parking and garaging of motor vehicles (for the existing and proposed dwellings) and cycles have been provided. The spaces shown on plan 8842.003 B for the parking and garaging of motor vehicles (for the existing and proposed dwellings) and cycles shall be retained and kept available for the parking and garaging of motor vehicles (for the existing and proposed dwellings) and cycles for the dwelling hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. The development hereby approved shall not be occupied unless and until the package treatment plant (PTP) at Court Farmhouse, Ringwood Road, Avon, shown in the Nutrient Neutrality Location plan and as detailed in the Nutrient Assessment and Budget document dated 22/1/2025, within the adjoining land in the applicant's ownership, has been installed and connected to that property. Evidence of provision and connection of the PTP at that property shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of the dwelling hereby approved.

Reason: The impacts of the proposed development must be mitigated before the development is occupied in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC)

8. The dwelling hereby permitted shall not be occupied until full details of the proposed ecological enhancements relating to birds and referred to in section 15 of the Preliminary Ecological Appraisal and Phase 2 bat survey, have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the occupation of the dwelling and thereafter permanently maintained and retained in perpetuity.

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

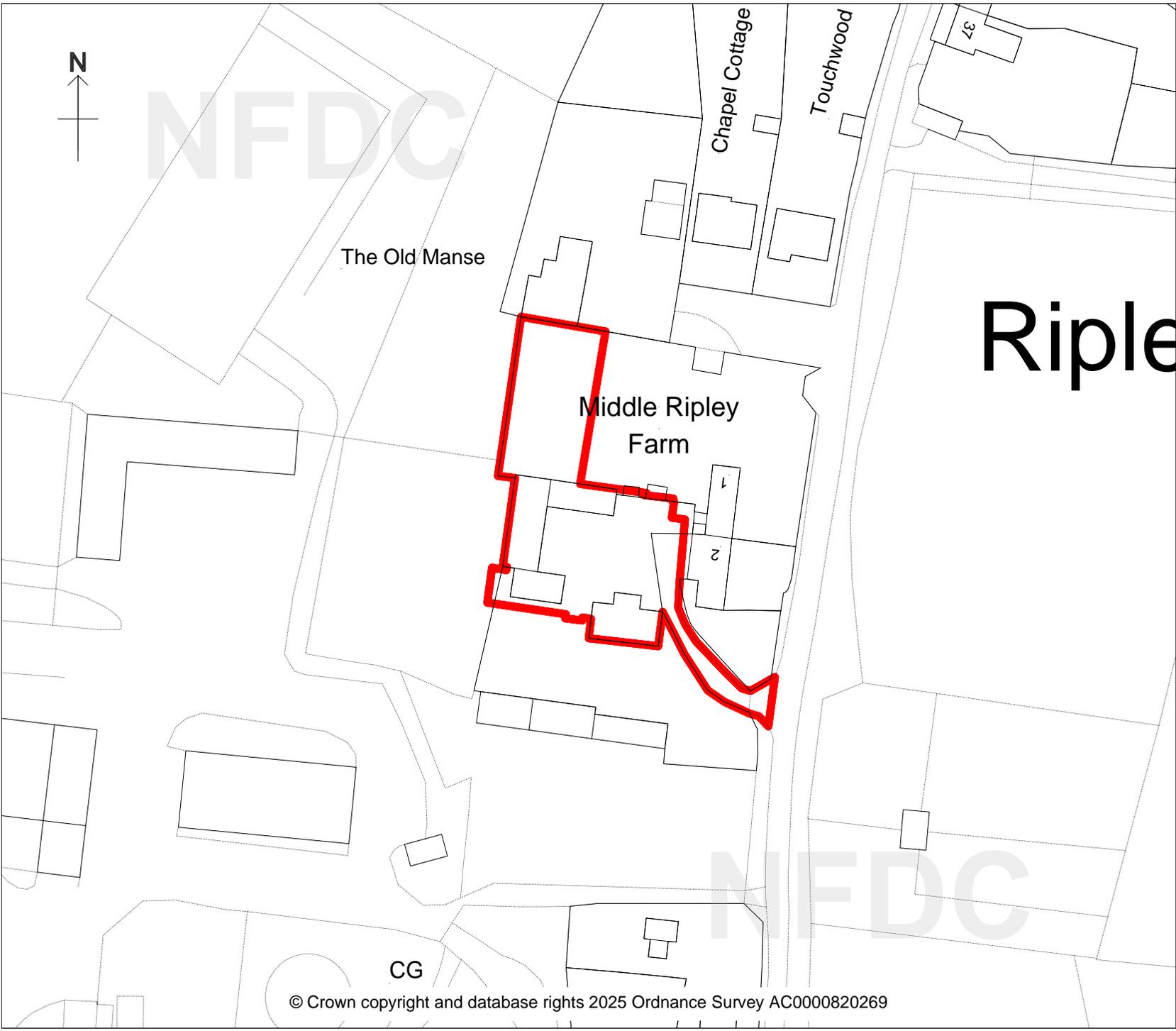
9. Prior to the occupation of the development hereby permitted, full details of the proposed hardsurfacing of the site shall be submitted to, for approval in writing by, the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the occupation of the dwelling and thereafter retained as approved.

Reason: To ensure that the development takes place in an appropriate way within the setting of the listed building and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy and Policy DM1 of the Local Plan Part 2 for the New Forest District outside of the National Park

Further Information:

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Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

Ripley

PLANNING COMMITTEE

January 2026

Middle Ripley Farm
North Ripley Road
Ripley
25/10183

Scale 1:1000

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

Planning Committee 14 January 2026

Application Number: 25/10974 Advertisement Consent
Site: LAND EAST OF, EVERTON ROAD, HORDLE
Development: Display 2 no. non-illuminated entrance totem sign with flagpoles; 2 flags; 4 other non-illuminated totem signs for a temporary period of up to 3 years (Application for Advertisement Consent)
Applicant: Bargate Homes Ltd
Agent:
Target Date: 26/12/2025
Case Officer: Hannah McDougall
Officer Recommendation: Grant (Advert)
Reason for Referral to Committee: Parish Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Amenity
- 2) Public Safety

2 SITE DESCRIPTION

The site comprises Land East of Everton Road, Hordle which is allocated in the Local Plan Part 1 2016-2036: Planning Strategy as Strategic Site 9. The site has planning permission for 97 dwellings and is currently under construction. The main site access is from Everton Road, with the other side of the road consisting primarily of detached chalet bungalows in a variety of materials.

3 PROPOSED DEVELOPMENT

The application seeks the display of two non-illuminated entrance totem signs at the site access off Everton Road along with 2 flags with the applicant's company name; The application also proposes four other non-illuminated totem signs directing visitors to the show home and areas for customer parking. The application seeks to retain the advertisements for a temporary period of up to 3 years.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
22/10958 Application for erection of Bat and Owl Mitigation Structure within proposed ANRG (Alternative Natural Recreational Greenspace) of application 21/11731 – Residential development of site for 97 dwellings, open space, ANRG and vehicular access via Everton Road, Hordle (SS9 Land east of Everton Road Hordle)	21/09/2022	Granted Subject to Conditions	Decided

21/11731 Residential development of site for 97 dwellings, open space, Alternative Natural Recreational Greenspace (ANRG), vehicular access via Everton Road 28/06/2023 Granted Subject to Conditions Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness

National Planning Policy .

NPPF 2024

NPPG

Town & Country Planning Control of Advertisements (England) Regulations 2007

Plan Policy Designations

New Housing Land Allocations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council (Comment on revised plans)

Parish 4. We recommend Refusal.

- Visual intrusion and wellbeing impact on residents adjacent to development already suffering impact.
- Bats have a significant colony in the substantial Bat House, which was a planning condition prior to any works on site. Flags would surely disrupt their echolocation and cause similar displacement to that publicly documented regarding small wind turbine impact.
- Advertising is for the company not the houses for sale.
- Properties are already advertised in local agencies, and online, and there are boards on the verges.
- Owls, birds and other wildlife habitats from the neighbouring SINC woodland will be greatly impacted by any uplighting despite the requirement from highways to “not exceed 400 candela per square metre”
- Urban scale/style advertising is excessive, out of proportion for the number of properties for sale and contrary to the rural character of the village.
- Other applications locally have been for 1 year. 3 years is a reduction but not significant enough.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Highways: Comment only.

The Highway Authority were satisfied the application would not have significant highway safety impacts, provided a condition be included to restrict levels of illumination.

9 REPRESENTATIONS RECEIVED

There have been fourteen letters of objection received raising the following matters:

- the visual impact of the signs,
- the length they would be displayed for, and
- the potential impacts of flapping flags on aural amenity as well as birds and bats.

10 PLANNING ASSESSMENT

There is a separate consent process within the planning system that controls the display of advertisements. The Town & Country Planning Control of Advertisements (England) Regulations 2007 outline that advertisements should be subject to control only in the interests of amenity and public safety. This is also in accordance with paragraph 141 of the National Planning Policy Framework 2024. As such any concerns which do not relate specifically to public safety or amenity cannot be taken into consideration when determining this application for advertisement consent. Policy ENV3 of the Local Plan Part 1 2013-2036: Planning Strategy does not specifically relate to advertisements but is relevant as a broad-based policy that requires high standards of design which enhance local character, avoid visual intrusion, protect visual amenity, and do not impede highway safety.

As well as addressing the consideration of amenity and safety, para 141 of the NPPF also sets out that *“The quality and character of places can suffer when advertisements are poorly sited and designed”*.

Amendments to the proposal

The initial proposal comprised 2no. entrance signs, 2 flags, and 8no. totem signs, all of which were externally illuminated. A temporary period of display of up to 5 years was requested.

The application has since been amended to remove the external illumination, meaning that all signs will be non-illuminated. Additionally, the number of non-entrance totem signs has been reduced from 8 to 4. The proposed temporary period of display is now 3 years.

Amenity considerations

The proposed two entrance totems with flagpoles and flags are intended to advertise the development site from the public highway, the totem signs would be 2.9m tall and the flagpoles would extend to a height of 6m. There is a totem and a flag positioned to either side of the site access.

The remaining four totem signs are located within the development site to direct and inform customers and prospective purchasers. The additional totem signs are 1.3m tall and will identify show homes and customer parking. The signs are well designed with a suitable colour scheme which will not be overly intrusive within the street scene. Most of the signs are set within the construction site and will not have any impact on the wider visual amenity.

The initial proposal was for all the proposed signage to be externally illuminated. This would have been overly intrusive within the street scene and was considered

unacceptable. The applicant has since amended the proposal to remove the external illumination, meaning that all the proposed signage will be non-illuminated. As such, the size and positioning of the signs and flags as amended are considered to be acceptable in this location as temporary features.

The Parish Council has raised concerns relating to the proposed advertising being urban in character, meaning it would be contrary to the rural character of the village. However, the use of various signs advertising the sale of dwellings is considered a reasonable expectation for a temporary period on a development site of this scale. The entrance totem signs and flags would be the main element of this application visible from Everton Road. The totems are constructed of timber effect composite panels and the signage is comprised of white text on a dark green background. It is not considered that they would be overly urban in character, constitute significant harm to visual amenity, or disrupt the character of the village.

The Advertisement Regulation state that “amenity” includes both visual and aural amenity. In this case, the majority of the proposed signage is fixed and would not generate any noise. However, the two flag signs would flap in the wind and, therefore, are the only element of the proposal which could potentially generate noise amenity impacts; matters raised in third party representations. The application was discussed with the NFDC Environmental Health Officer, and it is considered that any noise generated by the flags is likely to be minimal and would not result in significant aural amenity impacts and harm to the surroundings.

The neighbouring properties are sited a sufficient distance from the proposed signage to mean that there would not be an adverse impact upon residential amenity in relation to outlook or loss of light.

The initial proposal requested that the signage be granted consent for a period of 5 years. However, this was considered to be an excessive time for the signage to remain in place given the period of construction for the development site and has now been amended to be a period of 3 years. The Parish Council has commented that they believe 3 years is still excessive and that 1 year would be a more suitable timeframe. However, the 3-year time period is considered acceptable and appropriate in this instance, and is in keeping with other advertising consents for large development sites in the District. A condition will be applied requiring the signage to be removed after period of three years from the decision date or until all the units are sold, whichever is sooner.

There have been several representations raising concerns relating to the proposed signage. Most of the concerns raised have been addressed by the amendments to the scheme which removed the illumination, reduced the number of proposed signs, and reduced the display period requested.

Thus, it is considered that the proposal would not result in detrimental amenity impacts and is therefore compliant with Policy ENV3 and paragraph 141 of the NPPF.

Public safety

The primary public safety consideration for this application is the matter of highway safety. The PPG at paragraph: 067 (Reference ID: 18b-067-20140306) advises that all advertisements are intended to attract attention but proposed advertisements at points where drivers need to take more care are more likely to affect public safety.

The PPG at paragraph: 068 (Reference ID: 18b-068-20140306) also advises that the main types of advertisement which may cause danger to road users are:

(a) those which obstruct or impair sight-lines at corners, bends or at a junction, or at any point of access to a highway;

(b) those which, because of their size or siting, would obstruct or confuse a road-user's view, or reduce the clarity or effectiveness of a traffic sign or signal, or would be likely to distract road-users because of their unusual nature.

Hampshire County Council as Highway Authority was consulted on this application. They raised initial concerns relating to the levels of illumination of the signs but had no other identified concerns with the application. Since receiving this response, the scheme was amended to remove all external illumination of the signs. Most of the signs are well within the site confines and not visible from the public highway with those signs at the site entrance being set back sufficiently so as not to hamper visibility on entering or leaving the site. Given the positioning of the proposed signs and removal of the illumination, it is considered that the proposed development would not result in adverse impacts upon highway safety.

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 also state that 'Public Safety' is not confined to just road safety. Crime prevention and detection are also relevant; the obstruction of highway surveillance cameras, speed camera and security camera by advertisements is now included. It is considered that the proposed signage has no impact upon any such equipment.

11 OTHER MATTERS

A common concern raised by third parties related to the impact of the proposed flags upon local wildlife, particularly owls and bats. As this is an application for advertisement consent, this ecological matter cannot be a material consideration in the determination process which, as outlined in the Town & Country Planning Control of Advertisements (England) Regulations 2007, can only take matters of amenity and public safety into account.

The Parish Council raised concerns relating to whether the content of the advertisements was strictly necessary. As outlined in the Town & Country Planning Control of Advertisements (England) Regulations 2007, this matter cannot be taken into consideration as it is beyond the scope of both amenity and public safety.

12 CONCLUSION / PLANNING BALANCE

The application has been considered against the relevant material considerations of amenity and public safety, including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and third parties.

The application is considered to raise no significant issues and is in accordance with the development plan. Thus, advertisement consent is recommended for a 3 year period.

13 RECOMMENDATION

GRANT ADVERTISEMENT CONSENT

Standard Conditions

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

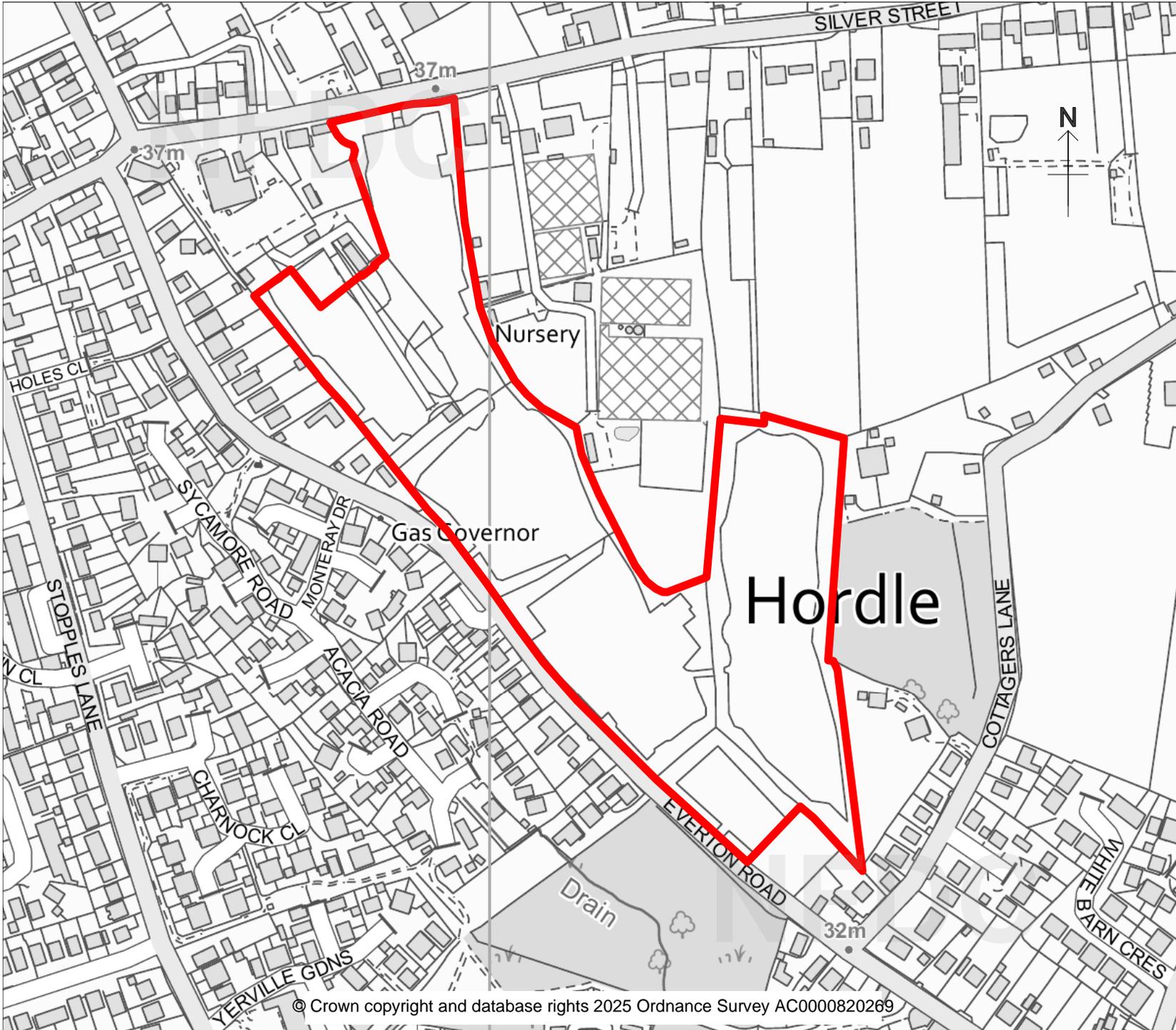
Proposed Conditions:

6. All of the signage hereby approved shall cease to be displayed and shall be completely removed from the site within 3 years of the date of this decision or prior to the sale of the final dwelling on the site, whichever is the earlier date.

Reason: The signs hereby approved relate to the marketing of the residential development on the site and are only justified for a temporary period. A longer temporary permission or permanent permission would cause unjustified harm to the visual amenities of the area.

Further Information:

Hannah McDougall
Telephone: 02380 285632



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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

January 2026

Land East of Everion Road
 Hordle

25/10974

Scale 1:3500

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

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Planning Committee 14 January 2026

Application Number: 25/10784 Full Planning Permission
Site: FOREST VIEW, KINGS COPSE ROAD, BLACKFIELD,
FAWLEY SO45 1XF
Development: Replacement dwelling, 3-bay oak framed car port/garage;
vehicular and landscaping layouts
Applicant: Mr Carrier
Agent: Landmark Design
Target Date: 28/11/2025
Case Officer: Jessica Cooke
Officer Recommendation: Refuse
Reason for Referral to Committee: Parish Council contrary view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

1. The Principle of development outside of a defined built-up area.
2. The design of the development and its impact on the rural character of the area, including the special qualities of the adjacent New Forest National Park.
3. Residential amenity.
4. Matters relevant to highway safety, access and vehicular parking.
5. Ecology.

2 SITE DESCRIPTION

The application site relates to a single-storey three-bedroom brick-built bungalow with an attached garage and lean-to shed. The existing bungalow is set within a generous sized garden plot.

The site is located outside of the defined built-up area and is within the open countryside. It is additionally located immediately adjacent to the New Forest National Park, which is sited to the south of the site, with the existing dwelling looking out onto area of open forest.

3 PROPOSED DEVELOPMENT

The proposal seeks planning permission to demolish the existing single-storey 3no. bedroom bungalow and construct a new detached two-storey 4-bedroom dwelling with integrated garage and an associated driveway, along with a large, detached car port and garage with 3no. parking spaces (2no. car port spaces and one enclosed garage space).

4 PLANNING HISTORY

No relevant planning history.

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality
Policy STR1: Achieving sustainable development
Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park
Policy HOU1: Housing type, size, tenure and choice
Policy IMPL1: Developer Contributions
Policy IMPL2: Development standards
Policy CCC1: Safe and Health Communities
Policy CCC2: Safe and Sustainable Travel

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity
DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPD - Parking Standards
SPD - Air Quality in New Development
SPD - Climate Change
SPG - Residential Design Guide for Rural Areas

National Planning Policy Framework

NPPF 2024

National Planning Policy Guidance

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: We recommend permission; the Parish Council has no comments regarding this application.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

NFDC Ecologist: Objection

Comment - request for further information, including Preliminary Ecological Appraisal to be provided prior to the determination of the application.

New Forest National Park Authority: Objection

Having reviewed the submitted details it is evident that the existing dwelling is a single-storey building with modest fenestration and a modest eaves and ridge line. It evidently sits comfortably in its plot as a result of these characteristics (along with its compact form).

The proposed replacement building would have a significantly greater height and footprint and would incorporate areas of white render, metal cladding and extensive areas of fenestration. The combined impact of the materials and extensive fenestration would result in a more suburban and stark appearance which would be at odds with the largely recessive character of the existing dwelling and its broader context. This would in turn impact negatively upon views from the New Forest National Park.

It should be highlighted that in sensitive areas of the New Forest National Park – such as adjacent to protected habitats, or fronting onto the open forest, the spill of internal lights from large open glass windows presents a source of light pollution in addition to externally-mounted lights. The design of buildings should reduce the impact of light spill from internal lighting, or suitable mitigation measures should be put in place.

Expansive and continuous glazing can present significant landscape impacts and glazing should be broken up in order to ensure the resultant appearance reflects the function as low key domestic glazing.

The current proposal does not address these requirements and has not been informed by an appropriate contextual analysis which has sufficient regard to the nationally protected landscape. Having regard to this and the inappropriate choice of materials, the National Park Authority considers that the proposal would have an unacceptable impact on the special qualities and purposes of the adjoining New Forest National Park. In light of this, and the great weight which should be given to ensuring that the character, quality and scenic beauty of this designation is protected and enhanced, the National Park Authority raises an objection to the proposed development.

9 REPRESENTATIONS RECEIVED

1 letter of support from neighbouring property:

- The architecture is very stylish and carefully tailored to the plot and in keeping with this part of the forest.
- Reserves judgement on the overall effect of the sizeable grey building, but it is well tempered with white areas, and the careful use of larch is pleasing to the eye and the best choice of timber.
- No concern over the overlooking aspect and the sloping roof on the neighbour's side has been retained.
- The oak framed car port/garage maintains the rural character. Solar panels are essential in modern design circles.

10 PLANNING ASSESSMENT

Principle of Development

The site lies outside any established settlement boundary and is within a sensitive area of countryside that lies adjacent to the New Forest National Park. Policies STR1, STR3 and STR4 of the Local Plan seek to restrict development beyond the built-up area boundary of settlements unless the development is appropriate in a rural setting in accordance with other relevant policies of the development plan. Local Plan Policy STR2 seeks to protect the countryside and the adjoining New Forest National Park and its setting.

Chapter 15 of the NPPF seeks to conserve and enhance the natural environment. Paragraph 189 states that great weight should be given to conserving and enhancing

landscape and scenic beauty in National Parks, and it goes on to state that development within the setting of National Parks should be sensitively located and designed to avoid or minimise adverse impacts upon the designated areas. Additionally, Section 245 of the Levelling-up and Regeneration Act 2023 (LURA) requires Local Planning Authorities to seek to further the statutory purposes of Protected Landscapes including National Parks in respect of decision-making in planning applications. The statutory purposes of National Parks are:

- conserving and enhancing the natural beauty, wildlife and cultural heritage of the areas designated;
- promoting opportunities for the understanding and enjoyment of the special qualities of those areas by the public.

Local Plan Part 2 Policy DM20 states that residential development in the countryside will only be permitted where it is for a limited extension to an existing dwelling, replacement dwelling, affordable housing or an agricultural worker's dwelling. The policy goes on to state that in all cases, development should be of an appropriate design, scale and appearance and in keeping with the rural character of the area. This latter assessment is undertaken later in this report.

Furthermore, the policy states that replacement dwellings should not normally provide for an increase in floorspace of more than 30%, though (for smaller dwellings), a replacement dwelling may be permitted to exceed the 30% limit provided the resultant floorspace would not be in excess of 100 sq.m.

In assessing the proposal against the limitations of Policy DM20, the existing dwelling has a floorspace of 141.68sq.m, whereas the proposed replacement dwelling would have a floorspace of 344.09 sq.m, which represents an increase of 142.86%, which significantly exceeds the quantitative threshold as set out by the policy. No case has been put forward by the applicant to justify such a substantial departure from Policy DM20.

On the basis of the above, there is an in-principle objection to a replacement dwelling of the size proposed, which would be contrary to Policies STR1, STR2, STR3 and STR4 of the Local Plan Part One, Policy DM20 of the Local Plan Part Two and Chapter 15 of the NPPF.

Design, site layout and impact on the character and appearance of area

The application seeks planning permission to demolish the existing detached single-storey 3no. bedroom bungalow, replacing it with a large, detached two-storey dwelling with integrated garage and an associated driveway, along with a large, detached car port and garage with 3no. parking spaces (2no. car port spaces and one enclosed garage space). The proposed materials are grey roof tiles, aluminium cladding, white render, grey facing bricks and timber cladding.

The existing dwelling is of a modest size and appearance. It is a single-storey low-level bungalow, with modest eaves and a modest ridgeline height. The dwelling is set back from the road and sits unobtrusively within the plot. There is existing vegetation along the front boundary of the site, and the existing dwelling looks towards the areas of open forest to the south of the site.

Chapter 12 of the NPPF 2024 seeks to achieve well-designed places. Paragraph 131 of the Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. Paragraph 135 states developments should be visually

attractive as a result of good architecture, and be sympathetic to local character, including the surrounding built environment and landscape setting, as well as establishing and maintaining a strong sense of place.

Additionally, Section 245 of the Levelling-up and Regeneration Act 2023 (LURA) requires Local Planning Authorities to seek to further the statutory purposes of Protected Landscapes including National Parks as has been set out above.

Local Plan Policy ENV3 (Design quality and local distinctiveness) is relevant to this application and requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. In particular, development should be:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

Additionally, as set out above, policy DM20 requires that in all cases, development should be of an appropriate design, scale and appearance and in keeping with the rural character of the area.

Kings Copse Road is a linear road located within the countryside, but within close proximity to the neighbouring settlement boundary of Blackfield. The site lies adjacent to the New Forest National Park and is bounded by mature vegetation to the southern boundary. There are a variety of house types, architectural styles and materials on Kings Copse Road, including chalet bungalows and two-storey houses and there is a resultant mixed character, but the more prominent buildings to the east of the site are quite traditional in their character and form and are typical of New Forest cottage-style dwellings.

The NFDC Residential Design Guide for Rural Areas of the New Forest District SPA sets out the guidance for rural design, and seeks to protect the character and appearance of the countryside. Section 4B of the SPA relates to individual, new and replacement dwellings and specifies the following:

- Replacement dwellings should normally be positioned close to the original location unless there are sound environmental reasons for an alternative position on the site;
- It should subtly integrate with the best elements of surrounding development and native landscape character;
- The scale, depth, roofline and plan format should be sympathetic to the locality;
- The character should respect the local vernacular (the traditional styles of buildings);
- A carefully chosen contribution of matching materials should be used - to merge into the local scene;
- In the case of replacement dwellings, if the scale and character of the existing building plays a special part in the appearance of the locality (or contributes some unique or historic characteristics), these should be reflected in proposals for any replacement;
- The floorspace of a replacement dwelling is not usually permitted to exceed by 30% the floorspace of the building as it existed on 1 July 1982.

In this case, the proposed replacement dwelling is located within the countryside where Policy DM20 of the Local Plan Part 2 is relevant to the proposal. This policy only permits replacement dwellings that are of an appropriate design, scale and appearance in keeping with the rural character of the area. This policy includes a quantitative measure whereby replacement dwellings should not normally provide an increase in floorspace of more than 30%, and exceeding the 30% limitation is normally only permitted for smaller existing dwellings where the replacement dwelling would not exceed 100sq.m.

As previously mentioned, the existing dwelling has a floorspace of 141.68sq.m and the proposed replacement dwelling has a floorspace of 344.09 sq.m, which represents an increase of 142.86%, which significantly exceeds the quantitative threshold as set out by the policy. This substantial increase in size would result in a dwelling of a size and scale which that would be excessive in this sensitive context and unsympathetic to the rural character of the area, with a detrimental visual impact upon the setting of the adjacent National Park, from which the dwelling would be viewed. This would be compounded by the poorly proportioned and large dormer windows, and the excessive level of glazing to the front gable. In addition, the proposed materials would be of a harsh and somewhat suburban appearance. As such, the appearance of the dwelling would be discordant in this sensitive setting, and the materials would not be sympathetic to the context and character of the area, nor the setting of the adjacent National Park. Overall, the dwelling would have an inappropriate, non-traditional appearance and would be overly assertive in its context.

The proposed dwelling would be significantly higher than the existing modest bungalow. The existing bungalow has a ridge height of just 5.3 metres, whereas the replacement dwelling would have a ridge height of 7.5 metres. The roof form of the replacement dwelling would also be a much more dominant feature, with a continuous unbroken ridge line of 16 metres. The dwelling would have a contemporary and suburban appearance and the introduction of such a significant amount of glazing would be unsympathetic to the rural character of the locality, which is exemplified by the number and size and scale of the large glazed doors and windows. The dwelling would be taller and significantly larger than that of the existing dwelling and would be significantly more visually prominent when viewed from the areas of open forest to the south of the site, notwithstanding the existing screening, (which would not necessarily be permanent). Additionally, the amount and size of the glazing would result in significant light spill in this sensitive location which would be harmful to the visual amenities of the area, including the visual amenities of the National Park.

Additionally, a large detached garage is proposed to the front of the dwelling which equates to 8.96m in length and 5.98m in width and 4.84m in height. This is a sizeable structure that would provide for 2no. car port spaces and one enclosed space in addition to the two integral parking spaces within the dwelling itself. Whilst the outbuilding is of a more traditional appearance, its large size would compound the adverse visual impact of the replacement dwelling.

The New Forest National Park Authority (NFNPA) have raised an objection to the proposal and advised the combined impact of the size of the dwelling and the materials and extensive fenestration would result in a dwelling with a more intrusive, suburban and stark appearance which would be at odds with the largely recessive character of the existing dwelling and its broader context, which would impact negatively upon views from the New Forest National Park. The NFNPA state the proposal would have an unacceptable impact on the special qualities and purposes of the adjoining New Forest National Park.

Policy ENV4 seeks to retain and/or enhance landscape features through sensitive design, mitigation and enhancement measures. There would be a lack of meaningful landscaping proposed as part of the application. Whilst it is recognised that further landscaping details could have been secured by condition if the proposal was otherwise acceptable, it is not considered that additional landscaping would mitigate these harmful impacts and make this scheme acceptable.

The resultant scale, size and contextually inappropriate design of the replacement dwelling in this sensitive location within the countryside and adjacent to the New Forest National Park, would result in an intrusive and unacceptable form of development in the countryside and would be harmful to the visual amenities of the countryside and the adjacent National Park, whereby the Council is required to seek to further the statutory purposes as set out by Section 245 of the Levelling-up and Regeneration Act 2023 (LURA).

As a whole, the proposed replacement dwelling is considered to be unsympathetic to the rural character and landscape setting of the area. And overall, it is concluded that the proposal would erode the rural character of this location and would be harmful to the character and appearance of the countryside, including the adjacent designated New Forest National Park.

For the reasons set out above, the proposal is considered to be contrary to the provisions of the Development Plan and the NPPF. In particular, the proposal would fail to accord with the requirements of Policies ENV3 and ENV4 of the New Forest District Council Local Plan Planning Strategy (2020) which requires high quality development that contributes positively to local distinctiveness, and it would also fail to meet the provisions of the NFDC Residential Design Guide SPA and Chapters 12 of the NPPF.

Residential amenity

Policy ENV3 of the NFDC Local Plan Part 1 requires the impact on the residential amenity of existing and future occupiers to be taken into consideration in making planning decisions. NPPF Paragraph 135, subparagraph (f) states development should promote health and wellbeing, with a high standard of amenity for existing and future users.

The proposal would result in a two-storey dwelling with a first floor side facing window to the north east elevation, serving a bedroom. However, there is a sufficient separation distance between the proposed window and the neighbouring properties to the east, so as not to result in adverse impacts relating to overlooking, loss of privacy and visual intrusion. Whilst first floor front and rear windows are proposed, there are no neighbouring residential properties to the front or rear of the dwelling and therefore there are no concerns in this respect. The neighbouring property to the west, 'Foxgloves', would be set well away from the proposed replacement dwelling, so would not be harmfully affected.

The standard of accommodation proposed would be of an acceptable level for the proposed 4no. bedroom dwelling, and the proposal does not raise concerns in respect of the residential amenities of future occupiers.

Therefore, by reason of the layout, orientation and positioning of the proposed dwelling on the site relative to its neighbours, it is not considered that the proposal would cause unacceptable impacts upon residential amenity, and the proposal therefore complies with Policy ENV3 of the Local Plan Part One in respect of residential amenity provisions.

Highway safety, access and parking

Policy CCC2 of the Local Plan seeks to provide sufficient car and cycle parking for developments. Policy ENV3 seeks to create streets and spaces that are safe and easy to navigate. Policy ENV3 also seeks to ensure that sufficient parking is provided without detriment to the character of the area or highway safety.

Kings Copse Road is a residential road with no parking restrictions. However, the road is on the edge of the National Park boundary and there are no pavements, parking bays or formal parking laybys. To the southern edge of the road lies a ditch which bounds the forest.

The site would be accessed using the existing access from Kings Copse Road. The proposed dwelling would have 4no. bedrooms. In accordance with NFDC Parking Standards SPD (April 2022), the requisite parking spaces for a 4-bedroom dwelling is 3 spaces. The integral garage can accommodate 2no. vehicles, whilst the car port and garage can accommodate 3no. vehicles and the front driveway is sufficiently large enough to accommodate additional vehicles in any case. The proposal therefore complies with NFDC Parking Standards SPD in respect of vehicles.

One cycle parking space must be provided per bedroom in accordance with the Parking Standards SPD. Whilst no designated cycle storage is shown on the plans, the integral garage and detached enclosed garage are both sufficiently sized to accommodate the required cycle storage. As such, the proposal complies with NFDC Parking Standards SPD in relation to cycle storage.

Overall, the proposal is not considered to result in adverse impacts upon highway safety, and is considered to comply with Policies ENV3 and CCC2 of the Local Plan Part One and the NFDC Parking Standards SPD.

Ecology and On Site Biodiversity and protected species

Policy DM2 of the Local Plan Part Two seeks to conserve nature and enhance biodiversity and states that the Council will use planning conditions to provide mitigation and, where appropriate, enhancement measures.

As of 2nd April 2024, developers must deliver achievement of Biodiversity Net Gain (BNG) on 'smaller' sites such as this as a requirement of planning permission. However, an exemption applies with regard to self-build development. Self-build refers to a development of a home on a piece of land owned by persons to be lived in by those persons. In this instance, a self-build exemption has been claimed with regard to Community Infrastructure Levy (CIL), and therefore the national BNG requirement is not applicable to this proposal.

The Council's Ecologist was consulted on the application and requested a Preliminary Roost Appraisal. Had the application been acceptable in all other respects, this would have been requested from the applicant. In the absence of this information, the Council cannot be satisfied that the existing building can be demolished without adverse impacts upon protected species, and another reason for refusal must therefore be introduced on ecological impacts.

Habitat Mitigation and Nitrate neutrality and impact on Solent SAC and SPAs

The scheme proposes a replacement residential dwelling. As such, it would not result in an additional unit of accommodation or materially increase residential occupation so as to result in additional impacts on features of nature conservation

interest in the New Forest or Solent that would require habitats mitigation measures to be secured. Furthermore, there would be no additional burden on nitrates and thus, no further impacts on the Solent SAC or SPAs would result.

Air Quality Statement

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development' Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing.

Climate Change

The applicant submitted a Climate Change Statement to support their planning application which addresses the requirements of the Council's Planning for Climate Change SPD, and the statement notes a number of enhancement details for sustainability.

Developer Contributions

As part of the development, subject to any relief being granted the following amount 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	344.09	141.68	202.41	202.41	£80/sqm	£24,351.48 *

Subtotal:	£24,351.48
Relief:	£0.00
Total Payable:	£24,351.48

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index*

(<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

11 CONCLUSION / PLANNING BALANCE

Planning Committee Members will be aware that Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

In this case, the proposed replacement dwelling would constitute an intrusive and unacceptable form of residential development in the countryside which would be harmful to the visual amenities of the countryside and this sensitive landscape setting, by reason of the significant size and scale of the dwelling and its poorly

proportioned design and unsympathetic appearance, within this sensitive rural setting adjacent to an area of open forest within the New Forest National Park, whereby Members have a duty to further its statutory purposes as set out in Section 245 of the Levelling-up and Regeneration Act 2023 (LURA).

There is considered to be a strong reason to refuse planning permission. The proposal would not deliver any clear benefits that could be deemed to outweigh the adverse impacts that have been identified in the report above, including the unacceptable impacts upon the special qualities of the National Park, noting the New Forest National Park Authority have raised an objection to the proposal.

The proposal would conflict with local plan policies relating to replacement dwellings in the countryside, and it would be contrary to Policies STR1, STR2, STR3, STR4, ENV3, ENV4 of the Local Plan Part One, Policy DM20 of the Local Plan Part One, Chapter 12 and 15 of the NPPF and the NFDC Residential Design Guide for Rural Areas SPD.

The application is therefore recommended for refusal.

12 RECOMMENDATION

Refuse

Reason(s) for Refusal:

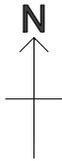
1. The application site is situated within a sensitive rural context outside of a defined settlement boundary and is adjacent to an area of open forest which is within the New Forest National Park. The proposed replacement dwelling would be contrary to Policy DM20 of the Local Plan Part 2, as the dwelling would be very significantly larger than the dwelling it would replace, being 142.86% larger than the existing dwelling, which significantly exceeds the 30% increase limitation as set out by this policy. Furthermore, as a result of its significantly greater size, scale, mass, height and footprint, the proposed replacement dwelling would be unduly dominant and harmfully intrusive in this sensitive countryside location. The adverse visual impact of the proposed development would be materially compounded by the proposed dwelling's non-traditional proportions, assertive design and unsympathetic appearance, including excessive areas of glazing and materials that would appear stark in this context. The proposal would not respond positively to the site's rural context or the area's rural design vernacular and would result in an intrusive and unacceptable form of development in the countryside which would be harmful to the visual amenities of the area. As such, the proposal would be harmful to the special qualities of the adjacent New Forest National Park, and contrary to Policies ENV3, STR1, STR2, STR3 and STR4 of the New Forest District Local Plan Part 1: Planning Strategy for the New Forest outside of the National Park, Policy DM20 of Local Plan Part 2 for the New Forest outside of the National Park and Chapter 12 and 15 of the National Planning Policy Framework and the Council's Supplementary Planning Guidance 'Residential Design Guide for Rural Areas of the New Forest District'.

2. Insufficient information has been submitted to demonstrate that the proposed demolition of the existing dwelling can be carried out without adverse impacts upon protected species. In the absence of this information, the proposed development would therefore be contrary to the provisions of Policy DM2 of the Local Plan Part 2 for New Forest District Council outside of the National Park.

Further Information:

Jessica Cooke

Telephone: 023 8028 5909



NFDC



New Forest
DISTRICT COUNCIL

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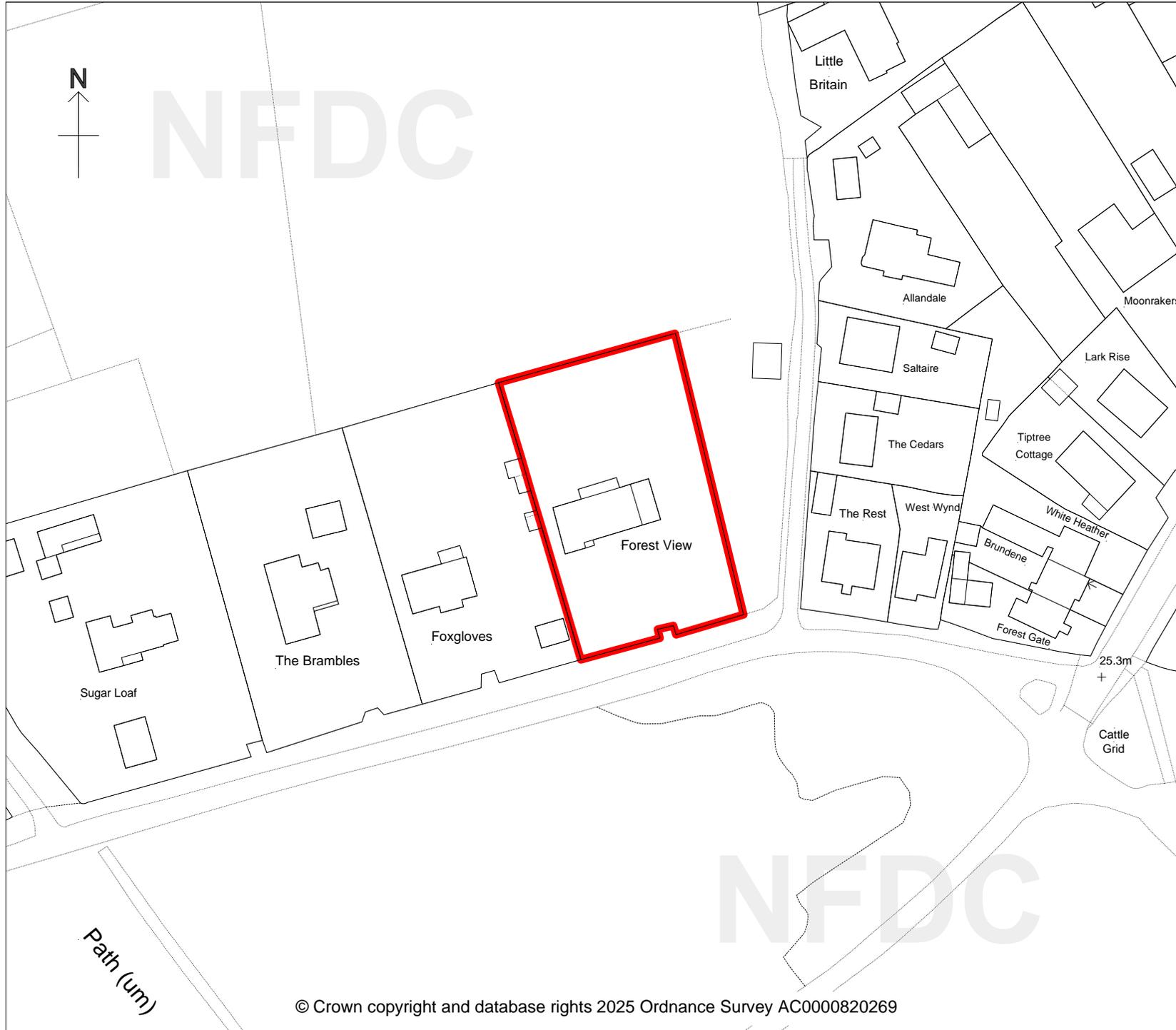
Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

January 2026

Forest View
Kings Copse Road
Blackfield
25/10784

62



NFDC

Scale 1:1000

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

Planning Committee 14 January 2026

Application Number: 25/11011 Full Planning Permission
Site: 10 DEERHURST CLOSE, TOTTON SO40 8WQ
Development: Annexe within the front garden of the property
Applicant: Mr Lowry
Agent:
Target Date: 08/01/2026
Case Officer: Hannah Chalmers
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Applicant is a neighbour to a Planning Officer

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of development
- 2) Design, site layout, impact on local character and appearance of area
- 3) Residential amenity

2 SITE DESCRIPTION

The application site is located within the Totton defined built-up area at the end of a residential cul-de-sac of Deerhurst Close, fronting on to properties in Rowan Close and backs onto properties in Dorland Gardens.

The site comprises of a two-storey detached dwelling. The property is constructed from brick with a dual-pitched tiled roof with two front-facing gable elements. The windows are white uPVC casement. The dwelling is set back from the highway and is accessed by a private block paved drive that passes along the front of 9 Deerhurst Close.

Trees and hedges provide a verdant context to the suburban character of the area. There is a large oak tree on the south-east boundary with 1 Rowan Close that is covered by an individual Tree Preservation Order.

3 PROPOSED DEVELOPMENT

Permission is sought to erect a hipped roof single storey detached residential annexe. Constructed in brick and a tiled roof with roof lights on the western roof slope and white UPVC windows. The existing driveway will be resurfaced to accommodate parking for occupiers of the site which will be constructed from permeable surface materials.

4 PLANNING HISTORY

25/10570 - Detached Double Garage with front garden of the property
10 Deerhurst Close

13/08/2025 Granted subject to conditions

Planning permission (25/10570) for a detached garage of the same scale and siting as this proposal was granted in August 2025. The permission has not yet been implemented.

20/10670 - Double Garage

10 Deerhurst Close

22/09/202 Granted subject to conditions

97/NFDC/55421 - Ground and first floor additions

10 Deerhurst Close

02/06/1997 Granted

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR4: The settlement hierarchy

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy CCC2: Safe and sustainable travel

Local Plan Part 2: Sites and Development Management 2014

Supplementary Planning Guidance And Documents

SPD - Parking Standards

National Planning Policy Framework

National Planning Policy Guidance

6 PARISH / TOWN COUNCIL COMMENTS

Totton & Eling Town Council

Should permission be granted a condition should be imposed to ensure the use of the building remains ancillary and does not become a separate unit of accommodation.

RECOMMENDATION PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Trees:

There is a protected Oak tree adjacent to the access drive. The proposed annexe is outside the rooting area of the tree. To prevent inadvertent damage occurring to the tree a condition regarding the submission of tree protection measures should be agreed prior to the commencement of construction on site.

9 REPRESENTATIONS RECEIVED

Seven representations have been received, three against, four in support.

Opposed comments

- Concerned about privacy
- Proposal will increase parking pressure in Deerhurst Close

Support comments

- Ancillary annexes make efficient use of existing residential plots and supports flexible living arrangements including multi-generation living.
- The footprint of the proposal is the same as the previously consented garage and appears to be in keeping with the surrounding area.

10 PLANNING ASSESSMENT

Principle of Development

The site is located within the built-up area of Totton as shown on the policies map. Local Plan Policy STR3 criterion i identifies Totton as a main town and a sustainable location for development. In accordance with policy STR3, the principle of development is acceptable subject to the relevant material considerations relating to residential amenity and the character of the area.

The principle of the development of the building has already been established in the planning consent, 25/10570 granted in August 2025 for a detached garage of the same size and scale as the proposed annexe. A condition can be applied to prevent sub-division of the annexe into a separate planning unit and to ensure it remains in ancillary use to the main dwelling and retains its intended use.

Given the residential character of the surrounding area the principle of a detached ancillary residential building in the front garden is acceptable subject to the below considerations.

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

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and the character and identity of the locality.

The property is set back from the road, with its driveway initially passing in front of the drive and front garden of No. 9 Deerhurst Close as it runs along the south of the application site before turning north to run along the western boundary up to the existing integral garage. The front garden and driveway has an incline which increases considerably in gradient down towards the southern boundary. The land in the south-east corner will be built up to level out this change in ground levels, in order to form a flat surface for the proposed annexe. Precise survey details have not

been provided to show the different levels. However, it is considered that the increase required to form a flat area in the location of the proposed annexe would still have an acceptable impact on the street scene.

The bricks and tiles proposed for construction, as specified in the application form, will match those of the existing dwelling, which would be in keeping with adjacent development and complement the surrounding area. Materials can be secured through a suitable condition.

The detached annexe is set back from the street and would not be readily visible in the street scene and would preserve the residential character and appearance of the area.

The proposal therefore accords with the requirements of Policy ENV3.

Landscape impact and trees

Policy ENV4 seeks to retain and or enhance landscape features to successfully integrate new development into the local landscape.

There is a protected tree on the southern boundary of the site and to ensure the continuing health and wellbeing of this oak tree it is necessary to impose a condition to ensure its protection during the construction process. The Arboricultural officer has not raised any objection to the proposal, subject to agreement of tree protection measures prior to the commencement of construction. Such an appropriately worded condition is included in the recommendation.

It is not proposed to remove any trees or landscape features of significance. As such, it is considered that the development is in accordance with Policy ENV4.

Highway safety, access and parking

Local Plan Policy CCC2 requires new development to provide sufficient car and cycle parking in accordance with the adopted Parking Standards Supplementary Planning Document.

The approved proposal, 25/10507, was for the provision of a double garage. The use of the building as a residential annexe will reduce the availability of parking on site and potentially increase the occupancy. However, if given permission there would be sufficient surface parking space for three vehicles.

Due to the position of the garage on the application site, turning a vehicle on site will be restricted and could involve multiple manoeuvres. However, should such manoeuvres occur on site, they would not impact on highway or pedestrian safety. Should the occupier choose to reverse on or off the application site and undertake manoeuvres across Deerhurst Close using the turning head, it is considered there is sufficient space for such manoeuvres to be safe.

As such it is considered that highway and pedestrian safety will be preserved, and the requirements of the NFDC Parking Standards SPD complied with.

Residential amenity

Local Plan Policy ENV3 criterion ii. requires that new development avoids unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity.

The proposed annexe is set off all boundaries by at least 1 metre where it abuts the southern rear garden boundary with 8 Dorland Gardens and adjacent to the northern garden boundary with 1 Rowan Close. The height to the eaves will be 2.4 metres and the maximum height of the hipped roof apex will be to 4.8 metres.

Details have not been provided to show the different ground levels. From the levels viewed on site; the height of the building would be perceived higher from the neighbouring properties. However, given the overall scale of the annexe, the size of the neighbouring plots and the separation distances between the dwellings and proposal, it is not considered that this will give rise to an overbearing impact on adjacent neighbours.

The building proposed is to the north/northwest of 1 Rowan Close, so will cast limited shading over this property. Although the annexe is to the south of 8 Dorland Gardens; with the proposal's single-storey scale it would not have a significant shading impact.

The annexe will require windows for natural light and ventilation. The proposed windows on the west elevation will offer views down the driveway and the public realm. The window on the northern elevation will offer views towards the host dwelling. The main living areas will also receive natural light from two roof lights installed on the western roof slope.

The windows on the east elevation face towards the boundary with Dorland Gardens. These windows will face a close board fence. The level changes on the site may result in the smaller windows towards the southern end of the annexe have some visibility over the fence as the land and fence line drops down at this point. However, as these windows are serving a storage area and an ensuite bathroom these can be conditioned for obscure glazing to maintain the privacy of adjoining neighbours. The larger window on the eastern elevation serves a bedroom, the top of the window is to 1.8 metres above ground level which is the same height as the close board fence so will not result in loss of privacy between the neighbouring properties.

By reason of the spatial characteristics of the site and adjacent properties, and the annexe's size and design, the proposal would cause no material detriment to the privacy, light and outlook available to the adjacent neighbours. As such, the proposal accords with Policy ENV3.

Ecology

Householder applications are exempt from the mandatory biodiversity net gain requirements. However, enhancements to biodiversity through additional planting, bird/bat boxes and/or bee bricks are encouraged.

Developer Contributions

As part of the development, subject to any relief being granted the following amount 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	27.48		27.48	27.48	£80/sqm	£3,306.06 *

Subtotal:	£3,306.06
Relief:	£0.00
Total Payable:	£3,306.06

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

11 CONCLUSION / PLANNING BALANCE

Overall, the proposed development would have an acceptable relationship with neighbouring properties and the street scene. The proposal would accord with the policies and objectives of the Local Plan 2016-2036 Part 1: Planning Strategy, Local Planning Policy Framework.

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:

- Location Plan Ref: PP-14468102v1 received by the Local Planning Authority on 10 November 2025
- Block Plan Drawing No. PL-003 received by the Local Planning Authority on 10 November 2025
- Elevations Plan Drawing No. PL-002 received by the Local Planning Authority on 10 November 2025
- Floor Plan Drawing No. PL-001 received by the Local Planning Authority on 10 November 2025

Reason: To ensure satisfactory provision of the development.

3. Before development commences (including site clearance, demolition and any other preparatory works), a scheme for the protection of the TPO tree shown on Location Plan Drawing No.PL-003 shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the protective fencing or other measures required for the avoidance of damage to the tree in accordance with BS 5837 (2012) "Trees in Relation to Construction Recommendations". Such fencing or other tree protection measures shall be erected prior to any other site operation and at least 24 hours notice shall be given to the Local Planning Authority that it has been erected. The tree protection measures installed shall be maintained and retained for the full duration of the works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage or other equipment whatsoever shall take place within the fencing without the prior written agreement of the Local Planning Authority.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. The annexe hereby permitted shall remain ancillary to the dwelling known as 10 Deerhurst Close and shall at no time be occupied, sold, let or otherwise used as an independent or separate residential unit, without the prior written consent of the Local Planning Authority.

Reason: To protect the character of the area and preserve the residential amenity of neighbouring properties, in accordance with Local Planning Policy ENV3.

5. The storage and en suite windows the eastern elevation of the approved annexe shall be :
- (i) obscurely glazed, and
 - (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. The external facing materials for the approved annexe shall match those used on the existing host dwelling building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

7. 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. 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 in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

Hannah Chalmers

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71



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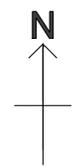
Mark Wyatt
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PLANNING COMMITTEE

January 2026

10 Deerhurst Close
Totton

25/11011



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