

Application Number: 19/10264 Full Planning Permission

Site: ABBEYFIELD HOUSE, 17 HERBERT ROAD, NEW MILTON
BH25 6BX

Development: 2 blocks of 5 flats (10 in total); associated carports; bin stores;
demolition of existingsheltered accommodation

Applicant: Pennyfarthing Homes Ltd

Target Date: 08/05/2019

Extension Date: 13/09/2019

Link to case file: [view online here](#)

1 SUMMARY OF THE MAIN ISSUES

The following are considered to be the main issues to be taken into account when determining this application. These, and all other relevant considerations, are set out and considered in Section 11 of this report after which a conclusion on the planning balance is reached.

- 1) The principle of development on this site
- 2) Design and appearance and impact on the Character of the area
- 3) The Living Conditions of Adjoining and Future Occupiers
- 4) Highway impacts
- 5) Impact on the New Forest and Solent Special Protection Area

This matter is to be considered by Committee as the recommendation is contrary to the view of the Town Council and the proposal does not make an affordable housing contribution, contrary to Policy CS15.

2 THE SITE

The site lies within the built up area of New Milton in a residential area characterised by mixed development including two storey flatted developments to either side, detached dwellings to the rear and detached bungalows opposite. With the exception of the application site, housing in the locality is of relatively recent construction.

The existing building is of pre-war construction and appears to have started life as a large detached dwelling within a generous garden curtilage. Over the years single storey additions have been made to the property to facilitate its use as sheltered housing for the elderly, including a manager's flat. The building has ceased use for this purpose and is currently vacant.

Notwithstanding the adhoc additions made to the property over the years, it is set within one of the more generous garden curtilages in the locality, with off-street parking for approximately six vehicles provided to the front of the site. It is understood the existing use accommodated fourteen separate units of sheltered accommodation for the elderly. The curtilage of the property is predominantly bound by established vegetation.

3 THE PROPOSED DEVELOPMENT

The proposal entails demolition of existing structures on the site and erection of 2 buildings to accommodate 5 flats each, totalling 10 two bed units. Accommodation would be provided on three levels, with roof space utilised to provide 2 larger flats. The proposal would have a total of 18 off street car parking spaces, 4 to the front and 14 spaces to the rear, some within single storey car port structures. The building would be of conventional design finished in buff brick, slate tiles with grey upvc windows.

4 PLANNING HISTORY INCLUDING NOTES OF ANY PRE APPLICATION DISCUSSIONS

17/10901 - 22 unit sheltered apartments; cycle and bin storage; parking; demolition of existing - refused February 2018 due to concerns over the visual impacts of the proposal.

15/11809 - 27 unit sheltered apartments for the elderly, bin store, outbuilding, parking, demolition of existing - refused April 2016 due to concerns over the visual impacts of the proposal, lack of a transport assessment and lack of detail on extraction facilities associated with the kitchen.

ENQ/18/20980/SFAT - a pre-application enquiry sought the Council's view on the form of development sought, which concluded that while the principle of residential development may be acceptable; the ridge still looked a little high, sought clarification as to how the roof form would appear and that structures of reduced depth would be preferable.

ENQ/18/20980/SFAT - a pre-application enquiry sought the Council's view on whether loss of the existing premises from a land use providing accommodation for the elderly, to a land use providing independent residential use, would constitute a departure from development plan policies. It concluded that an argument could be put forward that the proposal would be consistent with adopted policies and that a statement outlining the circumstances of the applicant and the proposal's position in respect of policy context should accompany any formal planning submission.

5 THE DEVELOPMENT PLAN AND OTHER NFDC GUIDANCE

Core Strategy

CS1: Sustainable development principles
CS2: Design quality
CS8: Community services and infrastructure
CS10: The spatial strategy
CS13: Housing types, sizes and tenure
CS15: Affordable housing contribution

Local Plan Part 2 Sites and Development Management Development Plan Document

DM3: Mitigation of impacts on European nature conservation sites
DM10: Residential accommodation for older people

Supplementary Planning Documents

Housing Design, Density and Character
New Milton Local Distinctiveness SPD (2010)
Mitigation of impacts on European nature conservation sites

Local Plan Part Review 2016-2036 - Public Consultation Draft

The Local Plan review 2016-2036 is at an advanced stage in its preparation, in that it has been submitted to the Secretary of State and has been Examined. It is therefore a material consideration which can be given weight in decision-making. The following policies from the Emerging Local Plan are considered to be material considerations in this case:

Policy 1 - Achieving Sustainable Development
Policy 5 - Meeting our housing needs
Policy 10 - Mitigating the impact of development on International Nature Conservation sites
Policy 13 - Design Quality and local distinctiveness
Policy 17 - Affordable housing

6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Relevant Legislation

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004

Relevant Advice

National Planning Policy Framework

Chapter 5 (Delivering a sufficient supply of homes)
Chapter 12 (Achieving well-designed places)

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council - PAR4: CONTINUED STRONG OBJECTION (NON-delegated) as the current plans do not overcome any of the previous objections stated, namely:

- 1) Bulk and Mass, contrary to Local Distinctiveness Study page 17: Massing & 21: Density.
- 2) Lack of parking - contrary to the Parking Standards SPD
- 3) Lack of greenspace and amount of hardstanding - contrary to the Local
- 4) Distinctiveness Study page 16: Gardens

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

The following is a summary of the comments received which can be read in full via the link set out at the head of this report.

Housing Strategy Section - it is accepted that the scheme cannot be expected

to make a contribution towards affordable housing, either on site or as a commuted sum.

Waste Management- the refuse collection area can be used for individual bag collection by NFDC operatives.

HCC Highways - the highway authority previously commented on this application on 29 April 2019 and requested that vehicle swept path analysis be submitted. The applicant submitted this information on 17 July 2019. Having reviewed the swept path analysis submitted, the highway authority is satisfied that the proposed development would not cause material impact upon the highway network, therefore recommend - no objections subject to conditions to secure appropriate access, turning and parking, cycle storage and a construction management plan.

HCC Surface Water Management - The information provided has included sufficient detail to address the drainage points raised previously.

Environmental Design - the use of roof space has meant that the roof is larger than would otherwise be necessary and this would be seen in combination with the deep footprint the buildings. Revised elevations have now been submitted. The proposal has gone as far as it can with design to enable the use of the roof space. The designs appear to have a greater integrity and simple consistency that makes the buildings more pleasing and reduces to some extent the impact of an oversize mass and over deep footprint. To be clear, the scale and mass has always been a problem but there is a need to make the most efficient use of the land. The design has made this case reasonably well given the applicant's desire to include a flat in the roof space of each of the buildings – the extent to which this can allow me to make a positive recommendation would depend on understanding the impact at street level. This proposal is far better than previous plans for this site and I can see much to recommend it.

Ecologist - the report that supports the application has been prepared by a suitable experienced professional ecologist. Policy accordance can be demonstrated and where aspects require some additional detail and improvement, these can be secured via suitable condition or negotiation. Appropriate Assessment would be required for the net gain in dwellings, in doing so the Council would need to consider whether any existing use can be relied upon, or whether the evidence in respect of recreational impacts on designated sites supports the need for mitigation for all new residential units. I would accept the case officer's approach and would be able to provide further information on approaches elsewhere and the evidence base if required. As the development results in some loss of some biodiversity value, albeit of a local level, due to the need to meet requirements of national and local policy (e.g. NPPF 175, Local Plan CS3 and DM2) the ecology report is correct in identifying areas for biodiversity compensation and enhancements. Given the scale of the proposal these seem to lack a suitable level of ambition to ensure enhancement is provided. I would accept the case officer's approach to secure:

- A suite of three swift boxes on each building
- Provision of a house sparrow terrace on one building
- Details of the number and location of features to allow small mammal movement through any fencing
- Use of landscape treatments that provide habitat and feeding resources for wildlife

Southern Water - no objections, but give informatives

10 REPRESENTATIONS RECEIVED

The following is a summary of the representations received they can be read in full via the link set out at the head of this report.

Representations have been received from eleven separate parties raising the following points:

- Concern is expressed over parking and access during the course of construction.
- The three storey nature, depth and resultant bulk and massing is inappropriate
- The design is poor and out of character with the area
- The proposal constitutes overdevelopment
- Erosion of green space and vegetative cover
- Inadequate details provided on refuse collection
- Inadequate details of vehicle swept-path tracking
- No cycle parking details are provided
- Traffic generation
- Inadequate car parking
- Poor visibility on egress
- Inadequate space for vehicles to manoeuvre
- Overlooking
- Increased noise and air pollution from rear parking area
- Detriment to wildlife
- Lack of amenity space for future occupiers
- Inaccuracies in the plan labelling

11 OFFICER COMMENTS

Introduction

- 11.1 The proposal entails demolition of existing structures on the site and erection of 2 buildings to accommodate 5 flats each, totalling 10 two bed units. Accommodation would be provided on three levels, with roof space utilised to provide 2 flats. The proposal would have a total of 18 of street car parking spaces, 4 to the front and 14 spaces to the rear, some within single storey car port structures. The building would be of conventional design finished in buff brick, slate tiles with white upvc windows.

Relevant Considerations

The main planning considerations have been set out at the beginning of this report.

The principle of development on this site

- 11.1 The site is within New Milton built-up area, the site lies in a highly sustainable location . There are a range of services and facilities within easy walking distance of the site including a range of public transport options. Both local and national policy point to a preference of accommodating new residential development in sustainable locations

and for maximum growth numbers to be accommodated in the principal settlements.

Design and appearance and impact on the Character of the area

- 11.4 Consideration needs to be given to the scale and mass of the development in relation to its impact on the local street scene and character of the area in line with the relevant provisions of Policy CS2 and the New Milton Local Distinctiveness SPD, which identifies the site within Character Area 5: South and East New Milton. The New Milton Local Distinctiveness SPD explains the important elements of what are considered to be distinctive characteristics here. Retaining domestic scale; the need to consider the setting and particularly the green setting are each explained as important elements of the character here.
- 11.5 The proposal follows the established building line of Herbert Road, although the plan forms of the buildings are deeper than those adjoining them (2.1m deeper than Trevone and 4m deeper than Morant Court). The proposed buildings are higher than the adjoining buildings, but the submitted street scene elevation demonstrates that they would not be excessively high, with eaves lines close to those of Trevone and Morant Court. Unlike previous refusals, for single large blocks of accommodation, across the entire width of the site, the gap between the buildings means that views to the rear of the site, incorporating additional landscaping will be afforded from Herbert Road. This assists with reducing the mass of built form and integrating the development into the street scene. The use of roof space has meant that the roof is larger than would otherwise be the case, but revised elevations have been submitted, which make the rear section of roof subservient to the main roof and hip the roof at the rear. The matter is finely balanced, but officers consider the proposal has gone as far as it can with design to enable the use of the roofspace and make most efficient use of the land, within a structure of acceptable design and appearance. The revised designs have a greater integrity and simple consistency that makes the buildings more pleasing and reduces to some extent the impact of an oversize mass and overdeep footprint. To be clear, the matter of scale and mass has always been an issue with recent proposals for redevelopment of this site, but the revised design of the current proposal has mitigated the concerns of officers
- 11.6 The site is quite well vegetated by boundary vegetation, by mature shrub planting and small trees within the site itself, which would be removed to facilitate the development. Ten heavy standard tree replacements are shown on the tree survey, which would need to be bolstered by replacement landscaping and additional heavy standards, particularly on the rear boundary to diminish intervisibility between the site and York Avenue and to enhance the setting of the development. This may be ensured by condition.
- 11.7 The primary materials of construction are buff brickwork, dark Grey cladding and Terral Volay slate tiles, which are acceptable. Details of the dormer materials, window frames, heads, cills and parapet coping, balconies and rainwater goods have yet to be confirmed, but can be clarified by submission of details following the grant of any permission.

The Living Conditions of Adjoining and Future Occupiers

- 11.8 Consideration must be given to the impacts of the proposal on the amenity of adjoining residents, in terms of overbearing presence, outlook, loss of privacy and the impacts from intensification of use of the site. In these respect the proposal will be determined in line with the amenity guidance offered by Policy CS2. The NPPF sets out the core planning principles, one of which is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of buildings and land.
- 11.9 In terms of privacy, the impact of the proposed structures on the adjoining dwellings to the east and west need to be assessed. The degree of separation; 34m to York Avenue and 32m to Herbert Road are well beyond the generally accepted distance of 21m. The applicant will be requested to provide heavy standard tree specimens within the landscape scheme to the rear of the site to diminish inter visibility and the perception of overlooking. In order to protect the privacy of adjoining occupiers to the north and south, a condition is proposed requiring the windows at first and second floor level in these elevation to be obscure glazed.
- 11.10 Officers are satisfied that the proposal would not have an overbearing impact upon adjoining occupiers following amendments to the submission to lower the rear section of roof, making it subservient to the front roof and by hipping the roof to reduce its scale and massing to the rear.
- 11.11 It is noted that the rear portion of the site will change from living accommodation and garden to a parking and turning area for future occupiers. While this will lead to additional activity to the rear of the site, it is very similar in terms of use and layout to the adjoining sites to the north and south, which are also in use as parking and turning areas. It is not considered that the proposed use as a parking area will increase significantly enough to give rise to noise and air pollution.
- 11.12 The curtilage space for future occupiers is considered to be acceptable for a flatted development, with first and second floor flats provided with balconies and ground floor units with small patio areas. There is also a modest level of communal space around the buildings to facilitate use by future occupiers.

Highway Impacts

- 11.13 In terms of highway impacts, swept path analysis has now been provided, following the initial concerns raised by the Highway Authority. Having reviewed the swept path analysis submitted, the highway authority is satisfied that the proposed development would not cause material impact upon the highway network, subject to conditions to secure appropriate access, turning and parking, cycle storage and a construction management plan.
- 11.14 The proposed level of parking provision (18) is marginally lower than that recommended by the SPD (20). The Highway Authority note that the site is located close to town centre and on-street parking is available on Herbert Road, so an objection based upon shortfall of 2 car parking spaces would be neither appropriate nor sustainable in this instance. Officers concur with this view, as a reasonable level of

off-street parking provision will be made available and future occupiers would have good access to public transport and other services, so in this instance it is not considered that a reason for refusal on the basis of under provision of off-street parking could be substantiated.

Impact on the New Forest and Solent Special Protection Area

- 11.15 The proposed development would have an adverse effect due to the recreational impacts on the European sites, which would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. The application is recommended for approval subject to a habitat mitigation condition (number 8), which will address these concerns following its formal discharge.

Meeting the needs of the Elderly

- 11.16 The proposed development should be balanced against the needs of the local community and elderly in accordance with the provisions of Policies CS8, CS13 and DM10. Policy CS8 of the adopted core strategy places a presumption against any new development involving the loss of community facilities. Policy CS13 seeks to provide a wide range of housing types, sizes and tenures, including providing housing which meets the needs of the elderly, although the justification to the policy acknowledges that provision of homes for the elderly is not a housing priority in the southern coastal area. Policy DM10 supports the provision of accommodation for the elderly, but does not specifically seek to prevent loss of existing accommodation. In relation to the policy context outlined above, it is understood that the elderly accommodation previously provided on the site was not publicly provided, that the property has now been vacant for some time and that the building currently in situ would struggle to meet modern standards for accommodating the elderly. These matters form the applicant's basis for justification of the type of development sought here and are accepted.

Other Issues

- 11.17 The amended plan provides refuse storage facilities to the side of each building, close to the site access for the flats. The applicant has submitted additional refuse collection information stating that refuse will be stored in 350l bins and the applicant has been requested to clarify that refuse will be collected by private operators. The Waste Management Section consider the arrangements to be acceptable
- 11.18 The applicant has submitted additional details in respect of the comments of the County Drainage Authority. The Drainage Authority consider the surface water drainage proposals to be acceptable.
- 11.19 With regard to the comments of notified parties not addressed above. In respect of concerns raised over detriment to wildlife, the Council's Ecologist acknowledges that there will be some loss of biodiversity, but that it could be mitigated through provision of swift and sparrow boxes, the location of features to allow small mammal movement through any fencing and use of landscape treatments to support wildlife. These

details can be secured by condition.

- 11.20 Inaccuracies in the plan labelling have been corrected by the applicant.
- 11.21 As the existing building contains a manager's flat and proposes a total of ten dwellings, the net increase in dwellings on the site would be nine units. Consequently there is no requirement for the development to make an affordable housing contribution.

Housing Supply

- 11.22 The LPA is not currently able to demonstrate a 5 year supply of housing land when assessed against its most recent calculation of Objectively Assessed Need. Relevant policies for the supply of housing are therefore out of date. In accordance with the advice at paragraph 11 of the NPPF, permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits or specific policies in the NPPF indicate that development should be restricted.

Habitat Regulations and other Contributions

- 11.23 In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect.

12 CONCLUSION ON THE PLANNING BALANCE

- 12.1 While the proposed development would result in buildings of greater scale and massing and intensification of use of the site, it raises no significant concerns in respect of appearance, adjoining amenity or highway safety. It is considered that the concerns raised over the scheme are significantly outweighed by the benefits; in securing new housing and redevelopment of the site and building in a manner which would be acceptable to the character of the area, would make more efficient use of the land and bring socio-economic benefits to the town and local economy. Accordingly the proposal is recommended for approval, subject to conditions.

13 OTHER CONSIDERATIONS

Proactive Working Statement

In this case the applicant sought the Council's pre-application views on the form of development proposed and further amendments were negotiated during the course of determination of the planning application, to address concerns raised by the case officer, consultees and notified parties. Following

submission of suitably amended plans and information the application was acceptable as amended and no specific further actions were required.

Crime and Disorder

None

Local Finance

If this development is granted permission, the Council will receive New Homes Bonus of £12,240 in each of the following four years, subject to the following conditions being met:

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

Based on the information provided at the time of this report this development has a CIL liability of £113,208.00.

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

Human Rights

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

Equality

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

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

Section 106 Contributions Summary Table

Proposal:			
Type of Contribution	NFDC Policy Requirement	Developer Proposed Provision	Difference
Affordable Housing			
No. of Affordable dwellings	4	0	4
Financial Contribution	0	0	0
Habitats Mitigation			
Financial Contribution	£8,690 if CIL paid in full	£8,690 if CIL paid in full	0

CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
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Dwelling houses					£80/sq m	£113,208.00
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Subtotal:	£113,208.00.
Relief:	£0.00
Total Payable:	£113,208.00.

* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the All-in Tender Index Price published by the Build Cost Information Service (BICS) and is:

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

A = the net area of floor space chargeable in square metres after deducting any existing floor space and any demolitions, where appropriate.

R = the levy rate as set in the Charging Schedule

I = All-in tender price index of construction costs in the year planning permission was granted, divided by the All-in tender price index for the year the Charging Schedule took effect. For 2019 this value is 1.22

14. 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. No works hereby approved shall be undertaken above slab level until 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 CS2 of the Core Strategy for the New Forest District outside the National Park.

3. The development permitted shall be carried out in accordance with the following approved plans and details: 5853-WLA-ZZ-XX-DR-A-0005 (Location and Block Plans), 5853-WLA-ZZ-00-DR-A-200 Rev A (3 Bay Car Port), 5853-WLA-ZZ-00-DR-A-210 Rev A (4 Bay Car Port), 5853-WLA-ZZ-00-DR-A-220 (Refuse Store), 5853-WLA-ZZ-XX-DR-A-010 Rev B (Proposed Site Plan), 5853-WLA-01-GF-DR-A-0110 Rev B (Ground Floor Plan), 5853-WLA-01-01-DR-A-0111 Rev A (First Floor Plan), 5853-WLA-01-02-DR-A-0112 Rev B (Second Floor Plan), 5853-WLA-01-03-DR-A-0113 Rev A (Roof Plan), 5853-WLA-01-XX-DR-A-0120 Rev C (Elevations Sheet 1 of 2), 5853-WLA-01-XX-DR-A-0121 Rev C (Elevations Sheet 2 of 2), DD276L01 (Landscape Plan - received 03/07/19), 5853-WLA-ZZ-XX-DR-A-0006 Rev A (Existing Plans, Arboricultural Assessment and Method Statement by Barrell (Feb 2019), 18370-BT1 (Tree Protection Plan), Transport Statement by i-Transport (Feb 2019), ITB14521-GA-004B (Tracking Drawing), ITB14521-GA-003B (Tracking Drawing), ITB14521-GA-001D (Tracking Drawing), Phase 1 habitat Survey by Philip Smith (Feb 2019), Planning Policy Statement by CL Planning (Jan 2019), 810AB02 (Topographical Survey), Drainage Strategy by ES (Feb 2019), 602-01-B, 501-01-A, 501-02-A, and SuDS Operations and Maintenance Manual by ES (July 2019).

Reason: To ensure satisfactory provision of the development.

4. The first and second floor windows in the north and south elevations of the approved buildings shall be obscurely glazed and fixed shut at all times unless the parts that can be opened are more than 1.7m above the corresponding floor level.

The aforementioned windows should be fitted with obscure glass with a minimum obscurity of level 3 glazing and not an applied film.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. No works hereby approved shall be undertaken above slab level until 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 CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

6. No works hereby approved shall be undertaken above slab level until a scheme of landscaping of the site has been 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), including heavy standard tree specimens on the rear boundary;
 - (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 above slab level 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 Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

7. All external works (hard and soft landscape) shall be carried out in accordance with the approved plans and details prior to occupation of the development and maintained thereafter as built and subject to changes or additions (including signage) only if and as agreed in writing with the Local Planning Authority.

Reason: To ensure the achievement and long term retention of an appropriate quality of development and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

8. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:

- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
- (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 maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
- (c) 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 New Forest and Solent Coast Nature Conservation Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

9. No works hereby approved shall be undertaken above slab level until further ecological mitigation measures and details entailing a suite of three swift boxes on each building, provision of a house sparrow terrace on one building, details of the number and location of features to allow small mammal movement through any fencing and use of landscape treatments that provide habitat and feeding resources for wildlife have been submitted to and approved in writing by the Local Planning Authority, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard and enhance habitat for protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

10. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order to consider the effect of construction works on the amenity of the locality.

11. Before the occupation of any part of the development hereby approved, areas for access, turning, parking as shown on the approved plan shall be constructed and hard surfaced and thereafter retained, maintained and kept available for the occupants of the development at all times.

Reason: In the interests of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

12. Before the commencement of development above slab level, the detailed

design of the cycle parking facility including the specification shall be submitted to and approved in writing by the Local Planning Authority. Before the occupation of any part of the development hereby approved, the cycle store shall be erected as shown on the approved plans and thereafter retained, maintained and kept available for the occupants of the development at all times.

Reason: In the interests of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy)

- 13 The development shall be implemented in accordance with the approved details for the disposal of surface water from the site being; Drainage Strategy Drawing ref: 602-01 B, Standard Construction Details ref: 501-01 A, Standard Construction Details ref: 501-02 A, Proposed Site Plan ref: 5853-WLA-ZZ-XX-DR-A-0010 B, Site Survey ref: 810AB02, Soakaway Test Results, Flood Map for Planning, SuDS Operations and Maintenance Manual – initial issue Water Quality Management Manual, Microdrainage Calculations and HCC Checklist

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

Notes for inclusion on certificate:

1. In discharging condition No.8 above the Applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>
2. Southern Water advise that a formal application for a connection to the public foul sewer to be made by the applicant or developer.

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

This initial assessment does not prejudice any future assessment or commit to any adoption agreements under Section 104 of the Water Industry Act 1991. Please note that non-compliance with Sewers for Adoption standards will preclude future adoption of the foul sewerage network on site. The design of drainage should ensure that no groundwater or land drainage is to enter public sewers.

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

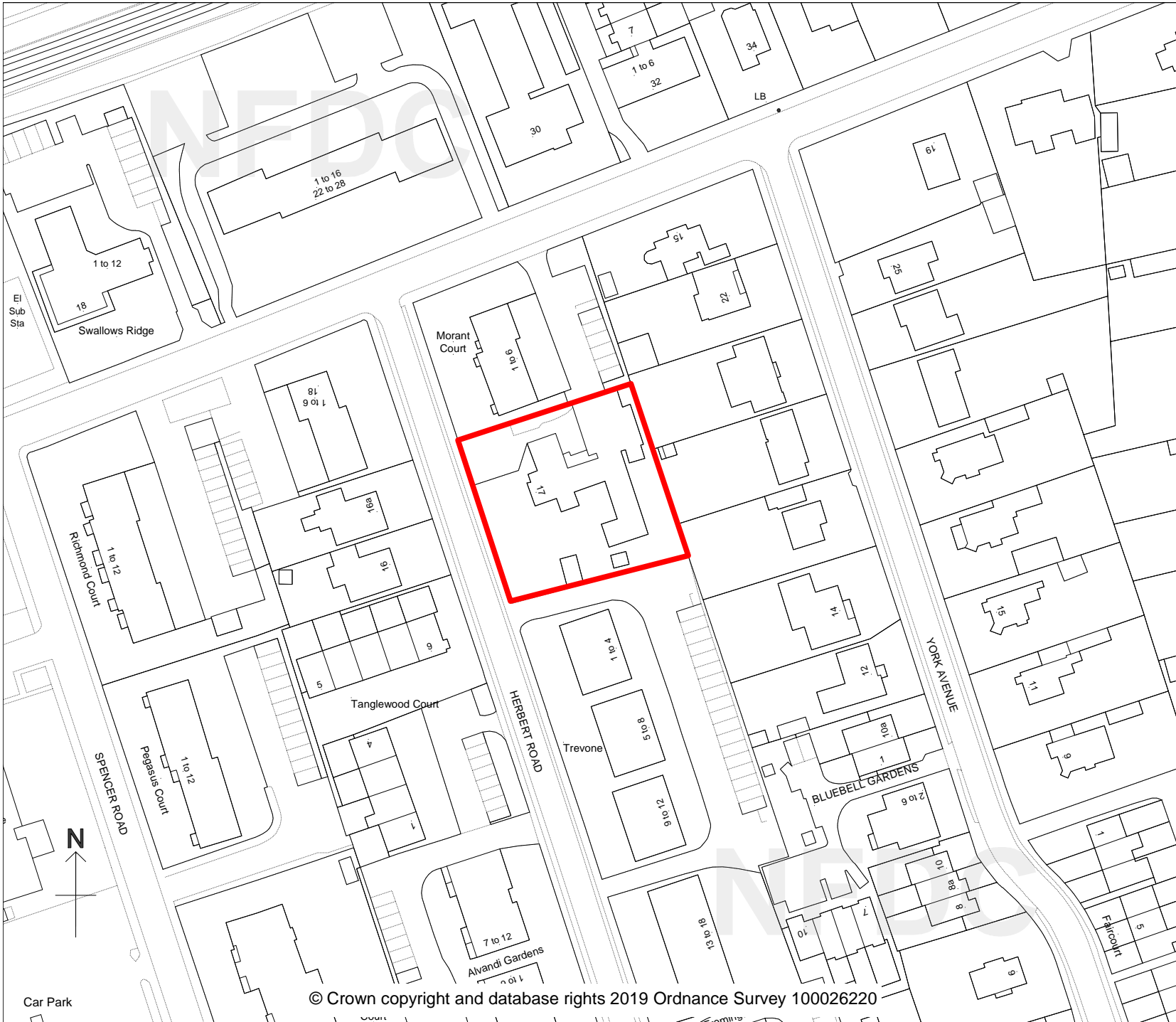
3. New Forest District Council has adopted a Community Infrastructure Levy (CIL) charging schedule and any application now decided, including those granted at appeal, will be CIL Liable. CIL is applicable to all applications over 100sqm and those that create a new dwelling. Under Regulation 42A developments within the curtilage of the principal residence are likely to be exempt from CIL so CIL may not be payable provided the applicant submits the required exemption form prior to commencement of the development.
4. The Hampshire County Highway Authority advises the applicant of the requirement to carry out any works on the highway to the appropriate standard laid down by and under a licence agreement with the highway authority.
5. In accordance with paragraph 38 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case the applicant sought the Council's pre-application views on the form of development proposed and further amendments were negotiated during the course of determination of the planning application, to address concerns raised by the case officer, consultees and notified parties. Following submission of suitably amended plans and information the application was acceptable as amended and no specific further actions were required.

Further Information:

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New Forest

DISTRICT COUNCIL

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Claire Upton-Brown
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 Planning
 New Forest District Council
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 Lyndhurst
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PLANNING COMMITTEE

September 2019

Item No: 3b
 Abbeyfield House
 17 Herbert Road
 New Milton
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Scale 1:1250
 N.B. If printing this plan from the internet, it will not be to scale.