

**Application Number: 18/11648** Full Planning Permission

<b>Site:</b>	LAND AT CROW ARCH LANE AND, CROW LANE, RINGWOOD BH24 3DZ
<b>Development:</b>	Development of 20 dwellings comprised of semi-detached houses; terraces; 1 block of flats, bin & cycle store; detached garages; public open space, landscaping, internal access arrangement and ancillary infrastructure
<b>Applicant:</b>	Linden Wates (Ringwood) LLP
<b>Target Date:</b>	<u>13/03/2019</u>

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

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## 1 SUMMARY OF THE MAIN ISSUES

The following are considered to be the main issues to be taken into account when determining this application. 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) Principle of development
- 2) Landscape and character impacts
- 3) Highway Impacts
- 4) Amenity Impacts
- 5) Affordable housing
- 6) Open Space Arrangements
- 7) Mitigating the impact of the development on European Sites

This matter is before Committee as the recommendation is contrary to the Town Council's view of the proposal.

## 2 THE SITE

The site is allocated by Policy RING3 of the Local Plan Part 2 for up to 150 dwellings, up to 5 hectares of employment land and a minimum of 3.4 hectares of public open space. The wider site was formerly in agricultural use (Phases 1 and 2/3 are now under construction). To the north, the wider site is bound by existing residential development (Hightown Gardens). To the east it is bound by the line of Crow Lane, with residential development beyond. To the south it is bound by the line of Crow Arch Lane, with sporadic residential development present. To the west it is bound predominantly by existing employment sites known as Endeavour Business Park, Hightown Industrial Estate and Crow Arch Lane Industrial Estate.

## 3 THE PROPOSED DEVELOPMENT

The current application is made on a stand alone basis, independent of the original outline approval. It relates to the greater portion of the site to the south of the Castleman Trail, which previously received approval for a total of 22 dwellings under Phase 2 (ref. 17/11309) and 10 dwellings under Phase 2/3 (ref. 17/11358), represented by those dwellings within the blue line on the Location and Masterplan. In light of the comments of consultees and representations, the

originally submitted application was amended to reduce the number of units sought from 24 to 20 dwellings. If approved, the proposal would see a total of 30 dwellings on the site to the south of the Castleman Trail and 195 units on the site allocated by Policy RING3.

The application therefore seeks permission for 20 dwellings, landscaping and ancillary infrastructure, accessed from an approved point from Crow Arch Lane, which is now in situ. Detailed layout, floorplans, elevations, sectional plans and materials schedules are submitted seeking to demonstrate that the scale and design of development proposed could satisfactorily be achieved within the confines of the site.

#### **4 PLANNING HISTORY**

17/11358 - Final Phase (2/3); development comprised of a care home (Use Class C2); flexible business units (Use Class B1), 113 dwellings (Use Class C3), public open space, associated parking; landscaping; internal access arrangements and ancillary infrastructure (details of appearance landscaping, layout and scale associated with development granted by outline permission 13/11450) - approved November 2018

17/11309 - Phase 2 - development of 113 dwellings comprised 34 detached dwellings; 13 pairs of semi-detached dwellings, 3 drive through car port and flat over, 1 terrace of 5 houses, 5 terraces of 3 houses, 1 terrace of 4 houses, 1 block of 9 flats, 1 block of 7 flats, 2 link detached houses, garages, parking, access, parking, cycle path -details of appearance, landscaping, layout and scale - Development granted by outline permission 13/1145 - approved January 2018

16/11520 - Phase 1: development of 62 dwellings comprised: 15 houses; 9 pairs of semi-detached houses; 3 terrace of 3 houses; 3 terrace of 4 houses; 8 flats; garages; public open space; SANG; ancillary infrastructure; allotment land (Details of appearance, landscaping, layout & scale development granted by Outline Permission 13/11450) - approved June 2017

13/11450 - Mixed development of up to 175 dwellings (Use Class C3); up to 1.5 hectares of small employment (Use Classes B1 & B2); nursing home (Use Class C2); child nursery (Use Class D1); hotel / pub / restaurant (Use Class C1); fitness centre (Use Class D2); retail / professional services / restaurant (Use Class A1/ A2/ A3); open space areas; allotments; accesses on to Crow Lane and Crow Arch Lane; estate roads; footpaths; cycle ways; foul & surface water infrastructure (Outline Application with details only of access) - approved October 2014

#### **5 THE DEVELOPMENT PLAN AND OTHER NFDC GUIDANCE**

##### Core Strategy

- CS1: Sustainable development principles
- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS6: Flood risk
- CS7: Open spaces, sport and recreation
- CS9: Settlement hierarchy
- CS10: The spatial strategy
- CS11: New housing land allocations

CS15: Affordable housing contribution requirements from developments  
CS23: Transport proposals  
CS24: Transport considerations  
CS25: Developers contributions

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

RING3 - Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane  
NPPF1 - Presumption in favour of sustainable development  
DM2: Nature conservation, biodiversity and geodiversity  
DM3: Mitigation of impacts on European nature conservation sites

#### Emerging Plan

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  
Strategic Site 13 - Land at Moortown Lane, Ringwood

#### Supplementary Planning Guidance

SPD - Mitigation Strategy for European Sites  
SPD - Ringwood Local Distinctiveness  
Housing Design, Density and Character SPG (NFDC 2006)  
Parking standards SPD (NFDC 2012)

#### Constraints

Built-up area  
Cycleway Improvement  
Archaeological Site

## **6 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

### **Relevant Advice**

NPPF Chap 5: Delivering a sufficient supply of homes  
NPPF Chap 12: Achieving well-designed places

## **7 PARISH / TOWN COUNCIL COMMENTS**

**Ringwood Town Council - PAR4:** Recommend REFUSAL. The proposal does not address concerns previously identified and the Committee wished to reiterate its objections. The number of dwellings proposed would be overdevelopment of this parcel of land. The development is out of character with its rural setting and bearing in mind the nature and size of existing buildings in the area. It was not accepted that the mix of houses provided on the open market, compared to affordable housing, satisfies the local demand and it was requested that provision be made for 1 and 2 bedroom open market properties. The Construction Management Plan was considered not fit for purpose and there was disappointment that accessing the plot through the site (from Crow Lane) had not been detailed as an option, given the Committee's earlier

comments and uncertainty about the bridge on Crow Arch Lane. There were also concerns with the proposed route for construction vehicles in terms of the suitability of roads and junctions for HGV use and safety of pedestrians and cyclists.

## **8 COUNCILLOR COMMENTS**

No comments received

## **9 CONSULTEE COMMENTS**

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

- 9.1 NFDC Urban Design - Generally this represents an overly intense section of the development. The outline permission included a far looser density corresponding to: a rural edge; the rural lane; and the greenness of the setting of an important footpath. Intensification leads to hardening of surface for car parking which would otherwise be green garden, a squeezing of greenspaces on streets for car parking. An objection is raised on design grounds as it fails to meet the requirements of CS2. It is not well designed in respect of character, identity and context. It fails to contribute positively to local distinctiveness being inappropriate in terms of scale, height, layout appearance and its relationship with adjoining buildings and landscape features.
- 9.2 NFDC Landscape Team - The DAS approved as part of the outline planning consent 13/11450 states that this parcel of land should be developed at a density of 15dph and restrict buildings to 1.5-2 stories. The current amended layout suggests a dph of 32 and consists of flats and terrace blocks, rather than semis and detached homes. There are a number of issues with this proposal, not least the overall provision of dwelling numbers afforded by the outline consent – rising from a maximum of 175 dwellings to 195 within the same red line area. The 10 units excluded from this proposal, granted under ref: 17/11358 has already increased the intensity of this site. The gradual increase in density of this site through various iterations of design result in a form of development that is too intense, does not offer adequate amenity, both private and public and fails to maintain or enhance local distinctiveness. In addition there is so little opportunity to provide adequate green infrastructure that there will be no net gain for biodiversity and therefore is clearly contrary to CS2, CS3 and CS7. If minded to grant please apply a standard landscape condition.
- 9.3 NFDC Open Spaces Development Team - With regard to the future maintenance of the Open Space the Landscape Strategy indicates several dotted lines on the northern section beside the “Village Green”. These utilities/drainage crates need to be identified and the restrictions and maintenance of such items outlined by the Developer for consideration. The southern open space adjoins the main entry/exit road has hedging either side of the pedestrian access. We would suggest that pavements are included in the design to ensure safe access to the public open space, refuge while waiting to cross and ensure good visibility for/of all ages of users wishing to access or cross the road at this location. There is no design for the play equipment to be installed and its location (required under CS7). Further details on the items proposed to be installed in the public open space for comment.

- 9.4 Natural England - No objection, subject to appropriate mitigation being secured, the application being in close proximity to designated European wildlife sites. Natural England has reviewed the mitigation plan submitted in support of the application and welcomes the additional SANG to be delivered and as mitigation for the additional houses at this location. Provided the area and ongoing management costs are secured, no further comments are made on this part of the mitigation proposal. However, as the amount of land proposed as SANG falls short of the minimum amount required, additional mitigation has been proposed, which is the upgrade of a section of the Castleman Trail adjacent to the development. The upgrade of the trail at this point would appear to provide a useful extension to the trail already upgraded as part of the first SANG phase to create a much improved local access corridor. Provided this mitigation can be brought forward prior to development, as set out and is secured through an appropriate planning condition or obligation Natural England are satisfied that this, in combination with the SANG land, would mitigate recreational impacts from the additional dwellings. An appropriate assessment of the proposal should be undertaken in accordance with Regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). The Council's decision should be guided by paragraph 172 of the NPPF in relation to impacts upon the National Park and wider landscape.
- 9.5 Ecologist - The proposals for the additional SANG area are functional extension of the SANG is supported. The quantum still falls slightly short of the minimum required but improving access to the wider area seems capable of delivering some function within an overall mitigation package. Assessment of the efficacy of the proposal probably falls outside of a strictly ecological remit. Subject to other parties being content, the conclusions of the additional information are supported. Implementation of the measures may involve loss of habitats (i.e. reference to cutting back vegetation to facilitate access) and this should be offset in the conditioned biodiversity enhancement plan. Given the Government's proposals for net gain of biodiversity through the planning system and recent statements on the desirability of mandatory net gain, the Council's Local plan policy DM2, whilst unchanged, should be given due weight. The Council should, amongst other measures, be looking for native species landscape treatments to support ecological networks, features to minimise fragmentation caused by boundary treatments, and artificial habitat features such as swift boxes, house sparrow terrace and bat tubes amounting to the equivalent of 1 per property (noting some features being grouped on one property due to the social ecology of the target species). Consideration would also need to be given to other biodiversity impacts from the re-surfacing works if they comprise engineering activities capable of affecting protected species such as amphibians or reptiles.
- 9.6 Tree Officer - The proposal will not have a detrimental impact on trees. The protection of trees and hedges to be retained as outlined in the Middlemarch Environmental Tree protection Plan Ref: C129274-02-01-Rev A dated November 2018 is considered appropriate. No objection subject to tree protection condition:
- 9.7 Hampshire County Council Highways - The site in question was the southern land parcel of the development site which was granted outline permission 13/11450 for a development of 175 dwellings with other land uses. The applicant has since revised the scheme and now proposes to provide an additional 20 dwellings. A Transport Statement (TS) has been

submitted in support of the application. The proposed level of car parking is more than the required level of spaces as recommended in the Parking SPD adopted by the Council and is considered to be appropriate. The additional traffic generated by the proposed dwellings would not cause a material impact on the local highway network. Section 1 of the previously approved Travel Plan should be amended to reflect the increased number of houses. The cost estimate of travel plan measures associated with the additional residents, e.g., bike vouchers, more travel packs, etc should also be amended. These could be provided in an addendum document, secured by condition. Local concern has been raised over the impact that construction works would have on Crow Arch Lane. The developer should seek to avoid using Crow Arch Lane as much as possible. A revised Construction Management Plan (CMP) has been prepared and is considered to be satisfactory, however the temporary access proposed for residents shown in Appendix B on Drawing "Site Set Up", item "10" would result in removal of existing hedges and the developer is required to obtain permission from the highway authority under S171/S184 licence agreement to create the temporary access. The proposed works to the Castleman Trail are variable in terms of width, the adjudicator is the Highway Authority and will depend on the impact on the embankment holding up Crow Arch Lane. A note should be added to the drawing showing the works to the Castleman Trail adjacent to this development confirming the need to meet up in line and level with the works on the Embankment Way side of the Arch. The applicant will be responsible for providing the works under the Arch. No highway objection subject to conditions to address highways construction, parking, cycle storage, turning, travel plan and to ensure the Construction Traffic Management Plan is adhered to.

- 9.8 Hampshire County Council Drainage - The submitted information addresses our requirements and we have no further comments. Also give informatives.
- 9.9 Strategic Housing Officer - Supports the total number of affordable homes that have been committed (10) and the size of the dwellings and their plots, however, due to the reduction in numbers uncertainty has arisen over the most appropriate pre-designation of the individual plots that are to be allocated as affordable dwellings for rent or for shared-ownership. Due to the arrangement of 4 x flats in a small block and 6 houses in a separate group, it may be more appropriate or even necessary to see the affordable homes provided in a 60%/40% tenure mix rather than the 50%/50% approach that was applied to the larger neighbouring scheme. The potential scenarios are likely to be affected by the overall saleability and deliverability of the affordable dwellings in question - matters that the developer will find extremely difficult to answer until they are discussing options with an approved affordable housing provider, be that the District Council or another approved Registered Provider. With this in mind the legal agreement should be worded to require a general 50%/50% mix of affordable housing for social rent and shared-ownership but without designating specific plots. Flexibility around the detailed tenure mix can then be permitted for the 10 plots, subject to the legal agreement with the Council and prior to commencement of development. An additional commitment could be sought to ensure that no less than 4 of the affordable dwellings are to be provided for rent under any circumstances, and if that option were deemed acceptable to the Council that all 4 of those dwellings must be provided for Social Rent.

- 9.10 Environmental Health (Pollution) - From a noise perspective it is noted that two existing industrial/ business parks border the site within close proximity (<50m) to the North and West. Planning approval has recently been given for the creation of a further 31 industrial units (benefitting from use class B1 & B2) and a care home to the north of the proposed development site. In the absence of any acoustic data accompanying the application detailing background noise levels, concerns are raised that noise could have an adverse impact on any new dwellings (if unmitigated). As such, it is recommended that a noise assessment is carried out and submitted to the planning Authority for approval in advance of construction commencing. The findings of the assessment should thereafter be implemented and retained. The proposed development will be constructed in very close proximity to a number of existing dwellings and therefore to minimise any impact on these properties during the construction phase of the development (especially as complaints have previously arisen on other parts of the wider development site), it is recommended that the hours of construction be controlled. The hours of construction and the assessment/ mitigation measures proposed for dust outlined within the CMP are acceptable. Overall, the development is acceptable, subject to the above information being provided and agreed.
- 9.11 Environmental Health (Contaminated Land) - The wider site has previously been recommended for ground gas protection in buildings, however looking at the carbon dioxide data from previous reports in app 13/11450 for this particular part of the site there may not be a requirement for this. Following further information submitted by the applicant's consultant it is agreed that there is no requirement for gas protection in phase 3.
- 9.12 National Parks Authority - No comments received
- 9.13 Southern Gas Networks - No objections but give informatives.
- 9.14 Network Rail (Southern Region) - Having reviewed the submitted information, no comments are made.
- 9.15 Archaeologist - The area of this application was examined archaeologically as part of an archaeological evaluation. The evaluation trenches produced a small range of archaeological material and the post-excavation assessment report we accepted. The materials recovered have been quantified (see attached report) but a final report on the recovered material is all that is now outstanding. On the basis of the post-excavation assessment report we would not require any further on-site archaeological work.
- 9.16 Hampshire County Education - No objection to the planning application subject to the applicant entering into a section 106 agreement to secure a contribution of £77,042 towards expansion or adaption projects at Ringwood Infant and Junior schools in order to mitigate the impact of the development on educational infrastructure and ensure that sufficient school places are provided to accommodate the additional children expected to be generated by the development.

Comments in full are available on website.

## 10 REPRESENTATIONS RECEIVED

Representations have been received from six separate parties. The following is a summary of the representations received, full comments can be viewed online:

- Poor vehicular and pedestrian access arrangements via Crow Arch Lane
- This portion of the site is now overdeveloped and too intense.
- The application does not meet the initial outline permission, which indicated properties of a larger size would be built on this site.
- The block of flats is not in keeping with existing residential properties.
- Has a full structural survey been completed of the old railway bridge, to confirm that the structure will be able to withstand the vehicular impact from the development and construction traffic?
- Crow Arch Lane is unsuitable to provide construction vehicle access, with possible damage to property.
- Concern is raised that further applications will be submitted to further increase density
- The application incorporates affordable housing which was not previously proposed for this portion of the site.
- As this development will be constructed around two existing properties, work should be carried out in accordance with the Construction Management Statement (CMS), in terms of construction traffic access, working hours and dust control.
- Representations are made by The Royal Bournemouth and Christchurch Hospital NHS Foundation Trust and the University Hospital Southampton NHS Foundation Trust, which seek contributions of £23,848 and £22,914 respectively to enable them to provide services needed by the future occupiers of the twenty new homes.

## 11 OFFICER COMMENTS

### Introduction

- 11.1 The site is allocated by Policy RING3 of the Local Plan Part 2 for up to 150 dwellings, up to 5 hectares of employment land and a minimum of 3.4 hectares of public open space. The wider site was formerly in agricultural use (Phases 1 and 2/3 are now under construction). To the north, the wider site is bound by existing residential development (Hightown Gardens). To the east it is bound by the line of Crow Lane, with residential development beyond. To the south it is bound by the line of Crow Arch Lane, with sporadic residential development present. To the west it is bound predominantly by existing employment sites known as Endeavour Business Park, Hightown Industrial Estate and Crow Arch Lane Industrial Estate.
- 11.2 The current application is made on a stand alone basis, independent of the original outline approval. It relates to the greater portion of the site to the south of the Castleman Trail, which previously received approval for a total of 22 dwellings under Phase 2 (ref. 17/11309) and 10 dwellings under Phase 2/3 (ref. 17/11358), represented by those dwellings within the blue line on the Location and Masterplan. In light of the comments of consultees and representations, the originally submitted application was amended to reduce the number of units sought from 24 to 20 dwellings. If approved, the proposal would see a total of 30 dwellings on the site to the south of the Castleman Trail and 195 units on the site allocated by Policy RING3.



- 11.3 The application therefore seeks permission for 20 dwellings, landscaping and ancillary infrastructure, accessed from an approved point from Crow Arch Lane, which is now in situ. Detailed layout, floorplans, elevations, sectional plans and materials schedules are submitted seeking to demonstrate that the scale and design of development proposed could satisfactorily be achieved within the confines of the site.

## **Relevant Considerations**

### The principle of development

- 11.4 The site is within Ringwood's built-up area, is allocated for housing and associated infrastructure and is in a sustainable location. There are a range of services and facilities within walking distance of the site. The proposal includes measures to enhance pedestrian and cycle links to the site and areas beyond. Both local and national policy point to a preference for accommodating new residential development in sustainable locations and for maximum growth numbers to be accommodated in the principal settlements. Furthermore, the site benefits from a planning approval under ref. 17/11309, which accepted the principle of 14 dwellings on this portion of the site. The principle of housing development in this location is therefore considered to be acceptable.

### Landscape and character impacts

- 11.5 Policy RING3 of the Local Plan Part 2 specifically allocates this site for a mixed use development of around 150 dwellings, employment development and open space. The plans submitted with the application seek to demonstrate that 20 dwellings could be accommodated on the site, the merits of which will be assessed against requirements such as provision of adequate levels of car parking, access, landscaping, private open space, retention of existing site features and the general impact upon the setting of the area. The Ringwood Local Distinctiveness Document and Policy CS2 of the Core Strategy stipulate that new development will be required to be well designed to respect the character, identity and context of the area's towns and countryside.
- 11.6 It is acknowledged that some consultees and notified parties have raised concerns over the density and character impacts of the form of development proposed. While the current proposal is more intense than the previous approval for 14 units on this portion of the site, the applicant has made concessions on the number of units to be provided in this location by removing 4 units, so that 20 are now proposed. The main changes to lie to the western extent of the site where previously approved detached dwellings have been replaced with semi-detached dwellings and a flatted block (Plots 181-194). The flatted block would provide four units in line with requests for smaller (1 and 2 bedroom) dwellings and would have a modest footprint and at two storeys, would not appear incongruous or harmful in this location. Similarly the semi-detached dwellings have footprints and massing similar to the previously approved detached dwellings and are acceptable. The layout provides sufficient space within the scheme to the benefit of landscape provision and generally providing more space about buildings.

- 11.7 While the site is currently on the rural fringe, it is well related to existing, albeit commercial development to the north and east and residential development fronting Crow Arch Lane. It is acknowledged that density has increased since the outline stage, but policy has moved on since 2013 and the application needs to be considered in light of the Emerging Plan, which allocates land to the south of Crow Arch Lane as Strategic Site 13. Weight may now be attached to the Emerging Plan and SS13, having undergone Inquiry and it is likely that the agricultural land to the south of Crow Arch Lane will be developed for residential purposes. Consequently, in the medium term, the site will no longer be a rural edge site and planning officers consider that the proposed density of 32 dph (similar to that approved for the remainder of the RING3 site) is acceptable in this location and that the intensity of built form would not significantly impact upon the character and appearance of the locality. Furthermore, the revised arrangement offers a better mix of smaller dwellings in this location, makes much more efficient use of land and will assist with meeting the District's shortfall of housing provision, without impinging to an unacceptable degree on local landscape quality.
- 11.8 The site is within the setting of the New Forest National Park, some 700m away to the east, across Crow Lane. However, given the degree of separation from the Park, considering the extant approval on this site and for the reasoning outlined above, the proposed development would not harm its setting in accordance with Paragraph 172 of the National Planning Policy Framework. The National Park Authority have not commented on the proposal.
- 11.9 In light of the above, the scheme complies with the character requirements of the Development Plan, subject to conditions to address outstanding details relating to landscaping, materials, planting, surfacing, boundaries and ancillary structures.

#### Highway Impacts

- 11.10 The site benefits from an extant outline planning permission under ref. 13/11450, at which time only the access onto the highway was considered. The point of access to this portion of the site (from Crow Arch Lane) was fixed by the outline approval and is not subject to change at this stage, indeed the access is now in situ.
- 11.11 The Highway Authority note that the proposed level of car parking is more than the required level of spaces as recommended in the Parking SPD. Additional traffic generated by the proposed dwellings would not cause a material impact on the local highway network. Local concern over the impact that construction works would have on Crow Arch Lane is acknowledged, but a revised Construction Management Plan (CMP) has been prepared and is considered to be satisfactory. The proposed works to the Castleman Trail are variable in terms of width, the adjudicator is the Highway Authority and will depend on the impact on the embankment holding up Crow Arch Lane. The works to the Castleman Trail adjacent to this development must meet up in line and level with the works on the Embankment Way side of the Arch. The applicant will be responsible for providing the works under the Arch. The Highway Authority raise no highway objections subject to conditions to address highways construction, parking, cycle storage, turning, travel plan addendum and to ensure the Construction Traffic Management Plan is adhered to.

- 11.12 The Town Council and notified parties have raised concerns over the routing of construction traffic to the development site, as well as the structural integrity of the Crow Arch Lane bridge. Construction access to the site has been addressed by the agreed CMP. The bridge was adopted by Network Rail, who raise no concerns over the proposal. The Highway Authority advise that the bridge would have been constructed for vehicles up to 44 tons. Abnormal loads would need to be notified to Network Rail for approval. This development however is unlikely to transport abnormal loads.
- 11.13 In light of the above a reason for refusal on highway grounds cannot be substantiated.

#### Amenity Impacts

- 11.14 The impact of the proposal upon the amenity of neighbouring residential properties needs to be assessed under the provisions of Policy CS2. The proposal does not significantly impact upon adjoining residential amenity in terms of overbearing impact, loss of outlook or loss of privacy as the dwellings are appropriately sited, orientated and separated from adjoining properties, with appropriate boundary treatments and landscaping. The proposal provides adequate living conditions for future occupiers of the development. While the proposal would result in additional vehicle movements and other activity on the site, the likely intensity of use would not be such to cause any significant loss of amenity in terms of noise nuisance or disturbance.
- 11.15 The impact of construction traffic, dust and hours of working have been addressed by the approved Construction Management Plan. Consequently, the proposed development would not result in any significant adverse impact to adjoining or future amenity of residents, which weighs in its favour. The proposal complies with the amenity related provisions of Policy CS2

#### Affordable Housing

- 11.16 Policies CS15 (b) and RING3 require 50% of all dwellings to be affordable housing, with appropriate splits between social rented and intermediate with 35% social rent and 15% intermediate housing. There is a policy requirement for development proposals of ten units or more to make an on-site contribution towards affordable housing. The application proposes that a total of 10 dwellings (50% of units) will be affordable. These comprise two 1 bed flats, two 2 bed flats, four 2 bed houses and two 3 bed houses although there is on going discussion around the tenure mix.
- 11.17 The Town Council do not consider the mix of housing provided on the open market, compared to affordable housing, satisfies local demand and requested that provision be made for 1 and 2 bedroom open market properties. The applicant has not taken up the Town Council's request for 1 and 2 bedroom open market housing, as is their prerogative. However, the Housing Strategy Section did request 1 and 2 bed units as part of the affordable housing units to meet local need, which has been provided by the applicant.. Jim this needs to be your consideration of whether this meet the planning outcomes set out in Policy which is based on needs we can not negotiate the terms after the resolution to permit – it is part of the material planning consideration

## Open Space Arrangements

- 11.18 The open space arrangements for this site are complicated by the open space/SANGs associated with previous phases of development, which slightly overprovided space in relation to the 175 dwellings provided. The applicant acknowledged that the over-provision was not sufficient to meet the requirements of a further 20 dwellings and therefore provided two pieces of open space close to the Crow Arch Lane access and a more distant piece close to the employment site. The applicant suggested these met both the open space and habitat mitigation requirements of 20 no. additional units.
- 11.19 The land to the north of the site, serves no particular function as public open space, as it is not directly connected to the site and will be encumbered by underground drainage tanks. This land will be adopted for maintenance purposes only and will not form part of the POS or Habitat Mitigation calculation. A commuted sum of £13,412.50 will be secured within the legal agreement for the future maintenance of the space and the proposed landscaping condition will ensure that it can be planted with suitable species and to a suitable standard in relation to underground drainage tanks so that the planting would not compromise their integrity. The underground tanks would be maintained by a third party.
- 11.20 The open space within the site itself is also encumbered by drainage tanks to a lesser degree than the land to the north. Policy requires on site designed play space for children and young people, of about 110m<sup>2</sup> to be provided on site. However, given the tight layout and the proximity of the on site open space to the junction with Crow Lane and Crow Arch Lane, it would be preferable for this provision to be made in the south western corner of the existing adjacent SANG land, in the form of a playable landscape with low key fixed equipment. The contribution for this play area/equipment has already been secured by the legal agreement for the outline approval and the maintenance contribution referred to above would secure the future maintenance of the space.
- 11.21 Although there are shortcomings with the open space offered by the proposed development, these may be offset by the applicant's proposals for enhancing the Castleman Trail adjoining the site. This will see a significant swathe of open space enhanced for the benefit of access, biodiversity and visual amenity, which is expanded upon in the following section. Overall the open space arrangements associated with the development are considered to be acceptable.

## Mitigating the impact of the development on European Sites

- 11.22 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.

11.23 In this case it is proposed to secure the contribution towards mitigation of impacts on European nature conservation sites through enhancements to the section of the Castleman Trail adjoining the site, as set out in the applicant's Mitigation Strategy. This is a departure from the standard approach, in light of the allocated nature of the site in question, but is based on NFDC's Mitigation Strategy for European Sites, where para 5.9 recognises:

*'the valuable contribution that can be made from enhancements to existing local green spaces and footpaths/rights of way networks. For example, the creation of circular walks, connecting open spaces and the public rights of way network into the countryside close to the settlement, can provide an attractive and convenient alternative to a walk in the New Forest SPA. The number of people using these routes could be increased through better sign-posting and facilities en-route which make them more attractive'.*

11.24 The proposed Castleman Trail enhancements include surface upgrades and landscaping, which will provide an attractive and more continuous walking route, linking not only future occupiers of the development, but existing residents of Ringwood to walking opportunities at Bickerley Common, Avon Valley Path and the existing Castleman Trail to the west, as well as the Castleman Trail, Hightown Lake and public footpaths to the east. Ultimately the footway enhancement will discourage car borne trips and dog walking within the New Forest SPA. In addition, opportunities will be explored to make biodiversity enhancements to those areas of public open space and landscaping within the applicant's control. This might include appropriate native planting of open spaces and other areas, which could bolster the Trail and its surroundings as a wildlife corridor/green link. These details may be finalised under the proposed landscaping condition.

11.25 Enhancements to the Trail are to be implemented prior to commencement of development, in addition to securing habitat mitigation monitoring and visitor management contribution of £11,000, all to be secured by legal agreement. The applicants are in the process of acquiring this land which would be maintained as part of the overall open space provision on the wider site. The form of mitigation proposed is supported by Natural England.

11.26 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 planning permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to phosphorous levels in the River Avon. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional phosphate loading on the River Avon, but that the adverse impacts will be avoided through the future implementation of mitigation projects which will, in the short term, be paid for by the Council from its CIL receipts.

11.27 The Council has been advised by Natural England and the Environment Agency that existing measures to off-set the amount of phosphorous entering the River Avon as set out in the Hampshire Avon Nutrient Management Plan will not be sufficient to ensure that adverse effects on

the integrity of the River Avon Special Area of Conservation do not occur. Accordingly, new residential development within the catchment of the Hampshire Avon needs to be "phosphate neutral". In order to address this matter the Council in conjunction with Natural England, the Environment Agency and adjoining local authorities propose to develop appropriate phosphorous controls and mitigation measures to achieve phosphorous neutrality. A Memorandum of Understanding to that effect has been signed by the aforementioned parties. In accordance with the Portfolio Holder for Planning and Infrastructure Decision of 11 December 2018, this Council has ring fenced up to £50,000 of held CIL funds to direct towards a suitable infrastructure project upstream to provide suitable mitigation, therefore there is no further requirements on developments.

### Other Matters

11.28 The Royal Bournemouth and Christchurch Hospital NHS Foundation Trust seeks a contribution of £23,848, the University Hospital Southampton NHS Foundation Trust seek £22,914 and the Salisbury NHS Foundation Trust seek £15,827 to enable them to provide services needed by the occupants of the twenty new homes. The Trusts state that the development directly affects the ability to provide the health service required to those who live in the development and the community at large. Without contributions to maintain the delivery of health care services at the required quality standard and to secure adequate health care for the locality the proposed development will put too much strain on the said infrastructure, putting people at significant risk. As the proposals do not meet the definition for infrastructure then any contribution would need to be secured via a S106 agreement. For a contribution to be legally secured it would need to meet the tests of Regulation 122 of the CIL Regulations 2010 (as amended) namely:

- a) necessary to make the development acceptable in planning terms;*
- b) directly related to the development; and*
- c) fairly and reasonably related in scale and kind to the development*

The requests state that the sums are required for service delivery but it is not clear how this would be achieved in relation to this specific development. Indeed the individual Trust requests relate to 24 dwellings or 10 dwellings rather than 20, one refers to Hythe and the projected occupier rates are unclear, ranging from 1.65 persons per dwelling to 2.4. The contributions requested do not therefore appear to meet the test of Regulation 122 as:

- (1) There is no evidence to suggest that the medical needs of the occupiers of these new homes are not already being met by the NHS in the current system.
- (2) There is no local evidence to suggest that the assumed number of persons per dwelling is correct.
- (3) It is also unclear whether the Trusts have factored each other's requests into their equations, as there is no cross reference to the three requests.

In light of the above a reason for refusal due to the lack of a contribution for NHS services cannot be substantiated.

11.29 The County Education Authority seek a contribution of £77,042 towards expansion or adaption projects at Ringwood Infant and Junior schools in order to mitigate the impact of the development on educational infrastructure. However, they do not precisely identify what works the sum would be directed to in relation to these schools and it is not considered that the request is specific enough to meet the tests of Regulation 122. Furthermore, HCC evidence set out in the Education Developer Contributions Guidance Document only deals with a period up to 2023 and the only 'shortfall' in school place provision is for primary school places in New Milton.

11.30 With regard to the comments of notified parties and consultees not addressed above, further applications will not be submitted to further increase the density of housing on the site. There is simply no further land available to increase density and Linden Homes are seeking to complete works on the site in the short term.

## **12 CONCLUSION ON THE PLANNING BALANCE**

In light of the form of development proposed there would be no significant harm to the character of the area, highway safety or neighbouring amenity, subject to conditions and a legal agreement to address highway matters, habitat mitigation, levels and landscaping. The proposed development accords with the local development plan for New Forest District and the Government advice contained within the National Planning Policy Framework (2019). The other material considerations, including the emerging Local Plan, do not indicate otherwise, they confirm the indication given by the development plan, namely that planning permission should be granted. Consequently the proposal is considered to comply with policies of the development plan and is accordingly recommended for approval.

## **13 OTHER CONSIDERATIONS**

### Crime and Disorder

None

### Local Finance

If this development is granted permission, the Council will receive New Homes Bonus of £24,480 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 £187,540.75, although this may be reduced by £75,000 if the applicant applies for relief from CIL on the basis of the affordable housing to be provided on site.

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.

## Housing

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.

Developers' Contributions Summary Table

Proposal:			
Type of Contribution	NFDC Policy Requirement	Developer Proposed Provision	Difference
Affordable Housing			
No. of Affordable dwellings	10	10	0
Financial Contribution	0	0	0
Public Open Space			
On site provision by area	1550	1550	0
Financial Contribution	£13,412.50	£13,412.50	0



## 14. RECOMMENDATION

That delegated authority be granted to the Chief Planning Officer to grant permission subject to conditions and the completion of a planning obligation entered into by way of an Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure :

- i. affordable housing with precise tenure mix to be agreed, habitat mitigation measures and contribution and provision of open space and associated commuted sum.
- ii. the imposition of the conditions set out below.

### 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:

PP1180-380-00 P Rev 4 (Street Elevation Final Phase)  
PP1180-400-00 P Rev 4 (Amended Location and Masterplan)  
PP1180-401/00 Rev P8 (Amended Site Plan)  
PP1180-401/00 Rev P9 (Amended Site Plan)  
PP1180-417-00 Rev P1 (Amended Floor Plans)  
PP1180-410-01 Rev P2 (Amended Elevations)  
PP1180-410-00 Rev P2 (Amended Floor Plans)  
PP1180-411-01 Rev P2 (Amended Elevations)  
PP1180-411-00 Rev P2 (Amended Floor Plans)  
PP1180-412-01 Rev P2 (Amended Elevations)  
PP1180-412-00 Rev P2 (Amended Floor Plans)  
PP1180-414-01 Rev P2 (Amended Elevations)  
PP1180-414-00 Rev P2 (Amended Floor Plans)  
PP1180-415-00 Rev P2 (Amended Floor Plans)  
PP1180-415-01 Rev P2 (Amended Elevations)  
PP1180-416-00 Rev P1 (Amended Floor Plans)  
PP1180-416-01 Rev P1 (Amended Elevations)  
PP1180-417-00 Rev P1 (Amended Floor Plans)  
PP1180-417-01 Rev P1 (Amended Elevations)  
PP1180-417-02 Rev P1 (Amended Elevations)  
PP1180-418-00 P Rev 2 (Amended Floor Plans)  
PP1180-418-01 P Rev 2 (Amended Elevations)  
PP1180-420-00 Rev P2 (Garage Plans and Elevations)  
PP1180-421-00 Rev P1 (Garage Plans and Elevations)  
PP1180-AHP1 Rev B (Amended Affordable Housing Plan)  
PP1180-CP2 Rev A (Amended Cycle Parking)  
PP1180-WMS1 Rev A (Materials Schedule Walls)  
PP1180-RMS1 Rev A (Materials Schedule Roof)  
LHS213-16-086/4004 (Castleman Trail Upgrade Plan)

A130 LA17 Rev C (Amended Landscape Strategy)  
A130 LA18 Rev B (Amended Planting Strategy)  
A130 PP10 Rev B (Amended Planting Proposals)  
A130 PP11 Rev C (Amended Planting Proposals)  
16-086/500 Rev D (Amended Preliminary Drainage and Levels Plan)  
16-086/501 Rev B (Amended Refuse Vehicle Swept Paths)  
16-086/502 Rev B (Amended Fire Tender Swept Paths)  
16-086/503 Rev B (Amended Car Swept Paths)  
Southern Parcel Construction Management Plan (Odyssey July 2019)  
Transport Statement (Vectos Dec 2018)  
Supplementary Statement of Community Involvement (Newgate 2018)  
Residential Travel Plan (Vectos Oct 2018)  
Planning Statement (Terence O'Rourke Dec 2018)  
Amended Highways Technical Note (Odyssey May 2019)  
Drainage Strategy and Flood Risk Assessment (Odyssey May 2019)  
Design and Access Statement (Pope priestly Dec 2018)  
Middlemarch Environmental Arboricultural Impact Assessment and Method Statement revised December 2018 ref: RT-MME-129274-01 Rev A and the Middlemarch Environmental Tree protection Plan Ref: C129274-02-01-RevA dated November 2018

Reason: To ensure satisfactory provision of the development.

3. The external facing materials shall be Ibstock Surrey Red Multi Brick, Ibstock Bexhil Red Brick, Painted Brick, Marley Eternit Rivendale Slate roof tile, Redland Richmond 10 Mockbond Rustic Brown roof tile, Redland Richmond 10 Mockbond Flame Red roof tile, Redland Farmhouse Red plain vertical tile to match red roof tile and Redland Breckland Brown plain vertical tile to match brown roof tile and as indicated on drawing numbers PP1180-WMS1 Rev A (Materials Schedule Walls) and PP1180-RMS1 Rev A (Materials Schedule Roof), unless the prior written approval of the Local Planning Authority is forthcoming.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park Core Strategy.

4. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Middlemarch Environmental Arboricultural Impact Assessment and Method Statement revised December 2018 ref: RT-MME-129274-01 Rev A and the Middlemarch Environmental Tree protection Plan Ref: C129274-02-01-RevA dated November 2018 alongside the recommendations as set out in BS5837:2012.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

5. Details of the width, alignment, gradient and type of construction proposed for the adoptable roads together with any footway/cycleway shall be submitted to and approved in writing by the Local planning Authority before commencement of development above slab level.

Reason: To ensure the roads and footways are constructed to a standard which will enable them to be taken over as highway maintainable at the public expense.

6. Before use of the development is commenced provision for parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

7. No development shall start on site above slab level until plans and particulars showing details for the provision of cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate provision within the site.

8. Before use of the development is commenced provision for turning to enable vehicles to enter and leave in a forward gear shall have been provided within the site in accordance with the approved plans and shall be retained thereafter

Reason: In the interests of highway safety.

9. Prior to the commencement of development above slab level, the applicant shall submit for the written approval of the Local Planning Authority an addendum Travel Plan reflecting the increased number of houses. The applicant shall implement and monitor the approved addendum travel plan (associated with ref. 13/11450), and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: To ensure the development accords with sustainable transport policies, to reduce reliance upon the private motor car for access and in the interests of highway safety, in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

10. The development hereby permitted shall only be implemented in accordance with the Revised Construction Traffic Management Plan prepared by Odyssey (July 2019).

Reason: In the interest of Highway Safety

11. Details of the improvements to the section of Castleman Trail adjacent to the development, including confirmation that works shall meet up with, in line and level with the works on the Embankment Way side of the Crow Arch Lane bridge shall be submitted to and approved in writing by the Local Planning Authority, prior to the implementation of this improvement.

Thereafter the works shall be undertaken prior to commencement of development and retained.

Reason: In the interest of highway safety and in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

12. Before development commences above slab level, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- (a) ;
- (b) Full details of the utilities/drainage crates within the open spaces to be adopted by the Council, including details of any above ground apparatus and restrictions and arrangements ;
- (c) Full details of existing trees, hedges and shrubs which have been agreed to be retained;
- (d) A specification for new planting and its maintenance including species, size, spacing, location, tree pits and substrate and top soil prep
- (e) Areas for hard surfacing and the materials to be used, including details of paths of suitable all weather construction, including gravel surface with geotextile and wooden edges, using no-dig construction and geotextile cells where these pass within tree root zones;
- (f) Full details of the means of enclosure and boundary treatments, including the design, height, materials and precise location of all fences and gates;
- (g) Full details of benches and Combined Waste Bins Maintenance vehicle access and parking measures to open spaces
- (a) Full details of pedestrian access links to the open space to the south of the Castleman Trail

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 Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

13. All external works (hard and soft landscape) shall be carried out in accordance with the approved plans and details within one year of above slab level commencement of 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).

14. Prior to commencement of any works above slab level, a noise assessment shall be carried out and submitted to the Local Planning Authority for approval in writing. The assessment should include an assessment of background noise levels and detail measures to ensure that internal and

external noise levels for the approved residential accommodation do not exceed the guideline noise values stated in BS8233:2014, paragraphs 7.7.2 [table 4] and 7.7.3.2. The findings of the assessment should thereafter be implemented and retained, unless the prior written approval of the Local Planning Authority.

Reason: To protect the amenities of future occupiers of the residential properties in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

15. The installation of fittings and fixed appliances in the dwelling(s) hereby approved shall be designed to limit the consumption of wholesome water to 110 litres per person per day in accordance with Regulation 36(2)b of Part G of the Building Regulations 2010 as amended.

Reason: The higher optional standard for water efficiency under Part G of the Building Regulations is required in order to reduce waste water discharge that may adversely affect the River Avon Special Area of Conservation by increasing phosphorous levels or concentrations and thereby contribute to the mitigation of any likely adverse impacts on a nationally recognised nature conservation interest.

16. Before any works commence on site above slab level, details of ecological enhancements to be carried out on the development site, to include native species landscape treatments to support ecological networks, features to minimise fragmentation caused by boundary treatments, artificial habitat features (swift boxes, house sparrow terraces and bat tubes amounting to the equivalent of 1 per property (some grouped on one property due to the social ecology of the target species) and details to minimise the impacts from the re-surfacing works to the Castleman Trail, if they comprise engineering activities capable of affecting protected species such as amphibians or reptiles, shall be submitted to and approved in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.

Reason: To safeguard and enhance wildlife habitats within the site in accordance with Policy CS3 of the Local Plan for the New Forest District outside 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).

17. The buildings hereby approved shall be constructed in accordance with the slab levels in relationship to the existing ground levels as set out on drawing numbers PP1180-380-00 P Rev 4 (Street Elevation Final Phase Section B-B) and 16-086/500 Rev D (Amended Preliminary Drainage and Levels Plan) unless otherwise agreed 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).

### **Notes for inclusion on certificate:**

1. 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 has worked with Council Officers to evolve the layout and appearance of the proposed development, mitigate the development's impact on habitats and achieve a more acceptable affordable housing mix, to address the concerns raised by consultees and notified parties. Appropriately amended plans and details were received, which satisfied the concerns of officers.

2. The County Drainage Authority recommends use of their Surface Water Management Pre-application service which provides clear guidance on works as best practise. For full details, please visit:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning>

and click on pre-application advice request form.

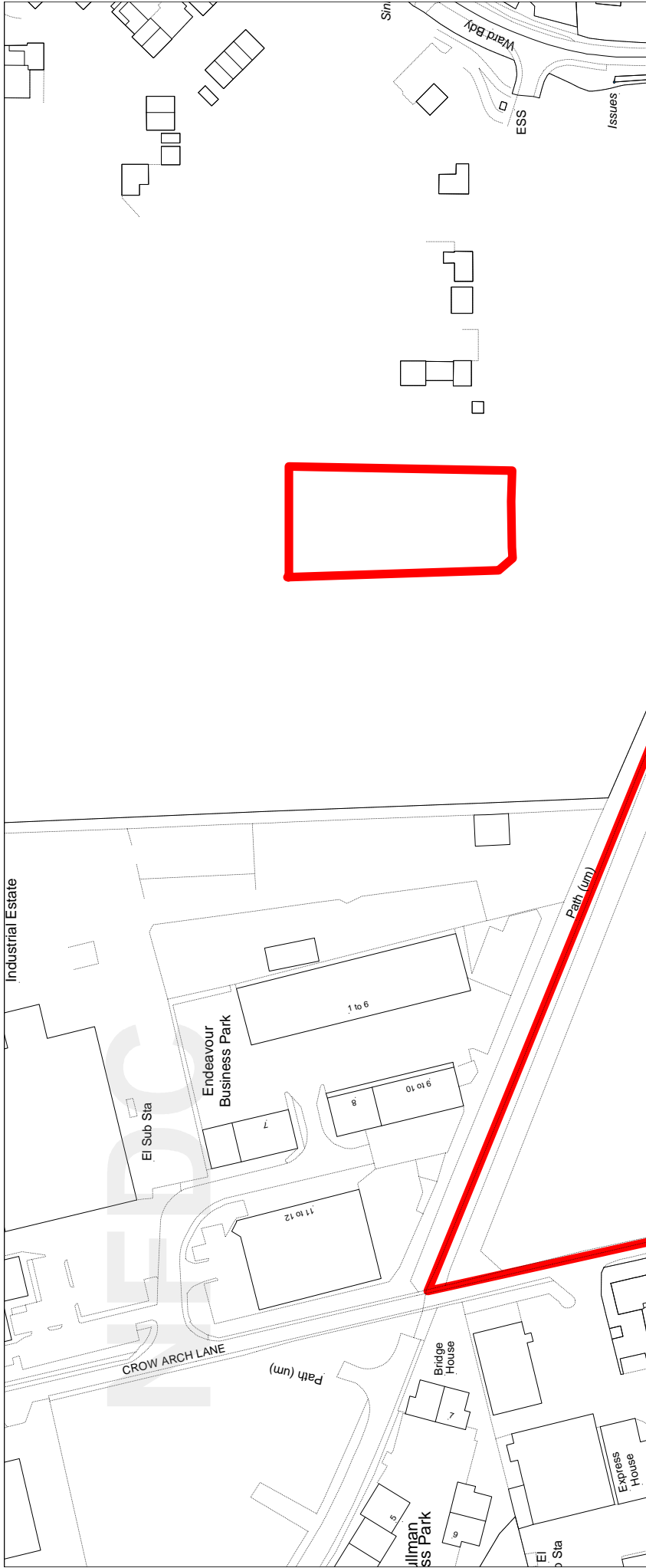
3. In advance of the publication of the Council's Phosphorous Mitigation Strategy, the development hereby permitted shall be deemed to provide mitigation to "at least an equivalent effect" if it provides for a reduction of the Total Phosphorous Load generated by the development permitted for each year (or part thereof) from the year of occupation to 2025 at a rate of 0.083 kg of phosphorous per dwelling per annum.

4. 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.

### **Further Information:**

Jim Bennett

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**New Forest**  
DISTRICT COUNCIL

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<b>Date</b>	20/12/18	<b>18-11648</b>
<b>Title</b>	Section 106 Agreement Land at Crow Arch Lane, Crow Lane Ringwood	
<b>Scale</b>	1:2000	
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