

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

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

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

**Applicant:** Mr Urel

**Agent:** Chapman Lily Planning Ltd

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

**Case Officer:** Stephen Belli

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## 1 SUMMARY

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

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

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

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

## **2 RECOMMENDATION**

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

Further Information

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**PLANNING COMMITTEE**

**September 2020**

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

Scale **1:1250**

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

