

Application Number: 20/10530 Full Planning Permission

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

Development: Erection of one-bedroom bungalow

Applicant: APE Properties Ltd

Agent: JKL Planning

Target Date: 15/07/2020

Case Officer: Jo Chambers

Extension Date: 11/09/2020

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

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

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

2 SITE DESCRIPTION

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

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

3 PROPOSED DEVELOPMENT

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

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

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

4 PLANNING HISTORY

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

5 PLANNING POLICY AND GUIDANCE

Local Plan

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

Local Plan Part 2 Sites and Development Management Development Plan Document

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

Supplementary Planning Guidance And Documents

SPD - Mitigation Strategy for European Sites
SPD - Parking Standards

Relevant Legislation

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

Relevant Advice

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

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council

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

7 COUNCILLOR COMMENTS

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

Comments in full are available on website.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Ecologist: no objection, condition recommended;

Highways authority: awaited.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

3 letters of support have been submitted :

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

5 objections have been received raising the following concerns:

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

10 PLANNING ASSESSMENT

Principle of Development

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

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

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

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

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

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

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

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

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

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

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

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

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

Amenity of existing residential properties

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

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

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

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

Residential amenity of future residents

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

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

Highway safety, access and parking

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

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

Ecology and Biodiversity improvement

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

Nitrate neutrality and impact on Solent SAC and SPAs

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

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

Habitat Mitigation

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

Impact on air quality

Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy requires all new residential development to provide for air quality monitoring, management and mitigation. To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated and, by extension, those of the other International designations. Given the uncertainties in present data, a contribution would be required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring.

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

Developer Contributions

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

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

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

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

Other Matters

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

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

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

11 CONCLUSION

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

12 OTHER CONSIDERATIONS

Local Finance

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

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

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

Equality

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

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

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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

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

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

Site plan sheet 3 Rev D 20/07/2020

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

Reason: To ensure satisfactory provision of the development.

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

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

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

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

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

Reason: To ensure an acceptable appearance of the development.

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

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

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

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

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

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

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

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

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

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

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

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

Reason: In the interests of sustainability.

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

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

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

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

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

Further Information:

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PLANNING COMMITTEE

September 2020

Item:

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

Scale 1:1250

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

