

Application Number: 18/11606 Outline Planning Permission

Site: Land off, SNAILS LANE, BLASHFORD, ELLINGHAM
HARBRIDGE & IBSLEY BH24 3PG

Development: Outline planning application for the demolition of existing outbuildings and the erection of up to 143 dwellings (including 50% affordable housing), public open space, recreation mitigation land, landscaping, sustainable drainage systems (Suds) and two vehicular access points from Snails Lane and Salisbury Road (Environmental Impact Application Development and effects a Public Right of Way). All matters reserved except for means of access.

Applicant: Gladman Developments Ltd.

Agent:

Target Date: 25/03/2019

Case Officer: Richard Natt

Extension Date: 30/07/2021

1 SUMMARY OF THE MAIN ISSUES

This is a major planning application for development and accordingly, there are a large number and broad range of issues to be considered when determining this application. The key application issues to be considered are as follows:

1. Principle of Development

a) Specifically, whether the principle of development would be acceptable, having regard to Local and National Planning Policies.

2. Quantum, Layout and Design

a) Specifically, whether the quantum of development and the location of specific uses within the development would be acceptable, having regard to relevant planning policies.

b) Whether the proposed junctions and alterations to access roads together with the indicative designs for the overall development and different character areas would be of an appropriately high quality and distinctive sense of place, having regard to the site's specific context and relevant policy guidance.

3. Housing

a) Specifically, whether the proposed development would deliver an appropriate mix of housing types, size and tenure to deliver a mixed and balanced community provision; and

- b) Whether the proposed development would make appropriate provision towards affordable housing.

4. Green Infrastructure

- a) Specifically, whether the development would deliver an appropriate amount and type of public open space and Green Infrastructure, in appropriate locations and of an appropriate quality.
- b) Whether the development has regard to the protection and enhancement of hedgerows and trees, taken into consideration mitigation measures.

5. Ecology

- a) Specifically, whether the recreational impacts of the development on European sites would be acceptably mitigated through the provision of appropriate areas of new Alternative Natural Recreational Greenspace (ANRG) and through the provision of appropriate mitigation contributions; and
- b) Whether the development as a whole would have an acceptable impact on internationally, nationally and locally designated nature conservation sites, and biodiversity generally, having regard to the mitigation and enhancement measures that are proposed; and
- c) Whether the proposed development would achieve required levels of Net Biodiversity gain; and
- d) Whether the development would achieve nutrient neutrality.

6. Impact of Development on the National Park

- a) Specifically, whether the development proposals would have an acceptable impact on the character and special qualities of the New Forest National Park, having regard to the development's design quality and its landscape and visual impact.

7. Heritage

- a) Specifically, whether the development would have an acceptable impact on the setting of existing heritage assets.

8. Transport

- a) Specifically, whether the development would have an acceptable impact on the local highway network, having regard to the specific mitigation measures that are proposed; and
- b) Whether the proposed highway works and access arrangements within the scheme would be safe, sustainable including access for cycling and pedestrians, and meet the appropriate needs of all highway users; and links/ connections to facilities, amenities, schools and
- c) Whether the proposed development would have an acceptable impact on existing public rights of way in the vicinity of the site.

9. Air Quality, Noise & Amenity

- a) Specifically, whether the proposed development would have an acceptable impact on the environment and local receptors in terms of noise, air quality and contamination effects; and
- b) Whether the proposed development would enable an appropriately high quality living environment to be achieved, whilst safeguarding the amenities of

existing nearby residents; and

10. Flooding and Drainage

a) Specifically, whether the proposed development would be safe in terms of flood risk, having regard to the mitigation measures and drainage strategy that is proposed, and also whether those mitigation measures would be appropriate and sustainable.

All of these issues 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.

2 THE SITE

Location

2.1 The application site is located to the north of Ringwood, in a small hamlet of Blashford and in the Parish of Ellingham, Harbridge and Ibsley. The site is approximately 2 km to the north from Ringwood town centre. The settlement of Ringwood is one of the main towns in the New Forest District. To the north of Ringwood there are a series of lakes known as Blashford Lakes, which were formed following gravel extraction in the area. The site lies to the east of Salisbury Road (A338), which is the main link road between Ringwood and Fordingbridge.

The application site

2.2 The application site comprises predominately flat land which measures approximately 11.23 hectares and includes part of Snails Lane. The site is bound to the south by Woolmer Lane, which is a Public Right of Way and a watercourse known as Lin Brook, which connects into the River Avon. Within the application site and running to the north eastern boundary is Snails Lane, beyond which is Blashford Lakes that comprise a series of flooded former gravel pits, which are now used for nature conservation, recreational (fishing, boating and water skiing) and drinking water storage. The lakes are surrounded by willow, birch and alder woodland which form the strong landscape character of Blashford and the surrounding areas.

2.3 Snails Lane is an unadopted (private) and unregistered road which serves several residential properties. The first section of Snails Lane, which joins Salisbury Road is formed as a narrow unmade road laid to concrete with no pavements or footpaths. Heading along Snails Lane, in an easterly direction, the road changes to a mixture of concrete and gravel surface bounded by hedges and vegetation. The nature of Snails Lane has a strong semi rural character with no footpath or pavements. Woolmer Lane, which predominately lies to the south of the application site, joins the south west section of Snails Lane, near Salisbury Road and this lane equally has a rural character with significant trees.

2.4 The application site is separated into three areas, and for clarity within this report, has been referred to as 'Parcel A, B and C'. It is important to note that the application site specifically excludes a rectangular shaped piece of land in Parcel B, just to the south of Snails Lane. Although within the site's policy allocation, it is understood that this area of land has been excluded from the application site because the landowner does not seek to bring the land forward for development at this time.

Parcels A and C

2.5 The land to the north of Snails Lane and east of Salisbury Road are Parcels A and C which comprise one roughly wedged shaped field and one roughly square field. The area is predominately overgrown scrub and grassland with tree cover. There are a number of mature trees along the boundaries, including several ornamental species. There are no buildings or structures within Parcels A and C.

Parcel B

2.6 Parcel B is the main and larger area of the site and, in which most of the development is proposed. The parcel lies to the south of Snails Lane, and comprises irregularly shaped land which has been subdivided into a series of paddocks grazed by horses. The internal paddock subdivisions are formed by a combination of post and wire fencing and post and rail fencing. Areas of scrub, a wetland/pond and a woodland copse in the south east corner also make up the land in Parcel B. Generally the site is contained by mature trees and hedgerows. Other than a few small outbuildings and stables, and vegetation, the site is largely open land. There is also an existing lattice telecommunications mast within the southern boundary of the site adjacent to Woolmer Lane, which rises to 15m in height with antennas taking it to 17m in height.

2.7 There are three Tree Preservation Orders (TPO's) which cover the whole of the Site. The TPO's cover the land to the north of Snail's Lane, the majority of the southern parcel of the Site, south of Snail's Lane; and the block of woodland at the south eastern edge of the Site.

The areas surrounding the application site

2.8 The site is not covered by any national statutory or non-statutory designations for landscape, historical character or ecology. There are no Conservation Areas in the immediate vicinity of the site. Wagon Wheel House, which is a Grade II Listed Buildings, is located directly to west of Parcel A on the opposite side of the A338. The New Forest National Park lies approximately 740 metres to the east of the site.

2.9 To the north, south and east of the site is a series of lakes known as Blashford Lakes, which are the result of former gravel extraction in this area. Blashford lakes form part of the Avon Valley, in which most, but not all, of these lakes are designated as an area of international ecological protection under the designations of Ramsar and Special Protection Areas (SPA). It is also designated as a Site of Special Scientific Interest (SSSI), which is a national designation.

2.10 The lakes within the Blashford Lake network, include Snails Lake (closest to development), Blashford Lake, Ivy Lake, Ellingham Lake, part of Rockford Lake, Ibsley Water and Mockbeggar Lake. Of these lakes, Ellingham, Rockford, Blashford and Snails Lake are under private ownership and used for water-based activities such as water skiing, boating and fishing in which access is only permitted by members and fencing ensures the public cannot access these areas.

2.11 There are other smaller lakes close to the eastern boundary of the site, including Linbrook Lake and Northfield Lake, which are used for private fishing.

Equally Poulner Lake to the south east and Kingfisher to the south are privately managed and used for fishing purposes.

2.12 A large part of these lakes to the north of the site form part Blashford Lakes Nature Reserve, managed by Hampshire and Isle of Wight Trust and is accessible from a permissive footpath, which include the nature reserves at Ivy Lake and Ibsley Water. Both Ibsley Water to the north of Ellingham Drive and Ivy Lake have a car park and a circular walk which passes by bird hides accessible by the public.

2.13 A section of public footpath FP701 extends close to the site east boundary, and this continues to the north towards and into Blashford Lakes. Within the immediate area and located close to the application site are several detached dwellings, most of which lie along Snails Lane, with the occasional dwelling along Woolmer Lane to the west and south of the site. Further scattered dwellings lie along Salisbury Road (A338).

2.14 To the south of the site within Parcel B, is bound by stream known as the Lin Brook and Woolmer Lane, which is also designated as public footpath FP702. Beyond this lies Headlands Business Park to the southwest. The settlement of Ringwood lies to the south of the site, abutting the southern edge of Kingfisher Lake.

2.15 There are several existing public footpath to the south of the site, known as the Avon Valley Footpath which provide pedestrian links to Poulner Lakes recreation ground, and other parts north of Ringwood and the town centre.

3 THE PROPOSED DEVELOPMENT

The application

3.1 This planning application relates to a proposal for a residential development of a site at Snails Lane, to the north of Ringwood.

The application comprises the following:

Outline planning application for the demolition of existing outbuildings and the erection of up to 143 dwellings (including 50% affordable housing), public open space, recreation mitigation land, landscaping, sustainable drainage systems (Suds) and two vehicular access points from Snails Lane and Salisbury Road (Environmental Impact Application Development and effects a Public Right of Way). All matters reserved except for means of access.

3.2 The application has been submitted as an outline planning application, with the only matter for detailed approval being the access to the site - i.e. the proposed primary access road.

- Parcel A will be utilised to form the proposed widened access along Snails Lane together with a small area for around 4 houses.
- Parcel B is the main development area with up to 139 houses.
- Parcel C will not be developed. It is proposed to take this out of grazing land to form open grassland.

Environmental Impact Assessment

3.3 This application has been considered under the Environmental Impact

Assessment Regulations as Schedule 2 development as an Urban Development project. An Environmental Statement has been submitted with the application.

Procedural matters

3.4 Representations were made that incorrect land ownership certificate/notices were served as set out under Paragraph 13 of the Town and Country Planning (Development Management Procedure) Order 2015 and Section 65 of the Town and County Planning Act 1990. It should be noted that the onus is with the applicant to submit the correct certificate/notices.

3.5 In particular, the concerns of land ownership relate to Snails Lane, which is track that serves several residential properties. The applicant has checked the land ownership issues and confirms that the correct notices have been served and the land within the red line of the application site along Snails Lane is unregistered. This has resulted in Certificate C being served as the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners and/ or agricultural tenants. The applicant advertised the application in the local newspaper and accordingly Officers consider that the applicant has taken all reasonable steps to ascertain the names and addresses of every such person, to which the application relates.

Matters for detailed approval

3.6 The application is supported by a large number of supporting plans and documents, together with a number of technical reports and illustrative and concept master plans.

3.7 It is important to note that the supporting/ illustrative plans are not for detailed approval, but which are designed to assist and inform the decision making process, and which are capable of being linked to conditions or a Section 106 legal agreement, where deemed appropriate.

3.8 Accordingly, the detailed layout of the development, the detailed scale and appearance of the development and the detailed landscaping proposals for the site are all matters that are proposed to be reserved for subsequent approval.

3.9 The only matter for detailed approval is access, which is described in detail below under the heading 'Means of Access'.

Development Specification

3.10 The development specification sets out the overall quantum of development and land uses across the site.

3.11 The submitted illustrative Concept Masterplan, Design and Access Statement, Green Infrastructure Plan and Design Code show one possible way the proposed development of up to 143 dwellings can be delivered on the site. In particular, the supporting plans and documents seek to demonstrate in more detail how the general design principles will be adopted through the development of the site, showing patterns of built development, Green Infrastructure, surface water drainage, new waterbody features, retention of hedgerows and trees, the patterns of streets and places and location and arrangement of buildings.

3.12 In addition to the proposed built development, an area of recreational

mitigation land referred to as ANRG (Alternative Natural Recreational Green Space) measuring approximately 4.2 hectares would be provided on the east and southern boundary of the site connecting onto the existing public rights of way. A further 1.89 hectares of informal Public Open Space is proposed within the site. In total, the level of Green Infrastructure is more than 50% of the proposed built development area

Means of Access Plans

3.13 The means of access plans illustrate the detailed design of the Primary Access Road, junction and road alterations in Salisbury Road and this is a matter to be considered at this outline stage. The plans show the position, width and alignment of the new access road, and the location and design, where the new access road would meet up with Salisbury Road. The suite of plans that have been submitted include detailed swept path analysis plans, visibility splays, possible bus stop relocations.

3.14 The extent of the proposed access to be considered as part of this application is shown on Drawing No P008 Rev P04. This includes proposed alterations to Salisbury Road with a new right hand junction into Snails Lane, and alterations to the alignment and width of Snails Lane between Salisbury Road to the application site in Parcels A and B. It is proposed to widen the section of Snails Lane to approximately 6m (carriageway) with 2m wide footway provided along its southern side. The extent of proposed access and footpath along Snails Lane would connect the developable areas in Parcels A and B to the A338 and its existing footpath. As part of the realignment and widening of Snails Lane, it is also proposed to provide a simple priority junction with Snails Lane and Woolmer Lane.

3.15 For clarity, it should be noted that, other than an uncontrolled crossing and signage, no alterations or highway works are proposed further along Snails Lane, beyond where the access turns into Parcel B of the development site. This section of Snails Lane will remain unchanged and no works are proposed to this part of Snails Lane.

3.16 It is also important to note that this application does not consider the internal access arrangements which are shown on the illustrative conceptmaster plans (other than the 25 metre section of a new road and footpath within Parcel B) as detailed on the submitted indicative plan.

Amended plan details

3.17 Following detailed discussions with NFDC officers and other key consultees the applicants have amended their proposals, together with providing additional information, and updated technical reports including the Environmental Statement. The amendments have been the subject of a re-consultation exercise. The broad amendments made relate to the following:

- Reduction in the number of dwellings and extent of development in Parcel A adjacent to the A338 . It should be noted that the total number of dwellings proposed across the whole site remains unchanged
- Removal of the second access from the A338 into Parcel A
- Re-orientation of the distribution of housing, Public Open Space and

ANRG around the site

- Retention/ creation of Wetland on the site for both ecological and visual benefits
- Changes to the access Priority junction into Snails Lane

4 PLANNING HISTORY

Development (Scoping Opinion 18/11627) Opinion given on the 6th December 2018

Development (Screening Opinion 18/11405) Opinion given that this is EIA development on the 27th November 2018

Installation of 20 metre high mast, 4 cabinets (15/11334) Granted with conditions on the 28th October 2015

Continuation of mineral development under Environmental Act 1995, determination of conditions 68940 without complying with condition 1(extension of time for completion of restoration) Ringwood Quarry (04 83608) Granted by County on the 4th July 2005

Many planning applications for the extraction of sand and gravel dating from 1949 to 2000.

5 THE DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Site constraints/ designations

Strategic Allocated Site

Tree Preservation Orders

Adjacent to Grade 2 listed building

Adjacent to non designated heritage asset

Part of the site is located within Flood Zone 2/3

Public Rights of Way within part of the site (Woolmer Lane and Snails Lane)

Adjacent Public Rights of Way

Former Landfill Site

Adjacent to Site of Special Scientific Interest (SSSI)

Adjacent to Special Protection Area (SPA)

Adjacent to Ramsar

Adjacent to Landscape Feature

The Core Strategy (Saved policy)

CS7: Open spaces, sport and recreation

DW-E12: Protection of landscape features

Local Plan Part 2 Sites and Development Management Development Plan Document (Saved Policies)

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM4: Renewable and low carbon energy generation

DM5: Contaminated land

DM9: Green Infrastructure linkages

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development
Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park
Policy STR3: The Strategy for locating new development
Policy STR4: The Settlement hierarchy
Policy STR5: Meeting our housing needs
Policy STR7: Strategic Transport Priorities
Policy STR8: Community services, infrastructure and facilities
Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
Policy ENV3: Design quality and local distinctiveness
Policy ENV4: Landscape character and quality
Policy 15: Open Spaces. sport and recreation
Policy HOU1: Housing type, size and choice
Policy HOU2: Affordable Housing
Policy CCC1: Safe and Healthy Communities
Policy CCC2: Safe and Sustainable Travel
Policy IMPL1: Developer contributions
Policy IMPL2: Development standards
Policy Strategic Site SS 15: Land to the south of Snails Lane, Blashford

Supplementary Planning Guidance and other Documents

SPD - Housing Design, Density and Character
SPG - Blashford Lakes Strategic Management Plan
SPG - Landscape Character Assessment
SPD - Ringwood Local Distinctiveness
SPD - Mitigation Strategy for European Sites
SPD - Parking Standards

6 PARISH / TOWN COUNCIL COMMENTS

6.1 Ellingham, Harbridge & Ibsley Parish Council

Recommend refusal:

The application is being considered again following submission of further information by the applicant (Gladman Developments Ltd.) Ellingham, Harbridge and Ibsley Parish Council (EHIPC) recommended PAR4 (REFUSAL) in August 2019 and it is felt that despite the new information provided several significant issues have still not been adequately addressed.

Ecology / Habitat / Flora / Fauna

The impact of the phosphate and other mineral leakage into the surrounding groundwater / river system has still not been competently addressed. Detailed ecology reports have not been completed. The alternative report submitted by Edward Sansom suggests that the ENZYGO assessment is erroneous, is based on incorrect assumptions and contains multiple errors. The impact of approving this application is that it will significantly increase the phosphorus emissions into the River Avon. This will cause environmental pollution problems such as algae blooms that absorb the oxygen and harm flora and fauna.

The valuable wet meadows will be lost with a resulting significant detrimental impact on the flora and fauna of the area.

Additionally, the impact on the endangered and 'red list' species that have been shown to live on and feed from the Snails Lane site, as provided by a respected ecologist resident in the parish, Mr Simon Wooley, has not been identified, addressed or mitigation proposed.

Mitigation has also not been proposed for treating the non-native *Crassula* (New Zealand Pigmy weed) on site and how this would be prevented from reinfesting the proposed wetland area(s).

Some designated TPO trees in 'inconvenient locations are earmarked for removal. Despite significant replanting proposed, this does nothing to protect the age/maturity of tree stock across the site.

In conclusion, the site would be far better utilised for nutrient mitigation, an urgent obligation for NFDC to address in the Avon Valley as identified in its *Biodiversity Net Gain and Nutrient Mitigation - Call for Projects* consultation of November 2020.

The site's biodiversity should be encouraged, developed and managed as hinterland to the Blashford Lakes SSSI / SPA / Ramsar. There have been 3 pilot projects of phosphate mitigation along the River Avon catchment and none have been successful; Phosphates are still entering into the river system.

Flooding

The historic use of the site was as a gravel quarry silt pond following extraction of the natural clay/gravels' drainage lenses. This left an impervious soil structure comprising mainly silt fines. The impact of the surface water drainage has only been addressed in terms of the actual developable areas. Surface water would still accumulate on the site, however, and eventually tip onto Snails Lane / A338 as has been evidenced in the past. No ground penetration survey across the site has been mentioned in reports.

Concerns have been raised by the owner of Snails Lake (immediately to the north of the site) that the fish stock here might again be affected due to an historic overflow drainage culvert, used to drain excess water from this site, might be incorporated into the development works.

The Flood Risk Assessment only takes account the River Avon and nearby streams (Linbrook and Dockens Water).

Sewerage

Inadequate provision for the extra sewerage that would be required for an additional potential 140 houses. Wessex Water have not been asked to comment on the additional requirement at Ringwood Sewerage Plant.

Housing: Design / Quality / Density

In the revised submission the housing density has increased from 33 to 35 dwellings/ha. This is a high-density development, against both NFDC and Government guidelines for 'edge of town/country developments', and is

completely inappropriate in this otherwise scattered rural settlement area.

The concern about the impact of the number of dwellings now anticipated is exacerbated by the inclusion of the 'Parcel A' development proposed to the north of the Snails Lane junction. Provision of some 2.5 storey dwellings would further alienate the development from the existing built environment and setting.

Affordable Housing Provision

Delivery of Affordable Housing is a concern; the application states: "including 50% affordable housing", but the policy only calls for "up to 50%". The Briefing Note advises that this is not a concern at this time, but an actual percentage should be stipulated, not merely an estimate. This is evidenced by the precedent set at Crow Lane, Ringwood, where 50% affordable housing has been reduced to 12%.

School / Health Services

The need for additional school places required and health service provision have not been addressed; Hampshire County Council's Education department have not been asked to comment on the application. The nearest infant, junior and senior schools would necessitate an approximate 6km round trip walk on the safest walking routes for parents escorting their children. This would not be acceptable.

There is no street lighting on the A338 from Snails Lane to the A31 roundabout, so there would be an issue about children going to school safely in the winter months.

6.2 Ringwood Town Council

Whilst this application site falls outside of the parish boundary, the proposed development would have a significant impact on the infrastructure of the town, and would destroy the natural habitat of several protected species leading to a loss of local amenity. The strength of feeling amongst Ringwood residents is evidenced by the number of objections to the application. The Town Council has therefore formally considered the application, and makes the following observations:

1. The "mere" fact that the site is designated for development in the Local Plan does not automatically mean that an Outline Consent must or indeed should be granted if relevant issues are not adequately addressed.
2. The Town Council is concerned that this application is made by a company that is not a developer in its own right and is not therefore in a position to give any assurances or information about the detail of what may eventually be forthcoming. Its intention seems to be to maximise the potential for profit.
3. A number of the dwellings are proposed to be built outside the strategic site allocation, on an agricultural site – this does not comply with policy.
4. Whilst it is recognised that the Local Plan is couched in terms of "a minimum number of dwellings" the number proposed in this application substantially exceeds that number and amounts to a gross over-development of the site.
5. Further, the application excludes an area of land which is in fact within the

Local Plan allocated site. If the present application is granted, it is likely that a further application will be forthcoming to develop this area for housing, thus exacerbating the over-development of the overall site.

6. Environmental impact – several endangered species have been sighted in the area, which are not listed in any of the documentation submitted by the applicant. The Town Council supports the evidence of the Blashford Meadow Action Group that the proposed development would destroy the natural habitat for several protected species.
7. The site is also an amenity site for local residents enjoying the Blashford lakes Nature Reserve which would be lost, with no (or no adequate) mitigation.
8. On-site flooding. The applicant appears to be wholly unaware of the site's history, in particular as to the reasons why a lake or pond forms in the middle of the site in wet weather – the ground is so heavily impacted that there is little or no permeability into the soil. Its proposals to deal with on-site drainage are wholly inadequate.
9. Sewage treatment – there is no evidence to address concerns that the existing sewerage infrastructure would not be able to cope with the increased capacity required from this and other proposed new development. The Council has been previously informed by Wessex Water that the Ringwood Treatment Works is already at capacity and there are no proposals to expand its capacity nor to address the issue of remoteness of the application site from the treatment works.
10. The site is already contaminated with an invasive plant species - the New Zealand Pygmy Weed. The proposals to deal with this are inadequate, particularly having regard to the proximity of the site to a SSSI. The risk of chemicals entering Snails Lake and causing harm to fish stock and wildlife have not been adequately addressed.
11. There are no proper proposals to deal with phosphate mitigation. Indeed, the site itself could and perhaps should be designated as a phosphate mitigation site.
12. Infrastructure - although the development falls outside the Parish of Ringwood, the major (if not entire) part of the burden of this development would fall on the town in respect of doctors, dentists and school places. There is no adequate appraisal of current provision, nor any evidence that there will be sufficient capacity in the local structure to cope.
13. Traffic and Transport - the Transport Assessment is unrealistic in the assumption that children will walk such long distances to school. There is no response from the highway authority to the Transport Assessment. Additional traffic using the A338 will exacerbate congestion at the Ringwood roundabout at peak times. There is also concern about the increase in traffic using back roads, such as Snails Lane and Gorley Road, as rat-runs.
14. Further, access issues for pedestrians and cyclists are not properly addressed – indeed, some of the suggested paths don't, and in some cases, cannot exist.

In summary, although the vast volume of documentation associated with this

application is noted, the Town Council strongly considers that a number of fundamental issues have not been adequately addressed (or addressed at all) and invites the Planning Authority to refuse the application.

In addition, we note that some issues remain outstanding at the time of this submission and the Council therefore reserves its right to make further representation if additional information is received.

7 COUNCILLOR COMMENTS

None

8 CONSULTEE COMMENTS

Internal Consultees

8.1 Council Ecologist: No objection subject to conditions.

The additional details submitted address previous concerns raised in relation to bats, Bio diversity Net Gain and the retention/ creation of a waterbody.

In relation to protected species, no objections raised. A range of bird boxes are proposed in the Biodiversity Management Ecological Plan including for tits, house sparrows, generalist species and swifts. This is welcome. The badger survey has been reviewed and it is agreed that an updated pre-construction badger surveys should be undertaken given the transient nature of sett occupation and this should be secured by a pre commencement condition to ensure that the mitigation strategy remains appropriate. Given the low number of reptiles recorded and the current management of the site (grazing) which limits the extent of habitat suitable for reptiles, the proposed approach to mitigation through passive displacement is accepted.

In relation to bats, a number of trees suitable to support roosting bats have been identified and all trees will be retained and incorporated into green infrastructure. The bat activity surveys showed the importance of the northern and southern boundaries of the site for commuting / foraging bats. The proposals leave a buffer to the south of the site but given the apparent importance of the northern boundary along Snails Lane for a range of species including the Annex II barbastelle and greater horseshoe (valued of importance at the County scale) needs to be wider. As the proposed layout is illustrative, the buffer could increase at reserved matters stage, or the matter could be addressed through the submission of a sensitive lighting strategy to mitigate the potential for impacts on bats.

In relation to other species, it is noted that surveys have demonstrated likely absence of GCN, hazel dormice and water vole. The Construction Environment Management Plan to be secured by condition should include an unexpected species plan in the unlikely event that any of the aforementioned (or other) species are encountered. Moreover, a CEMP which should include measures to protect designated sites should be submitted to include timing of the most disruptive works in close proximity to the SPA outside of the wintering period or where this is not possible detailing mitigation measures such as the use of temporary acoustic fencing.

Concerning Net Biodiversity gain, the applicants have calculated that there would be a 11.58% uplift in biodiversity across the whole application site, which

is just in excess of the minimum 10% uplift that is a requirement of the Environment Bill and the Council's new interim policy. It is considered that the applicants have provided sufficient evidence to show that they would exceed the minimum requirements set by the Environment Bill and the Council's own new interim policy.

The existing pond/waterbody will form a focal point for the built environment – It is suggested that detailed proposals are submitted and agreed pre-commencement at reserved matters secured by planning condition as to the form, management and maintenance of this feature to ensure suitability of form, planting and management so as to avoid potential degradation of this focus area. In relation to Invasive Species, the Schedule 9 listed New Zealand pygmy weed is present within Pond/waterbody – It is stated that a management regime should be devised. This information should be included in a CEMP (to be secured via a suitably worded planning condition) to prevent spread during construction and within the long term management plan (LEMP) (also to be secured by condition) following completion of the development to eradicate this species and prevent spread to newly created SUDs features or further features off-site.

8.2 Environmental Design (Conservation): Comment

The Conservation Officer agrees with submitted heritage assessment that the two main heritage assets are the Grade II Wagon Wheel House and the non - designated Gouldings Farmhouse.

In relation to the Grade II Wagon Wheel House, the development parcel extends to a section of land sitting on the opposite side of the road which is currently undeveloped (Parcel A). At present this provides a distinctive gap in development form and is a feature of the linear developments which historically sit alongside the A338.

The detailed design of the layout of this area is important including the acoustic barrier. The amended plans which have reduced development footprint (from 10 houses to 4 houses) now responds to issues raised regarding impact upon the setting of Wagon Wheel House. It is clear that a much-improved layout, landscape and buildings will be required at detailed design stage.

In summary the concerns set out previously regarding the impact on this gap have reduced somewhat. The judgement under the NPPF is a finding of less than substantial harm to the setting of a listed building. However, in light of the above reduction in development and having some more reassurance over design and layout quality, this would sit at the lower end of that scale. It will therefore need to carefully balance the public benefits of this scheme against that harm.

In relation to Gouldings Farmhouse, this is recognised as a non-designated heritage asset in close proximity to the proposed scheme. Currently its setting is that of open farmland to the rear with a small collection of outbuildings. The proposed layout shows buildings, in a rather standard suburban layout, sitting in close proximity on the western edge of the main development. This small western parcel appears at odds with the wider site allocation which is made more prominent by the exclusion of a small parcel of land directly to the north.

It is felt that the open space setting to the rear of this farmhouse needs to be better respected and while it doesn't rule out development this should be kept

back to the distinctive tree line currently running to the east of this small parcel. The detailed design of this area will need to be improved, and if not amended, then there are concerns recommended in relation to the impact on the setting of this non designated heritage asset.

8.3 Environmental Design (Urban Design Officer): Comments

In relation to the proposed additional area outside the allocation, the design needs to take on the importance of retaining and perpetuating the green corridor along Salisbury Road and if a case is to be made for a few contextual houses on this separate site, then the quality of these dwellings needs to be as individuals each in a generous setting (similar to other houses within this area). A redesign with broad wooded corridor alongside the road, and a more modest area of Public Open Space might be of great value though and depending upon house design and larger garden settings for them (and tree protection/replanting), it is felt that a case might be made for this expansion of the site.

Concerning the pond/ Waterbody, as a wetland there is considerable conflict with residential use such that it would not form a suitable culmination to the green main street. This is not insurmountable if the proposal can accommodate a translocation of the main wetland habitat and species in combination with a more clearly defined water body or green space that can be designed and managed to offer a better transition from populated and well used open space to the wilder more natural character further from peoples' doorsteps.

The southern edge and character of Woolmer Lane element of the site is not respected as intended through the Local Plan concept or SPD masterplans. As proposed, it may still provide a good setting from Woolmer Lane but the way the presence of housing is handled in terms of massing and street build-up will be critical as will the design and management of this corridor. Either move houses back or make sure they are low rise and spaced adequately to offer green setting for each.

The western boundary. The rear boundaries of this mean that public open space is not really useful and there is likely to be security and conflict at this margin. This is exacerbated by the encumbrance of a pumping station and presumably underground servicing. It would be better to rearrange this and offer private garden boundaries to abut existing gardens thereby increasing security, reducing maintenance conflicts and offering up a broader corridor along the hedge and tree line within the site, or deeper gardens within the adjacent block.

Recreational Mitigation Land (ANRG): We will want much of the ANRG to be of enhanced biodiversity but must not lose sight of the principles of making the space recreational. That said there is nothing to suggest that this land is not intended and could not accommodate good combination of POS and ANRG to accommodate a really good dog walking and recreational use that would surely perform as mitigation. This will need further work that can be conditioned. Connections that offer added value want further consideration.

Intensity of development: Applicants are invited to make a case for greater numbers than are suggested in the allocation policy. If higher numbers are proposed, the policy and guidance seek that this needs to be justified by good design. A lot of work has gone into trying to justify what is essentially an over-condensed suburban island of houses in the countryside. This is not appropriate.

8.4 Environmental Design (Open Space Officer): Comment

The proposed Public Open Space and Alternative Recreation Natural Greenspace areas within the site offer the potential to connect up with other existing natural habitats and recreational walking and cycling routes surrounding this development site. This includes one of the Councils Mitigation along the Avon Valley footpath which links the application site, along Woolmer Lane to Hurst Road (near Ringwood Town Centre). The works includes enhancements to the footpath, re-surfacing, replacing kissing gates etc. Works have now been completed.

The other mitigation is at Poulner Lakes informal Public Open Space, which is to the south east of the application site and NFDC leading on this project to improve pedestrian routes, Interpretation and biodiversity. Initial design work has been started and this will include a footpath connection running through recreation ground providing a connection link to the Avon Valley footpaths (to the south of the application site to North Poulner Road. This direct route across the site links up to Poulner Lane North and forms the shortest pedestrian route between site SS15 and Poulner schools.

8.5 Open Space Maintenance Officer: Comment

It is suggested that the play is re-arranged into one play area, located in a suitable position for the development rather than two play areas, with good natural surveillance. It is strongly recommended that the play area is moved away from wetland area.

A comprehensive plan is required to be submitted and approved for the control and subsequent removal of non-native species (Japanese knotweed treatment, Himalayan balsam and giant hogweed control and New Zealand Pigmy weed cited in Ecology report) prior to construction. The Developer will need a positive "clear" certification from a suitably qualified person prior to the POS being adoptable and bio-security measures taken to ensure these species are not spread to other parts of the site during the construction phases.

There are some concerns that placing a swale/SUDs feature in close proximity to the Pond will result in water infiltration from the pond into the SUDs, artificially filling the SUDs (reducing its capacity to absorb flows from storm events) and disadvantage the Pond wildlife during dry periods. It is suggested that there is significant distance between the Pond and SUDs, with the SUDs swales placed along the southern edge of the development area.

Detailed drainage need to be submitted included the headwall details and the slopes for the swale are proposed at 1:3, these need to be adjusted to 20% to be able to be safely mown by our equipment or the sides can be planted up with shrubs. NFDC has specialist equipment suitable for managing reed beds and we request a detailed landscape installation and Maintenance Plans for our comments (in due course). Maintenance of the pump system will need to be secured.

8.6 Environmental Design (Tree Officer): No objection subject to condition

8.7 Environmental Health (Pollution): No objection subject to condition

8.8 Environmental Health (Air quality): No objection subject to condition

8.9 Environmental Health (Historic land use and Contamination): No objection subject to conditions

8.10 Strategic Housing Officer: Comment

Whilst it is accepted that a certain level of site-specific detail would not be concluded until reserved matters, at Outline it would be expected all key principles to be addressed and any uncertainty resolved, thereby enabling tenure and delivery commitments to be included within an overarching S106 agreement.

As such, to ensure that affordable homes address the requirements of the Local Plan and Policy HOU2, local connection mechanisms will be sought for all tenures, taking any individual legislative rights or lender requirements into account. Mechanisms within a legal planning agreement will also be required to ensure that affordable homes for Affordable Rent, Social rent or Shared Ownership will either be delivered by New Forest District Council - an approved Provider of Social Housing in itself - or by a Registered Provider Partner.

8.11 Waste Management (NFDC): Comment.

As originally stated there seems to be a large number of cul-de-sacs on the development, this would generate a large number of reversing manoeuvres. Reversing vehicles cause a large number of moving vehicle incidents in the waste management industry and is one of the most dangerous activities we carry out.

External Consultees

8.12 Natural England: No objection subject to conditions and mitigation in relation to overall proposal. But objection in relation to the proposal not demonstrating it would be phosphates neutral.

8.13 Highway Authority: No object subject to condition

8.14 New Forest National Park Authority

It should be noted that the New Forest National Park Authority has not provided any further comments in relation to the revisions made to the proposal following re-consultation. As such, the comments below by the National Park relate to the original submission, which was an objection and their comments date back to 2019.

The proposals are contrary to policy as the site is currently designated as 'countryside - outside of any settlement boundaries - in the adopted statutory development plan for New Forest District. The NPA acknowledges that the site is proposed for at least 100 dwellings in the District Council's Regulation 19 Submission draft Local Plan 2016 – 2036. The premature submission of this application means the principle of the proposed allocation has not been established and the 'soundness' of the allocation not fully tested at independent Examination.

The site lies immediately adjacent to the Avon Valley SPA and Ramsar designations and any proposals must therefore be subject to a full appropriate assessment in accordance with established legal practice and recent case law.

8.15 HCC Minerals and Waste Planning: No Objection

8.16 Highways England: No objection.

8.17 Archeologist: No objection.

If the site has been quarried in the past, it is not recommended to impose any archaeological requirements unless there are areas of the site that were not subject to past quarrying.

8.18 Hampshire County Council Lead Local Flood Authority: No objection subject to condition.

8.19 Environment Agency: No objection

8.20 Wessex Water: Comment

There are no public foul sewers in the immediate vicinity of the site. The nearest foul manhole available for connection is located in the Headlands Business Park. The applicants foul drainage strategy proposes a pumped foul connection with approximately 350m of offsite rising main routed along the A338 Salisbury Road. The existing sewer network flows to a small pumping station designed specifically to accommodate foul flows from the business park and therefore storage and capacity at the pumping station is limited.

Upon grant of planning Wessex Water will plan design and construct any necessary network improvements to accommodate granted development. The developer shall fund the cost of connecting to the nearest public foul sewer on a size for size basis and Wessex Water will fund any necessary capacity works from infrastructure charges income. Prioritising and programming our works will require consultation with all stakeholders to ensure that capacity improvements can be delivered to match the rate of development. Surface water connections to the public foul sewer system will not be permitted.

Records show a Wessex Water 800mm water main running through Parcel A to the north west of the site, which has not been identified in the applicants Utilities Statement. Development in proximity of the water main is restricted.

8.21 Education Authority: Comment

As the number of dwellings exceeds 110 (as set out in the application) then the anticipated yield of pupils cannot be accommodated within the schools in Ringwood and as such, this will mean that a contribution towards a potential expansion of the Poulner Schools.

8.22 Hampshire Fire & Rescue Service: Comment

Access and facilities for Fire Service Appliances and Firefighters should be in accordance with Approved Document B5 of the current Building Regulations. Access roads to the site should be in accordance with Approved Document B5 of the current Building Regulations. In relation to timber-framed buildings. These types of buildings are particularly vulnerable to severe fire damage and fire spread during the construction phase.

8.23 Bournemouth and Christchurch NHS Foundation Trust Objection

Object to the development unless a financial contribution of £142,092 is made towards supporting health facilities in the area. Provides a detailed justification in local and national policy terms in doing so along with a methodology for arriving at the contribution required.

9 REPRESENTATIONS RECEIVED

A total of 545 Letters of objection have been submitted from local residents.

500 objections were received in relation to **original application**

47 objections were received following **amended application**

Principle of Development

- The size of the development is not appropriate in this location.
- This proposed development site is absolutely not urban or urban-fringe in character, as suggested by various authors, but is an important, highly-valued and essentially rural parcel, intimately linked to the nearby Linbrook, Blashford Lakes and New Forest/Avon Valley.
- There are more appropriate alternative forms of development that could be provided on the site.
- Redevelopment of the site is inappropriate and the land should be restored to nature.
- The development is not sustainable.
- The site is located in the countryside and would be contrary to policy
- Sustainability. CPRE have calculated that the nation's entire housing needs can be met by the existing brownfield sites. Local authorities must resist the blandishments offered by speculative developers who always argue for concreting over Green Belt land as the easier option.

Community Services, Infrastructure and Facilities

- The development would give rise to unacceptable pressures on other local infrastructure (health facilities, schools, emergency services etc.).

Layout and Design

- The proposed development is not urban or urban fringe, but rural.
- The large scale buildings would be of a size, height and massing that would appear out of character and intrusive.
- The suggested architecture would be unattractive and the design would be poor and inappropriate to the site's context.
- The density of the development would be too high/ Overdevelopment.
- Light pollution

Housing

- The development would will need to meet the affordable housing needs / the housing needs of local people, and many of the dwellings should not be sold as private market dwellings.
- Ringwood would become overpopulated

Impact on Landscape

- The development would be out of place on the edge of the New Forest National Park and would be harmful to the special qualities and landscape

character of the National Park.

- The proposed development is located in the very rural location and on the edge of Ringwood and such a large dense development would be harmful to the rural context and landscape setting
- Loss of trees
- The development would result in a loss of peace and tranquility.

Ecology

- Blashford Lakes Nature Reserve, as well as being a site of high nature conservation value, is also a popular destination for bird-watchers, naturalists and general visitors. Despite being busy, Blashford Lakes Nature Reserve does not suffer from impacts associated with recreational disturbance since there is little development in the area. There are concerns that a development of this size and in the heart of the Blashford Lakes complex could result in impacts typically associated with recreational development.
- Loss of supporting habitat that has been used by breeding and feeding birds linked to the designated site. The proposed development site is used as a feeding site by birds that are breeding on our reserve and the SPA. The importance of this feeding resource and the role it plays as supporting habitat for the SPA for a variety of species, therefore must not be underestimated, and should be fully considered through the impact assessment.
- The 2018 breeding bird surveys recorded 52 species of which 20 were considered notable. Of those three were confirmed as breeding on the site, five as probably breeding and two as possible breeding. For non-breeding species, such as oystercatcher, which evidently use the site for foraging to feed their young, the impacts of the loss of the supporting habitat was not considered further.
- Some enhancement measures for nesting birds have been proposed, but these include the provision of small nest boxes for common and widespread species such as blue tit *Cyanistes caeruleus* and great tit *Parus major* and a selection of other nest boxes for a variety of other species. Whilst we agree that some of these boxes will certainly prove beneficial if sited appropriately, we consider that enhancement measures should also be targeted for species associated with the adjacent wetland habitats, and those that will be directly impacted by the proposals.
- Full EIA to be undertaken
- The development would result in disturbance to the adjacent Ramsar, SPA, SSSI
- The development would be harmful to the adjacent designated nature conservation sites (SPA, SSSI, Ramsar site).
- The development would be harmful to wildlife
- Impact on ecology and designated sites during construction
- The development would be harmful to the natural environment.
- Impact on designated sites from increased recreational pressure
- The applicant's phosphates strategy is incorrect and as such, the proposed development is not phosphate neutral.
- The site and both the Lin Brook and Docken's Water (and its buffer zone) are annual, daily & seasonal migratory routes, for amphibians, Otters, bats and protected mammals. They were largely omitted from ecological survey. This is significant as they are in effect they are the watery lungs of the New Forest National Park and Avon River.
- The mitigation document emphatically does not demonstrate a net

biodiversity gain

- This is the one of the most important area in the country for bats (source: Hampshire county bat recorder and Hampshire Biodiversity Information Centre), and these floodplain meadows support almost all the national bat species, including two endangered Annex 2 bats, namely Greater Horseshoe and Barbastelle. The proposal would threaten these endangered bat species.
- It is noted that the bird survey work has been done under BTO guidelines, however the problem is that numerous intermittent or occasional (but important) species which use the site have been missed. The site has evidence of the presence of Woodcock, Nightjar, Hawfinch, Crossbill, Waxwing, Snipe and Little Ringed Plover, none of which were noted by the bird surveys and all of which are Amber- or Red-listed.
- This area was shown as marshy/boggy on old OS maps prior to quarrying development, was a shallow winter lake during 2010-2013 at least, prior to the alleged "blocked drain" issue), and is plainly and manifestly unsuitable for residential or other development. It is a freshwater wetland, seasonally drying out to a greater or lesser extent each summer. It is a significant absorber of rainwater from surrounding areas, mitigating against flood risk in neighbouring areas of industry and housing.
- The site in question is a rich, varied, valuable one, only now coming into its prime following decades of despoliation by quarrying. It is exactly these kinds of "rescued" post-industrial sites which we, and NFDC, should be fighting to preserve.
- Concern over the net bio diversity net gain calculation and whether this can be achieved/ delivered

Land ownership

- The boundary map of this 11.23 hectare site is erroneous. It encompasses areas that do not belong to Gladman Developments/existing landowners; thus making the "development" appear much larger than it is. It's about time this was corrected. Snails Lane is a private road

Transport

- The development will place unreasonable pressures on the local highway network, which already cannot cope.
- The development will result in a harmful increase in congestion and pollution along Snails Lane and the A338 leading onto the roundabout with the A31 , with the potential gridlock
- The development would increase highway dangers to pedestrians and cyclists.
- The development would increase traffic on forest roads, which are tracks and narrow roads not suitable to take additional traffic
- There is a lack of connection/ link from the application site to schools and other facilities. The proposal is therefore not sustainable development
- Proposed improvements to public transport would fail to offset the adverse impact of increased traffic on the local road network.
- Snails Lane is an unadopted/ private road
- Impact from access changes on A338 in terms of restricting right hand turn from existing access from Ford Cottage due to proposed crossing island
- The Gladman "Transport Assessment" p24, 5.2.9./5.2.10/5.2.11. There are no paved footpaths or any street lighting linking this proposed site B with Poulner Junior School
- There is no street lighting along the Salisbury Road, there is no street

lighting in either Snails Lane or Woolmer Lane, there are no pavements in either Snails Lane or Woolmer Lane. This will result in higher vehicle traffic movements to schools.

- There have been several accidents along the A338.

Flooding and Drainage

- A significant part of the site floods and there is a large pond
- The site is located on a flood plain
- There are concerns about drainage.
- Flood risk needs to be considered against the most up-to-date climate projections.
- Flood Zones need re-assessment as this was as these were determined prior to the landscaping of the site post use as a gravel extraction and processing plant.
- There is a standing lake many 10s of cm deep on Parcel B all year round. This area was shown as marshy/boggy on old OS maps prior to quarrying development, was a shallow winter lake during 2010-2013 at least, prior to the alleged "blocked drain" issue), and is plainly and manifestly unsuitable for residential or other development. It is a freshwater wetland, seasonally drying out to a greater or lesser extent each summer. It is a significant absorber of rainwater from surrounding areas, mitigating against flood risk in neighbouring areas of industry and housing.
- The development would be at significant risk of flooding, and the development would fail to comply with flood risk policies.
- Lack of capacity for foul drainage to accommodate the proposed development. The plan would appear to be to route FW to the Headlands Business Park; this would require a significant upgrade to the sewers with appropriate disruption to the area around the Business Park.
- The designation of flood zones 1 and 2 needs complete reassessment as these were determined prior to the landscaping of the site post use as a gravel extraction and processing plant. A simple walk past will show the extent of the high water levels over much of the site and this has given rise to ideal conditions for regeneration of small flea bane historically on this site.
- The drainage scheme could result in pollution into Lin Brook and there is a lack of detail on maintenance.

Impact on residential amenity

- Impact from noise and disturbance both during construction and when operation
- Impact from light pollution
- Impact on privacy, outlook, and light

Air Quality and Noise

- The development would generate significant noise disturbance.
- The development would cause air and light pollution.
- The construction of the development will cause years of noise, air pollution and environmental disturbance.

Other Concerns

- Lack of community engagement and consultation which fails to accord with the localism act and NPPF
- Lack of neighbour notification letters
- Concerns over contamination, including toxic waste and human remains, which could also include chemical and biological characteristics.

- The core of this substantial development is indeed the former Concrete Batching Plant, "Quarry" that was restored to farmland/paddocks.
- NFDC should state whether they did carry out any risk assessment / due diligence of the land for suitability for domestic homes and recreational use prior to submitting it forward for the Local Plan. The Council should have details of the in-fill for the land and we would reasonably expect the health and safety of the potential homeowners and users of the area should be a prime concern of the Council".
- Inaccuracies in information submitted and technical report
- Impact of the Construction. Snails Lane would see a significant increase in heavy vehicles during the construction period.
- Some residents in Snails Lane have New Forest Communing Rights, including those of Commoning Pasture; the two houses either side of the proposed development, namely Woolmer Farm and The Willows have these rights.
- These rights are tied to our properties, and we or subsequent residents may choose to exercise the right of common of pasture at any time with due regard to requirements laid down by the Verderers. This would result in ponies and other livestock being driven along Snails Lane to reach Rockford Common in the New Forest at the eastern end of the lane.

10 ASSESSMENT

10.1 Introduction

10.1.1 Planning and Compulsory Purchase Act 2004 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise. This assessment will also more widely need to cover the level of affordable housing, impact on heritage assets, and any adverse impact on areas of nature conservation importance in balancing these with the need to create a quality development.

10.2 The principle of the development

10.2.1 Land at Snails Lane is one of the Strategic Site Development sites (SS15) that has been allocated for development in the recently adopted New Forest Local Plan 2016-2036 Part One: Planning Strategy. Policy Strategic Site 15 applies. This policy states:

Strategic Site 15 Land at Snails Lane, Ringwood

(i) Land at Snails Lane, Ringwood, as shown on the Policies Map is allocated for residential development of at least 100 new homes and open space, dependent on the form, size, and mix of housing provided.

(ii) The Master Planning Objectives for the site as illustrated in the Concept Master Plan and expanded in the Masterplanning Strategic Sites SPD are to create an attractive new rural ridge neighbourhood by:

a) Protecting the rural character of the gravel lanes by accessing the site at the western end via Snails Lane.

b) Retaining and enhancing the hedgerow frontage to Snails Lane and providing a frontage along Snails Lane that reflects the existing development pattern.

c) Creating a north-south footpath and open space link through the site.

d) Create a broad area of green recreational space along the southern margin of the site with footpaths connecting at strategic points to the existing public rights of way.

(iii) Site Specific Considerations to be addressed include:

a. Providing safe pedestrian access to the public footpath along Salisbury Road and from the site to Poulner Infant and Junior School.

b. The preparation of a detailed site -specific Flood Risk Assessment (FRA) will be required which should demonstrate that there will be no inappropriate development within Flood Zone 3b.

10.2.2 The above Policy criteria set out in SS15 is accompanied by a Concept Masterplan, which shows the broad locations for residential uses including the areas at risk from flooding. The Concept Masterplan also indicates the approximate position of the Primary Access Road, areas of Public Open Space, and ANRG Mitigation Land.

10.2.3 As set out in the heading above 'Application description', Parcel B lies to the south of Snails Lane and will comprise the main development area with up to 139 units. Parcel A lies to the north of Snails Lane and will be utilised to form the proposed widened access along Snails Lane together with a small area for around 4 housing units.

10.2.4 In assessing the proposal, it is considered that the indicative arrangement of the residential development shown to be provided to the south of Snails Lane (Parcel B) and the Green Infrastructure shown to the east and south of the site broadly reflects the Concept Masterplan accompanying Policy Strategic Site 15. Moreover, the proposed access into the site from Snails Lane broadly reflects the access point illustrated in Policy SS15 Concept Masterplan. As such, in the light of this recently adopted strategic site policy, the principle of the proposed residential development of the site within Parcel B which lies within the site allocation is clearly acceptable and accords with the Concept Masterplan.

10.2.5 However, the residential development to the north of Snails Lane, in Parcel A lies outside the policy allocation and on land designated as countryside. In considering whether the principle of the four units proposed outside the policy allocation and located within the countryside is acceptable, Local Plan Policy STR3 states that the strategy for new residential development in the countryside is to locate and direct new development to accessible locations that help to sustain the vitality and viability of the towns and villages of the Plan Area. Moreover, the primary objective of the policy is to conserve and enhance the countryside and development will generally be restricted.

10.2.6 In accepting this small part of the development proposed is not strictly in accordance with policy because it falls outside the policy allocation, the assessment has to be balanced against both planning harm and benefits. Moreover, consideration has to be given to the fact that the land to north of Snails Lane is immediately adjacent to the site allocation and as such, is sustainably connected to existing footpaths along the A338 and bus stops. It is also important to note that the residential development proposed within Parcel A amounts to a small part of the site, in which approximately 4 out of 143 units are

proposed. As such, the overall loss of or encroachment into the countryside is not significant.

10.2.7 The proposed development would provide some benefits through the provision of four additional houses, however, Parcel A also plays an important role in enabling Snails Lane to be widened and space for a detailed tree mitigation scheme. Whilst it is considered that the residential development to the north of Snails Lane will result in some harm through the loss of open countryside, as stated above, the overall loss is relatively small and this part of the site does provide a visual connection between the existing dwellings along the A338 and Snails Lane with the main development. Accordingly, it is considered that the principle of development of a small part of the land to the north of Snails Lane would be acceptable.

10.2.8 In general terms, the number of dwellings proposed in this application is for up to 143. This figure does not include the rectangular piece of land to the south of Snails Lane, which does not form part of this current application, but this land does fall within the policy allocation. It is accepted that the number of dwellings far exceeds the 'at least' figure of 100 dwellings. The description of the development in the application is 'up to 143 dwellings', which means that should outline permission be granted, the actual number of units will be assessed in the reserved matters and that 143 dwellings could only be granted approval if the application demonstrates that this number would deliver sustainable development.

10.2.9 Essentially, the key issue is that the application needs to demonstrate that a high quality sustainable development can be acceptably achieved, together with meeting all the relevant policy objectives and legislative requirements. This is considered in detail within the assessment.

10.3 Environmental Impact Assessment

10.3.1 In accordance with the Environmental Impact Assessment (EIA) Regulations, this report has considered the application submission which includes the applicant's Environmental Statement (ES).

10.3.2 EIA is a procedure used to assess the likely significant effects of a proposed development upon the environment. The conclusion of the EIA process results in the provision of an Environmental Statement by the applicant. The ES is required to provide the Local Planning Authority with sufficient information about the potential effects of the development before a decision is made on the planning application. The information contained in the ES must be taken into account in deciding whether to grant planning permission and reasons must be given.

10.3.3 In this case, the ES has been refreshed and updated during the consideration of the application. The ES includes a description of the current environmental conditions known as baseline conditions, against which the likely significant environmental effects of the development are assessed both during construction and once completed. The technical assessment is based on the upper dwelling number of 143 dwellings. Each Chapter of the ES states which effects are considered significant.

10.3.4 As required by the EIA Regulations, the application and associated ES have been publicised and consulted upon. Where necessary, the relevant consultee responses have taken account of the relevant parts of the ES.

10.3.5 The conclusions of the ES are noted and have been considered by Officers in the assessment of the application through this report. It is considered that the applicant has undertaken the EIA process appropriately and adequately. The use of planning conditions and legal agreement(s) can secure suitable mitigation measures where significant environmental impacts would otherwise occur.

10.4 Blashford Lakes Strategic Management Plan

10.4.1 The Strategic Management Plan looks at the lakes as a whole, and sets out an overall strategic with key principles to help to manage the multiple uses and potentially conflicting interests at the lakes. The application site lies within the Blashford Lakes study area. The Blashford Lakes study area has been an important source of minerals over many years, providing essential supplies for the construction industry and now represents an important ecological asset, as part of the wider Avon Valley, but also through the creation of large areas of open standing water. The area provides a strategic resource for water storage and supply and is a regionally important location for water-sports, including sailing, water-skiing, and canoeing. It also provides an important local resource for recreational fishing. Moreover, it also caters for a range of other recreational pursuits, including shooting, walking and bird watching. It is an agricultural resource, providing back-up grazing for the New Forest

10.4.2 The Strategic Management Plan broadly seeks to ensure that existing and future uses at Blashford Lakes, including water storage and supply, sport and recreation, nature conservation, mineral working and restoration, and residential amenity, are mutually accommodated as far as is practicable, within the framework set by legislation. This includes protecting nature conservation, promoting, manage and supporting recreational and educational use, provide back up gorse grazing. It also seeks to improve footpath access for local residents and visitors.

10.4.3 In relation to the application site, it is not considered that the proposal would conflict with the objectives and key principles of the strategy. Nature conservation issues are fundamental to the objectives of Blashford Lakes, but this is assessed in detail under the 'Ecological heading. The proposed development will result in an increase in recreational use on the lakes, but one of the key principles of the Blashford Lakes Strategy is to improve footpath access for local residents and visitors. The proposed development will provide on site recreation mitigation and improvements to the Avon Valley footpaths to the south, to minimise the recreational pressure at Blashford Lakes. The proposal will result in the loss of back up grazing, but the extent to be loss will not be significant.

10.5 Design Considerations – Ensuring the proposed development is of a high standard of design, contextual and locally distinctive

10.5.1 The newly adopted Local Plan Part 1 requires all development to be of a high quality design that contributes to local distinctiveness and quality of life, and which should enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate and attractive.

10.5.2 The National Planning Policy Framework highlights how the creation of high quality buildings and places is a fundamental expectation of the planning system, and how good design is a key aspect of sustainable development.

10.5.3 The site's sensitive location, is defined by its rural edge and isolated location from built development, places a further emphasis on the need for the development to be of the very highest design quality. This is an expectation not just of Local Plan policy but also National Planning Policy and Guidance. As such, if the proposed development were to be accepted in this location, then it is important that the site's landscape character and rural edge context should inform the scale, layout and density of any such development.

10.5.4 As the application is in outline, it means that detailed plans showing the layout, exactly what the streets will look like and precisely where buildings will be placed, as well as the detailed elevational designs of buildings are not available at this time. As such, it is important that through this outline planning application that the fundamental 'building blocks' are in place for guiding all future approval of reserved matters applications. The illustrative Plans, the Design and Access Statement, Design Code and Green Infrastructure Plan, all play a key role in setting out the fundamentals upon which the detailed schemes will be developed.

10.5.5 It is considered that the supporting documents and illustrative plans indicate that a significant part of the site would comprise green infrastructure and the scheme would have the capacity to be an attractive development, appropriate to its rural edge location. This is set out in greater detail below, but importantly there will be a need through planning conditions to ensure that the design quality set out in the applicants supporting documents and concept master plan objectives are met in any reserved matters application.

10.6 Design and landscape parameters

10.6.1 The applicants have carried out their own Landscape and Visual Impact Assessment (LVIA) to support their proposals. This is a detailed document which concludes that the development will respect local landscape character and respond to local context. In particular, the report concludes that there are no statutory or non-statutory designations for landscape quality which relate to the site and has been assessed as being of medium overall landscape quality, and medium to low landscape value and sensitivity. Moreover, this is a very contained site, bounded with trees, hedgerows and the employment buildings.

10.6.2 There is no reason to disagree with this assessment. Indeed, the main views into the site will be localised from the Public Rights of Way within and bounding the site, particularly along Woolmer Lane and part of the Avon Valley footpath. There are also views from Snails Lane, views from the A338 and nearby residential properties. Long distance views are limited.

10.6.3 As set out in the Design and Access Statement and supporting plans for the development in Parcel B, new housing is shown to be set back from the western, northern and southern site boundaries with extensive planting, in order to help protect the rural character of Snails Lane and Woolmer Lane. A large area of ANRG will provide a buffer to the east. Equally, slightly lower density housing is illustrated adjacent to Snails and Woolmer Lane, with more intensive development located in the central part of the site and along the spine road. This is considered to be the correct design approach.

10.6.4 Important trees and hedgerows along Snails Lane, Woolmer Lane and the north to south belt would all be retained and enhanced. The supporting plans and documents also show a network of 'green' footpath corridors connecting

throughout the development. There would be a loss of the tree belt along the north section of Snails Lane in Parcel A, in which a more detailed assessment is made in the 'Trees' heading of this report. The illustrative plans show buildings arranged to create an outward looking development facing onto the areas of open space. Streets are shown to be lined with grass verges, trees and planting to encourage biodiversity including 'bee-line' corridors to connect to the wider ecological benefits of the site, and to attract pollinators and other protected species.

10.6.5 The smaller development of 4 houses proposed in Parcel A, to the north of Snails Lane seeks to reflect the immediate character. This smaller group of houses would be of a slightly lower density compared to the development proposed in Parcel B.

10.7 Character Areas

10.7.1 The Design and Access Statement breaks the illustrative layout into different character areas, setting out the key features and characteristics of the proposed development. This is very helpful in providing a clear vision for the site and how the proposed development responds to the context of the site and landscape characteristics. The different character areas are named the 'spine street', 'secondary streets', 'lanes and private drives' and 'recreational routes'.

10.7.2 Focusing on the individual character areas, the 'Spine Street', which is the principle central road through the development seeks to provide the higher intensity of development. This is considered to be the correct design approach given its location in the central core of the site, further away from the edge of the development.

10.7.3 The 'Lanes and private drives' focus on the more peripheral parts of the development parcels overlooking the new open spaces. Predominantly detached dwellings at lower densities, with larger sized front gardens, this character area will assist in creating softer building lines that appropriately mark the transition between the built environment and the developments open spaces. It is considered that this approach would help establish a more sensitive rural edge.

10.7.4 The 'Secondary Street' will provide an important connection between the central and edge of development and would be defined by a more informal arrangement of buildings with a more varied building line and differing set back distances. A considered mix of parallel frontages and gable frontages will help to break up the roofscape and add character. 'Bee-Lines' will be created along the Secondary Streets, formed of grass verges lining either side of streets, which will be planted with shrub, hedgerow and tree planting creating important wildlife corridors and features across the residential area.

10.7.5 Overall, it is considered that the broad design approach to the character areas is appropriate and whilst only indicative, it demonstrates that local landscape and character of the site and its surroundings has been carefully considered, to inform an acceptable design strategy for the site.

10.8 Building height

10.8.1 Building heights are referred to in the submitted Design and Access Statement and Design Code Document. It is stated that the predominate building height is to be up to two storeys to reflect the scale of existing residential properties located close to the site. The supporting documents go on to state how careful and considered use of two and a half storey dwellings within the more central parts of the site add visual interest. Two and a half storey are

dwellings which utilise their roof space with accommodation either by dormer windows or roof lights. The height of dwellings to the north of Snails Lane and the eastern and western boundaries will be limited to up to two storeys.

10.8.2 It is considered that this would be a reasonable approach to building heights throughout the development and it is felt this scale of development would be entirely appropriate to the site's context.

10.9 Intensity

10.9.1 Because of the sites location to the north of Ringwood, there are very few existing housing developments of this scale, which lie near the site. The local context is predominately detached dwellings set in a rural context and the site is isolated from the settlement. This is highlighted in the Local Plan policy that states the proposed development will need to respond to the rural edge characteristics.

10.9.2 This proposal seeks to create a more intensive and higher density development which will clearly differ from the local context defined by its rural edge and as such would result in development of a different form and scale to the scattering of development within the immediate locality of the site, which has also been highlighted by the Urban Design Officer. Indeed, the proposed density of development will create a form of development with less space around the buildings, smaller garden areas limiting the space for tree planting compared to the surrounding scale of development. Given the scale of development proposed there will be considerable more land used for hardstanding to accommodate roads, access and car parking there is a certain inevitability about this given the scale of development proposed.

10.9.3 A residential development of the scale set out by policy to create at least 100 dwellings will inevitably result in urbanisation of the area and will change the existing rural character and will change the appearance of this countryside edge of Ringwood. Importantly, the site is allocated in the local plan for a development of at least 100 houses and as such, there is an expectation for this site to provide for a significant housing development.

10.9.4 The applicants Landscape Impact Visual Assessment considers that the site can accommodate new development at a significant scale, providing it has regard to the setting and form of the existing Snails Lane and the character and sensitivity of the adjacent landscape.

10.9.5 In assessing the impact on local context, it is accepted that the proposed development is at a higher intensity than the immediate context, however, the supporting information and illustrative plans show a significant amount of Green Infrastructure around the perimeter of the site to help protect the rural character of Snails Lane and Woolmer Lane. Moreover, the applicants plans illustrate the transition in the density throughout the development, in which lower density development is concentrated towards the perimeter of the site to respect the rural context of Snails Lane and Woolmer Lane, with the slightly higher density within the central parts of the site.

10.9.6 On top of that, the quantum of Green Infrastructure to be provided within the site far exceeds the minimum policy requirements and this will help create an attractive development and enables a significant amount of the developments housing to have their main views or aspects facing onto green open space,

which gives the 'feeling of being within the countryside'. In total, Green Infrastructure amounts to over 50% of the application site.

10.9.7 Overall, the broad character principles in the supporting documents demonstrate that a quality development at this scale could be delivered on this site. The submitted illustrative plan shows one option for a design and layout, there are several concerns. However the layout and design is a matter that is considered in detail at the reserved matters stage and Officers would expect an improved proposal at this detailed stage. If a scheme is submitted that does not achieve a high standard of design, the reserved matters application can be refused

10.9.8 Lastly, the government guidance makes it clear that sites allocated for development need to be utilised efficiently and the benefits of providing additional housing, including more affordable housing weighs in favour of the development.

10.10 Car Parking

10.10.1 Details relating to the number of parking spaces and how they will be accommodated is not a matter for consideration as part of this application. Car parking will be dealt with at the reserved matters stage, at this stage the applicant will need to demonstrate how the car parking will be designed so that vehicles do not dominate the street scene or cause inconvenience to pedestrians and cyclists. The applicants illustrative plans show how the majority of car parking could be accommodated on-plot in the form of private driveways and garages. In addition to on-plot parking, the Illustrative Masterplan shows how small areas of communal parking serving small-scale apartments could be accommodated within small rear car parking courts. Again it will be at the Approval of Reserved Matters stage that the details will be considered.

10.11 Visual Impact of Development on the National Park

10.11.1 The proposed development is sited close to the nationally designated New Forest National Park, which lies approximately 740 metres to the east.

10.11.2 There is a statutory duty for the Local Planning Authority to have regard to the purposes of the adjacent National Park, and it is therefore important that what is proposed has an acceptable impact on the setting of the New Forest National Park. Both Local and National Planning policies make it clear that very significant weight must be given to ensuring that the character, quality and scenic beauty of the landscape and coastline of the National Park is protected and enhanced.

10.11.3 Given the undeveloped nature of the site with its open paddocks, trees and hedgerows, currently, the application site has minimal impact on the New Forest National Park and its setting.

10.11.4 The applicants have undertaken a Landscape and Visual Impact Assessment (LVIA) which helps provide an understanding of the development's visual impact from a range of viewpoints (near and far) from around the site. The visual assessment found that given the containment of the site, due to the combination of dense tree cover and relatively flat landform in the surrounding area, views are limited to the close vicinity of the Site. These views are from the neighbouring residential properties and the public footpaths and roads to the periphery of the site, as well as the stretch of Snails Lane which is included

within the site boundary.

10.11.5 Given the distances involved and the significant quantity of Green Infrastructure, the proposal would not diminish the visual appreciation of the New Forest National Park and the associated Conservation Area from key viewpoints, nor would it be to the detriment of the special qualities of the National Park. Accordingly, whilst the important new tree planting that is proposed will take time to establish, it is considered that with such additional tree planting, the development would have an acceptable landscape impact on the National Park.

10.12 Impact on Heritage Assets

Listed Buildings and Conservation Areas Act 1990

10.12.1 Section 66(1) of the Listed Buildings and Conservation Areas Act applies. It requires that special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In considering applications that impact on Listed Buildings the Planning Authority must take note of the following -

- The significance of the heritage asset
- Its setting - wider rather than narrower meaning of visual relationship
- Substantial harm (complete loss) – only in exceptional circumstances
- Less than substantial harm – to be weighed against the public benefits

10.12.2 Local Plan Part 2 Policy DM1 states that development proposals should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. This includes a balancing exercise between impact on Heritage Assets against public benefits which is also referred to in the National Planning Policy Framework (NPPF) 2019.

- Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, where appropriate securing its optimum viable use.
- 197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

10.12.3 There are several heritage assets in relatively close proximity to the application site, whose setting would be affected by the proposed development. Although there are no designated heritage assets recorded on the site, the following Heritage Assets whom setting would be affected by the proposed development are the following.

- Grade II Wagon Wheel House
- Western Escarpment Conservation Area.
- Non Designated Heritage Asset Gouldings Farmhouse

Impact on setting of Grade 11 Wagon Wheel House

10.12.4 The Grade 11 Listed Wagon Wheel House lies approximately 25 metres west of the site, with its main principle elevation facing Salisbury Road. The building rises to two storeys and was constructed in the early 18th Century from painted brick under a thatched roof. The dwelling is set within its own garden plot principally extends to the north west.

10.12.5 The majority of the land within the site in Parcel B (to the south of Snails Lane) has minimal intervisibility with Wagon Wheel House. The land in the north western area of the site in Parcel A (at the Snails Lane/ Salisbury Road junction), is closest in proximity to the heritage asset. Currently Parcel A is an undeveloped area of land with a dense belt of trees running along Salisbury Road which provides a distinctive gap in development form and is a feature of the linear developments which historically sit alongside the road.

10.12.6 It has to be recognised that this is an outline application, and as such, the concept plans are illustrative. Accordingly, the comments from the Conservation Officer in relation to concerns of the design and layout are noted, but detailed design is a matter for consideration at Reserved Matters Stage.

10.12.7 The proposed development on Parcel A to replace an open overgrown land with new houses will result in a change in the setting of the listed building. Whilst it is accepted that the wider setting of the listed building will be affected, it is important to note that due to an underground sewer running through Parcel A, this significantly restricts the level of built development that can take place within this area. As such, the extent of developable area will be constrained by this infrastructure and limits the developable area within this site.

10.12.8 Accordingly, given that only limited development can be accommodated on Parcel A, this will enable some of the gap between the listed building and Parcel A to be retained and thereby respecting the setting of the listed building. Furthermore, the detailed layout, design of building and landscaping would need to be submitted at reserved matters stage and will need to demonstrate at that stage, that the development's relationship to the Listed Building is an acceptable one.

Impact on Western Escarpment Conservation Area

10.12.9 The Western Escarpment Conservation Area lies 740 metres east of the site. The Conservation Area lies on the western boundary of the New Forest National Park and extends 14km in length from Hatchet Green in the north to Hangersley in the south. The Conservation Area includes numerous listed buildings, Grade II* Registered Park and Garden Hale Park and a Scheduled Monument Frankenburg Hillfort.

10.12.10 The vast majority of the land within the site is not visible from the Conservation Area, although distant and very filtered views could potentially be possible during the winter months, when the screening effect of vegetation is reduced. The Conservation Officer considers that such distant glimpses from a restricted part of the vast Conservation Area would not result in any harm to its significance. It is considered that this view is agreed and as such, the impact on the setting of the *Western Escarpment Conservation Area* is neutral.

Impact on non-designated Heritage Asset Gouldings Farmhouse

10.12.11 Gouldings Farmhouse is not listed or locally listed, but it is recognised as a non-designated heritage asset in close proximity to the application site. Goulding's Farmhouse is located immediately west of the Parcel B, the larger area of the site (south of Snails Lane) and comprises a brick building with a modern tiled roof. As a farmstead dating from at least the early 19th century, Goulding's Farm principally derives its significance from the evidential value of its historic fabric as an example of an early 19th Century farmstead situated in a rural location.

10.12.12 The proposed development within the site will result in the construction of modern built form to the east of Goulding's Farm and the character of the land, which has had a historic association with the building, will be altered from agricultural to a housing development.

10.12.13 The applicants illustrative plan shows that an area of open space would be located between the rear of Gouldings Farm and the proposed houses. This will help retain an open feel to the rear of Goulding's Farm. The Conservation Officer has raised concern in relation to the design and layout of the proposed development adjacent to Goulding's Farm and feels that the housing could be set further back to retain the open character and be of a more sensitive design and layout. Again this is something that will need to be addressed at the Approval of Reserved Matters stage.

10.12.14 It is considered that the impact on the significance of the non designated heritage asset is relatively minor and would be less than substantial harm.

Policy Balance

10.12.15 Having reached the conclusion that the development would cause less than substantial harm to the setting of heritage assets, namely the Grade II listed Wagon Wheel House and the non designated Heritage Asset Gouldings Farmhouse, it is necessary to consider whether such harm would be justified. Paragraph 193 of the NPPF makes it clear that when considering any harm to a heritage asset, great weight should be given to the asset's conservation, and the more important the asset, the greater the weight should be. Paragraph 194 of the NPPF makes it clear that any harm to a heritage asset requires clear and convincing justification, whilst Paragraph 196 of the NPPF advises that in the case of less than substantial harm, the harm should be weighed against the public benefits of the proposal.

10.12.16 The applicants consider their proposals would deliver significant public benefit comprising: delivering the Local Plan the creation of an exceptional quality of built and natural environment; the creation of a sustainable community that delivers new homes. The applicant's position is noted, and the overall balance as to whether or not the less than substantial harm to heritage assets would be justified is considered at the end of this report after all relevant matters have been assessed.

10.13 Trees

10.13.1 There are a total of three Tree Preservation Orders, which cover whole of the site. Within these areas, there are several trees covered by the Tree Preservation Order.

- Existing woodland located within the south east of the application site, along Woolmer Lane.
- Land to the north of Snails Lane, referred to as Parcel A
- Land to the south of Snails Lane, referred to as Parcel B

10.13.2 The proposed development would seek to retain the majority of the site's mature trees and existing hedgerows throughout the site. The primary requirement for tree removal arises where proposed access widening in Snails Lane conflicts with the position of the existing trees, in particular within Parcel A. Within this area several Category 'A' and 'B' trees will be removed including Scots Pine, Cedar, Norway Maple, Ash, Horse Chestnut, Yew. There are several other lower category trees to be felled.

10.13.3 The submitted tree report states that given the age and quality of many of the trees/groups marked for removal, new planting will suitably mitigate/compensate for losses within the site. More specifically, it is stated that many of the trees being removed are not considered to generally have any exceptional amenity value to the wider landscape. The Councils Tree Officer concurs with the submitted tree report that the trees marked for removal are of a fairly poor quality. As a group, these trees make a positive contribution to the context of the area.

10.13.4 It is considered that the loss of these existing trees to the north of Snails Lane is unfortunate given that they are a landscape feature and visual benefit to the amenity of the area. However, this needs to be balanced against the requirement to create a wider access in Snails Lane, which needs to be a particular design and size to provide suitable vehicular and pedestrian access and whether, it is felt that new specimens, planted in more appropriate, publicly visible locations, would provide a more effective, long term gain in both arboricultural and amenity value.

10.13.5 Although the full tree mitigation strategy will be provided at the detailed stage, the submitted tree mitigation report states that the Ash and Horse Chestnut will not be replaced due to threat from Ash dieback and to sufficiently mitigate the overall tree losses in Parcel A, there would need to be, as a minimum, an equivalent to the amount of tree cover being lost. This will include replacement Yew, Oak, Holly and Hawthorne and given the number of Scots Pine to be felled, a minimum of five of these species would be replanted, which exceeds that are already present.

10.13.6 In balancing out the issues, it is considered that, in the context of the proposed development tree losses have been minimised to those required to facilitate the new development. Tree planting as part of the supporting Green Infrastructure will be a positive gain for arboriculture over and above that which currently exists on the site.

10.14 Nature Conservation

10.14.1 The application site is not covered by any national statutory or non-statutory designations for ecology. There are however a number of designations within the vicinity of the site.

10.14.2 An area of Broadleaved woodland is present on the south east corner of Parcel B, and has been identified as a Habitat of Principal Importance for a deciduous woodland. These are to be retained and form part of the recreational mitigation land. In addition, there are six hedgerows recorded within parcel B,

none of which were assessed as important hedgerows under the Hedgerow Regulations 1997. All are classed as Habitats of Principal Importance under the NERC Act (2006) due to the dominance of native species, and therefore require consideration under the NPPF.

10.13.3 To the north and east of the site (approximately 20 metres) is Snails Lake and other lakes which form part of Blashford Lakes, the majority of which lie within the Avon Valley, an area of international ecological protection under the designations of Ramsar and Special Protection Areas (SPA). It is also designated as a Site of Special Scientific Interest (SSSI). Approximately 60 metres to the west (tributary of the River Avon) is the River Avon SAC and the New Forest Ramsar, SPA and SAC lies 1.1km east. The Dorset Heaths SAC and Dorset Heathlands Ramsar / SPA – 3.2km lies some south (SAC / SPA) and 4.3km west (Ramsar). The Lin Brook watercourse which runs to the south of the site links into the River Avon SAC.

10.14.4 The Blashford Lakes are of particular importance to the migratory/overwintering wildfowl and wader species, supporting populations of European Importance of wintering Bewick's swans and Gadwall. The site Improvement Plan Avon River and Valley aims to reduce the public disturbance of Bewick swans from recreational activities.

Ecology: Mitigation of Recreational Impacts

10.14.5 In accordance with the Habitat Regulations, the Council's Local Plan policies require that the recreational impact of new residential development on European designated nature conservation sites within the New Forest, Dorset Heathlands SPA/ SAC and Ramsar, River Avon SAC and Avon Valley SPA / Ramsar is assessed and satisfactorily mitigated where required.

ANRG (Alternative Natural Recreational Green Space) provision

10.14.6 To ensure that the impact of larger developments on the New Forest designated sites (The New Forest SPA, SAC and Ramsar site) and Dorset Heathlands SPA/ SAC and Ramsar, River Avon SAC and Avon Valley SPA / Ramsar are satisfactorily mitigated, policy requires that 8 hectares per 1000 population of ANRG land (Alternative Natural Recreational Greenspace) be provided either on the development site or directly adjoining and well connected to it. Added to this policy SPD guidance the Council has recently adopted assist applicants in the physical design of ANRG areas on the ground.

10.14.7 Based upon the assumed housing mix and the development as a whole (i.e. including the 143 dwellings), this would generate a requirement to provide a minimum of 3.01 hectares of ANRG. Given that the housing mix is unknown, and the close proximity to designated sites, it is considered that development in this sensitive context needs to achieve rather more than the bare minimum policy requirement if the recreational impacts of the development are to be acceptably mitigated. Moreover, as the application is in outline, a broad strategy has been submitted, but it is important to note that the full precise details of the ANRG will be provided at the reserved matters stage.

10.14.8 Based upon the details provided, all of the proposed ANRG would be provided within the site and amounts to approximately 4.2 hectares in size (if the wetland and SUDs features are discounted total figure would be 3.9 hectares), which would be far in excess of the quantum of ANRG that is required to meet policy. The ANRG is shown to be located within the east and south of the site,

located and connected to the development that is proposed, and within easy walking distance of the main residential dwellings. Moreover, there is a network of safe and accessible routes between the proposed dwellings and ANRG, together with footpath links to the existing Public Rights of Way.

10.14.9 Although indicative, the submitted proposals set out some key design principles for the ANRG. In particular, the ARNG design includes the creation of a wetland habitat, the retention of existing woodland, trees and hedgerows which will be enhanced through additional structural planting, grassland enhancement and creation of an attenuation features (SUDS and Swale). Footpaths through the ARNG are likely to consist of all weather surfaces and mown paths to maintain the semi-natural setting. The design includes the incorporation of circular walks and opportunities for off lead dog walking and semi natural habitats, that are also designed to provide bio diversity benefits.

10.14.10 A critical aspect of providing ANRG is their future maintenance and management. There is a need for a detailed management and maintenance plan to be submitted with on going monitoring to ensure that the space is managed to achieve the planning outcomes needed to deliver sustainable development and that there is no significant impact on the European sites resulting from this development. These are all matters that will be secured through the Section 106 legal agreement together with a contribution for the on going monitoring of the ANRG.

10.14.11 Overall, through the provision of the ANRG on the development, it is considered that significant effects on the European sites can be ruled out. Therefore, the proposal would meet the requirements of the Habitats Regulations. It is of note that Natural England have raised no objection to the layout and design of the proposed ANRG. As such, the broad design principles for the ANRG is considered appropriate and reasonable, although detailed landscape designs for these areas will need to be secured through the submission of reserved matters applications together with a future management and maintenance plan.

Other measures required to mitigate impacts on New Forest sites

10.14.12 Policy requires that all development involving additional dwellings contributes towards New Forest Access Management Costs per dwelling (the New Forest People and Wildlife Ranger service). This contribution cannot be calculated exactly due to the outline nature of the application, but the calculation formula will be secured within a Section 106 Agreement.

10.14.13 Policy also requires that all additional dwellings make a contribution towards monitoring the recreational impacts of development on the New Forest European sites. This contribution is currently sought at a rate of £63 per dwelling, which depending on the amount of dwellings, could generate a total contribution of £9,295. This contribution will be secured within a Section 106 legal agreement.

10.14.14 A further contribution that is now required towards monitoring and mitigating air quality impacts on the New Forest European sites. This contribution is sought at a rate of £85 per dwelling, and again could generate a total contribution of £12,155 in respect of the District Council's area of jurisdiction. This contribution will be secured within a Section 106 legal agreement. There will be other monitoring fees.

Net Bio-diversity gain

10.14.15 Both local and national planning policies make it clear that planning decisions should contribute to enhancing the natural environment by protecting and enhancing sites of biodiversity value, and also by providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

10.14.16 Given the scale of the proposed development and the sensitivity of its location, it is considered absolutely critical that the development not only acceptably mitigates the impact there may be on existing ecological features, but that it delivers significant net gains for biodiversity through the creation of an enhanced ecological network.

10.14.17 Whilst existing planning policies seek to deliver net gains for biodiversity, the government's Environment Bill, which is expected to become law (and must therefore be given significant weight), proposes to further strengthen existing requirements for net gains for biodiversity. The biodiversity gain objective that forms part of the Environment Bill requires a minimum 10% increase in the level of biodiversity after development compared to the level before development. This will be a mandatory requirement. Indeed, following the adoption of the new Local Plan, the Council has now introduced its own interim policy that requires all new build development to deliver a minimum 10% Biodiversity Net Gain. As such, in assessing this application, it is necessary to be satisfied that the development will deliver, at the very least, a 10% uplift in biodiversity value.

10.14.18 The applicants have applied the Warwickshire Biodiversity Impact Assessment calculator (v19.0) using the current outline applications proposal for the site, although it should be noted that the applicant has also undertaken a review of the BNG against the DEFRA biodiversity Metric and confirm that both calculations and can achieve above the targeted 10% gain with both.

10.14.19 The applicants have calculated that there would be a 11.58% uplift in biodiversity across the whole application site, which is just in excess of the minimum 10% uplift that is a requirement of the Environment Bill and the Council's new interim policy.

10.14.20 The Council's ecologist has reviewed the information submitted by the applicant. It has been noted that the applicant's calculations involve both survey and other evidence information but also a large degree of professional judgement. The Council's ecologist considers that the calculations can be supported and agrees that an appropriate rationale has been provided for the scoring approach utilised. As such, having regard to this advice, it is considered that the applicants have provided sufficient evidence to show that they would exceed the minimum requirements set by the Environment Bill and the Council's own new interim policy.

10.14.21 Fundamentally, as well, given that achieving the projected level of Net Biodiversity Gain is dependent upon appropriate implementation and management measures, it is important that there is appropriate monitoring undertaken, as well as remedial action where necessary, to ensure that required levels of Net Biodiversity Gain are actually achieved. It is likely that the future maintenance of BNG into the future (30 year time span envisaged as a minimum) will need to be effectively enforced through management. This is a matter that would need to be the subject of an appropriate planning condition

and within the Section 106 legal agreement.

On Site Biodiversity

10.14.22 The Environmental Statement assesses the ecological interest of the whole development site area. The site is not subject to any ecological designation.

10.14.23 The majority of the site is dominated by semi-improved grassland which is managed through horse grazing, resulting in low species diversity and ecological value. Parcel A is not horse grazed, resulting in a higher degree of botanical diversity. To compensate for the loss of grassland habitats the ARNG and Green Infrastructure will be designed to maximise biodiversity benefits through use of different grassland species mixes to create varied habitats whilst providing public open space.

10.14.24 Detailed protected species surveys have been completed for the following species: badgers, bats, breeding and wintering birds, great crested newts, hazel dormice, reptiles and riparian mammals.

10.14.25 Great Crested Newts and Hazel Dormice: The applicants ecological surveys carried out confirm that Great Crested Newts and Hazel dormice were not recorded on site.

10.14.26 Otters and Water vole: The applicant ecological survey states that spraints of Otters were identified offsite in the Lin Brook and HBIC data searches confirmed otter presence in the local area, with the closest 0.1km west of the site. As the Lin Brook is known to dry up for parts of the year, expert guidance has been provided from both the applicants Ecological Consultant and agreed by the Councils Ecologist, that it is unlikely that the Lin Brook could support an otter population.

10.14.27 Although it is noted that the Lin Brook does provide possible linkage opportunities between the Blashford Lakes and the River Avon. Moreover, the Councils Ecologist has advised that Otters are increasingly showing up in our towns and cities and do occupy a large range, and the Lin Brook will form part of a much larger territory. Furthermore, no evidence of water vole has been confirmed, and no records were returned from HBIC, as such, it is considered that these are likely to be absent and are not considered a constraint to the development.

10.14.28 Badgers: In relation to Badgers, the applicants Ecological Consultant has stated that badger surveys were undertaken in accordance with recognised survey methods and the results from the survey were based on a number of visits to the site during the survey season, from which an evaluation of use was made.

10.14.29 The surveys conclude that two Badger setts were identified on site, although one of the badger setts was being occupied by foxes at the time of the survey and would be lost through the proposed development. The second badger sett is sited within the ANRG area and as such could be retained within the development. The Councils Ecologist considers that the badger survey can be updated at pre-construction stage given the transient nature of sett occupation and as such, this is a matter that can be secured by a pre commencement condition to ensure that the mitigation strategy remains appropriate.

10.14.30 It is recognised that neighbouring representors are aware of previous badger occurrence within the site. In response to these comments, both the Ecological Consultant and Councils Ecologist make the point that the population dynamics of badgers can be complex based on the clan size and structure, which is influenced by a number of factors including sex ratios, maturity of members and foraging resources. Therefore, it is not uncommon for less used setts such as annex, subsidiaries and outliers to fluctuate in their occupancy. These factors have been considered within applicants evaluation of the badger use of the site, as well as desktop searched using data from record centre and badger groups.

10.14.31 Accordingly it is considered that the proposed development would provide an overall long term beneficial gain to badgers through retention of an active sett and creation of higher quality foraging habitats.

10.14.32 Reptiles: In relation to reptiles, the ecological surveys recorded low populations of grass snake and slow worms. It is considered that the low number of reptiles identified it likely to be due to the current management of the site, which is grazed and this limits the extent of habitat suitable for reptiles. The applicants submitted Biodiversity Environmental Management Plan identifies significant habitat enhancements within the ARNG with new species rich grassland habitat which will provide long term gains for passive displacement and habitat manipulation techniques will be used to ensure no reptiles are harmed during construction.

10.14.33 Bats: Manual and automated surveys have been carried out by the applicants Ecological Consultant, together with tree and building inspections. Buildings are limited to stables / field shelters and they were found to have negligible bat roost potential. The ten trees identified as having bat roosting potential will be retained and buffered within the site and it is recommended that an update ground based tree assessment is undertaken prior to construction to ensure no further trees have developed roosting opportunities.

10.14.34 Both manual and automated surveys recorded ten species with soprano pipistrelle and common pipistrelle the most frequently recorded. Bat activity was widespread across the site with particular concentrations of prolonged activity (commuting and foraging) along the linear features including hedgerows, particularly along Snails Lane and the Lin Brook. Two Annex II species under the Habitats Directive, barbastelle and greater horseshoe were also recorded.

10.14.35 The applicants Ecological Consultant states that GHS are known to 'forage in pasture, edges of mixed deciduous woodland and hedgerows. Such mixed land-use, especially on south-facing slopes, favours the beetles, moths and other insects on which the bats feed.' These habitat requirements are met on site, however, are not considered optimal due to the intensive grazing and the small area of woodland. There are large areas of suitable habitats mosaics within the River Avon floodplain. There is no reason to disagree with this view.

10.14.36 Further comments from the applicant Ecological Consultant state that Barbastelles are known to forage over large distances, with foraging routes changing during the season in response to life stages and food availability, it is likely that the site falls within the home range of barbastelles. Barbastelle bats are known to utilise woodland, streams and rivers, which the immediate habitats around the development provide. The site is situated between the floodplain with extensive woodland to the west and the New Forest to the east, both of which offer suitable foraging habitats.

10.14.37 The proposal will provide protection and enhancement for bats, which include the retention and buffering of the onsite woodland, pond and woodland strip along the Lin Brook within the proposed ARNG. Hedgerows will also be retained and enhanced and through additional tree and shrub planting and grassland creation, this will increase navigational linkages and foraging opportunities. Roosting opportunities, will be enhanced through the installation of bat boxes on retained trees or incorporated on to selected new buildings.

10.14.38 In term of 'dark corridors', the proposed illustrative plans leave an appropriate buffer to the south of the site for bats. However, given the apparent importance of the northern boundary along Snails Lane for a range of species including the Annex II barbastelle and greater horseshoe, the buffer in this location is narrow and there are some concerns that this can be retained as a dark corridor.

10.14.39 The applicant considers that the illustrative masterplan demonstrates that the new housing will be set back behind the lanes and private drives, with additional front gardens, trees and hedgerow planting, whereby a buffer will be created on the northern aspect, away from the development through the canopy coverage. The applicants contend that the linear feature to the north of the development will still be navigable by bats and a lighting strategy can be undertaken at the reserved matters stage, when the finalised layout can be used for such calculations; undertaking such calculations based on the outline application may not reflect the final proposals.

10.14.39 In response, the Councils Ecologist states that the proposed development will require a sensitive lighting strategy to mitigate the potential for impacts on bats, including modelling and lux plots be provided to demonstrate the dark corridors and adherence with BCT/ILP guidance at the reserved matters stage for approval and this is a matter that can be conditioned.

10.14.40 Birds: The applicants Breeding and Wintering birds survey were undertaken in 2018. A total of 47 bird species were recorded during the wintering bird surveys within the site, of which 16 were considered 'notable' species. A total of 52 bird species were recorded during the breeding bird surveys within the site, of which 20 were considered 'notable' species. Of the notable species recorded, three were confirmed as breeding on site, five were considered probable breeders, and two were possible breeders on site. The remaining ten notable species were considered non-breeders.

10.14.41 For clarity, bird species with an associated conservation status as either WCA Schedule 1, NERC S41 species and / or BoCC Red or Amber list species in addition to those listed as Priority species on the Hampshire Local Bap (LBAP). are likely to be of the greatest threat in relation to further decline, and are commonly referred to as 'notable' species.

10.14.42 In terms of species of International/ European importance, this site qualifies under Article 4.1 of the Habitat Directive by supporting populations of European importance of the following species listed on Annex I of the Directive. This includes the Overwinter Bewick's Swan and Gadwall Anas. Moreover, the Avon Valley qualifies as a RAMSAR , in which species / populations occurring at levels of international importance for possible future consideration including Gadwall Anas strepera streper, Northern pintail and Black-tailed godwit. The Avon Valley also contains a number of noteworthy fauna which occur at levels of

national importance. These include Lesser black-backed gull, Little Grebe, Little Egret, Greater white-fronted goose, Northern shoveler.

10.14.43 In relation to the surveys carried out, the assemblages of breeding and wintering birds making use of the site were typical of the habitats present, comprising common and widespread species, and were therefore considered to be of Local importance. The sites semi-improved grassland habitat provide suitable foraging habitat for generalist species, and the waterbody towards the central extent of the site provide breeding and foraging opportunities for a small number of notable species. A large number of species recorded in the site were located in the hedgerows, woodland and scrub habitats.

10.14.44 No records of the Avon Valley qualifying (gadwall and Bewick's swan) or noteworthy (lesser black-backed gull, little grebe, little egret, greater white-fronted goose and northern shoveler) species returned were located within the site boundary, however, there were numerous records for these species within the local area, most notably, the waterbodies at Snails Lake to the north and Kingfisher Lake to the south.

10.14.45 Two Schedule 1 / BoCC red-listed species (Fieldfare and redwing) were recorded using the site in winter. Both species are afforded protection under Schedule 1 due to their rare breeding status rather than winter status. Both the Ecological Consultant and Councils Ecologist state that the site is only suitable as a winter foraging resource (rather than a breeding resource) for both species and as low numbers were recorded utilising habitats the site is considered of less than local value for these species.

10.14.46 It is important to note that the potential impacts to the bird populations and assemblage from the proposed development include direct loss / change of wintering / breeding habitat and disturbance during construction and / or operation.

10.14.47 Based upon the individual species recorded on site that are considered to be most vulnerable to impacts from habitat loss / change are the eight species that are considered to be of at least Local importance (Starling, song thrush, mistle thrush, dunnoek, house sparrow, meadow pipit, bullfinch and reed bunting). These comprise notable species that are either specially protected, appear on the Red / Amber list and / or are listed as a NERC Priority Species, or are considered a rare breeding species within Hampshire and were recorded in at least locally important numbers. The impact of the proposed development was assessed as being either negligible or locally beneficial with the exception of meadow pipit where a local adverse impact was identified.

10.14.48 In assessing the surveys carried out, and advice from the Councils Ecologist, it is considered that the assemblages of breeding and wintering birds making use of the site were typical of the habitats present, comprising common and widespread species, and were therefore considered to be of Local importance. Retention of the boundary features and the provision of ARNG will ensure that the impact of habitat loss upon the majority of the local bird population will be of negligible to local beneficial significance. Mitigation measures are also recommended to minimise disturbance impacts to birds during any clearance in the bird nesting season (March – August, inclusive).

10.14.49 Moreover, a range of enhancement opportunities have been suggested based on the habitats and bird species recorded in order to achieve biodiversity gains. These include provision of ANRG, reed bed planting within

the attenuation basin and new waterbody, an additional native planting scheme, and the provision of a range of nest boxes. Indeed, retention of the boundary features and the provision of ARNG will ensure that the impact of habitat loss upon the majority of the local bird population will be of negligible to local beneficial significance.

10.14.50 Representations have been made criticising the applicant's survey methodology used for birds. In response, the applicants Ecological Consultant states that they have used methods recognised by the British Trust for Ornithology (BTO) for both breeding and wintering bird surveys. Based on the size of the site and poor habitat availability within site, the methods detailed by the BTO were assessed as being robust to accurately assess the site's value to the local bird population. The Councils Ecologist and Officers have no reason to disagree with the comments from the applicant Ecological Consultant.

10.15 Loss of supporting habitats and off site bio-diversity

10.15.1 The assessment of a planning application must consider the implications of the proposal for habitat types and species found outside the boundaries of the designated sites, where the implications are liable to affect the conservation objectives of the site and as such an assessment of the submitted proposals or this site, which lies immediately adjacent to a range of internationally protected habitats (with potential functional links to them).

10.15.2 A full assessment of the application sites potential to support SPA/Ramsar bird species, has been undertaken. The submitted report concludes that there will be no likely significant effect on the SPA bird assemblage.

10.15.3 The report states that Parcel A is too small and surrounded by scrub, creating an enclosed compartment, which has limited foraging for SPA/Ramsar species. Concerning Parcel B, this largely comprises grazed semi-improved grassland, marshy grassland, broadleaved woodland, and one small waterbody present towards the central extent of the site. Given the nature of the site's habitats, the submitted report considers that, of the species contributing to the designation of the SPA / Ramsar including noteworthy fauna, those that are most likely to make use of the development site comprise Bewick's swan, lesser black-backed gull, northern pintail, black-tailed godwit, and little egret.

10.15.4 In assessing the submitted report, it is considered that more suitable habitats for SPA/Ramsar species area within the wider area, which is reflected in the multiple records of northern pintail, black-tailed godwit, and little egret; which are unlikely to use the grazed habitats on the application site.

10.15.5 In relation to the Bewick's swan, the submitted report states that there is very limited foraging habitat available to this species on site in the form of grazed grassland and the surrounding area comprises numerous large waterbodies, the River Avon, and large areas of flood meadow which provide ample suitable habitat for this species. In addition, this species was not recorded during any wintering bird survey. The report goes on to state that it is unlikely that the very limited foraging habitat on site would support Bewick's swan over-winter.

10.15.6 In summary, and based upon the Ecological Consultants report, which is agreed by the Councils Ecologist and Officers, it is considered sufficient to demonstrate that the site's habitats do not represent supporting habitat of the Avon Valley SPA / Ramsar.

10.15.7 Oystercatchers: As set out in the Ecological surveys, Oystercatchers were recorded on the site as non-breeders during the breeding bird surveys, and it was identified within the bird report that the waterbody on site does provide opportunities for foraging. Oystercatchers are an amber list bird on the Birds of Conservation and are a widespread species and largely utilise coastal areas in southern England and Wales, although the New Forest National Park does state that a *'one or two pairs sometimes breed on the Forest or in the Avon Valley'*.

10.15.8 Representations have been made that no further consideration has been given to their presence and the application site is used as a feeding site by birds that are breeding on the SPA and as such, the development site plays an important role as supporting habitat for the SPA for a variety of species.

10.15.9 In response, the applicants Ecological Consultant and Councils Ecologist consider that the significance of the site to this species is hard to justify giving the context of the more suitable surroundings, which provide better foraging opportunities and that the loss of sub-optimal habitat on site will not have a detrimental effect on the oyster population.

10.15.10 Nightjars: In relation to Nightjars, representations have been made that this species has been identified on the site. In response, no details have been given on how the species have been identified and the applicants Ecological Consultant and Council Ecologist states that this species is typical of heathland habitats but can also be seen in conifer woodlands; all habitats which are absent from the proposed development site.

10.15.11 It is considered that the application site does not function as a breeding habitat for nightjar's due to the habitats available and surveys undertaken, and as assemblages are likely to be small, the site would not function as supporting habitat for the SPA. Nightjars are mainly associated with heathlands and forest rides, but their most successful foraging occurs where there is range of habitats close by; this includes wetlands – reedbeds, fens and grazing marsh, native woodlands, mature and old pastures, all of which are not present within the site.

10.15.12 As such, the degree of surrounding mixed habitats available in associated with Blashford Lakes, means that there is not a shortage for foraging resources and it is unlikely the site functions as important resource for nightjar's, due to the poor habitat suitability. No targeted surveys were undertaken, however, lots of hours of survey work at dusk were undertaken for the bat work - their unique songs and wingclaps would have likely been heard if present.

10.15.13 Woodcocks: In relation to Woodcocks, both the applicants Ecological Consultant and Council Ecologist specialist view is that these species are commonly associated with woodlands and heathlands, where their camouflaged plumage helps them to invade predation, similar to nightjar's. As such, the application site does not provide these habitats types to a degree that would provide a prolonged resource to support a significant population.

10.15.14 Whilst there are isolated patches of dense scrub and linear trees in the north west, they are not likely to utilise the site as it does not fit their habitat requirements. The site's dominance of semi-improved grazed grassland and the proximity of more suitable habitat types in the wider area, would suggest that they may frequent the surrounding area, but the site itself provides very few opportunities. Accordingly if they are present they are not likely to be in significant numbers, whereby their conservation status would not be affected by the removal of sub-optimal habitats.

10.16 Retention/ creation of a wetland

10.16.1 A large pond has formed on the central part of the site at Parcel B, which the applicant considers to be a result of topographic low points where the underlying soils and superficial deposits were saturated, potentially in combination with raised groundwater levels. Representations have been made that the reason for the pond on the site is due to the ground being in-filled with impermeable materials such as concrete which prohibits water to infiltrate. Representations have also been raised that the pond is a result of a blocked underground drainage pipe, which connects into Blashford Lakes.

10.16.2 The applicant's Ecologist has carried out a detailed investigation of the existing pond, and the proposal seeks to create a new wetland habitat within this area. The results from the investigation state that the existing waterbody has no defined banks or pond profile, but is colonised by the invasive non-native New Zealand pygmy weed, which is a Schedule 9 species of the Wildlife & Countryside Act 1981 (as amended). Such a species causes oxygen depletion of the underlying water column leading to declines in invertebrates, amphibians, and fish; and the dense matting behaviour can out-compete native aquatic vegetation. As such, it is fundamental that this invasive species is removed.

10.16.3 The applicant's proposal is to create a new waterbody with its primary function to provide wildlife benefits creating rich habitat types for a range of plants and invertebrates. To create the new waterbody, the proposals state that the land will need to be excavated and re-profiled, replacing the existing pond. Although the proposed design is indicative, details show that the feature would be formed with a diverse network of ponds ranging from the larger water bodies down to a number of very small 'scapes' that will be hydrated naturally and from the green infrastructure. Concerns have been raised in relation to the on-site invasive plant species - the New Zealand Pygmy Weed which is present in the pond and that the proposals to deal with this are inadequate. In particular, concerns raised that having regard to the proximity of the site to a SPA and watercourse, there is a risk of chemicals entering Snails Lake and the watercourse causing harm to fish stock and wildlife have not been adequately addressed.

10.16.4 In response, it is considered that the proposal to create a wetland would create both visual and ecological benefits, but it is important that this invasive species is eradicated and managed. The applicant has set out the broad process of removing this invasive species which includes a method which prohibits contamination on or off site including watercourses or lakes. Officers consider that the details submitted are sufficient at this stage and that the full details can be submitted through a suitably worded condition.

10.16.5 Whilst invasive species are dealt with under separate legislation and is the responsibility of the landowner, in this case, it is a planning issue which needs to be addressed as part of this application either through a suitably worded condition or 106. As such, prior to any works being carried out on the new wetland feature, it will be fundamental that the existing New Zealand Pygmy weed is completely eradicated from the existing pond.

10.17.6 Whilst the final and precise details of how it will be removed have not been submitted, or a long-term management strategy to ensure that there is no re-growth or spread of the invasive species, the possible solution has broadly been set out in the submitted Biodiversity Mitigation and

Enhancement Plan (BMEP), which includes the methods for the removal of NZ pigmy weed. It is considered that the approach is acceptable in principle and the full details can be provided by a suitably worded planning condition which seeks a more detailed scheme, whereby updating Method Statements and Management plans will be provided. The submission of a Construction Environment Management Plan (CEMP) setting out methods to ensure no spread of the invasive species during construction and a long term management strategy can be resolved by way of a condition to ensure that the removal will not impact on designated sites.

10.18 Recreation impact on Avon Valley SPA/RAMSAR

10.18.1 The application site is in very close proximity to the Avon Valley SPA / Ramsar sites and the proposed development is likely to put pressure on the number of visits to the protected areas. Indeed, the potential pathways for impacts would be from recreational use including bird disturbance (particularly by dogs), fly tipping and littering, vandalism, use of lights, pressure on infrastructure and trespass / poaching.

10.18.2 Natural England and Hampshire & IOW Wildlife Trust recognise the benefits from the existing wardening and access management arrangements at the Blashford Lakes Nature Reserve and how this can help manage visitors to these areas. All three consultees suggest that the proposals can contribute to maintaining the existing levels of access management for perpetuity and this can be achieved by providing an appropriate and proportionate level of long term financial support for the existing wardening and access management arrangements for the SPA / Ramsar sites.

10.18.3 Firstly, in considering the comments made by these consultees, it is important that any financial contribution towards access management and monitoring at Blashford Lake meets the planning tests in requiring them to be necessary to make the development acceptable in planning terms, directly related to the development; and fairly and reasonably related in scale and kind to the development.

10.18.4 Current local plan policies do not require new residential development to make a financial contribution towards Access and Visitor Management measures to manage the number of recreational visits to the Avon Valley Ramsar/SPA. As such, there is no policy requirement, project or mitigation strategy in place in which the financial contribution is made towards the ongoing management of Blashford Lakes.

10.18.5 The designations relating to the Avon Valley SPA/Ramsar are with reference to the bird assemblage including Bewick's swan and gadwall, which over winter in the UK. Importantly, where disturbance of bird species has been documented as a main reason for objections, this is due to increased development near wintering bird designations, in which it was found that off lead dogs were the main culprits which flush birds.

10.18.6 In assessing the impact on the Avon Valley Ramsar/ SPA , the application site will provide a large area of recreational mitigation measuring over 4 hectares, and will be designed to include areas for recreational benefit, such as playground, footpath network and off lead dog exercise areas. The footpaths through the proposed development will allow for a circular route that runs near new play areas and areas of off lead dog exercise.

10.18.7 The positioning of footpaths to the south eastern corner of the proposed development, means that residents can access existing areas of public open spaces (POS) such as Poulner, which is approximately 7 hectares in size and has an existing footpath and provision of litter and dog bins. The open space at Poulner Lake is one of the Councils Recreational Strategy Mitigation projects which will be enhanced and upgraded facilities making it more attractive for recreation. When combined with the upgraded Avon Valley footpaths on the southern side of the application site, this will help 'attract dog walkers to the south, and importantly, in the opposite direction of the European sites, which lies to the north. This means that residents from the development could walk between 1.6km to 2.2km, without the need for stepping foot on paths associated with the Ramsar/SPA and Nature Reserve.

10.18.8 Not all of Blashford Lakes is accessed by the public. Indeed, several of the lakes are used for private fishing and recreation and are secured by fencing which prohibits public access from the footpaths. It should also be noted that several footpaths around the Avon Valley Ramsar/SPA, have excluded dogs and where they are allowed, have to be kept on a lead. The paths that are located close to this designation are lined with dense vegetation/fences which exclude the possible access by dogs and the public, which would avoid disturbance to birds.

10.18.9 For these reasons, it is not reasonable that the proposed development makes a contribution towards access and visitor management of the Avon Valley Ramsar/SPA. The comments of the consultees have been carefully considered, however, it is considered that the funding towards the management of the Blashford Lakes and the nature reserved are not justified. As such, the contribution would not meet the planning tests which necessary to make the development acceptable in planning terms, directly related to the development; and fairly and reasonably related in scale and kind to the development.

10.19 Achieving Phosphate Neutrality

10.19.1 The application site lies within the catchment of the River Avon. The catchment supports habitats and species of national and international importance, with Sites of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar designations. SAC's, SPA's and Ramsar sites are classified as 'European sites' for the purposes of the Habitat Regulations.

10.19.2 Natural England has provided guidance to the Council that increase development is resulting in higher levels of phosphate input into the water environment of the River Avon, with evidence that these nutrients are causing eutrophication at these European designated sites. This guidance is now reflected in the policies of the adopted Local Plan, which stipulates that where residential development and other development providing overnight visitor accommodation would drain or discharge wastewater into the River Avon, then such development must achieve nutrient neutrality in respect of phosphates. As such, only by ensuring that development achieves nutrient neutrality in respect of nitrogen can there be the necessary certainty that the scheme will be deliverable in line with the Conservation of Habitats and Species Regulations 2017 (as amended).

10.19.3 In so far as the District Council's application is concerned, the proposed 143 dwellings would add to the nutrient burden affecting the River

Avon. Therefore, it is essential that a scheme for achieving nutrient neutrality can be delivered in relation to wastewater discharge and drainage run-off, to avoid the potential for adverse impacts on the River Avon Special Area of Conservation. Sustainable Drainage Systems should include measures to reduce the run-off of silt and diffuse pollutants into the River Avon. Although only in outline, the proposed drainage attenuation has sought to 'strip' the nitrates.

10.19.4 Within their application, the applicants have submitted a detailed scheme for how they could reduce nutrient neutrality and this includes a detailed technical reports with calculations. This would include mitigation measures through surface water designed attenuation basins and the phosphate mitigation land. However, the submitted report concludes and assessed by Natural England and Officers, that the proposal cannot achieve phosphate neutrality.

10.19.5 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.

10.19.6 However, following the end of the interim period on 31st March 2020, the Council has been advised by Natural England and the Environment Agency that existing measures to offset 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. As this interim period has now passed, at present there is no proof that the new dwellings will be phosphate neutral or that there is adequate mitigation in place. The proposal is therefore contrary to the provisions of the Conservation of Species and Habitats Regulations 2017 and Local Plan policy.

10.19.7 In July 2020, the Council adopted the Local Plan 2016-2036 Part One: Planning Strategy. The Local Plan recognises that the Planning Authorities in the River Avon will work with Wessex Water, Natural England, and the Environment Agency to identify suitable mitigation of offsetting measures to enable development to achieved phosphate neutrality, including an update of measures set out in the River Avon Nutrient Management Plan. This work is ongoing. The principle of requiring all new development to contribute to mitigation measures in proportion to its likely impact on the European sites is set out in policies of the Local Plan 2016-2036 Part 1: Planning Strategy, namely Policies ENV1, ENV3 and ENV4.

10.19.8 The proposed development therefore may by itself and in combination with other developments, have an adverse effect on the integrity of European sites due to the impacts of additional phosphate loading on the River Avon SAC, the River Avon SPA, and the River Avon Ramsar site, having regard to their conservation objectives. Without mitigating these adverse effects through the future implementation of mitigation projects these impacts would unacceptable

and therefore contrary to the provisions of the Conservation of Species and Habitats Regulations 2017 and Local Plan policy.

10.19.9 Whilst at this time no effective mitigation strategy is in place the Council does expect this position to be resolved later this year. Once a mitigation strategy is in place this will need to be the subject of an Appropriate Assessment under the Habitat Regulations 2017 (HRA). The Local Planning Authority is the competent authority under these Regulations to carry out such an assessment and in concluding on this will consider the views of the statutory consultee Natural England. This recommendation is therefore one of approval subject to an Appropriate Assessment first being carried out and the results of the HRA confirming that there will be no adverse impact on sites and species of importance. This is a matter which can be delegated to the Chief Planning Officer.

10.20 Phosphates Mitigation Land

10.21 In relation to Parcel C 'phosphate mitigation land' which lies to the north of the site, the purpose is to essentially to not manage the land, and to ensure livestock will not be permitted and the vegetation will go through its ecological succession, which is likely to be woodland. This will reduce nutrient loss over time, whereas cutting vegetation would release nutrients. As such, and given the limited needs to carry out any works in this area and to enable its natural establishment, it is important that this is delivered and managed in the long term. This can be secured within the S106.

10.22 Transportation Impacts

10.22.1 Transport is another significant issue, which is addressed in detail in the applicant's Transportation Assessment. The key issue is whether the development would have an acceptable impact on the local highway network, whether the proposed highway works and access arrangements within the scheme would be safe, sustainable, and meet the appropriate needs of all highway users; and whether the proposed development would have an acceptable impact on existing public rights of way in the vicinity of the site.

10.22.2 Local Plan Policy SS15 highlights the need to protect the rural character of the gravel lanes by accessing the site at the western end via Snails Lane. This is also shown on the local plan policy concept masterplan which illustrates the primary access into the site is from A338 onto and along Snails Lane. The proposed access and supporting technical details accord with these policy requirements.

10.22.3 The submitted application is accompanied by a detailed Transport Assessment, which, among other things, considers the trip generation rates that would be expected for the development, the likely growth in traffic, and the likely increase in traffic on specific routes and using specific junctions.

10.22.4 In relation to impact on the local highway network and traffic distribution, based upon the transport survey work carried out, the forecast states that 90% of the vehicular traffic would head south towards Ringwood and 10% would head in a north direction towards Fordingbrige. Two junctions were assessed as to whether they can acceptably accommodate the additional traffic volume, this included the proposed modified junction at the A338 /Snails Lane and the existing A338 Salisbury Road/A31/B3347 roundabout at Ringwood. The results show that both junctions are expected to operate below their capacity during the

agreed future assessment year, 2023, with the development.

10.22.5 However, the only exception to this is on the northern arm of the existing A338 Salisbury Road/A31/B3347 roundabout during the 2023 AM peak period when the traffic estimated to be generated by the recently adopted Local Plan allocation sites at Ringwood, Bransgore and Fordingbridge are included within the traffic flows.

10.22.6 This means that, when the other allocation sites are included in the traffic flows, and the proposed development, the forecasts show that there will be an increase in queuing on the A338 northern arm of the junction by 24 vehicles and increase the average delay on this arm by approximately 20 secs. Even without the proposed development, the forecast show that the north arm of the roundabout will exceed its capacity. However, it is important to note that the junction is only forecast to operate at over its capacity on the northern arm of the junction only for $\frac{3}{4}$ of an hour over a full day.

10.22.7 Accordingly, it is considered that this level of increase in delay would not be noticeable by drivers during a busy morning commute. It should also be noted that Highways England do not raise any objection in relation to the increase in traffic flows onto the A31.

10.22.8 The Highway Authority have assessed the applicant's Transport Assessment and are in broad agreement with its conclusions. Whilst they acknowledge the level of traffic from the proposed development and its resultant impact is relatively modest in comparison to the overall level of traffic at this junction, they seek suitable mitigation works to address capacity impacts at the roundabout of the A31/A338/B3347. The Highway Authority consider that the mitigation projects can include improvements to the existing pedestrian cycling network on the main walking/cycling routes to the Ringwood town centre and Poulnee school.

10.23 The Primary Access Road & Salisbury Road re-alignment and associated Junctions

10.23.1 From a highway safety perspective, Hampshire County Council Highway Authority are satisfied that the primary access, road alignment and junction works along the A338 and in Snails Lane would meet highway safety requirements. The proposed access arrangements have been the subject of a Road Safety Audit and design checks. No safety issues are raised in respect of any junctions and the accesses would have appropriate visibility and as such, the Highway Authority are satisfied that this access would be a safe and acceptable means of access to serve the development.

10.23.2 Snails Lane is an unadopted an unregistered road, which means that it is not maintained by the Highway Authority. The proposed access arrangements entail the widening of Snails Lane to include 6 metre wide road and 2 metre wide footpath and is designed to be laid out to an adoptable highway standard. The Highway Authority has confirmed that this section of the road will need to be subsequently adopted and maintained by them as the Local Highway Authority.

10.23.3 It should be noted that an unadopted or unregistered road can become a highway through statutory procedures after which it becomes an adopted road (i.e. a highway maintainable a public expense). This is a separate process to be undertaken by the Highway Authority under Section 228 of the 1980 Highways Act to adopt the road, and the securement of planning permission enables this

process to commence. Importantly, the Highway Authority will not seek to adopt the road until these new road arrangements have been constructed.

10.23.4 Accordingly, given the substandard nature of Snails Lane and junction with the A338 and in the interest of public highway safety, it is both necessary and reasonable that the proposed road, junction works and footpath connections are provided before the commencement of development on the site. This can be secured by way of a Section 106 Agreement and a Highway Agreement.

10.23.5 It should be noted that the proposal will provide a much wider road along Snails Lane, a new footpath along Snails Lane and a crossing point proposed for the access to the development site to allow residents at Snails Lane to access and move westwards more easily and safely. This is considered to be a betterment in terms of improvement to pedestrian safety.

10.23.6 Whilst it is understandable that local residents are concerned with the busy nature of Salisbury Road, the increase in traffic generation and that the crossing points are not safe, in response, it is considered that the proposed access would incorporate a much wider road enabling two way traffic, improved visibility, new footpaths and crossing points in both Snails Lane and across the A338.

10.23.7 The proposed works entail alterations and re-alignment works to Salisbury Road, together with changes to the existing access points that serve New Forest Farm Machinery and the access that serves a residential property known as Ford Cottage. All these works are shown to be carried out in the adopted Highway, and whilst concerns have been expressed that these changes would worsen the situation, the proposed details show that sufficient visibility splays will be provided in all directions.

10.23.8 Overall, therefore, there is considered no reasonable basis to come to the view that the new road or any associated junctions would fall short of what is acceptable in terms of highway safety requirements. Indeed, the proposed modification works are likely to improve road safety and slow traffic along this part of the A338.

10.24 Bus stops

10.24.1 As part of the highway works proposed along the A338 Salisbury Road, the two existing bus stops will be moved further south (by approximately 90m for northbound services and 120m for southbound services). This would make the walking distances from the site approximately 330m from the centre of the northern parcel of land and approximately 440m from the centre of the southern parcel of land. However, these walking distances are still regarded as being within acceptable walking distance of the site. Furthermore, as part of the proposals, bus shelters with seating would be provided at the new/relocated bus stops.

10.24.2 The bus stops are served by two existing bus services, the X3 and C15, the latter of which exclusively serves students travelling to and from Brockenhurst College. The X3 service which operates between Salisbury and Bournemouth via Ringwood, operates half hourly in each direction throughout the day, Monday to Saturday, with one service per hour on a Sunday. The X3 bus service stops in Ringwood town centre meaning that all the amenities and facilities within the town centre are readily accessible by public transport from the site throughout the day.

10.24.3 It is considered that the proximity of the site to regular bus services will also encourage future residents to use sustainable transport facilities. Given the scale of the development and the functionality of existing bus service operations, there is also no requirement to increase these services.

10.25 Access for Cyclists and Pedestrians

10.25.1 The provision of safe cycling and walking opportunities within and outside the new development is critical to ensuring that the vision of creating a sustainable new community is achieved. Lying to the north of Ringwood, it is important that there are good cycle and footpath connections to the south of the town centre and Poulner. This is set out in Local Plan Policy SS15 which highlights the need to provide safe pedestrian access from the site to the existing public footpath onto the A338 and from the site to Poulner Infant and Junior School.

10.25.2 As set out above in the heading '*The Primary Access Road & Salisbury Road re-alignment and associated Junctions*', the proposed access along Snails Lane would provide a 2 metre wide footpath which will connect the proposed development area to the existing footpath on the A338. This accords with the policy, which requires a footpath link and this can be secured through a Section 106 Agreement and Highway Agreement.

10.25.2 In relation to other footpath connections, immediately to the south of the site is the Avon Valley footpath, which is a public right of way and is an important connection between Blashford Lakes, the application site, Poulner and Ringwood town centre. The upgrading of a significant part of this footpath has been one of the Councils Habitat Mitigation projects, and works have now been completed, which include new surfacing along the route and a bridge over the Lin Brook. These works provide a more attractive and useable footpath route from the application site to both Poulner and Ringwood town centre.

10.25.3 In addition, a separate Habitat Mitigation project is proposed to improve pedestrian routes, interpretation and bio diversity within the existing public open space to the south east of the site at Poulner Lakes. Although this is at an early stage, this is the shortest connection between the application site and Poulner and the schools. As this is a project that has already been funded as part of the Recreational Mitigation Strategy, it is not reasonable for this current planning application to make contributions towards the improvement works.

10.25.4 It is important to note that the mitigation project that has been carried out along the Avon Valley Footpath did not include a short section of the Avon Valley footpath between the north bank of the Lin Brook and the footbridge that crosses over the Lin Brook and its connections to the Poulner Lakes open space to the south east. This is directly adjacent to the application site and the footpath is muddy and in poor condition for walking, especially in the winter months. This section of the link is approximately 125 metres long and is part of the definitive PRow network but not part of the 'Avon Valley Way' long distance footpath. As such, it would be reasonable that the proposed development pays for the upgrade of this footpath including new surfacing to enable all the connecting footpaths to be enhanced and upgraded south of the application site. This can be secured by a Section 106 Agreement.

10.25.5 It is important to note that the upgrades to the Avon Valley footpaths and

the new footpaths proposed to Poulner Lakes public open space will not incorporate street lighting. As such, whilst the footpaths provide an attractive and shortest link to the schools (less than 1km), towards the shops at Poulner and town centre, this cannot be considered as a definitive access route between the site, school and other facilities given that there is limited street lighting and lack of natural surveillance.

10.25.6 In addition to the wider footpath enhancements near the application site, and a new footpath from the application site to the existing footpath along the A338, it is proposed to make several upgrade works to the existing 'combined foot/cycle way which runs in a southerly direction towards Ringwood along the eastern side of A338. Although the final details of the works have not been agreed, the proposed upgrading could include the widening of the existing footway on the eastern side of A338 to a 3m combined footway / cycleway where necessary and other footpath cycle enhancements to improve this link that will encourage travel by other sustainable modes of transport and mitigate the harm of additional vehicles onto the A31/ A338 roundabout.

10.25.7 Importantly, the primary walking and cycling route to the school will be along A338, where there are good surfaced footways, which will be further enhanced and natural surveillance provided by existing houses fronting onto the road. It should be noted that this has been confirmed as being safe and appropriate for walking route to school by Hampshire County Councils Safer Routes to School team and as such, the site is located within the Department for Education statutory guidance maximum walking distance to local primary and secondary schools.

10.25.8 In relation to street lights, other than the service station which provides a degree of illumination, there is no lighting along Snails Lane or the A388. It is considered that it is appropriate that street lighting is provided between the application site and along the A338, however, given the character, nature of the area, and ecology, a sensitive lighting strategy should be provided. The provision of street lighting is a matter that can be secured within a Section 106 Agreement.

10.25.9 Overall, it is considered that the proposed footpath/ cycle routes planned for this development demonstrates that the needs of pedestrians and cyclists would be adequately prioritised, thereby ensuring a safe and sustainable community in this respect. The proposed footpath/ cycle works would need to be secured by a Section 106 Agreement and tied to a highway agreement.

10.26 Travel Plan

10.26.1 One of the key ways in which a modal shift away from single occupancy car journeys can be achieved, and journeys by foot, cycle, and public transport can be encouraged, is through the implementation of a Travel Plan.

10.26.2 The applicants have submitted a Framework Travel Plan, as required by policy, in order to encourage future occupants of the development to travel by modes other than single occupancy car use. Having regard to the advice of Hampshire County Council, the principles set out in the Framework Travel Plan are considered to be acceptable, but for the application to be fully in accordance with policy, there will be a need to agree a Full Travel Plan. To ensure that the benefits of a Travel Plan are delivered, it is considered that there will be a need to secure a Full Travel Plan, together with appropriate monitoring requirements through planning condition and a Section 106 legal agreement.

10.26 3 Impacts on Public Rights of Way

10.26.4 There are existing Public Rights of Way (PROWs), which would be affected by the proposed development.

10.26.5 Public footpath FP701, which forms part of the Avon Valley Path long distance route, runs along the eastern site boundary for a short stretch, before it leads north to meet public bridleway BW718, at Ivy Lane and south into the main settlement of Ringwood. Public footpath FP702 runs along the southern boundary of the southern parcel along Woolmer Lane. It extends from Salisbury Road (A338) to the southeast and east to meet public footpath FP701 to the southeast of the site. To the west of Salisbury Road (A338), and the northern parcel, public footpath FP727 runs north to south, west of Blashford Farm, joining two points of Salisbury Road.

10.26.6 The existing Public Rights of Way provide important connecting link across the northern parts of Ringwood, Ellingham, Harbridge and Ibsley and to the New Forest. As such, it is important that the proposed development provides connections to the existing footpath. The illustrative master plan shows connections from the ANRG onto these footpaths and the final details showing the actual connections is a matter to be resolved at the reserved matters stage.

10.26.7 The actual route and alignment of most of these public footpaths would not need to be altered. However, Footpath FP702 would be affected by the proposal through the need to widen and upgrade Snails Lane into an adopted Highway. Although there is no footpath on the ground or markings on the road, at the point where Woolmer Lane meets Snails Lane, the proposed development entails the creation of a footpath and crossing point to pick up Footpath FP727. This is considered to be a betterment to the current situation.

10.26.8 However, any alterations to the definitive route of the public footpath would need to be the subject of a separate legal process outside of the scope of this application. Such a diversion would be minor, amounting to a minimal realignment to account for the footpath and crossing point.

10.27 Public Open Space

10.27.1 The Council's policies require that new residential development makes provision towards public open space, with the expectation for larger developments being that this public open space should be on site. Public Open Space provision is additional to the requirement for ANRG provision and should be provided at a rate of 3.5 hectares of public open space per 1000 population, including all of the following elements:

- 2.05 hectares on Informal Public Open Space per 1000 population
- 0.2 hectares on Children's play space per 1000 population
- 1.25 hectares of formal Public Open Space per 1000 population

Informal Public Open Space

10.27.2 The local plan policy objectives for the site, as illustrated in the Concept Masterplan seek to create a north-south footpath and open space link through the site and create a broad area of green recreational space along the southern part of the site with footpaths connecting at strategic points to the existing public rights of way along Woolmer Lane.

10.27.3 The applicants submitted illustrative plans show that a variety of areas

of informal public open space would be provided comprising a series of connecting green footpath links and wildlife corridors throughout the site. Public open space would be distributed along the west and north boundary with a connection link along the existing belt of trees from north to south and further links to the existing public right of way in Woolmer Lane and to the ANRG land to the east.

10.27.4 The exact quantum of public open space that is required will be dependent on the final mix of dwellings. However, based on the assumed mix and the development as a whole (i.e. all 143 dwellings) would need to provide a minimum of 0.75 hectares of informal public open space. The applicants plans suggest that they would be able to achieve as much as 1.7 hectares of informal public open space. The extent of POS to the south of Snails Lane, within Parcel B equates to just over 1 hectare.

10.27.5 The detailed informal public open space designs will need to be agreed through the submission of reserved matters applications and by means of Section 106 legal agreement obligation. At this outline application stage, it is considered that the applicants have adequately demonstrated that they will be able to achieve an appropriate quantum and variety of informal open spaces, and that it would be appropriately distributed across the site.

10.27.6 Children's Play Space

Children's play space includes Local Areas of Play (LAPs), which are the smallest and simplest areas of play for children and Locally Equipped Areas of Play (LEAPs), which are medium sized areas.

10.27.7 The applicants plan seeks to provide an equipped children's play area (LEAPs) on the southern boundary of the site and a Local Areas of Play (LAPs) to the east. It is considered that these areas would be appropriately located and distributed.

10.27.8 It should be noted that the applicants illustrative plan does not mean that the childrens play is fixed in this position, should the outline permission be granted. What it does show, is that sufficient childrens play areas can be provided based on the minimum space criteria to serve the proposed development.

10.27.9 Based on the assumed residential mix, the proposed development as a whole should secure 0.09 hectares of children's play space. The application plans indicate that 0.09 hectares of children's play space would be provided and for the development as a whole, the required quantum of children's play space would be met.

10.27.9 As such, the full details of the Public Open Spaces, in respect of play provision, including the functions and roles of the different play spaces, the relationships between them, and the type of equipment and features to be provided, will form part of a play strategy within the Reserved Matters Application. It is necessary that the proposed children's play space provision be secured within a Section 106 legal agreement, how the land will be managed in the future has not been agreed at this stage.

Formal open space

10.27.10 It is not proposed to provide any formal open space on the site. Instead, the applicants have indicated that they would be willing to meet any formal public open space requirement by making an appropriate financial contribution to facilities elsewhere in Ringwood.

10.27.11 Given the scale of development and given the landscape constraints, it is considered that it would be appropriate and justified for formal public open space provision to be met at existing sites within Ringwood. Previous Open Space assessments have identified that there would be a need to improve the cricket, tennis courts and Bowling club at Carvers Recreation Ground, together with the provision of table tennis and outdoor gym facilities. Through the ongoing Section 106 negotiations, the details of the provision that will be delivered will be concluded.

10.28 Flooding and Drainage

10.28.1 The key issue to consider is whether the proposed development would be safe in terms of flood risk, having regard to the mitigation measures and drainage strategy that is proposed, and whether those mitigation measures would be appropriate and sustainable.

10.28.2 Based upon the Environment Agency Flooding Maps, most of the site is located in Flood Zone 1, which is land outside the 1 in 1000 year probability of fluvial flooding and at low risk. An area on the eastern part of the site and along the southern boundary adjacent to the Linbrook in Parcel B, the northern extent of Parcel A, and all of Parcel C are within Flood Zones 2 and 3, which is at greater risk of fluvial flooding at 'high' risk.

10.28.3 There are no Rivers within the application site. The 'Dockens Water', which is a main River, lies to the north-west of the application site and joins the River Avon. The 'Lin Brook' is a stream that lies to the south of the site, along Woolmer Lane and is defined as an Ordinary Watercourse and also joins the River Avon.

10.28.4 There is an area of surface water ponding within the middle of Parcel B, shown to be at risk of flooding, together with other areas of standing water. The applicants investigation concludes that the standing water was attributed to topographic low points and where the underlying soils and superficial deposits were saturated, potentially in combination with raised groundwater levels. This view is in part supported by representations, although it is also stated that the pond is created due to impermeable materials underground, former silt pond or a blocked drain.

10.28.5 The application is accompanied by a detailed site specific Flood Risk Assessment (FRA) including a surface water drainage strategy. The FRA assesses the risk of flooding to the proposed development and concludes that future users of the development would remain safe throughout its lifetime, that the development would not increase flood risk on site and elsewhere and where practicable, would reduce flood risk overall.

10.28.6 The FRA sets out several mitigation measures that will be adopted to ensure the risk of flooding on the site and potential risk of flooding elsewhere will not increase and that surface water drainage from the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards.

10.28.7 The proposed mitigation measures set out in the FRA would sequentially develop the site, which means that the developable area (roads and houses) and surface water attenuation areas would be directed to Flood Zone 1 and therefore outside the areas at risk of fluvial and surface water flooding, in line with the NPPF's sequential test. In essence, this means that no built

development or surface water attenuation features are proposed within the areas at risk from flooding (Flood Zones 2 and 3).

10.28.8 Other proposed mitigation measures include setting the developable areas above external ground levels and the provision of access for inspection and maintenance purposes. This will enable maintenance activities to keep Lin Brook and structures clear from debris and overgrown vegetation to maintain the conveyance of the channel.

10.28.9 The key consultees (the Lead Local Flood Authority at Hampshire County Council and the Environment Agency) are satisfied that the FRA demonstrates that the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance.

10.28.10 Understandably, there are concerns from local residents in relation to flooding on the site and in particular the surface water ponding on the central part of Parcel B. As explained above, the applicants investigation states that this is a result of the topographical levels which has resulted in a large pond feature on the site and this is not defined as an area at high risk from fluvial flooding. Whilst representations have been made that this is a result of a blocked drain which runs from the application site to Snails Lake or a result of impermeable material such as concrete/ building material deposited in the ground, the key issue is the 'ponding' is not a result of fluvial flooding.

10.28.11 As such and in accordance with the NPPF, a surface water management strategy for the development is proposed to manage and reduce the flood risk posed by both ground water and surface water runoff from the site. The proposed surface water strategy would integrate the existing surface water pond into the proposed layout by the creation of a wetland, in which a swale would connect to the proposed onside attenuation(detention basin). As such, the risk of surface water ponding would therefore be mitigated from 'Low' to 'Negligible'.

10.28.12 It should be noted that as the application site is an allocated one and because the Sequential Test in respect of flood risk was applied through the Local Plan process, there is no requirement to carry out a further Sequential Test as part of this outline planning application, as is made clear in Paragraph 162 of the NPPF.

Drainage Strategy

10.28.13 One further key means by which the development seeks to minimise flood risk is through the provision of a sustainable surface water drainage strategy, incorporating SUDs features such as wetland, attenuation basin and swales.

10.28.14 Because this is an outline application, the full surface water drainage details will form part of the Reserved Matters Application. However, the outline application requires a strategy as to how surface water drainage for the site will be dealt with and this includes technical information with the necessary drainage calculations and indicative drainage layout and design to demonstrate the effectiveness of the SUDs and the exact area of land required to accommodate the drainage system.

10.28.15. The applicant's drainage strategy for the site proposes the surface water runoff from the developable areas (such as from the houses and hardstanding) would be intercepted through drainage gullies and swales and directed to a single on-site drainage point, which will be in the form of a predominately wet detention basin. The detention basin will hold back all surface water on the site and will discharge at a controlled rate to the Lin Brook. The proposed drainage strategy states that the detention basin is a permanently wet feature, which means that water will be present in the basin all year round.

10.28.16 The submitted surface water drainage strategy has considered the potential impact of the development on surface water runoff rates, given the increase in impermeable areas post development. These rates have been calculated and it has been demonstrated that surface water can be managed, such that flood risk to and from the site following development will not increase. This will be achieved through restricted discharge rates and an appropriately sized detention basin with an outflow into the Lin Brook.

10.28.17 The key consultees (the Lead Local Flood Authority at Hampshire County Council and the Environment Agency) are satisfied that the applicant's surface water drainage strategy is acceptable in principle and consistent with policy. However, more detailed surface water drainage proposals will need to be agreed at reserved matters stage. As such, this is a matter that will need to be controlled through appropriate planning conditions.

10.28.18 Overall, the Flood Risk Assessment demonstrates that the proposed development would be operated within minimal risk from flooding and would not increase flood risk elsewhere and through the implementation of mitigation measures and a surface water drainage strategy, it can be concluded that the flood risk associated with the new development would be acceptable. The full details of the drainage scheme can be submitted as part of the Reserved Matters Application and secured through a suitably worded planning condition and Section 106 for long term management and maintenance.

10.29 Foul drainage

10.29.1 The application is accompanied by a foul drainage report which states that the developments waste water will be discharged to the public sewerage network owned and operated by Wessex Water (the Sewerage Undertaker).

10.29.2 Wessex Water records show there are no public sewer assets within the site boundary. The closest public sewer is a separate foul and surface water network within the Headlands Business Park, approximately 100 metres south west of the site. As the Headlands System is the only public sewerage network in the vicinity of this site, the proposed developments foul water will be discharged to it. The Sewerage Undertaker has confirmed the Headlands System as the closest and most appropriate point of connection.

10.29.2 The report states that foul water will be collected at a pumping station in the west of the site and conveyed to the public sewerage network at Headlands. Wessex Water raise no objection to the proposal to connect to the existing network at Headlands. Moreover, Wessex Water has not raised any concerns that the capacity of the existing waste water treatment plant at Ringwood cannot accommodate the additional foul water from the proposed development.

10.29.2 It is understood that the existing foul drainage network at Headlands has limited capacity to receive additional foul water, as such, the developer will be required to contribute for the upgrade of the existing network. This is not a

matter that is resolved during the outline planning application. However, should outline permission be granted, there is an obligation on the Sewerage Undertaker to carry out and complete an appraisal work to determine how and what network reinforcement will be required to accommodate this development. Accordingly, the detail of the drainage strategy for the development will be finalised with the Sewerage Undertaker and included in a sewer adoption agreement pursuant to section 104 of the Water Industry Act 1991.

10.29.3 Concerns have been raised in relation to a pumping station on the site and its close proximity to existing residential properties. In response, the submitted illustrative plan is only for indicative purposes and as such, the specific siting of the pumping station will be a matter to consider at reserved matters stage and consideration given to its design, siting and relationship from any noise or odour at that time.

10.30 Residential amenity

10.30.1 In terms of impact on residents, there are two main issues in this case. The first issue is, whether the proposal would have a significant impact on the living conditions of the adjoining neighbouring properties. The second issue is whether the future occupants of the development will have an acceptable living environment given the close proximity to Salisbury Road, New Forest Farm Machinery and Headlands Business Park.

10.30.2 Starting with the first issue, such a large development as that proposed would inevitably have some impact on the amenities of neighbouring properties in terms of increased activity and noise. The most likely impact would be as a result of additional noise and disturbance resulting from the proposed development and increase in the use of Snails Lane. However, the site is allocated in the Local Plan for a development in excess of 100 dwellings, in which there is an expectation that such a large scale development will result in a greater impact on amenity and this has to be balanced against the benefits the proposal would create.

10.30.3 The application site lies close to several residential properties on Snails Lane and Woolmer Lane. Because the application is only outline, the precise position of dwellings and other infrastructure is not known. However, it is considered that should outline planning permission be granted, there is no reason why an acceptable layout cannot be designed at the reserved matters stage that achieves an acceptable relationship to the neighbouring properties.

10.30.4 In relation to the second issue, the application is accompanied by a noise impact assessment of potential noise impacts upon the future occupiers of the site including the noise from Salisbury Road, Headlands Business Park and New Forest Farm Machinery.

10.30.5 Due to the very low noise levels from Headlands Business Park and New Forest Farm Machinery, the noise report does not consider this to be an issue for the proposed development. The dominant noise source affecting the proposed development is the traffic on Salisbury Road.

10.30.6 The noise assessment states that in the absence of mitigation, the outside garden areas for the proposed dwellings in Parcel A would be adversely affected by noise from the A338. As such, appropriate mitigation measures to reduce noise levels to the outside garden areas to a satisfactory level is required and this could include an acoustic fence or brick wall (around 1.8 metres).

10.30.7 Given the relationship of the proposed development in Parcel A to the setting of the Listed Building Wagon Wheel, it is highly unlikely that the provision of an acoustic timber fence to screen the noise from the road would be acceptable. The illustrative drawing does show a brickwall, which would be more appropriate both visually and as a form of noise mitigation. This is a matter that can be addressed through a suitably worded planning condition and through the detail layout submitted at the reserved matters stage.

10.30.8 In terms of noise impacts inside the dwellings, it is likely that standard thermal double glazing will ensure that internal guidance levels are met across the site. However, with windows open, there is potential for recommended internal noise guidance levels to be exceeded in some living rooms and bedrooms closest to the A338 during the day and night time within Parcel A and part of Parcel B. As such, appropriate mitigation would be required and this could include some form of acoustic ventilation installed in some of the rooms. Alternatively to meet the required noise levels, these rooms could be located on the screened side of the proposed buildings, away from the noise sources.

10.31 Air quality

10.31.1 The application assesses the impact on local air quality from the construction phase of the proposed development and increase in vehicles on the local road network from the proposed development, which is known as the operational phase.

10.31.2 The proposed developments impact on air quality is an important environmental consideration that has been considered in detail in the applicants Environmental Statement. Evidently, the proposals will generate emissions during both the construction and operational phases of the development.

10.31.3 In relation to construction phase, the assessment concludes that the impacts range from negligible to major risk without suitable mitigation measures in place. The greatest assessed impacts are from dust soiling at neighbouring residential properties. The assessment recommends a Construction Environmental Management Plan (CEMP) is agreed prior to works commencing to appropriately mitigate potential impacts from the construction of the proposed development.

10.31.4 The Environmental Health Officer (pollution) accepts the submitted details concerning the potential impact on air quality from the construction phase, subject to the recommendation above are set out by a suitably worded planning condition, which requires a Construction Environmental Management Plan (CEMP) to be submitted prior to commencement of development to include the details of Dust Management.

10.31.5 The air quality assessment concludes that there will be slight increases in the assessed pollutants due to the operation of the proposed development, however these increases are determined as being a negligible impact on human health. As such, the air quality objectives are not predicted to be exceeded as a result of the proposed development.

10.32 Affordable housing

10.32.1 The District Council's adopted policies in respect of affordable housing

require that at least 50% of the dwellings within the development be for affordable housing. They also require that the affordable housing mix be comprised of 70% dwellings for rent, split equally between social and affordable rent, and 30% intermediate or affordable home ownership tenures including shared ownership.

10.32.2 The application has been submitted on the basis that a policy compliant number and mix of affordable housing dwellings will be provided. Because the application is in outline, the actual housing mix (i.e 1, 2, 3 or 4 bedroom houses/flats), distribution of affordable housing across the site and types of housing is unknown and is not a matter to be considered at this stage.

10.32.3 The policy compliant number and mix of affordable housing that is proposed will need to be secured within a Section 106 legal agreement. Accordingly, the development would deliver the required number and mix of affordable dwellings, and significant weight should be given to the benefits this would provide in meeting the District affordable housing needs.

10.33 Contamination

10.33.1 Ground conditions and contamination have been assessed in detail in the submitted Gas Monitoring Report (March 2019). The aim of the monitoring is to assess the risk of ground gas egress from the historic backfill in the former sand and gravel pits, which substantially occupied the site.

10.33.2 The ground investigations that have been carried out identified historic ground working on the site associated with the formal gravel extraction including a processing plant and depot, with areas of infilled land and made ground following the extraction workings. A historic tank and unspecified works/ factory on the site. There are also historic landfill sites directly to the south and western boundary of the site.

10.33.3 The report concludes that a moderate risk is associated with the site, which means that there are some potential contaminated land risk identified, but the risk are not likely to affect the entire site, preclude development and remediation is considered to be feasible.

10.33.4 The report recommends ground gas monitoring and a Phase 2 site investigation. The relevant consultee (The Council's Environmental Health Officer) do not have any major objection to the proposed development, but further investigation and assessment is considered necessary. Indeed, subject to findings this would not require specialist remedial works and could be carried out using standard excavation plant.

10.34.5 It is considered that through the imposition of appropriate conditions and more detailed consideration of contamination at reserved matters stage, that existing site contamination can be adequately dealt with and the ground made safe, so as to ensure there are no adverse effects on human health or the environment.

10.35 Archaeology

10.35.1 The archaeological potential of the site is considered within the submitted Archaeology and built Heritage Assessment. Blashford originated in the medieval period, although no medieval settlement activity is recorded within the site and there is no evidence to suggest that such activity is present within

the site.

10.36.2 The report identifies that most of the land within the site was in use as agricultural land since the mid 19th Century. A gravel pit, part of Ringwood Quarry, was in use in the central and eastern areas of the site from 1944-46 until the late 20th-21st Century. The former buildings, depicted on historic maps, in the northwestern area of the site have since been demolished, and any below ground remains of these features are not considered to be heritage assets.

10.36.3 The Council's archaeologist states that if the site has been quarried in the past, it is not recommended to impose any archaeological requirements unless there are areas of the site that were not subject to past quarrying. On the basis that the gravel extraction was undertaken within the central area of the site, it is likely to have removed any archaeological remains which were present in this area, although, there remains potential in other areas.

10.36.4 Accordingly, to satisfactorily mitigate the developments impact on potential archaeological remains, and in accordance with the advice of the Council's archaeologist, it is considered necessary to impose a condition requiring the submission, agreement and implementation of a Written Scheme of Investigation.

10.37 Education

10.37.1 Hampshire County Council, as the Local Education Authority, has advised that Ringwood School (Secondary school) is full, but is only at capacity owing to the recruitment of pupils from out of county. Consequently, the demand for secondary school provision generated by the development could be managed within existing local facilities and no additional secondary school places will be needed to cater for these pupils and no contribution will be sought from the proposed development.

10.37.2 Hampshire County Council, has advised the contribution towards the expansion of Poulner Infant and Junior Schools is necessary as without an expansion they will not be able to accommodate the children from the proposed development. The level of contribution being sought is based on the number of additional classrooms required to accommodate these children at the schools and therefore is fairly and reasonably related in scale and kind to the development. At this stage, the level of contribution sought has not been agreed.

10.37.3 When combined with the other strategic site allocations in Ringwood, the County Council has advised if the number of dwellings completed and occupied exceeds a certain threshold, this could trigger the need for a new primary school, rather than improving and expanding existing facilities. As such, it is suggested that the final decision on whether or not to extend the existing facilities at Poulner should be built in association with this development should only be made after a certain number of dwellings have been completed and are occupied, and the housing trajectory of the other strategic housing sites, at which point it will be possible to come to a clearer conclusion on the demographics of the new housing strategy.

10.37.4 If the decision is made that a school is not needed, then a contribution (to be determined) would be payable to improving and expanding existing facilities, as necessary. The details of how the contribution would be used would be included within the Section 106 Agreement. Overall, it is considered that the outline application make appropriate provision towards education for infant and

junior, but with more precise delivery needing to be determined and secured through a Section 106 legal agreement and subsequent reserved matters applications.

10.38 Response to representations

Comment on the principle of the proposal being contrary to countryside policies and not in accordance with local plan.

10.38.1 The application was submitted before the site was allocated in Local Plan. As no decision has been reached on the application and following amended plans and additional information, the local plan has now been adopted and this site has been allocated as a strategic housing site. As such, the concerns raised are no longer applicable. However, it is important to note that the site allocation does not include Parcel A and as assessed in this report, this element is not in accordance with the policy.

Comments on the applicant

10.38.2 In response to the comment that the application is not submitted by a housing developer that will be developing the land and that there is no certainty at this stage of what will be built is not relevant planning matter. As stated in the report, this is an outline application with only details of access to be considered at this stage and the full details of the layout, design and detailed matters will form part of the Reserved Matters Application. Importantly, this outline application has been accompanied by various supporting documents and details, which set out one possible way the proposed development of up to 143 dwellings can be delivered on the site and seek to demonstrate in more detail how the general design principles will be adopted through the development of the site, showing patterns of built development, Green Infrastructure, new waterbody features, retention of hedgerows and trees, the patterns of streets and places and location and arrangement of buildings.

Potential of the site for Ecology and long term management

10.38.3 Because of the fragmented ownership and mismanagement of the site, representors consider that the site as a whole is not ideal but has potential for significant habitat benefits given its proximity to the lakes, in addition, the benefits of the existing waterbody which has evolved over time.

10.38.4 The applicants Ecological Survey has assessed the current condition of the site and the proposals seek to retain the concept waterbody, which will require significant enhancement measures but also removal of invasive species, reprofiling and additional planting. To ensure that the ecological value of this habitat type is met, extensive management strategy is required, which can be secured through the planning application to allow for development and improvements to habitats which will be managed in the long term ensuring ecological value in maintained.

10.38.5 As such, it is not as straightforward as allowing the site to naturally develop on its own, but not without significant enhancements and mitigation measures, which are unlikely occur unless contributions is available.

10.38.6 Moreover, it is important to comment on the value of scrub as habitat type and a resource for foraging, refuge, and breeding opportunities for a range of fauna. The value of scrub has been identified within the biodiversity offsetting

metric, which has been designed to encourage diversity and is based on geographical context and the occurrence within the site; it is a common type of habitat type that is represented well within the local context around the lakes and surround fields. The scrub within the majority of the site consists of few species and geographically are not limited in occurrence, and as such, the negligible value given within the applicant Environment Statement.

Bats

10.38.7 A local resident has carried bat surveys on the site and raised concerns that the ecological survey data confirms the very high value of the site, especially for two and probably more species of endangered bat – Greater Horseshoe and Barbastelle. It is claimed that one of only two Hampshire roost for Greater Horseshoe is within 2km, and states that it is reasonable to assume that the GHSs come from that roost.

10.38.8 In response to the local resident survey, the applicants Ecological Consultant has stated that there are possible limitations/errors that are likely due to a dependence on the equipment rather than experience and detailed analysis. It is questioned whether the surveys could successfully identify between the different *Myotis* species, such as Daubenton's bat, Brandt's/Whickered and Natterer's, in which using bat call analysis programs are very hard to establish and require additional levels of details such as flight behaviours and/or characteristic difference from having bats in the hand.

10.38.9 As such, the applicants Ecological Consultant has questioned the data set, method and equipment used by the local resident, given that the only way to confirm the species is through manual analysis through specific programs, where measurements are taken of the calls and call parameters compared with known values. Moreover, it is accepted that there are concerns in relation to bat assemblages that have been recorded both during surveys, however, the significance of a habitat is not purely based on the number of species recorded, but the frequency at which they are recorded based on the knowledge of each species, in terms of roosting, foraging and mitigatory changes seasonally.

10.38.10 The applicants Ecological Consultant goes on to state that Greater horseshoe (GHS) bats were recorded within the site, with few passes sporadically around the site, however, higher registrations were recorded in the north west, although these were still low number of 41 and 27 registrations.

10.38.11 *Nathusius' pipistrelle* are widespread but rare across the UK, most commonly encountered on migration in late summer/autumn, although some do remain all year and breed in the UK. The species is regularly recorded each year during the migration season particularly along or near watercourses and is being encountered on a regular basis by local bat groups participating in the National *Nathusius' pipistrelle* project. Given the proximity of the site to lakes, Lin Brook and nearby River Avon this suggests such areas could be an important resource. Although the survey data undertaken suggests that use of the site is sporadic, and although there was a peak in May along the northern boundary, it is considered that proposed development site does not have the same features for which the surrounding areas are designated. Most of the site is made up of semi-improved grassland that is grazed, thus limited the potential for a foraging resource, as this habitat would be sub-optimal for invertebrate prey items for bats. As such, it is concluded that the site generally was poor in habitat quality due to the extent of its use for grazing.

10.38.12 The applicants Ecological Consultant states that the comment made by the local resident that the site is '*one of the most important areas for bats (outside the New Forest) in the county*', is an exaggeration which is clear alone from the habitats that currently exist within the site and backed up by the bat assemblages recorded. The Councils Ecologist agrees with this comment.

10.38.13 The comments made by the local resident and applicants Ecological Consultant are noted. In assessing the points made and consultation with the Councils Ecologist, it is considered that the creation of ARNG will provide habitats that are currently absent, and management will ensure that they retain their functionality in the long term, benefiting a wider range of species. This means that any commuting bats could still utilise the site for navigational purposes, but also could add foraging behaviours.

10.38.14 To conclude the bat assemblage recorded by the applicant's survey work does identify that there is a range of bat species using the periphery features, with the majority being common and widespread species. The data also shows that Annex II species such as Barbastelle and greater horseshoe bats were recorded in low numbers, which are not indicative of a site that is of particular value to these species. However, the scheme does ensure that new and existing linear features are protected, and also that additional foraging opportunities are created through the creation/enhancement of waterbodies and provision of foraging habitats.

Lack of public consultation

10.38.15 Concerns have been expressed that there has been very little consultation with the local community, not in accordance with the National Planning Policy Framework NPPS2 of July 2018 nor of the Localism Act of November 2011. In addition, representations have been raised that they did not receive neighbour notification letters to notify them of the application.

10.38.16 In response the application has been accompanied by a Statement of Community Involvement and engagement that has been undertaken by the applicant, to inform the outline planning application for development at land off Snails Lane, Ringwood. The report states that the applicants engaged in pre application engagement and carefully considered the responses received through the local plan process. In addition, the report states that the applicant engaged both directly and through consultants sought to proactively engage with other stakeholders during the pre-application stage.

10.38.17 It is considered that the applicants have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.

10.38.18 Moreover 23 neighbouring properties were notified of the application (including the re-consultation of the application), internal and external consulted, Local District Councils, Ellingham, Harbridge and Ibsley Parish Council and Ringwood Town Council, displayed site notices, and placed a newspaper advertisement. This fully accords with the statutory requirements for advertising as to the receipt of a planning application and is in accordance with our Statement of Community Involvement.

Impact on local infrastructure

10.38.19 Concern have been expressed that the development would give rise to unacceptable pressures on other local infrastructure (health facilities, schools, emergency services etc). In response, and as set out above, the proposed development will need to make a contribution towards local schools. In relation to health facilities, whilst it is recognised that the proposals would add to pressures on health services, the upgrading existing facilities or additional doctors/ nurses are funded/ contributed from central government.

Bournemouth and Christchurch NHS response

10.38.20 Throughout the preparation of the Council's Local Plan Review 2016-2036 Part One: Planning Strategy we have not received any indication from the Southampton NHS Trust of a requirement for increased service delivery based on the proposed housing delivery within the plan area. 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:

necessary to make the development acceptable in planning terms;

directly related to the development; and

fairly and reasonably related in scale and kind to the development

10.38.21 Their request states it to be required for service delivery but it is not clear how this would be achieved in relation to this specific development. The contribution requested does not appear to meet the test of Regulation 122

10.38.22 The response provided indicates some evidence to support their claim that a contribution of £142,092 is required to make the development acceptable. The Council needs therefore to take a view on whether or not this is reasonable and required on this occasion taking into account the particular circumstances of this applicant and the other benefits that will flow from the development.

10.38.23 The Council considers that the development provides other compensatory social and economic benefits and that to require the further payment of this monetary contribution puts at risk the viability of the scheme and the ability of the developers to meet their aspirations of offering the whole scheme as affordable housing. The Council has taken into consideration the starting point of Development Plan policies but on this occasion has judged the development is acceptable without the required contribution.

Impact on New Forest Communing Rights

10.38.24 Concerns have been expressed that some residents in Snails Lane have New Forest Communing Rights, including those of Commoning Pasture and if residents choose to exercise their right of common of pasture, this would result in ponies and other livestock being driven along Snails Lane to reach Rockford Common in the New Forest at the eastern end of the lane. In response, whilst the proposal will result in the loss of grazing/ recreational use for horses, the application site is allocated in the local plan for a residential development together with supporting public open space where the principle loss of the existing uses has already been established.

Potential for site to be used for nutrient mitigation

10.38.25 In relation to the comment that the site would be far better utilised for nutrient mitigation, to address in the Avon Valley as identified in its Biodiversity Net Gain and Nutrient Mitigation, this would not be reasonable given that this site has been allocated for a residential development to meet the housing need for the New Forest.

10.39 Appropriate Assessment

10.39.1 As required by the Habitat Regulations, the Local Authority has carried out a very thorough Appropriate Assessment. This Appropriate Assessment draws heavily on the information provided within the applicant's Habitats Regulations Assessment (HRA) that was prepared by the applicant's ecologist.

10.39.2 The applicants HRA provides a screening assessment for any likely significant effects upon European Sites in relation to a proposed development at Snails Lane.

10.39.3 It should be noted that the Local Authority will need to carry out a further Appropriate Assessment under the Habitat Regulations 2017 to consider the likely significant effects of phosphorous entering the River Avon SAC in consultation with Natural England.

10.39.4 It is also important to note that before officers carried out their Appropriate Assessment, they took advice from the Councils Ecologist and Natural England to review Appropriate Assessment and several identified likely significant effects on relevant European and Ramsar sites, those effects being:

- Recreational impact Dorset Heaths SAC and Dorset Heathlands Ramsar/SPA, New Forest SPA, SAC, Ramsar
- Recreational impact River Avon SAC
- Recreational disturbance to birds and damage to habitats within the Avon Valley SPA/RAMSAR
- Recreational disturbance to birds and damage to habitats within the New Forest and Avon Vally SPA
- Reduced air quality from increased traffic
- Construction impacts on designated sites from noise, disturbance/ hours of operation, lighting and drainage.
- Direct loss of Supporting Habitats for SPA species
- Reduction in water quality within the River Avon (both construction and operational)
- Air quality effects on the Avon Valley Ramsar/SPA, River Avon SAC, Dorset Heathlands Ramsar/SPA/SAC

The Appropriate Assessment concludes that subject to relevant mitigation measures, the development would have no adverse impact on the integrity of the affected European sites.

10.40 Community Infrastructure Levy (CIL)

10.41.1 The 143 dwellings that are proposed within the District Council's area of jurisdiction are CIL liable. The money will be used to support development by funding infrastructure that the Council, the local community and neighbourhoods need; for example, habitat mitigation measures or community facilities. The Levy

is charged in pounds (£) per square metre on new floorspace, measured as Gross Internal Area (GIA) at a rate of £80 per square metre, plus indexation, for all new residential development.

10.41.2 Outline planning permissions which create new residential floor space will be liable to pay CIL when the development is built and the CIL Liability will be calculated at the Reserved Matters stage.

11 CONCLUSION AND PLANNING BALANCE

11.1.1 The above assessment has highlighted how the proposed development would deliver a range of significant, economic, social and environmental benefits. The proposed development would significantly change a greenfield site on the edge of Ringwood into a large housing development including many affordable homes for local people, as well as significant new areas of open space and habitat would be created, resulting in a more connected landscape that would benefit both people and biodiversity.

11.1.2 It is accepted that the number of dwellings far exceeds the 'at least' figure of 100 houses and if the remainder of the site was to come forward, this could increase the number further. Indeed, by increasing the number of dwellings on the site, this would clearly intensify the development that would be discordant with the rural edge character. However, this has to be weighed against the benefits in providing additional housing and substantial amount of affordable housing, and optimising the efficient use of land.

11.1.3 Of course, as with any large scale development, what is proposed is not without its environmental impacts, which in this case are given greater significance by virtue of the highly sensitive landscapes, features and designated nature conservation and habitats that surround the site. It is necessary to be satisfied that any potential adverse impacts have been satisfactorily mitigated, and that where adverse or negative effects have been identified that the schemes benefits outweigh these effects.

11.1.4 One key area of balance that must be considered is in relation to the less than substantial harm that there would be to the setting of Listed Building at Wagon Wheel House and non designated heritage at Gouldings Farmhouse. In applying this balance, it must be noted (as per paragraph 190 of the NPPF) that the significance of the Heritage Asset at Wagon Wheel House is particularly high. The setting of Gouldings Farmhouse is also important, but less so than the setting of Wagon Wheel House. Nevertheless, great weight must be given to the conservation of all these assets.

11.1.5 If the economic, social and environmental benefits of the policy allocation are to be realised, then some harm to the setting of the Heritage Asset through increased development spread is considered inevitable and should be accepted. The benefits of developing the site would provide significant boost in housing supply, together with 71 new affordable dwellings. The proposal would provide social and economic benefits including employment for construction workers and increased spending in local shops. Therefore in accordance with a policy allocation are considered to provide a clear and convincing justification for accepting at least some harm to the setting of the relevant heritage asset. It is considered that the scheme's public benefits very much outweigh the identified harm to the setting of these heritage assets.

11.1.6 As such, it is considered that the relevant tests of the NPPF (notably

paragraphs 194 and 196 are satisfied) and special regard has been be paid to the desirability of preserving the setting of the Listed Building as set out Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.1.7 In respect of other matters, it is considered that the environmental effects of the development would be satisfactorily mitigated through the proposed recreational mitigation land and the provision of significant areas of new green infrastructure and landscaping throughout the application site area. The development will evidently impact significantly on the character of the area, but through its carefully considered design and its successful integration of landscape and built form, it is considered that the development would not cause harm to the site's existing context.

11.1.8 The Environmental Statement has demonstrated that the development's significant environmental effects can generally be effectively mitigated. Whilst a few effects would be difficult to mitigate, it is considered that the development's overall impacts on relevant receptors would be acceptable. A more detailed assessment of these various impacts would need to be made through the submission of applications for reserved matters.

11.1.9 Overall, whilst small part of the proposed development is contrary to policy, the proposed development is considered to be one that meets the three key objectives of sustainable development, it would meet social objectives, by creating a safe, vibrant and healthy new community; and it would meet environmental objectives by securing a high quality built environment and by protecting and enhancing the natural environment. It is considered that the proposed development would satisfy all of the relevant requirements of Policy Strategic Site 15, as well meeting other relevant local and national planning policy requirements.

11.1.10 As such, it is considered appropriate to grant outline planning permission subject to a detailed Section 106 legal agreement, subject to an extensive list of conditions as described below,

11.2 Conditions and Section 106 legal agreement

Those matters that need to be secured through the Section 106 legal agreement include all of the following:

Affordable Housing

- There will be a requirement to secure 50% of the proposed dwellings as Affordable Housing in a policy compliant mix, in which the affordable housing mix be comprised of 70% dwellings for rent, split equally between social and affordable rent, and 30% intermediate or affordable home ownership tenures including shared ownership.

Public Open Space

- There will be a requirement to secure a policy compliant level of informal public open space within the development to an approved design, it is anticipated that the land will be managed through a Management Company. However if the Council considered a better outcome was for the land to transfer to the Council or town council an appropriate contributions towards their future maintenance will need to be agreed based on the specifics of the site this will be secured through the S106 together with a future management

and maintenance plan;

- There will be a requirement to secure a policy compliant level of children's playspace within the development to an approved design, together with appropriate contributions towards their future maintenance if not managed through a management company arrangement;
- There will be a requirement to secure appropriate contributions to the provision of formal public open space off site.

ANRG Mitigation Land

- To provide onsite ANRG broadly in accordance with the concept masterplan, to include a ANRG package to comply with adopted policy and to be identified and approved as part of the first Reserved Matters Application;
- There will be a requirement for a detailed management plan and contribution to future monitoring of the SANGS. The SANG must be laid out as agreed together with a Habitat Mitigation Scheme and made available for use prior to first occupation of any Dwelling on the land.

Other Mitigation Contributions and Measures

- There will be a requirement to secure the New Forest Access and Visitor Management Contribution, the New Forest (recreational impact) Monitoring Contribution and the New Forest Air Quality Monitoring Contributions in full.

Biodiversity net gain (BNG)

- There is a requirement to secure the long term management/maintenance plan to achieve Bio-diversity net gain. The way the BNG will be managed and monitored will be secure through the S106 together with monitoring charges. There will be a requirement for a minimum of 30 years for BNG on site.

Phosphate neutrality contribution

- There is further work currently being undertaken by the Council to bring forward a project(s) until projects are identified a level of contribution has not been agreed. An alternative approach would be for the applicant to identify a project to deliver Phosphate neutrality.

Phosphates Mitigation Land

- There is a requirement to ensure that the Phosphates Mitigation Land is delivered and maintained in perpetuity through a management company.

Transport

- There will be a requirement to secure the provision of the access, junction and associated highway works at Salisbury Road and Snails Lane, to include the widening of Snails Lane into the application site. All works to be completed prior to the commencement of development.
- There is a requirement to provide a footpath along Snails Lane between the application site and the existing footpaths at Salisbury Road.
- There is a requirement to provide an upgrade to the existing foot/cycleway along Salisbury Road heading towards Hurst Road.
- There is a requirement to secure a contribution towards improvements to the Avon Valley Footpath.

Education

- There will be a requirement for developer to pay a contribution to primary education provision, whether this would be at existing education facilities in the vicinity at an agreed rate or to pay a contribution towards a new education facility.

Drainage

- There is a requirement for the developer to provide and complete a foul and surface water drainage scheme on site. The details shall include the setting up of a private management company/ statutory undertaker to manage and maintain the surface water and foul drainage network up to the onsite foul water pumping station (with the pumping station and rising main to be adopted by Wessex Water Authority).

It is to be noted that the details of these obligations are still being discussed with the applicants, and will be resolved through the drafting of the Section 106.

Those matters that need to be secured through condition are set out in the detailed schedule of conditions below.

12 OTHER CONSIDERATIONS

Crime and Disorder

The proposed development has been designed so as to have good natural surveillance, thereby helping to minimise potential crime and disorder. The streets and public spaces are considered to be well designed and safe, although more detailed designs would need to be agreed through the submission of applications for reserved matters.

Local Finance

If this development is granted permission, the Council will receive the New Homes Bonus amounting to £ 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.

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.

13. **RECOMMENDATION**

Delegated Authority be given to the Chief Planning Officer to **GRANT PERMISSION** subject to

- i) the carrying out of a further Appropriate Assessment under the Habitat Regulations 2017 to consider the likely significant effects of phosphorous entering the River Avon SAC in consultation with Natural England. The results of the Assessment shall conclude that any adverse impact to areas and species of importance can be adequately mitigated by reference to any mitigation plan which the Council may bring forward or any plan brought forward by the applicant, and
- ii) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure the contributions, monitoring and management arrangements set out above and other benefits and any other matters that may be necessary
- iii) Delegated authority be given to the Chief Planning Officer to include the conditions as set out in this report together with any further additions, and amendments to conditions as appropriate

Proposed Conditions:

1. **Condition 1 – Reserved Matters Details**

No development (other than the Primary Access Road and junction works in Snails Lane/ A338) shall commence until all the details of the layout, scale and appearance and the landscaping (herein referred to as the “reserved matters”) have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Condition 2 – Time Limit for Approval of Reserved Matters**

Application(s) for the approval of all the reserved matters shall be made to the local planning authority within a period of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

3. Condition 3 – Time Limit for Commencement of Development

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters which have been approved, whichever is the later

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. Condition 4 – Housing Numbers and Parameter Plans

The development shall comprise no more than 143 dwellings and the reserved matters details to be submitted in accordance with condition no. 1 above shall be broadly in accordance with the following plans, strategies and recommended mitigation measures:

- Design and Access Statement by CSA Environmental (April 2020);
- Design Code by CSA Environmental (April 2020);
- Works Relating to Retention/Enhancement of on site waterbody -Technical Note Ecology by FPCR Environment and Design Ltd
- Development Framework Plan CSA 3624/118 Rev O
- Updated Green Infrastructure Plan CSA/3624/119 Rev H

Reason: To restrict the number of dwellings and to ensure high standards of Urban Design are achieved and maintained; to ensure that there is a coordinated and harmonious integration of land uses, built-form and spaces, reflecting the scale and nature of development; and to ensure that the development is responsive to its rural context.

5. Condition 5 – Noise Mitigation measures

Prior to commencement of development (except for archaeological investigations, ground condition investigations and intrusive site surveys and other enabling works; site clearance; soil storage; remedial works in respect of any contamination), details of measures to mitigation future residents from internal and external noise levels in excess of the minimum standards stated in BS8233:2014 or any replacement standard shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved scheme prior to the occupation of any dwelling and maintained thereafter.

Reason: To ensure that residential properties within the new development are designed to mitigate noise from the A338

6. Condition 6 Archaeology: A Programme of Archaeological Work

No development shall take place until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the Local Planning Authority in writing. The approved scheme of investigation shall be implemented in accordance with the details approved by the Local Planning Authority. The Scheme shall include an assessment of significance and research questions; and

- a) The programme and methodology of site investigation and recording.
- b) The programme for post investigation assessment.
- c) The provision to be made for analysis of the site investigation and recording.
- d) The provision to be made for publication and dissemination of the analysis and records of the site investigation.
- e) The provision to be made for archive deposition of the analysis and records of the site investigation.
- f) The nomination of a competent person or persons / organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure the archaeological interest of the site is investigated and assessed.

7. Condition 7 – Archaeology: Completion and archive deposition

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 6 and the provision made for the analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure the archaeological interest of the site is adequately investigated and recorded.

8. Condition 8 - Electric Vehicle Charging Points

For each reserved matters application where buildings or car parking spaces are proposed, details for the installation of;

- Electric vehicle charging points ·
- High speed broadband installation ·
- low NOx boilers or other sustainable forms of heating.

shall be submitted to the Local Planning Authority for its written approval. The approved details will be fully implemented prior to the first occupation of any dwelling.

Reason: In the interests of sustainability and to ensure that broadband and the opportunity for electrical charging points are provided prior to first occupation.

9. **Condition 9 – Net Biodiversity Gain**

Prior to the commencement of development a Biodiversity Net Gain (BNG) Monitoring and Management Plan must be submitted to and approved in writing by the local planning authority. The Plan must cover a minimum period of 30 years and include:

- Methods for delivering BNG.
- Description of the habitats to be managed.
- Ecological trends and constraints on site that might influence management.
- Clear timed and measurable objectives in the short, medium, and long-term for BNG - Detail objectives for all habitats (target condition) and define key indicators to measure success.
- Define appropriate management options and actions for achieving aims and objectives.
- Preparation of a work schedule.
- Key milestones for reviewing the monitoring.
- A standard format for collection of monitoring data
- Identify and define set monitoring points (representing the key habitats on site) where photographs can be taken as part of monitoring to record the status of habitats on site.

Reason: to ensure the development delivers a minimum 10% uplift in the site's biodiversity value in accordance with the policies of the New Forest District Local Plan Review 2016-2036.

10. **Condition 10 –Surface Water Drainage details**

As part of the Reserved Matters submission(s) referred to in Condition 1, a surface water drainage scheme for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the local planning authority. The approved surface water drainage scheme shall subsequently be fully implemented for each phase of development in accordance with the approved details prior to the first occupation of any dwelling and thereafter managed and maintained in accordance with the details. .

The scheme shall be based upon the principles within the agreed Drainage Strategy prepared by Enzygo and shall also include:

- a) Full results of the proposed drainage system modelling for the 1:1, 1:30 and 1:100 storm events plus climate change, inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep.
- b) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe and manhole reference numbers

- c) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- d) Full details of the proposed Suds features and any flow control measures
- e) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- f) Proposed levels for the site including, FFL's, garden and road levels.
- g) Measures taken to prevent pollution of the receiving watercourse in accordance with the water quality criteria set out in the Ciria Suds Manual.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

11. Condition 11 – Surface Water Drainage: Maintenance

Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes.

Reason: To ensure the satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraphs 103 and 109 of the National Planning Policy Framework.

12. Condition 12 – Construction Traffic Management Plan

Prior to the commencement of development a Construction Traffic Management Plan, to include details of provision to be made on site for contractor's parking, construction traffic access, the turning of delivery vehicles within the confines of the site, lorry routeing and signaging and a programme of works has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety.

13. Condition 13 – Construction Traffic

Prior to the commencement of the development, full details of the vehicle cleaning measures proposed to prevent mud and spoil from vehicles leaving the site shall be submitted to the Local Planning Authority for its written approval. The approved measures shall be implemented before the development commences. Once the development has been commenced, these measures shall be used by all vehicles leaving the site and maintained

in good working order for the duration of the development. No vehicle shall leave the site unless its wheels have been cleaned sufficiently to prevent mud and spoil being carried on to the public highway.

Reason: In the interests of highway safety.

14. Condition 14 – Contamination General

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination no 16 to 18 have been complied with.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 19 relating to the reporting of unexpected contamination has been complied with in relation to that contamination.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

15. Condition 15 Contaminated Land Site Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until an investigation and risk assessment, in addition to any assessment provided with the planning application, has been completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,

- ecological systems,
- archaeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

16. **Condition 16 Contaminated Land Submission of Remediation**

Where contamination has been identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and submitted to the Local Planning Authority for approval in writing. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

17. **Condition 17 – Implementation of remediation**

Where a remediation scheme has been approved in accordance with condition 16, the approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development in each phase other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of

measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason : To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

18. **Condition 18 Contaminated land - unexpected contamination**

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the [Local] Planning Authority in writing, until an investigation and risk assessment has been undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. Where remediation is necessary a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the [Local] Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

19. **Condition 19 Tree protection**

Before development commences (including site clearance, demolition and any other preparatory works) a scheme for the protection of trees to be

retained shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a method statement detailing timing of events, phasing of the development, all changes of existing surfaces and plans showing the protective fencing or other measures required for the avoidance of damage to retained trees all in accordance with BS 5837 (2012) "Trees in Relation to Construction Recommendations". Such fencing shall be erected prior to any other site operation and at least 3 days notice shall be given to the Local Planning Authority that it has been erected. The tree protection measures installed shall be maintained and retained for the full duration of the works, unless the part of the phased development has been completed, at which time, the removal of the tree protection measures and fencing can be agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the fencing without the prior written agreement with the Local Planning Authority.

Reason: To ensure that trees that are valuable to the amenities of the area and which will be important to the setting of the development are adequately protected during the construction of the development.

20. **Condition 20 Badger survey**

Prior to the submission of the Reserved Matters submission(s) an updated survey to confirm the presence of badgers and badger setts and the results shall be submitted to the Local Planning Authority for approval in writing together with proposals for mitigation if required. The development shall be carried out in complete accordance with the approved survey(s).

Reason: To ensure appropriate on-going management of new and retained habitats for wildlife and to enhance biodiversity within the site in accordance with Policies ENV3, ENV4 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

21. **Condition 21 - Travel Plan**

Prior to the commencement of each phase of the development a Full Travel Plan based on the principles set out in the Framework Travel Plan A107116 Issue 6 April 2020 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, no dwelling shall be occupied until the approved Full Travel Plan has been implemented unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that sustainable modes of travel are duly promoted.

22. **Condition 22 – Construction Environmental Management Plan**

No development (including the approved demolition) shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The approved

CEMP shall be retained and implemented throughout the construction phase. The CEMP shall consider the potential environmental impacts (including noise, vibration, air quality, waste disposal and weed removal) that the construction stage may have upon any occupants of nearby premises and shall detail mitigation proposed. This shall include but not necessarily be restricted to:

- a. Monitoring of Noise and vibration, to include reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation, taking into account relevant guidance such as BS5228.
- b. Where it is necessary to undertake piling on the site, details shall be provided justifying the method of piling used to minimise disturbance, from noise and vibration, to the occupants of nearby premises, protected species and designated sites.
- c. Detail of any planned measures for liaison with the local community and any procedures to deal with any complaints received.
- d. Details of whether there will be any crushing/screening of materials on site using a mobile crusher/screen and the measures that will be taken to minimise any environmental impact including impact on designated sites.
- e. Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- f. Measures to control light spill and glare from any floodlighting and security lighting installed to both nearby premises, protected species and designated sites.
- g. A dust management plan that is site specific and has regard to the impact on human health, potential for dust soiling and the impact on the Avon Valley SPA and Ramsar and the River Avon SAC. The dust management plan shall take into account relevant guidance.
- h. Pest control.
- i. Details of storage and disposal of waste on site.
- j. Details of biosecurity.
- k. Cleaning and maintenance of tools and equipment.
- l. Additional details and measures to reduce concurrent construction activities.
- m. A construction-phase drainage system which ensures all surface water passes through three stages of filtration to prevent pollutants from leaving the site.
- n. Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

- o. Measures and details to control the spread of invasive species (New Zealand Pygmy weed, Japanese knotweed, cotoneaster and Himalayan balsam)present on the site from the removal/ re-profiling of the existing pond/waterbody to the designated sites.

Reason: To ensure that the environmental impacts of construction and satisfactorily minimised and mitigated.

23. Condition 23 - Lighting for bats mitigation

As part of the Reserved Matters submission(s) referred to in Condition 1, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed (through the provision of appropriate lighting contour plans, Isolux drawings and technical specifications to demonstrate the dark corridors and adherence with BCT/ILP guidance) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. This should also demonstrate how any lighting required during the construction phase of the development will not affect features sensitive for wildlife. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.”

Reason: To ensure that the level of lighting within the development is acceptably minimised, having regard to protected species.

24. Condition 24 – Noise from Piling

No percussive piling or works with heavy machinery - i.e. plant resulting in a noise level in excess of 69dbAmax – measured at the sensitive receptor- shall be undertaken during the bird overwintering period - i.e. 1st October to 31st March inclusive. (Note: The sensitive receptor is the nearest point of the SPA or any SPA supporting habitat.

Reason: To ensure the construction of the development does not give rise to a level of noise that would cause unacceptable disturbance to birds using the adjacent Avon Valley Special Protection Area.

25. Condition 25 - Removal of Invasive species

Prior to any works being carried out on the waterbody/ wetland feature, a scheme to remove and eradicate the New Zealand Pygmy weed, Japanese knotweed, cotoneaster and Himalayan balsam present on the site shall be submitted to and approved by the Local Planning Authority. The scheme shall include details of the containment, control and a method statement setting out the treatment, removal strategy and management/ monitoring that will be put in place and carried out by a suitably qualified and licensed

contractor for dealing with Invasive Species. The scheme shall be based upon the principles set out within the Technical Note Ecology by FPCR Environment and Design Ltd, Landscape and Ecological Management Plan - September 2020 and FPCR Biodiversity Mitigation and Enhancement Plan (BMEP) April 2020. The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.”

Reason: To allow the LPA to discharge its duties under the Wildlife & Countryside Act 1981 as amended and the Environmental Protection Act 1990 and the Environmental Protection Act Duty of Care Regulations 1991 and to ensure that the works that take place do not impact on habitats.

26. Condition 26 - Submission of EEMP

No above ground works (including vegetation clearance) shall take place until an Ecological Mitigation and Management Plan (EMMP) has been submitted to and approved in writing by the local planning authority. This should incorporate construction phase mitigation, full details and specification of landscape and ecological mitigation/enhancement measures and operational management, monitoring and remedial measures to secure ecological mitigation and enhancement measures in the long-term. The EMMP should identify the person(s) responsible for undertaking the works. The EMMP shall include the purpose and conservation objectives for the proposed works and be supported by appropriate scale maps and plans as appropriate. The EMMP shall be implemented in accordance with the approved details and all features shall be retained in that manner

Reason: To ensure that the landscape and ecological assets within the development are maintained and managed in a way that will secure long term benefits.

27. Condition 27 - Phosphates mitigation

The development shall not be commenced until proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:

- (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development.;
- (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

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

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC) (adding, when it is in place and as applicable), in accordance with Policy ENV1 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and the Council's Phosphorus Mitigation Strategy / the Avon Nutrient Management Plan.

28. **Condition 28 - Phosphates reduction**

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.

29. **Condition 29 Access alterations, Road upgrade and footpath link**

No development shall commence on site, other than in relation to a, b & c of this condition, until:

- a) All access alterations and re-alignment works along the A338, the priority junctions at the A338, Snails Lane and Woolmer Lane junctions and the primary access road along Snails Lane between the A338 and Parcels identified as A and B as shown on Drawing No P008 Rev P04 have been constructed and laid out to an adoptable highway standard. These works must remain available at all times.
- b) A 2-metre-wide footpath has been constructed as shown on Drawing No P008 Rev P04 between the existing public footpath on the east side of the A338 and the proposed site entrance for the application site (immediately to the north of Woolmer Farm). The Footway Link must remain available for use at all times,
- c) Visibility splays are provided as shown on Drawing Nos Plan SK-015-P02 and SK-016 Rev P02 and thereafter retained in the specified form. Notwithstanding the provisions of Part 2 Class A of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no obstruction over 0.6 metres high shall be erected, constructed, planted or permitted to grow within the areas of the visibility splays.

Reason: In the interest of highway safety 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.

30. Condition 30 - Phasing

Prior to the commencement of any part of the development, a detailed phasing plan showing all on and off-site works, including all landscaping, public open spaces, recreation facilities, on-site foul and surface water drainage, off-site drainage connections and highway works, shall be submitted to and agreed in writing with the LPA.

The phasing plan as so agreed shall be implemented in full unless any written variation has been agreed beforehand in writing with the LPA.

Reason: To ensure the development is fully completed in an acceptable timetable and in accordance with the approved plans

31. Condition 31 - Plans and Documents

Snails lane plans and documents

- Development Framework Plan CSA/3624 118 REV O (Appendix 1.6 of ES)
- CSA/ 3624/120 Rev D (Appendix 1.7 of ES)
- Updated Green Infrastructure Plan CSA/3624/119 Rev H
- Bio-diversity net gain Framework Plan No RE-1 8243-E-01
- Detention Basin -QBAR Enzgo Plan No 101-P06
- Demolition Plan CSA/3624/121 Rev A
- Site Access and road alignment general arrangement Plan P008 Rev P04
- Private dwelling visibility splays Plan SK-015-P02
- Autotracking -Plan TR006 Rev 002 October 2019 (Contained within TA addendum April 2020)
- Autotracking of a large refuse vehicle Drawing TR005-p01 October 2019 (Contained within TA addendum April 2020)
- Visibility splays/stopping site distance to a 20mph Plan SK-016 Rev P02 October 2019 (Contained within TA addendum April 2020_
- Tree Survey Plan 8243 -T01-Rev D -August 2020
- Enzgo Surface Water catchment -SHF.1132. 135HY.D.001 - January 2019
- CSA Movement Strategy (Appendix 1.7 of ES)
- CSA Layout Principles (Appendix 1.7 of ES)

- CSA Land Use Plan (Appendix 1.7 of ES)
- Indicative Drainage Strategy -Enzgo Plan No 101 – P06
- CSA Building heights plan (Appendix 1.7 of ES)

Documents

- Tree schedule Appendix A 8243 Rev B
- Tree Mitigation Strategy FPCR - August 2020
- FPCR - Arboricultural Assessment Update Report -June 2020
- Landscape and Ecological Management Plan - September 2020
- FPRC Technical report/ note Retention/ enhancement of waterbody dated 17th September 2020
- Enzygo Gas Monitoring report SHF.1132.135.GE.LR.001 March 2019.
- Attenuation basin/ wetland drainage calculations by Causeway dated 14th August 2020
- Bio-diversity metric 2.0 calculations dated 15th September 2020
- Foul Drainage -Utility Law Solutions February 2020.
- Enygo - Hydrological Assessment - SHF.1132.135.HY.R.004.A
- Enygo Hydraulic Modelling Report - SHF.1132.135.HY.R.005.
- Noise report -Wardall Armstrong April 2020
- Transport Assessment Addendum WYG A107116 2nd Issue April 2020
- Framework Travel Plan A107116 Issue 6 April 2020
- CSA - Landscape and Visual Impact Assessment - CSA/3624/01 April 2020
- ENYGO NPPF Flood Risk Assessment SHF.1132.135.HY.R.002.F
- Enygo – Phase 1 Geo Environmental Report -SHF 1132.135. GE. R.001 B dated October 2018
- Enzgo -Nutrient Emissions Assessment -SHF.1132.135.HY.R.004 D
- Mineral Report Assessment – Wardell Armstrong -October 2018
- Utilities Statement -October 2018
- Socio-economic Sustainability Statement -October 2018
- Archaeology & Built Heritage Assessment -Pegasus Group P18-0836 - OCTOBER 2018

- FPCR Ecological Appraisal (Addendum) April 2020 (Appendix 6.2 of ES)
- FPCR Bird Report April 2020 (Appendix 6.3 OF ES)
- FPCR Badger Report April 2020 (Appendix 6.4 of ES)
- FPCR Test of Likely Significant Effects on European Sites April 2020 (Appendix 6.5 of ES)
- FPCR Biodiversity Mitigation and Enhancement Plan (BMEP) (Appendix 6.6 of ES)

32. **Condition 32 Site levels**

Any reserved matters application relating to the scale and layout of the development shall be supported by a plan or plans that provide full details of the finished floor levels, above ordnance datum, of the ground floors of the proposed buildings in relation to existing site levels. The details shall be provided in the form of site plans showing sections across the site at regular intervals with the finished floor levels of all proposed buildings and adjoining buildings. The development shall be carried out in accordance with the approved plans.

Reason: To ensure that the development takes place in an appropriate way 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.

33. **Condition 33 Waste Collection Strategy**

All applications for the approval of reserved matters relating to occupiable buildings shall be accompanied by a waste collection strategy in relation to the relevant phase. The development shall be carried out and thereafter maintained in full accordance with the approved details.

Reason: To ensure a satisfactory form of development.

Further Information:

Richard Natt

Telephone: 023 8028 5588