

Application Number: 22/10381 Full Planning Permission

Site: LAND ADJACENT WESTLANDS, SKY END LANE, HORDLE
Development: Construction of 3 houses with associated access, parking and landscaping
Applicant: Mr & Mrs Hayward
Agent: Spruce Town Planning Ltd
Target Date: 28/06/2022
Case Officer: Warren Simmonds

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the proposed development
- 2) Scale, design, materials and impact on the surrounding area/countryside
- 3) Amenity considerations
- 4) Access, parking and Highway safety
- 5) Flood risk
- 6) Ecology and BNG

This application is to be considered by Committee because of the PAR4 recommendation of refusal received from Hordle parish council, and by reason of the location of the application site within the SS8 Strategic Site allocation.

2 SITE DESCRIPTION

The application relates to a parcel of land of approximately 0.27 hectares situated adjacent (on the north side) of Sky End Lane in Hordle.

The site comprises of an undeveloped parcel of land that has previously been used as a paddock to the west of the property known as 'Westlands'. The application site is approximately rectangular in shape and is served by an existing access (five bar timber gate) onto Sky End Lane. The roadside boundary of the site is a mixture of mature hedgerow, trees and timber post and rail fencing. The neighbouring buildings to either side are residential in use comprising mainly detached 20th century houses.

To the north of the site is land currently used as a campsite and stables, but is also included in the allocated land under policy SS8 (shown as 'residential' in the Concept Masterplan for the Strategic Site allocation).

The land forms part of the wider Strategic Site allocation set out under policy SS8 (Land at Hordle Lane, Hordle) of the adopted Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.

3 PROPOSED DEVELOPMENT

The application proposes the development of the land by the construction of 3no. detached four bedroom houses (with attached double garages) facing onto Sky End Lane, each set back from the road and sited approximately centrally within their respective plots with private gardens to the rear. It is proposed the existing access will be re-sited for use by plot 1 and a new access onto Sky End Lane created to serve plots 2 and 3.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
84/NFDC/26182 Erection of a dwelling and garage and construction of a pedestrian/vehicular access.	15/05/1984	Refused	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV2: The South West Hampshire Green Belt

Policy ENV3: Design quality and local distinctiveness

Policy ENV4: Landscape character and quality

Policy HOU1: Housing type, size, tenure and choice

Policy HOU2: Affordable housing

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy IMPL3: Monitoring

Strategic Site 8: Land at Hordle Lane, Hordle

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR5: Meeting our housing needs

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Hordle Village Design Statement

SPD - Parking Standards

SPD - Air Quality in New Development. Adopted June 2022

Ecology and Biodiversity Net Gain – Interim Advice and Information Note (July 2021)

Relevant Advice

NPPF Para.126: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF Para.130: The National Planning Policy Framework 2021 Chapter 12 "Achieving well designed places" requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Constraints

Tree Preservation Order: TPO/0014/18/A1

Plan Policy Designations

New Housing Land Allocations
Green Belt
Built-up Area

6 PARISH COUNCIL COMMENTS

Hordle Parish Council

Par 4 - we recommend refusal.

The Parish Council considers this application to be over-development of the plot, with large dwellings having relatively little amenity/ garden space.

The Council also considered the cramped design of the scheme to be out of character with the rural street scene.

In addition, the field is prone to flooding in the winter months which has a knock-on effect to the Sky End Lane and the Council is also concerned about the removal of the beech hedgerow and the effect of this on the ecology of the area.

The narrowness of the lane is also a concern, particularly given the limited parking/ turning area for each plot which could cause overspill parking.

The Parish Council requests this application be refused.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Ecologist

Objection - 'I would therefore currently object to the application, the PEA supporting the application provides an approach for a precautionary method of working with respect to dormice, however, given the high likelihood of their presence I do not think that this alone is sufficient.'

HCC Highways

The Highway Authority have no objections to this application. Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the works on the Highway.

HCC Children's Services

Require the provision of a contribution towards the provision of additional school places.

NFDC Tree Team

No Objection Subject to Condition(s)

NFDC Policy officer

' It is confirmed that whilst the site is within the Built Up Area boundary and outside of the Green Belt designation, it is within the allocation boundary for Strategic Site SS8 'Land at Hordle Lane, Hordle'. Therefore, it will need to take account of the relevant requirements specifically set out in Policy SS8 as well as other policies contained in the Local Plan that relate to the Strategic Sites.'

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Thirty nine representations were received from third parties, of which:

For: 1

Against: 38

Grounds for objecting to the application include:

- overdevelopment
- out of character/not in-keeping with surrounding area
- detrimental in terms of Highway safety
- generation of additional traffic
- adverse wildlife impacts
- impact on trees
- insufficient local school and other infrastructure
- drainage issues in winter
- sewage system capacity concerns
- noise, air and light pollution
- adverse impact on adjacent campsite
- no affordable housing provision
- piecemeal development, not considered as a whole with wider proposals

10 PLANNING ASSESSMENT

Principle of Development

The land forms part of the wider Strategic Site allocation set out under policy SS8 (Land at Hordle Lane, Hordle) of the adopted Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.

Policy SS8 allocates the Land at Hordle Lane, central Hordle (as shown on the Policies Map) for residential development of at least 160 homes and public open space, dependent on the form, size and mix of housing provided.

The master planning objectives for the site, as illustrated in the Concept Master Plan, are to create a sympathetic village development whilst maintaining a clear visual separation between the two halves of Hordle by:

- a. Enhancing land along the stream and tree belt that forms the western boundary of the site (designated Green Belt and outside the settlement boundary) as a natural recreational greenspace area and wildlife corridor, incorporating sustainable drainage measures to manage water course flood risks and surface water run-off.
- b. Provision of a north-south pedestrian access through the site, including from Stopples Lane connecting to Everton Road and Strategic Site 9: Land east of Everton Road via the public right of way at the northern site boundary.
- c. Orientating development in the northern half of the site towards the main recreational greenspace with access from Hordle Lane, providing opportunities for pockets of higher density development within a village setting.
- d. Protecting and enhancing the rural character of Hordle and Vicarage Lanes through the location of open greenspace, appropriate access and crossing points as well as additional hedgerow and tree planting.
- e. Providing homes with gardens at a density appropriate to the rural settlement edge in the southern area of the site, with primary access off Hordle Lane and secondary access from Vicarage Lane.
- f. Define a high quality rural and Green Belt edge to the village along Sky End Lane to soften the transition to open countryside designated as Green Belt.

The proposal relates to a relatively small part of the wider SS8 allocation site, constituting a parcel of land of approximately 0.27 hectares situated adjacent (on the north side) to Sky End Lane in Hordle.

It is set out within the introductory supporting text to all the strategic site allocations (Local Plan Part One) and in particular that set out at 9.36 to 9.38 expects that piecemeal development should be avoided and at the very least such smaller parcels of a strategic site that may come forward separately are treated as part of that overall site and should contribute proportionately to the stated requirements of the SS8 policy.

Within the adopted Local Plan, Site Concept Master Plans have been prepared for each Strategic Site Allocation to demonstrate how the identified minimum number of homes can be accommodated in a manner compliant with the Local Plan policy requirements and standards, including the provision of natural recreational greenspace for habitat mitigation and the provision of public open space etc.

The Site Concept Master Plans are informed by a landscape assessment and consideration of biodiversity potential, they illustrate how development can fit its landscape (or townscape) context and deliver a net environmental gain (subject to appropriate detailing and implementation).

It is important in this case to note that the development of the parcel of land forming the application site could only be considered acceptable in principle where it accords with the provisions, aims, objectives and requirements of Policy SS8 and relevant associated policies - otherwise, the proposal could not be considered to be acceptable in principle.

Coordinated development

The adopted local plan makes clear that applications for the piecemeal development of smaller parts of larger strategic sites are unlikely to meet the requirements of a Strategic Site Allocation policy unless they clearly demonstrate:

1. How they form part of a coherent overall scheme in design terms, based on either the Strategic Site Allocation Policy Site Concept Master Plan, or on an alternative master plan for the site as a whole. Jointly prepared master plan frameworks or Design and Access Statements, and equalisation arrangements for the provision of infrastructure and services and land for habitat mitigation that are agreed with the other site interests will help to demonstrate a coordinated approach.
2. That access arrangements for the application site are coherent for the strategic site as a whole, and will be permeable in relation to access and movement for the site as a whole, including for road traffic, without the imposition of ransom strips; and
3. How the site would make a proportionate contribution to the facilities, services, infrastructure, open space and recreational habitat mitigation requirements of the allocation site as a whole. This may necessitate the provision of land for, and must not prejudice the delivery and implementation of, the infrastructure, facilities, open space and habitat mitigation that is necessary for the Strategic Site Allocation as a whole as well as for the development site itself.

As the proposal would constitute a piecemeal form of development, in accordance with criterion 3 (above), then any development of the land will need to make proportionate contributions and if not, the applicant would need to set out a convincing argument as to why these are not provided.

'Proportionate contributions' in this case would constitute:

- a pro-rata quantity of on-site affordable housing provision (i.e. 50% of dwellings to be affordable housing);
- a proportionate contribution towards any educational needs identified by Hampshire County Council with respect to education provision;
- the proportionate provision of on-site Public Open Space (POS - formal, informal and play);
- the provision of on-site Alternative Natural Recreational Greenspace (ANRG) in accordance with the provisions and requirements set out within saved Core Strategy policies CS7 and local plan policy ENV1.

With respect to ANRG and POS provision, policy ENV1 requires 8ha per 1000 population - for the proposed development (3 x 4 bed houses = 11.25 people) this would equate to 1,200 sq.m (0.12ha) of ANRG and POS to be provided within the application site. However, this would still not accord with the requirements of the Council's Mitigation for Recreational Impacts on New Forest European sites Supplementary Planning Document (SPD) which seeks to mitigate the recreational pressures arising from residential development within the NFDC Plan Area which would otherwise have a potentially harmful impact on the internationally important nature conservation sites within the New Forest.

The Mitigation for Recreational Impacts on New Forest European sites Supplementary Planning Document (SPD) provides guidance explaining the principles for how alternative natural recreational greenspace and open spaces should be designed as an integral part of a development site (set out in Appendix 4 of the SPD).

The SPD also includes requirements in respect of the dimensional criteria for ANRG spaces, whereby the ANRG main space should be spacious enough to offer a sense of being in the countryside, at least part of the provision should consist of a space (or extend an existing qualifying green space) of at least 120m across in all directions i.e. a 60m radius can be drawn on it without undue interference from other uses or development.

ANRG on smaller sites within a larger strategic site

The supporting text to Policy ENV1 sets also out for situations where ANRG is proposed on smaller individual sites within a larger strategic site, to ensure that the delivery of ANRG is co-ordinated and concurrent with the overall housing delivery of the site. This will involve an appropriate design solution and enforceable landowner agreements being in place relating to the quantum, location and timing of mitigation provision.

The application site constitutes a small parcel of land on the southern periphery of the SS8 allocation. It is within the area identified for 'Residential' development (as detailed within the Concept Master Plan and is bounded on the north by a much wider area of allocated 'Residential' land, the primary access to which is shown as being from Vicarage lane to the north east.

The application site would be accessed directly via Sky End Lane to the immediate south, via three separate private accesses. Should the remainder of the SS8 Residential allocation to the immediate north come forward as envisaged in the Concept Master Plan, the rear (north) boundaries of the three proposed dwellings would back directly onto adjoining new residential development with no public or other internal connectivity between the application site and the adjoining development.

In these respects there would appear to be no feasible prospect of the current application being capable of delivering proportionate contribution(s) with respect to public open space, play or alternative natural recreational greenspace (ANRG) in accordance with the requirements of ENV1 and the requirements and dimensional criteria for ANRG set out within the Council's Mitigation for Recreational Impacts on New Forest European sites Supplementary Planning Document (SPD).

Thereby, the proposed development would fail to achieve an appropriate form of coordinated development and would not form part of a coherent overall scheme in design terms, based on the Strategic Site Allocation Policy SS8 Site Concept Master Plan.

Additionally, the proposal would not make a proportionate contribution to the facilities, services, open space and recreational habitat mitigation requirements of the allocation site as a whole, contrary to the provisions of chapter 9 of the adopted Local Plan 2016-2036 Part One: Planning Strategy and the Council's Mitigation for Recreational Impacts on New Forest European sites Supplementary Planning Document (SPD - adopted 5th May 2021).

Affordable housing provision

Whilst the application is for 3 new dwellings and would (in isolation) be beneath the threshold of 11 dwellings that is set out as a trigger for the provision of affordable housing (as defined within local plan policy HOU2), in this case the proposal forms part of the wider strategic site allocation of at least 160 homes and public open space at Land at Hordle Lane, Hordle (policy SS8). Consequently, the development

should make a proportionate contribution towards the provision of affordable housing across the whole site allocation at the rate of 50%, in accordance with HOU2.

The application as submitted is for 100% market housing and consequently would fail to make appropriate provision in respect of affordable housing, contrary to the requirements of policies HOU2 and IMPL1 of the adopted Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.

The Coal Yard planning approval

The applicant has made reference to planning approval which was granted in August 2020 for the construction of 10 (open market) dwellings with associated parking, access and landscaping on land at The Coal Yard, Vicarage Lane (application reference 19/10007) and seeks to draw parallels between that approved scheme and the current application, as both sites are within the wider SS8 strategic site allocation.

The Coal Yard development did not provide affordable housing or POS/ANRG or other proportionate contributions with regard to the provisions of local plan policy SS8 - however, the Coal Yard site application fundamentally differs from the current application as the site constitutes previously developed land (PDL). In this respect it does not need to rely on the SS8 site allocation to any degree to be considered acceptable in principle and was capable of coming forward in isolation and separately from the main allocation as a stand alone development.

In contrast, in the absence of the SS8 strategic site allocation, the current application site would constitute undeveloped land in the countryside and Green Belt whereby new development would be unacceptable in principle - unless it is accordant with the provisions and policy requirements of the strategic site policy SS8.

Housing Land Supply

The Council cannot demonstrate a five-year supply of deliverable housing land and the Council Planning Policy team is currently engaging with developers in order to produce an updated five-year housing land supply figure that takes into account last year's delivery of new homes along with the latest information about sites coming forward. It is anticipated this will be published later in 2022 and will be the formal position of the Council. However, it is anticipated that the updated housing land supply position will remain below the required 5 years.

In such circumstances the NPPF (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be accorded in the overall planning balance to the provision of new housing (and affordable housing).

However, in the case of this application the proposal is for a very modest level of housing provision and it is considered the fundamental discordance with the primary policy requirements of policy SS8 in respect of achieving coordinated development weighs against the proposal.

Scale, design, materials and impact on the surrounding area/countryside

The three proposed dwellings are considered to be of a scale, layout and design that is appropriate to the character of the surrounding area. The proposed dwellings are

of good quality individual design and, taking into consideration the wider context of the application site (forming part of the strategic site allocation for at least 160 homes), are considered to be of an appropriate density and would be provided with a proportionate amount of outdoor amenity space.

By reason of the layout of the proposed dwellings, being set back relative to the southern boundary with Sky End Lane, and retaining established hedgerows (save for the creation of new access points) and trees, it is considered the proposals would appropriately preserve the existing rural character of Sky End Lane and the character of the wider surrounding green belt and countryside.

Amenity considerations

The application proposes three detached dwellings sited approximately centrally within proportionate plots. By reason of the separation distances (both internally within the proposed development and externally relative to the closest neighbouring properties) and general relationships between the proposed dwellings and the adjoining dwellings and uses, it is considered the proposed development would not result in adverse or undue amenity impacts such as overlooking, overshadowing etc.

Access, parking and Highway safety

Hampshire County Council (HCC) is the relevant Highway Authority for the area and have provided the following consultation advice:

'The Highway Authority have no objections to this application. Furthermore, it is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the works on the Highway.'

The proposals meet the required levels of on-site parking provision for the proposed development (as set out within the adopted NFDC Parking Standards SPD) of 3 on-plot car parking spaces and 2 cycle spaces for each 4 bed dwelling.

Consequently, notwithstanding concerns raised by the parish council and in third party representations, it is considered the proposed development would be provided with a suitable form of access, parking and turning facilities and would not be prejudicial in terms of Highway safety.

Flood risk

The application site is not within Environment Agency Flood Zones 2 or 3 and is not identified as being at risk of flooding within the New Forest Strategic Flood Risk Assessment (NFSFRA).

It is considered that third party concerns with respect to potential surface water flooding during the winter months could be satisfactorily addressed (via a planning condition) by the provision of a suitable and appropriately designed surface water drainage system (SuDS) that is designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and making additional provision to ensure there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Ecology, habitat mitigation and off-site recreational impact

The application is supported by an Ecology Assessment report which has been considered and assessed by the Council's Ecologist. The Council's Ecologist objects to the application on the grounds that insufficient safeguarding and mitigation has been proposed for Dormice - a legally protected species in the United Kingdom under Schedule 5 of the Wildlife and Countryside Act (WCA) 1981 (as amended); this legal protection was strengthened in 2000 by the Countryside and Rights of Way (CRoW) Act 2000 in England and Wales.

Under Schedule 12 of this Act, it is an offence to intentionally or recklessly damage, destroy or obstruct access to any structure used by hazel dormice for shelter or protection or to disturb an animal whilst occupying such a structure.

It is an offence to:

- Intentionally or deliberately kill, injure or capture a hazel dormouse;
- Damage, destroy or obstruct access to any structure or place used for shelter or protection by a hazel dormouse; and / or
- Deliberately disturb a hazel dormouse while it is occupying a structure or place which it uses for that purpose

The Council's Ecologist advises that a European Protected Species Licence (EPSL) from Natural England (NE) is required for any development works that would affect dormouse or dormouse habitat (e.g. hedgerows or scrub) where the species is known to be present, as would be the case for this development.

In the absence of a satisfactory scheme for mitigating impacts on the hazel dormouse the proposal fails to accord with the provisions of saved local plan policy DM2 (Nature conservation, biodiversity and geodiversity) which states that proposals for development which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, will not be permitted unless their protection can be adequately secured.

Habitat Mitigation

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to provide an proportionate level of on site ANRG (in respect of Infrastructure impacts/mitigation) and enter into a Section 106 legal agreement (or unilateral undertaking) to secure a habitat mitigation contribution(s) (in respect of non-infrastructure mitigation) in accordance with the Council's Mitigation Strategy which secures the required habitat mitigation contributions, as detailed in the section below.

Nitrate neutrality and impact on Solent SAC and SPAs

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. Natural England has now raised this with the Council and other Councils bordering the Solent catchment area and has raised objections to any new application which includes an element of new residential overnight accommodation unless nitrate neutrality can be achieved or adequate and effective mitigation is in place prior to any new dwelling being occupied.

To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites.

The Council has a policy in its Local Plan, which seeks to safeguard against any adverse impact and that suitable mitigation is in place to avoid any harmful impact on sites of importance for nature conservation.

An Appropriate Assessment as required by Regulation 63 of the Habitat Regulations has been carried out, which concludes that the proposed project would have an adverse effect due to the additional nitrate load on the Solent catchment. As the Competent Authority, NFDC considers that there needs to be a mitigation project to provide this development with a nitrate budget. For this reason, a Grampian-style Condition can be imposed and a further Appropriate Assessment carried out on discharge of this condition.

Managing air quality

Since July 2020 the Council is required to ensure that impacts on international nature conservation sites are adequately mitigated in respect of traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia). Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations.

A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring.

A financial contribution is required (to be provided by the applicant via S106 or unilateral undertaking) towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site.

On site Biodiversity Net Gain (BNG) and protected species

In accordance with the Council's Ecology and Biodiversity Net Gain – Interim Advice and Information Note (July 2021), the applicant has detailed (within the submitted Ecology Assessment report) appropriate measures for the enhancement of local biodiversity to provide an appropriate level of biodiversity net gain (BNG) for the proposed development.

Developer Contributions

If the development were to be approved, as part of the development, the following would need to be secured via a Section 106 agreement or unilateral undertaking:

- Infrastructure contribution - not applicable as should be on site ANRG
- Non-infrastructure contribution of £2,997
- Bird Aware Solent contribution of £2,592
- Air quality monitoring contribution of £273

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

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	663	0	663	663	£80/sqm	£67,728.00 *

Subtotal:	£67,728.00
Relief:	£0.00
Total Payable:	£67,728.00

11 CONCLUSION

The proposed development is unacceptable in principle as it would fail to achieve an appropriate form of coordinated development as part of the wider strategic site allocation and would not form part of a coherent overall scheme in design terms, based on the Strategic Site Allocation Policy SS8 Site Concept Master Plan.

Additionally, the proposal would not make a proportionate contribution(s) to the facilities, services, open space and recreational habitat mitigation requirements of the allocation site as a whole, contrary to the provisions of chapter 9 of the adopted Local Plan 2016-2036 Part One: Planning Strategy and the Council's Mitigation for Recreational Impacts on New Forest European sites Supplementary Planning Document (SPD - adopted 5th May 2021).

The application as submitted is for 100% market housing and consequently would fail to make appropriate provision in respect of affordable housing, contrary to the requirements of policies HOU2 and IMPL1 of the adopted Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.

In the absence of a satisfactory scheme for mitigating impacts on the hazel dormouse the proposal fails to accord with the provisions of saved local plan policy DM2 (Nature conservation, biodiversity and geodiversity) which states that proposals for development which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, will not be permitted unless their protection can be adequately secured.

In the absence of appropriate on-site provision (i.e. ANRG and POS) and off-site contributions (i.e. Access Management and Monitoring) the proposed development fails to make provision that appropriate mitigation measures are in place to ensure that the proposed development (either alone or in combination with other plans or projects) does not have an adverse effect on the integrity of internationally designated sites. In these respects the proposed development is discordant with the requirements of the Council's Mitigation for Recreational Impacts On New Forest European Sites SPD.

In the absence of the provision of an appropriate contribution towards the provision of additional school places that would be generated by the development, the impact of the development on the existing infrastructure is not sufficiently mitigated and thereby the development is contrary to the provisions of local plan policy IMPL1.

12 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. The proposed development of this small element of the larger allocated Strategic Site does not achieve the coordinated approach that is required to deliver a sustainable, high quality form of development. Furthermore, this piecemeal approach to delivering housing, would prejudice the delivery of the necessary on site mitigation and facilities that are essential to delivering the allocation's full housing potential.

The proposal is thereby considered contrary to the provisions of policy IMPL1 of the adopted Local Plan 2016-2036 Part One: Planning Strategy and the Council's Mitigation for Recreational Impacts on New Forest European sites Supplementary Planning Document (SPD - adopted 5th May 2021).

2. The proposed development, forming part of the wider strategic site allocation of at least 160 homes and public open space at Land at Hordle Lane, Hordle (policy SS8), would fail to make appropriate provision in respect of affordable housing, contrary to the requirements of policies HOU2 and IMPL1 of the adopted Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.
3. In the absence of appropriate on-site provision (i.e. ANRG and POS) and off-site contributions (i.e. Access Management and Monitoring) the proposed development fails to make provision that appropriate mitigation measures are in place to ensure that the proposed development (either alone or in combination with other plans or projects) does not have an adverse effect on the integrity of internationally designated sites.

In these respects the proposed development is discordant with local plan policy ENV1 and the requirements of the Council's Mitigation for Recreational Impacts On New Forest European Sites SPD.

4. In the absence of a satisfactory scheme for mitigating impacts on the hazel dormouse the proposal fails to accord with the provisions of saved local plan policy DM2 (Nature conservation, biodiversity and geodiversity) of the Local Plan Part 2: Sites and Development Management, which states that proposals for development which would adversely affect species of fauna or flora that are protected under national or international law, or their habitats, will not be permitted unless their protection can be adequately secured.
5. In the absence of the provision of an appropriate contribution towards the provision of additional school places that would be generated by the development, the impact of the development on the existing infrastructure is not sufficiently mitigated and thereby the development is contrary to the provisions of local plan policy IMPL1.

Further Information:

Warren Simmonds

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New Forest DISTRICT COUNCIL

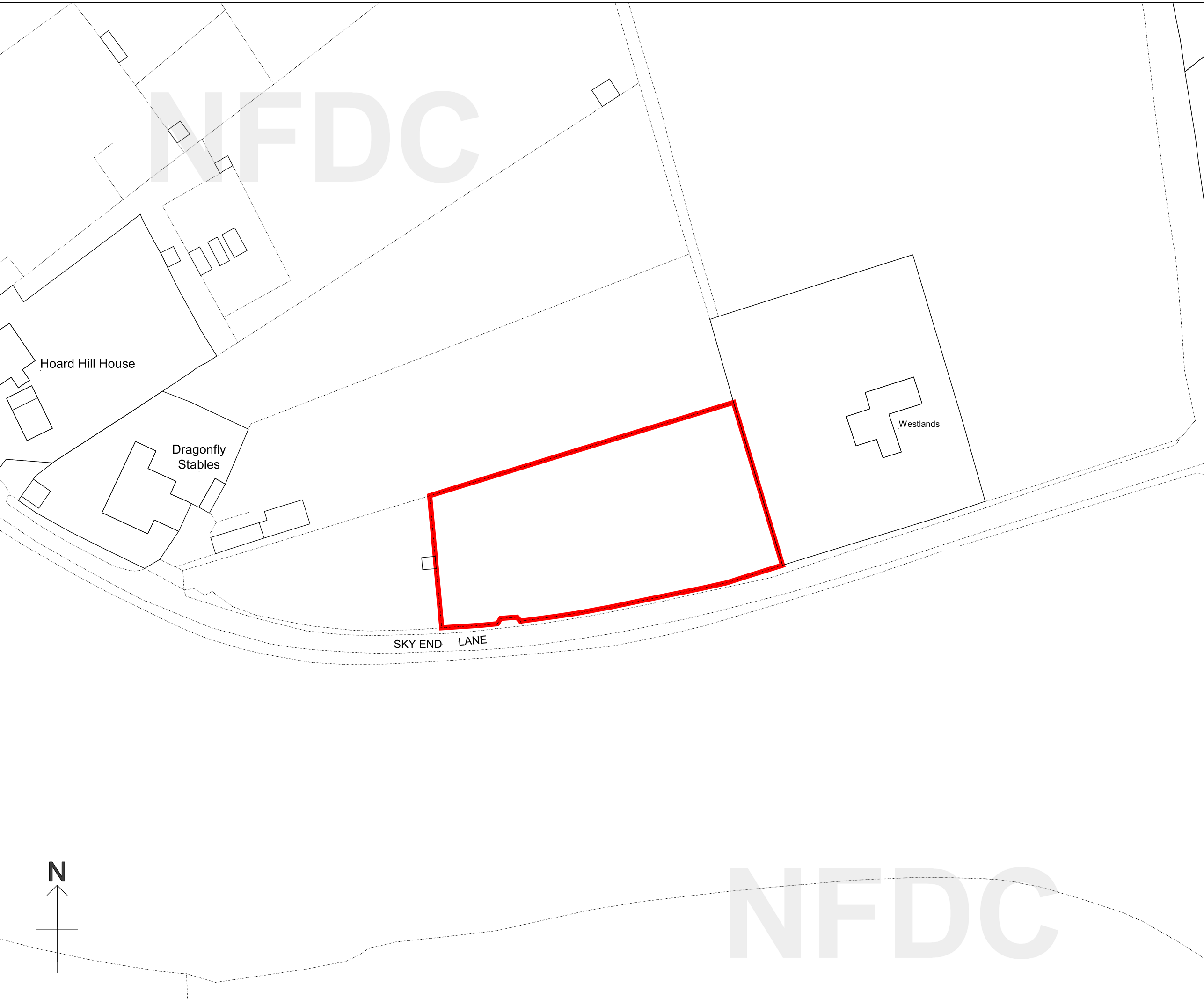
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PLANNING COMMITTEE

July 2022

LAND ADJACENT WESTLANDS
SKY END LANE
HORDLE SO41 0HG
22/10382



Scale 1:1250

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