

Application Number: 22/10746 Full Planning Permission

Site: 9A BELSTONE ROAD, TOTTON SO40 8DY

Development: Construction of four houses with associated access, parking and landscaping; demolition of the existing building

Applicant: Mr & Mrs Radford

Agent: Spruce Town Planning Ltd

Target Date: 19/08/2022

Case Officer: Warren Simmonds

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Landscape impact and trees
- 4) Highway safety, access and parking
- 5) Residential amenity
- 6) Air quality
- 7) Ecology

This application is to be considered by Committee due to the PAR4 recommendation of refusal received from Totton and Eling Town Council.

2 SITE DESCRIPTION

The application relates to number 9A Belstone Road, Totton. The site currently consists of a detached two storey dwellinghouse of traditional construction.

The house occupies a generous corner plot whereby the residential curtilage extends to approx. 928 sq.m (0.1 ha). The site has an existing vehicle access point onto the turning head at the end of Belstone Road and has neighbouring dwellings to the north and east.

To the west is a stream/ditch with a belt of trees and a cricket ground beyond. To the south is the Weymouth to London main railway line. The site is level and does not contain any significant landscaping.

3 PROPOSED DEVELOPMENT

The application seeks planning permission to demolish the existing building and construct two pairs of semi-detached houses (3x 3-bed and 1x 2-bed) with associated access, parking and landscaping.

The application therefore proposes a net increase of 3 x dwellings within the site.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
80/NFDC/17142 Alterations and extension to living room, toilet/lobby and bathroom over.	24/07/1980	Granted Subject to Conditions	Decided
XX/NFR/16763 Dwelling.	08/11/1972	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 ENV3: Design quality and local distinctiveness

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022

SPD - Parking Standards

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

Plan Area

Plan Policy Designations

Built-up Area

6 TOWN COUNCIL COMMENTS

Totton & Eling Town Council

The location of the development is at the end of a very small cul-de-sac, the addition of four new dwellings in this location is over-intensification. The increase of vehicle movements in and out of the road would impact local residents.

Whilst 7 parking spaces have been proposed, in line with parking standards, any additional off road parking would be limited. Whilst the dwellings would meet housing need overall the site would be over developed and cramped.

RECOMMENDATION - PAR4: We recommend REFUSAL, for the reasons listed.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Highways

No Highway objection. Informative re undertaking works to the Highway requested.

Environmental Health (Pollution)

Providing appropriate mitigation measures are implemented, it is expected that any noise impact from railway noise can be suitably controlled to within guideline levels and therefore a condition to this effect is requested.

NFDC Tree Team

No objection Subject to a condition

NFDC Ecologist

Preliminary Ecological Assessment received - results of further survey/monitoring in respect of Badgers being undertaken.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Twenty seven representations from third parties were received. All of the representations received were in objection to the proposal. Grounds for objection include:

- additional traffic generation
- disturbance to existing residents during construction
- insufficient space for construction traffic/vehicles
- overdevelopment/development too dense
- insufficient parking provision/exacerbation of existing parking issues in the road
- drainage concerns
- loss of the existing house as a characterful property
- design of proposed houses not in keeping with surrounding area
- overlooking/loss of privacy

For: 0

Against: 27

10 PLANNING ASSESSMENT

Principle of Development

The site is within the designated 'built-up' area of Totton, where development can be considered acceptable in principle, subject to accordance with the relevant policies of the Local Plan and relevant local and national planning policy guidance, however

the benefits of any proposal in terms of new housing provision must be carefully weighed against any potential harm caused.

Policy STR3 of the adopted Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the New Forest National Park sets out the strategy for locating new development and aims 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 as the focal points of commercial activity and community life, and as safe, attractive and accessible locations to use and visit.

Policy STR4 provides a settlement hierarchy which identifies three tiers of settlements and sets out the nature and scale of development that would be appropriate for each type of settlement. Totton is identified as a tier (i) Town which offers access to a wider range of employment, facilities and services. Tier (i) Towns are identified as being the most sustainable locations for large-scale residential, retail, leisure, cultural and business development to improve their self-containment and to support and consolidate their local service offer.

In these respects, the proposed development is considered acceptable in principle, subject to accordance with the other relevant policies of the Development Plan and other relevant local and national planning policy and other guidance (as considered further below).

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

Adopted local plan policy ENV3 deals with Design quality and local distinctiveness and requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

In particular, ENV3 requires that new development will:

- i. Create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features; and
- ii. Avoid unacceptable effects by reason of visual intrusion or overbearing impact, overlooking, shading, noise and light pollution or other adverse impacts on local character or residential amenity;

Belstone road is a residential cul-de-sac comprising 12 mostly early-mid twentieth century dwellings of a variety of forms and designs, including detached and semi-detached. Number 9a is a detached two storey house that has a more narrow profile than is typical of other dwellings on the road. The existing house is of generally pleasant appearance, is occupied and appears to be in good condition, but it is not considered to be of such architectural or other heritage related merit as to warrant preservation in its own right, nor is it considered intrinsic to the existing character of the surrounding street.

The demolition and removal of the existing house is required to facilitate a suitable and appropriate width and form of access to the relatively generous garden curtilage (extending to approx. 928 sq.m (0.1 ha) within the site.

The proposed redevelopment of the site consists of the construction of two pairs of semi-detached houses (3x 3-bed and 1x 2-bed) with associated access, parking and landscaping. The proposal therefore constitutes a net increase of 3 x dwellings within the site.

From the perspective of the existing street scene in Belstone Road, the new dwellings would be set well back from the road (by approx. 20 metres) and would as a consequence not be prominent visually. The proposed new dwellings would be of traditional construction and appearance, being of two storey form with brick and render facing elevations under tiled roofs.

The proposed development will provide an access driveway to the front (north) from Belstone Road with 8 parking spaces and a hard-surfaced turning area bounded with areas of landscaping and planting either side of the entrance point and within the site frontage as indicated in the proposed plans.

The form and scale of the proposed dwellings is considered appropriate relative to the size/area of the site and would not be discordant with the scale and character of existing dwellings within the surrounding area.

Each of the four proposed dwellings would be provided with associated parking at the front and a proportionate area of private garden/outdoor amenity space at the rear (south).

The proposed redevelopment of the site is considered to constitute an appropriate form of development having regard to the area of the site and the relationship and impact(s) on the character of the surrounding area.

Landscape impact and trees

The site as it currently exists forms the garden of number 9a Belstone Road. The site is a corner plot extending to the south and west and is notably significantly larger than other residential curtilages within Belstone Road. The site is generally flat, sloping gradually to the south, and grassed with an area of patio to the immediate rear of the house. The boundaries consist of timber panel fencing to the eastern side boundary (with number 9), post and wire fencing that is behind hedging and trees to the south and west boundaries. The partial northern boundary with the side garden of number 10 Belstone Road is a timber panel fence, beyond which there is a mature Laurel hedge.

Beyond the southern boundary is the railway line. Beyond the western boundary is a wide ditch and the Totton and Eling Cricket Club ground with very large mature trees to the immediate west of the site (see Tree officer comments below).

By reason of the well screened nature of the application site, it is considered the proposed development would not have adverse landscape/visual amenity within the wider surrounding area.

Trees

The Council's Tree officer has visited the site and assessed the proposals with respect to potential impacts on trees. her assessment is as follows:

'There are no trees within this site that are considered a constraint to development. However, off site, adjacent to the western boundary is a linear group of trees that mainly consist of Oaks that do contribute to the verdant character of the area.

To support this application the Alderwood Consulting Ltd, Arboricultural Impact Assessment Report Ref: D2213AIAa dated 7th June 2022 has been submitted. This shows the trees to the west of the site are on the opposite side of a drainage ditch.

This will impact the root distribution and spread of these trees and is likely to act as a root barrier. It is unlikely there will be significant roots from these trees encroaching the site and therefore there is no requirement for specialist foundations or surfaces within the site. The submitted Tree Protection Plan AC01a shows the location of the tree protection fencing along the site boundary. This should act as sufficient protection for the trees.

The mature trees are to the west of the proposed dwellings, the gardens to the proposed properties will be south facing and therefore the trees should not unduly shade the site. However, it is feasible to the branches from the Oak trees will encroach the site and parking areas proposed in the north west corner. There could be future conflict with trees dropping debris, such as leaves, small twigs, acorns and sap on vehicles. To prevent conflict between residents and the trees use of car ports is recommended.

Overall, I have no objections on tree grounds subject to the conditions below.'

Highway safety, access and parking

Parking

Belstone road is a residential cul-de-sac comprising 12 dwellings. The cul-de-sac is accessed via its junction with the A336 Ringwood Road at its northern end.

The application proposes the demolition and removal of the existing house to facilitate a suitable and appropriate width and form of access to the site. The proposed development will provide an access driveway to the front (north) from Belstone Road with 8 parking spaces and a hard-surfaced turning area bounded with areas of landscaping and planting either side of the entrance point and within the site frontage as indicated in the proposed plans.

Many of the concerns raised in third party representations and by the Town Council have regard to traffic generation, exacerbation of existing on street parking issues within Belstone Road, and concerns with regard to the level of parking provision proposed within the site. However, the proposed development would provide 8 parking spaces, which is in excess of the Council's recently adopted revised Parking Standards SPD (adopted 6th April 2022) makes a requirement for 7.2 shared on-site parking spaces for a development of 1 x two bed and 3 x three bed dwellings.

The proposed development is thereby accordant with the Council's recently revised adopted parking standards.

Highway safety

Other concerns have been raised in respect of Highway safety and the potential for issues relating to traffic movements within Belstone Road and at the junction with Ringwood Road.

Hampshire County Council Highways (as Highway authority) have been consulted on the application and, following confirmation of the dimensions of the proposed new access to the site, are content to raise no Highway objection to the proposal.

As the development meets the required on-site parking standards and has received a consultation response of no Highway objection from the Highway authority, the proposal is considered acceptable in terms of Highway safety, access and parking provision.

Matters of potential disruption during the construction period can be addressed via the agreement of a Construction Environment Management Plan (CEMP) by condition.

The provision of EV charging points and cycle storage facilities for the development in accordance with local plan policies ENV2 and ENV3.

Residential amenity

The application proposes an increase in the number of dwellings within the site, therefore the impact(s) of the proposal on the amenity of the occupiers of existing neighbouring dwellings has been carefully considered. The closest neighbouring dwellings are at number 9 Belstone Road to the immediate east and number 10 Belstone Road to the immediate north.

Number 9 Belstone road

The neighbouring house at 9 Belstone Road is a detached two storey dwelling that is separated from the existing house at 9a by a narrow gap of approx. 1 metre. Number 9 does not have any doors, windows or other openings within its west facing side elevation. The rear garden of number 9 is separated from the application site by a timber panel fence of approx. 1.6m height. The rear garden of number 9a slopes gradually away to the south.

The proposed new dwellings consist of 2 x pairs of two storey semi-detached houses that are set back within the site by approximately 20m from the road and are therefore set to the rear of the line of existing houses along the south side of Belstone Road. Consequently there is a sensitivity with respect to the potential for overlooking of the rear elevations and rear gardens of number 9 and other properties along the south side of Belstone Road from front (north facing) first floor windows and east facing side first floor windows - in particular from the closest proposed new dwelling (plot 4).

Plot 4 has been designed to be of smaller scale than the other three proposed units, with a subservient roof height (eaves and ridge) and only a single small casement window within the east facing side elevation at first floor level. this window is to be obscure glazed (secured by a condition) and serves a bathroom.

The front facing first floor window of plot 4 serves a bedroom. This window is relatively small and is set away from the eastern side of the building, so that views from this window would be primarily towards the front parking area and access to the site. However, there would be a potential view at an acute angle from this window towards the rear facing elevation of number 9. To address this and to protect the amenity of the occupiers of number 9, an amended window design has been submitted (drawing reference PL03_REV A) whereby the casement window has been amended to an 'oriel' style window with a triangular outward projection so that the north east facing glazing (i.e. that orientated towards the rear of number 9) is obscure glazed in perpetuity (to be secured by a planning condition).

In all other respects, it is considered that by reason of the distance, orientation and general relationship between the proposed development (and with particular regard to proposed plot 4), the proposed development would not have undue adverse impacts on the amenity of the occupiers of number 9, or other adjacent houses to the east.

Number 10 Belstone Road

The application site has a boundary with the side garden of number 10 (constituting the majority of the northern boundary of the application site). The boundary consists of a timber panel fence and (on the side of number 10) a mature Laurel hedge.

The existing detached single storey garage building within the application site is to be demolished and the area of the south of the shared boundary is to be set out to provide parking and turning for the application site as detailed in the proposed drawings.

Of the proposed new dwellings, plots 1 and 2 would be located directly to the south of the curtilage of number 10. The distance between the front facing elevations of plots 1 and 2 and the side boundary with number 10 would be approximately 12 metres and the distance between the proposed plots 1 and 2 and the south facing side elevation of the house at number 10 would be approximately 22 metres.

By reason of the distance, relationship and the presence of existing substantial boundary screening between the application site and number 10 Belstone Road, it is considered the proposed development would not result in undue adverse impacts on the amenity of the occupiers of number 10, such as overlooking or overshadowing.

Air quality

The Council's 'Air Quality in New Development' Supplementary Planning Document (SPD) was adopted on 1 June 2022. To make development acceptable the Council will expect mitigation measures to be implemented by the applicant to reduce emissions to air from all proposed development.

The SPD provides guidance on when an Air Quality Assessment will be needed to support a planning application and what the assessment needs to address. It also confirms when an Air Quality Statement is required. Where necessary to enable development to take place, appropriate mitigation measures will be required, the document contains suggested mitigation measures.

In the case of an application for less than 10 dwellings, an air quality statement rather than an air quality assessment will be required. The air quality statement should include a statement confirming 3 mitigation measures to be implemented as part of the development from the list detailed in Appendix 1. In this case, an air quality statement can be required to be submitted via a planning condition.

Ecology

Habitat Mitigation

a) Managing Recreational Impact

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives.

The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that the adverse impacts would be avoided if the planning permission were to mitigate its impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. In this case, an appropriate mitigation contribution could be secured through a S106 legal agreement or a Unilateral Undertaking.

b) Nitrate neutrality and impact on the Solent SPA and SACs

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 have now raised this with the Council and other Councils bordering the Solent catchment area and have 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 consider 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 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. An appropriate contribution can be secured through a S106 legal agreement or a Unilateral Undertaking.

Biodiversity net gain

As from 7th July 2020 the Council has sought to secure the achievement of Biodiversity Net Gain (BNG) as a requirement of planning permission for most forms of new development in accordance with Policy DM2.

The applicant has submitted a Preliminary Ecological Assessment (Ecosupport, dated 24th August 2022) within which a scheme of mitigation and enhancement measures to provide BNG is provided. The scheme of mitigation and enhancement for BNG is considered acceptable and in accordance with the Council's Ecology and Biodiversity Net Gain – Interim Advice and Information Note and can be secured by a planning condition.

Developer Contributions

As part of the development, the following will be secured via a Section 106 agreement or unilateral undertaking:

- Infrastructure contribution of £14,964
- Non-infrastructure contribution of £2,215
- Bird Aware Solent contribution of £2,033
- 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	364.4		364.4	364.4	£80/sqm	£37,224.86 *

Subtotal:	£37,224.86
Relief:	£0.00
Total Payable:	£37,224.86

11 CONCLUSION

Subject to the provision of appropriate contributions with respect to habitats mitigation (to be secured via S106 or unilateral undertaking) and appropriate mitigation and enhancements on site for biodiversity net gain, the proposed development would provide an increase in the provision of houses in a sustainable town centre location in accordance with the adopted strategy and policies of the local plan. The proposal would not have adverse impacts on the character of the area or with respect to the amenity of neighbours.

The proposal accords with the Council's adopted parking Strategy SDP and would not have detrimental impacts with respect to Highway safety.

12 RECOMMENDATION

Delegated Authority be given to the Executive Head of Planning, Regeneration and Economy to **GRANT PERMISSION** subject to:

- i) the completion by the landowner of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure appropriate contributions with respect to habitats mitigation (as set out in the officer report to Committee), and
- ii) the imposition of the conditions set out below.

Proposed Conditions:

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

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

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

PL01 REV B (dated 09.08.22) AMENDED SITE LOCATION & BLOCK PLANS
PL03 REV A (dated 08.08.22) AMENDED FLOOR PLANS & ELEVATIONS
NOISE IMPACT ASSESSMENT
ARBORICULTURAL IMPACT ASSESSMENT
PRELIMINARY ECLOGICAL ASSESSMENT (Ecosupport, dated 24.08.22)

Reason: To ensure satisfactory provision of the development.

3. Before development commences above ground level, exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the development in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Before first occupation of the dwellings hereby approved, a scheme for the provision of infrastructure and facilities to enable the installation of charging points for electric vehicles to serve each new dwelling shall be submitted to the Local Planning Authority for its written approval. Thereafter, the development shall be implemented in full accordance with the approved details and thereafter retained.

Reason: In the interests of sustainability and to ensure that provision is made for electrical charging points in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest (outside of the National Park).

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

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

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

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

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

6. Before the development (any new dwelling) is first occupied, details of a scheme for the appropriate provision of cycle storage shall be submitted to and agreed in writing by the local planning authority. The approved cycle storage provision shall be provided for each dwelling prior to first occupation and shall thereafter be retained for its intended purpose at all times.

Reason: To ensure adequate cycle parking provision, and in the interests of sustainable development.

7. Before development commences above ground level, an air quality statement setting out a minimum of three mitigation measures (as detailed within Appendix 1 of the Council's Air Quality Assessments in New Development Supplementary Planning Document (SPD) shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the agreed air quality mitigation measures.

Reason: In the interests of amenity and public health, in accordance with the provisions of the Council's Air Quality Assessments in New Development SPD.

8. The development hereby permitted shall not be occupied until:

(a) A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the Local Planning Authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter; and

(b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

(c) The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

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

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

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

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

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

10. Development shall be carried out in accordance with the recommendations for biodiversity mitigation and opportunities for enhancement set out within Section 6 of the submitted Preliminary Ecological Appraisal (Ecosupport, dated 24th August 2022).

Reason: To ensure provision for biodiversity net gain for the development, in accordance with the Council's Ecology and Biodiversity Net Gain - Interim Advice and Information Note (July 2021).

11. Prior to construction (including demolition) commencing on the site, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust
- Noise Management Plan (NMP) including details of noise reduction measures, the type of equipment to be used and their hours of operation
- Details of waste management, including confirmation that no waste will be burnt on the site

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the agreed CEMP.

Reason: In the interests of public health and amenity, in accordance with the provisions of policies CCC1 and ENV3 of the local plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.

12. The development hereby permitted shall not be occupied until the spaces shown on plans PL 01 Rev.B for the parking of motor vehicles have been provided. The spaces shown on the above plans for the parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the approved dwellings at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

13. The trees/hedges on and adjacent to the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement (Alderwood Consulting Ltd, Arboricultural Impact Assessment Report, dated 7th June 2022).

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

14. The noise mitigation measures outlined within the submitted Noise Impact Assessment undertaken by Impact Acoustics Ltd (ref: IMP7166-1) in relation to the minimum performance values for glazing, ventilation, walls, ceilings, as well any boundary fencing, shall be implemented prior to first occupation and thereafter maintained as such at all times.

Reason: In the interests of amenity and in accordance with the provisions of policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the New Forest National Park.

15. The first floor bathroom window(s) on the east facing side elevation of plot 4 shall be:

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the window(s) shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

16. The north east facing glazing of the first floor bedroom window on the front (north) elevation of the approved plot 4 shall be permanently glazed with obscured glass (for the avoidance of doubt, this requirement does not apply to the north west facing glazing within this window).

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

September 2022

9A BELSTONE ROAD
TOTTON
SO40 8DY
22/10746

Scale 1:1250

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

