

Application Number: 22/10346 Full Planning Permission

Site: LAND REAR OF, 87-99 LONG LANE, HOLBURY
(PROPOSED LEGAL AGREEMENT)

Development: Erect 4 Flats and 1 house with associated parking

Applicant: Mr Joyner

Agent: Sanders Design Services Ltd

Target Date: 23/09/2022

Case Officer: James Gilfillan

Extension Date: 01/08/2022

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development
- 2) The impact on the character and appearance of the area
- 3) Residential amenity
- 4) Highway safety

This application is to be considered by committee due to the objection of the HSE.

2 SITE DESCRIPTION

The site is on the west side of Long Lane in the built-up area of Holbury. It is located to the rear of a parade of commercial units. There is a deep forecourt in front of the commercial units and a service road, parallel to Long Lane, serving the units.

The application site is a rear courtyard in use by some of the commercial units for parking, storage and access, though it appears largely informal and most have rear boundary enclosure. Vehicle access passes between the frontage buildings crossing the forecourt to join the Long Lane service road.

To the west is a church, the north residential properties on Holbury Drove and the south residential properties on Waltons Avenue. Planning permission has been granted for housing to the rear of the dwellings on Waltons Avenue.

On the opposite side of Long Lane is band of mature vegetation and trees along the boundary with Fawley Oil refinery. The commercial units are designated as a Local Shopping Frontage.

3 PROPOSED DEVELOPMENT

Erect 4 flats (1x2storey block of 2 bed flats) and 1 house, with associated parking, accessed via existing drive from Long Lane.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/10970 10 Flats (1 block of 6 and 1 block of 4 flats); associated parking	10/11/2021	Withdrawn by Applicant	Withdrawn
20/10105 Demolition of 18 Waltons Avenue to create access to land at rear for development of 5 dwellings	29/04/2021	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

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

Policy ENV3: Design quality and local distinctiveness

Policy HOU1: Housing type, size, tenure and choice

Policy IMPL1: Developer Contributions

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

Local Plan Part 2: Sites and Development Management 2014

DM18: Local shopping frontages in Marchwood, Blackfield, Holbury, Fawley, Milford on Sea, Hordle, Bransgore

Supplementary Planning Guidance And Documents

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

SPD - Air Quality in New Development. Adopted June 2022

Relevant Advice

NPPF 2021

Constraints

SSSI IRZ Waste

SSSI IRZ Water Supply

SSSI IRZ Rural Residential

SSSI IRZ Minerals Oil and Gas

SSSI IRZ Residential

SSSI IRZ Rural Non Residential

SSSI IRZ Wind and Solar Energy

SSSI IRZ Infrastructure

HSE Consultation Zone

Historic Land Use

Plan Area

Aerodrome Safeguarding Zone

SSSI IRZ Combustion

SSSI IRZ Compost

SSSI IRZ Discharges

SSSI IRZ All Consultations

Planning Agreement

SSSI IRZ Air Pollution

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: Express disappointment at not being able to be involved in identifying mitigation for the development to be secured within a S.106 agreement.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Ecologist: no objection subject to securing contributions to mitigate the effect of the development on protected habitats and conditions.

Environmental Health Contaminated Land: no objection subject to a standard condition regarding potential contamination

Environmental Health (Pollution): identifies potential sources of noise disturbance that have not been assessed, recommends a condition seeking a survey and mitigation as appropriate and secure a Construction Environmental Management Plan.

Southern Water: comment only

Health & Safety Executive: the site is in the consultation zone around Fawley refinery, due to the amount of the site straddling the 'inner zone', advise against granting permission, but should the LPA choose to support the application the matter would not be taken any further.

9 REPRESENTATIONS RECEIVED

None received.

10 PLANNING ASSESSMENT

Principle of Development

The site is in the built up area of Holbury, the principle of development is appropriate.

It is brownfield, previously developed land, close to services and facilities, public transport, community and leisure uses. The character of the area is predominately residential. Use of the site for residential development would be in accordance with the strategic intentions of STR3 and STR4. Significant weight should be applied to the benefits of securing development on such land.

The council is currently unable to demonstrate a 5yr supply of land for housing and the provision of 5 units, on a windfall site, would make a small contribution to addressing the shortfall. This would comply with the overall approach to the delivery of housing set out by STR5, particularly para iv.

The provision of housing has minor economic benefits during construction, due to its location adjacent to the local shopping frontage, it is highly likely to result in footfall and spend in those services.

The scheme would have environmental benefits of delivering housing in the urban area, close to services and facilities and public transport reduces reliance on the private car. Making use of previously developed land in the urban area protects the countryside and scenic beauty of the New Forest National Park.

The provision of small units in a sustainable location provides smaller, more affordable homes close to services supporting the social and community welfare of residents.

Proximity to Fawley Oil Refinery

The site straddles the inner and medium risk consultation zones around Fawley Oil Refinery. The scale of the scheme is below the density threshold accepted by the Health & Safety Executive, however more than 10% of the site is within the inner zone. Whilst none of the built form and residential accommodation is on the land in the inner zone the HSE maintain an objection.

Adopted policy CCC1 indicates that the Local Planning Authority should follow the advice of the HSE consultation process. However in this case it is noted that the objection arises from the amount of the site that straddles the boundary with the inner zone where the scale of development acceptable is lower. Had the application site included land to the south east, or was accessed via land to the rear, it is highly likely not to result in an objection, but would remain as close as currently proposed, furthermore development is not precluded from the inner zone, but the scale of development has to be lower.

The application of a precautionary approach in respect of the hazard and risk to human safety is entirely reasonable, and conflict with policy CCC1 should weigh against the scheme.

Should the LPA seek to support development that the HSE have advised against supporting, in accordance with para 72 of the Planning Practice Guidance on Hazardous Substances, the LPA shall notify HSE and give them the opportunity to invite the Secretary of State to 'call-in' the application for a decision. The HSE have been given such notification and have advised that they would not seek it be called-in, however maintain their objection.

Whilst the principle of the development has significant benefits, support for residents, local services and infrastructure, protection of rural areas and provision of housing contributing to supply, the principle is not established due to the conflict with policy CCC1.

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

The development surrounding the site has a mixed character. Much of it is residential in its appearance, but has been adapted for commercial uses. There are also flat roof terraces of limited architectural merit along Holbury Drove and more attractive pitched roof terraces along Waltons Avenue. However, the site is at the rear of these existing adjoining buildings where the appearance of the buildings is even more varied as a result of alterations and extensions over time.

The existing site does not add much to the character of the area, beyond historic back to back separation between the development fronting the respective surrounding roads. However, it is noted that the erection of the Jehovah's Witnesses hall and consent for housing to the rear of properties on Waltons Avenue, indicates that the character of the area can accommodate development to the rear of the existing built form.

The land has already been assembled in to a single plot with little by way of boundary separation defining what would like have been long linear rear gardens, as evident to the rear of properties to the west.

The residential development proposed would sit comfortably in the character of the area and recognising the benefits of the location, as identified above, the principle of the development would be preserve the character of the area.

The proposed design is basic and largely identical between the block of flats and the house. The flats divided in to two distinct blocks of 2 flats with a recessed communal access core. This works well in terms of delivering a cohesive design with gaps between the buildings, including their roof form thus breaking up their overall mass.

The design and roof scale, does not readily respond to surrounding development, however due to the position of the site, the proposed development would not be readily viewed alongside the existing development, in any form of streetscene. Glimpses across the rear of neighbouring sites may be possible, however the proposals would not be prominent features of any street scenes, beyond being on the site.

The site is already predominately hard surfaced, as such the extent of hard surface car parking is not detrimental to the wider character. The scheme does make provision for landscape setting within the scheme, providing a buffer to the ground floor accommodation and the parking and manoeuvring space, enhancing the appearance of the site.

Landscape impact and trees

The site is largely hard surfaced and being used for the storage, as such there is almost no landscape of any quality. The area surrounding the application site is largely residential rear gardens and lawn at the church to the west. The scheme would include some landscape setting and amenity space for residents. Such landscape would have little contribution to the wider landscape of the area, but in any event it would be an enhancement over the existing situation.

There are no trees of significance or protected by a Preservation Order close to the site that would be effected by the proposals.

Highway safety, access and parking

The site is already accessed by a driveway between the frontage buildings from Long Lane. Due to the nature of the existing use and the scale of the proposals the narrowness of the access drive is not considered to be unacceptable.

It is recognised that existing frontage properties access directly on to the drive, however that is an existing situation and the level of vehicle movements generated by the development would not unduly exacerbate any problems that may arise as a result of this relationship.

The site is in a location that reduces reliance on the private car for many trips, by being within walking and cycling distances of education, employment, social, recreational and shopping opportunities and services.

Sufficient parking spaces are provided for shared use in accordance with the recently adopted parking standards. That includes visitor and disability accessible spaces. Cycle storage is included for all properties and visitors.

At the time of the officer's site visit there were numerous large wheeled 'euro-bins' on the site, however it was not clear how they are collected, whether they are presented to Long Lane for collection or if a refuse wagon enters the site to empty the waste. A bin collection/storage point is indicated on the site adjacent to the access. Whilst the most appropriate combination of wheeled bins for this development is not clear, a condition securing revised details could allow for flexibility in reviewing the most efficient means for storage and collection of waste.

A further condition could be used to ensure appropriate technology is installed to support charging of electric vehicles on site. This would enable a review of the best means by which provision can be made in the shared car park.

Residential amenity

There are residential properties above the commercial premises fronting Long Lane and backing on to the north boundary of the site.

Due to the position of the buildings on the site, their design and layout, the separation distances and orientation, the privacy, daylight and outlook of the existing residents would largely be preserved. Window to window distances at first floor level would preclude a loss of privacy to flats fronting Long Lane.

Some shading would occur on to the gardens of no's 1 and 3 Holbury Drove to the north and the building would be a significant feature of the out look for the occupiers, however at circa 16m separation distance, the impacts would not be so significant, for extensive periods of the day to be harmful.

Ground floor flats would have access on to private gardens, the first floor flats would have juliet balconies, as well as access to a secure shared garden. The house would have its own garden. All properties would benefit from SW aspect to living rooms ensuring good daylight and sunlight and rearward outlook across the open grounds of the JW hall.

There would be a degree of overlooking of gardens from first floor flats, but such an arrangement is commonplace in urban areas and flatted developments. Internal privacy would be achieved for residents.

Ecology

The urbanised hard surfaced nature of the site does not provide any important or sensitive habitats, nor is likely to support any important species. Introduction of landscaped grounds would enhance bio-diversity and support species using surrounding gardens. Measures such as bird and bat boxes and hedgehog routes are likely to positively support bio-diversity net gain. The plans show inclusion of 3 swift bricks. A condition could be used to secure proportionate enhancements.

Habitat Mitigation

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

Nitrate neutrality and impact on Solent SAC and SPAs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied. In accordance with the Council Position Statement agreed on 4th September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition has been agreed with the applicant and is attached to this consent

New Forest Habitats Air Quality

To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution 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.

Other Matters

The plans indicate inclusion of solar PV, this is a significant benefit of the scheme, reducing reliance on centralised non-renewable sources of energy generation and contribute to the sustainability of the scheme.

The location close to Fawley Oil refinery justifies the proposed contamination conditions.

Whilst the scheme is relatively small so construction would not be long in duration or intensity, it is close to existing residential properties and their rear gardens. Furthermore the access is narrow, as such a Construction Management Plan is entirely appropriate in order.

In accordance with the recently adopted Air Quality SPD, the site protects residents from any air pollution along Long Lane, by not fronting that road. Securing delivery of charging points for electric vehicles on site reduces emissions from engines. The scheme does not indicate inclusion of chimneys or flues so would be unlikely to incorporate solid fuel burners. Coupled with modern boilers and compliance with building regulations in respect of insulation standards, the scheme would minimise the exposure of residents to and contribution to air pollution.

Concerns have been raised about disturbance being caused by commercial activities in the frontage terrace. It would reasonable to ensure such noise sources are properly considered and any required mitigation built in to the scheme, in order to avoid compromising the operation of the businesses and their contribution to the sustainability of the location. A condition could be imposed.

The Parish Council have expressed concerns regarding ensuring sufficient mitigation for the development is secured. Due to the scale of the development it is not required to secure mitigation for its impact on education, recreation or highway enhancements. Furthermore it has not been demonstrated what unacceptable harm the scheme would cause to justify securing a contribution, beyond those identified below. It should also be noted that subject to any exemptions, the scheme would be liable for the Community Infrastructure Levy payment, of which a proportion is made available to Parish Councils to spend on identified Infrastructure projects.

Developer Contributions

As part of the development, the applicant has indicated a willingness to secure the following by way of a unilateral undertaking in accordance with Section 106:

- New Forest Recreational Infrastructure: £20,667.00
- New Forest Recreational Non-infrastructure £3,169.00
- Solent recreation: £2,987.00
- New Forest Air Quality monitoring: £455.00

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	544	0	544	544	£80/sqm	£55,571.69 *

Subtotal:	£55,571.69
Relief:	£0.00
Total Payable:	£55,571.69

11 CONCLUSION

The site has significant sustainability benefits for residential development, it has economic benefits during construction and increased footfall in local shops and services, environmental benefits of delivering development on a brownfield site in the urban area, close to shops, services and facilities reducing reliance on the private car and pressure on more sensitive edge and green field sites and has social benefits of delivering new housing.

The scheme makes efficient use of the site within the constraints, preserves the character and appearance of the area and amenity of surrounding residents and is recommended for approval.

Based on the layout placing all of the residential accommodation in the middle hazard consultation zone, the weight applied to the conflict with policy CCC1 due to part of the site straddling the inner zone, is considered to be outweighed.

12 OTHER CONSIDERATIONS

None

13 RECOMMENDATION

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

- i) the completion and submission of a Unilateral Undertaking in accordance with S.106, accompanied by the following payments:
 - New Forest Recreational Infrastructure: £20,667.00
 - New Forest Recreational Non-infrastructure £3,169.00
 - Solent recreation: £2,987.00
 - New Forest Air Quality monitoring: £455.00
- 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.

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

Location maps Drg No: jll sht 1 rev B rec'd 29/06/22
Site Layout Drg No: jll sht 2 rev B rec'd 29/06/22
HSE blast zone map Drg No: jll sht 4 rev B rec'd 29/06/22
Streetscenes Drg No: jll sht 6 rev A rec'd 29/06/22
Proposed Block A Drg No: jll sht 7 rec'd 29/06/22
Elevations and Floor Plans - 3 bed Drg No: jll sht 8 rec'd 29/06/22

Reason: To ensure satisfactory provision of the development.

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3. The development hereby permitted shall not be occupied until the spaces shown on the approved plans for the parking of motor vehicles have been provided.

The spaces shown for the parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the dwellings hereby approved 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.

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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).

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5. Notwithstanding the approved plans, details of shelters and the racks to be provided for the storage of bikes for all residents and visitors shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be provided before first occupation of the development hereby approved and thereafter maintained and retained for that purpose.

Reason: In order to ensure appropriately sized and accessible stores are provided for bikes, to encourage their use and reduce reliance on the private motor vehicle and in accordance with ENV3 and CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

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6. Notwithstanding the approved plans, details and dimensions of the means for storing and collecting residents refuse shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and available for use prior to first occupation and thereafter retained for those purposes.

Reason: In the interests of efficient and effective storage and collection and in the interests of the appearance of the area and highway safety in accordance with Policies ENV3 and CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and to ensure compliance with the waste Collection Authority's specifications and regime.

7. Before development commences above damp proof course, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

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

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

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

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

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;

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

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. Prior to occupation the swift bricks indicated for inclusion on the approved plans shall have been installed.

Reason: In the interests of achieving bio-diversity net gain and in accordance with STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

10. Prior to the commencement of the development, an assessment including the four key elements in accordance with 'Professional Practice Guidance on Planning & Noise: ProPG Planning and Noise' to ensure that internal and external noise levels for the residential accommodation shall not exceed the designated minimum standards stated shall be submitted to and approved in writing by the local Planning Authority.

The approved scheme shall be implemented alongside the development hereby approved, maintained and retained.

Reason: In order to assess nearby sources of noise nuisance and ensure amenity of residents and in accordance with STR1 and CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

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 suppression, mitigation and avoidance measures.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.

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 the amenity and safety of nearby residents and visitors and in the interests of highway safety and the servicing needs of the adjoining business uses and in accordance with ENV3 and CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

12. No development shall take place until a site investigation of the nature and extent of contamination has been carried out to the standards described in BS10175: 2011 which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If the site is required to be remediated a validation report shall be submitted to and approved in writing by the local planning authority prior to occupation.

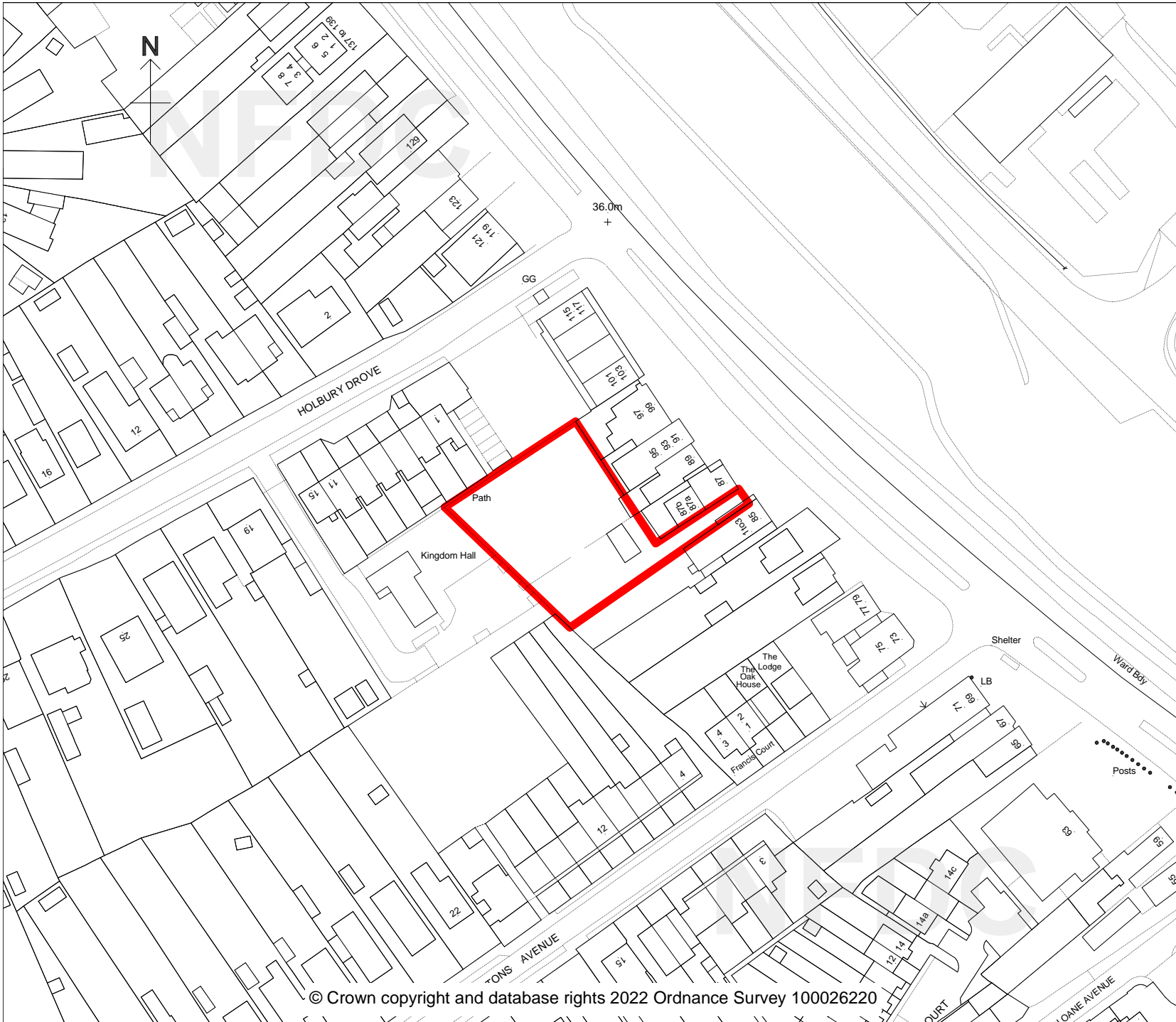
If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures, including validation.

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 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

October 2022

Land rear of 87-99 Long Lane
 Holbury

22/10346

Scale 1:1250

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