

**Application Number:** 15/11026 Full Planning Permission

**Site:** EAST MILLS, SOUTHAMPTON ROAD, EAST MILLS,  
FORDINGBRIDGE SP6 2JS

**Development:** Use of office block as 1 dwelling & associated alterations

**Applicant:** Mr Durber

**Target Date:** 03/09/2015

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**1 REASON FOR COMMITTEE CONSIDERATION**

To agree the waiving of the affordable housing contribution.

**2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS**

Countryside outside the New Forest  
Site of Special Scientific Interest  
Flood Zone 2 and 3  
SAC

**3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**

**Core Strategy**

CS1 Sustainable development principles  
CS2 Design quality  
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)  
CS5: Safe and healthy communities  
CS6: Flood risk  
CS10 The spatial strategy  
CS25: Developers contributions

**Local Plan Part 2 Sites and Development Management Development Plan Document**

DM2: Nature conservation, biodiversity and geodiversity  
DM3: Mitigation of impacts on European nature conservation sites  
DM4: Renewable and low carbon energy generation  
DM20: Residential development in the countryside

**4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE**

Section 38 Development Plan  
Planning and Compulsory Purchase Act 2004  
National Planning Policy Framework

## 5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

Residential Design Guide for Rural Areas of the New Forest  
SPD - Fordingbridge Town Design Statement  
SPD - Mitigation Strategy for European Sites

## 6 RELEVANT PLANNING HISTORY

No relevant history

## 7 PARISH / TOWN COUNCIL COMMENTS

FORDINGBRIDGE TOWN COUNCIL : Recommend permission but would accept the decision reached by Officers under their delegated powers

## 8 COUNCILLOR COMMENTS

None

## 9 CONSULTEE COMMENTS

- 9.1 Environmental Design (Conservation) - Raised concerns over the proposed alterations and extension to Meadow Cottage and suggested enhancements to the design and appearance of the office building.
- 9.2 Ecologist - Given that the major issue of bats has been addressed and considering the scale and nature of works now covered by the consent, any remaining issues can be addressed by conditioning a Construction Environment Management Plan which could address any issues in terms of pollution affecting the designated sites and management of any reptile issues. No objection, subject to condition.
- 9.3 Land Drainage Engineer - As this change of use from an office to a dwelling will result in the proposal being a highly vulnerable development as it is located in an Environment Agency's Flood Zone 2/3, the Environment Agency must be consulted.
- 9.4 Hampshire County Council Highway Engineer - no objections, subject to car and cycle parking conditions.
- 9.5 Environment Agency – The proposed development will only meet the requirements of the National Planning Policy Framework if the measures as detailed in the Flood Risk Assessment (PFA Consulting, June 2015) are implemented and secured by way of a planning condition on any planning permission. Also give informatives.
- 9.6 Natural England – no objections, subject to contributions and conditions.
- 9.7 Ministry of Defence – No safeguarding objections
- 9.8 Environmental Health Section (Contaminated Land) – no objections in principle to the proposed development as submitted, but consider that permission should only be granted if conditions are imposed. Without these conditions, the proposed development on this site could pose risks to human health and/or the environment.

## **10 REPRESENTATIONS RECEIVED**

None

## **11 CRIME & DISORDER IMPLICATIONS**

None

## **12 LOCAL FINANCE CONSIDERATIONS**

If this development is granted permission and the dwellings built, the Council will receive £1,152 in each of the following six years from the dwelling's completion, and as a result, a total of £6,912 in government grant under the New Homes Bonus will be received.

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments. Based on the information provided at the time of this report this development has a CIL liability of £0.00, under the vacancy test.

Tables setting out all contributions are at the end of this report.

## **13 WORKING WITH THE APPLICANT/AGENT**

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case, following amendments made to the design and appearance of the building subject to this application, the proposal was considered acceptable.

## 14 ASSESSMENT

- 14.1 The application relates to a site within a wider complex of former mill buildings within the open countryside, to the south east of Fordingbridge. The wider site is bisected by the River Avon (SSSI and SAC) and the site is accessed via a bridge from a track from Southampton Road. The site adjoins flood meadows to the north and is separated from the meadow by a small curtilage area bound by a post and rail fence. The building appears to be of some age and is constructed of red brick and slate. It may be the case that the building subject to this application was constructed as a mill building, associated with the historic use of the East Mills area, although its character and use has changed over the years. The other building was last used as B1 offices, recently vacated by the Environment Agency and is currently vacant.
- 14.2 The scheme in question originally related to two properties on the same site; an office building being converted to residential use and a dwelling which was to be remodelled and extended. Following concerns raised over the form of remodelling and extension of the dwelling (Meadow Cottage), that element has been withdrawn from the scheme by the applicant. The proposal now relates solely to the office building, formerly occupied by the Environment Agency. It lies in an isolated position on the edge of Fordingbridge, close to but no longer associated with East Mills Manor which is a Grade II Listed building. The bridge over the overflow channel leading to the site in question is also listed Grade II, confirming the historic connection between the two sides of the channel in the past. Window openings will be altered and punctuated through the building, a single storey extension remodelled and a first floor balustrade is proposed on the north elevation. The original submission has been amended to remove window shutters and remove a glazed central opening in the south elevation, to simplify the proposed design. Two in curtilage parking spaces would be provided, as would a modest rear garden, defined by the red line for the planning submission shown on the 1:1250 location plan.
- 14.3 Policies CS2 and DM20 place emphasis on the impact of new development within the countryside and the Rural Design Guide specifies that new dwellings should respect the local traditional building style and employ materials and detailing which reinforce the local character. In all cases development should be of an appropriate design, scale and appearance, in keeping with the rural character of the area. It is accepted that the building has been altered over the years, unsympathetically in some instances, but it must be considered whether the level of alteration proposed in terms of new window openings, balustrade and an extension would suit the character of the buildings and area. The proposal would not increase the floorspace of the existing dwelling by more than 30%, in accordance with Policy DM20.
- 14.4 The building is clearly historic in origin and over time has been changed, but some original character remains. There is some interesting dentilation and some arched openings that have been blocked up, also some interesting corner gable details. The entrance doorway to the office building is clearly a later addition as the soldier course over the doorway is in modern brick but it makes architectural sense as the placement for

a main door. The proposal is not ostentatious and uses existing openings which, although not ideal, have a minimal impact upon the fabric of the building. The proposed flue should be painted matt black and retained as such if possible. The Juliet balcony proposed for the kitchen opening has no effect upon the flat nature of the elevation and the linear nature of the development and is therefore acceptable in this location. Subject to conditions to ensure appropriate materials, including the use of flush fitting timber or aluminium casement windows in the development, the design of the proposed conversion is acceptable, in accordance with Policies CS2 and DM20 and the Rural Design Guide.

- 14.5 Policy CS2 requires the impact of development proposals upon adjoining amenity and the amenity of future occupiers of the development to be considered. Considering the orientation of the building to Meadow Cottage and its separation from other buildings in the locality, it is not considered that the proposal would have any unacceptable impact on residential amenity.
- 14.6 The Council's Ecologist is satisfied that the former office building can be converted to residential use without causing unacceptable effects on locally protected species and wildlife designations, subject to the imposition of a condition to ensure a Construction Environment Management Plan is implemented.
- 14.7 A flood risk assessment has been submitted with the application, which the Environment Agency is satisfied with, subject to the imposition of a condition. It should be noted that while the building is with Flood Zones 2 and 3, the Sequential Test is not applicable to changes of use, under the provisions of Planning Practice Guidance - Flood Risk and Coastal Change.
- 14.8 Contributions would normally be expected in relation to affordable housing and habitat mitigation for a development of the type and scale proposed, in addition to any CIL liability. However, it is acknowledged that the proposal to convert the offices to residential would not attract an affordable housing contribution under the prior notification procedure for the change of use from an office to a dwelling. In light of this, it is not considered reasonable to request an affordable housing contribution in this instance. However, in accordance with the Habitat Regulations 2010, an assessment has been carried out of the likely significant effects associated with the recreational impacts of the residential development provided for in the Local Plan on both the New Forest and the Solent European Nature Conservation Sites. It has been concluded that likely significant adverse effects cannot be ruled out without appropriate mitigation projects being secured. In the event that planning permission is granted for the proposed development, a condition is recommended that would prevent the development from proceeding until the applicant has secured appropriate mitigation, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard.
- 14.9 In conclusion, this development would be appropriate to the character of the area, with no adverse implications for neighbours. In this case no affordable housing contribution is sought as the change of use could be carried out under the prior notification procedure when such a contribution could not be required.

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

## Section 106 Contributions Summary Table

<b>Proposal:</b>			
<b>Type of Contribution</b>	<b>NFDC Policy Requirement</b>	<b>Developer Proposed Provision</b>	<b>Difference</b>
<b>Affordable Housing</b>			
No. of Affordable dwellings	0	0	0
Financial Contribution	£38,100	£0	£38,100
<b>Habitats Mitigation</b>			
Financial Contribution	£5,350	£5,350	£0

## CIL Summary Table

Description of Class	GIA New	GIA Existing	GIA Net Increase	CIL Liability
Dwelling houses	150	150	0	£0.00

## 15. RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

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

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

2. The development permitted shall be carried out in accordance with the following approved plans: 1:1250 Location Plan, 1191.05 Rev A, 1191.07 rev A and 1191.10.A3 Rev A

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials (including details of the fenestration, balustrade, brickwork and flue) 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: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the appearance of the building, in accordance with policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park.

4. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (PFA Consulting, June 2015) and the following mitigation measures detailed within the FRA:

1. Flood resistance and resilience measures detailed on page 10 in the Flood Risk Assessment.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To reduce the impact of flooding on the proposed development and future occupants, in accordance with Policy CS6 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

5. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:

- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
- (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
- (c) The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the New Forest Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

6. The works hereby approved shall be undertaken in strict accordance with a Construction Environment Management Plan (CEMP) to be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of works on site. The CEMP shall outline how the applicant intends to carry out operations to give rise to as little damage as reasonably practical to the SSSI and protected species. This includes taking all reasonable precautions to ensure no pollutants enter the water-course, in accordance with Environment Agency guidelines and making all contractors working on site aware of the SSSI designation afforded the River Avon System.

Reason: A pre-commencement condition is required to safeguard protected species and the River Avon System SSSI, from operational works, in accordance with Policy CS3 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

7. Before occupation of the development a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include a specification for new planting (species, size, spacing and location) and any means of enclosure and delineation of the curtilage.. The development shall not be occupied 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 to comply with Policies CS2 and CS3 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

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

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policy DM20 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management) and in view of the physical constraints of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area, contrary to Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

9. Before use of the development is commenced provision for parking, both car and cycle, shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site parking provision for the approved development, in accordance with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).



10. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination nos. 11 to 14 have been complied with.

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

Reason: The site is in the vicinity of a former gas works and more recently a Depot, which may have lead to land contamination requiring further investigation to ensure the site is suitable for the proposed use. 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 CS5 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

11. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- i. a survey of the extent, scale and nature of contamination;
- ii. an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments;
- iii. an appraisal of remedial options, and proposal of the preferred option(s).

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

Reason: The site is in the vicinity of a former gas works and more recently a Depot, which may have lead to land contamination requiring further investigation to ensure the site is suitable for the proposed use. 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 CS5 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

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

Reason: The site is in the vicinity of a former gas works and more recently a Depot, which may have lead to land contamination requiring further investigation to ensure the site is suitable for the proposed use. 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 CS5 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

13. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: The site is in the vicinity of a former gas works and more recently a Depot, which may have lead to land contamination requiring further investigation to ensure the site is suitable for the proposed use. 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 CS5 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and

Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

14. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 11, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 12, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 13.

Reason: The site is in the vicinity of a former gas works and more recently a Depot, which may have lead to land contamination requiring further investigation to ensure the site is suitable for the proposed use. 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 CS5 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

15. All materials, equipment and machinery shall be stored in a designated compound, within the curtilage of the site, details of which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: A pre-commencement condition is required to safeguard the River Avon System SSSI from operational works, in accordance with Policy CS3 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

**Notes for inclusion on certificate:**

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case, following amendments made to the design and appearance of the building subject to this application, the proposal was considered acceptable.

2. The Environment Agency advise that the Flood Risk Assessment (FRA) includes details of predicted flood levels, based on the results of river modelling. Predicted flood levels at the site of the proposed development may be a little higher than those quoted in the FRA. This is because the river modelling node quoted in the FRA is a few hundred metres downstream from the site of the proposed development. No allowance has been made in the FRA for the fact that the design flood level is likely to be notionally higher at the site. It is recommended all flood resistance and resilience measures incorporated into the development are set at a level no lower than 27.6 metres above Ordnance Datum (AOD); this equates to 600mm above the general site ground level of 27.0 metres above Ordnance Datum (AOD).

In view of the potential flood risks in this locality, we would advise that any developer of this site gives consideration to the use of flood resilient construction practices and materials in the design and build phase. Choice of materials and simple design modifications can make the development more resistant to flooding in the first place, or limit the damage and reduce rehabilitation time in the event of future inundation. Detailed information on flood proofing and mitigation can be found by referring to the CLG free publication 'Improving the Flood Performance of New Buildings'. See the link below:

[http://www.planningportal.gov.uk/uploads/br/flood\\_performance.pdf](http://www.planningportal.gov.uk/uploads/br/flood_performance.pdf)

3. In discharging condition No.5 above the Applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>
4. The Council's Ecologist advises that the submitted bat survey is a little ambiguous as to the potential for bats to be using the gaps between roofing slates and felt and as a consequence the report includes some recommendations in terms of further survey work that would be required to address possible presence if the roof was affected by development. As the proposal appears to include features such as a new woodburner chimney through the roof, as well as the addition of windows in close proximity to the roofline, the applicant should be aware that the absence of bats has not been shown due to the limitations in the survey, and that ecological advice should be sought prior to undertaking these works. It should be noted that the roof has potential access points and that bats are active in the area, as demonstrated by the evidence of activity in the nearby building. The conditioned CEMP should include a method statement for any works affecting the roof (e.g. ecological clerk of works or ecological informed timing and method of installation) as well as inclusion of enhancement measures (e.g. sparrow net box or bat box, native landscaping) to assist delivery of a net gain for biodiversity.

#### **Further Information:**

Major Team

Telephone: 023 8028 5345 (Option 1)



**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee  
December 2015**

**Item No: 3a**

East Mills  
Southampton Road  
Fordingbridge  
15/11026  
SU1514

Scale 1:1250

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

