

Application Number: 22/10939 Full Planning Permission

Site: HYTHE HOSPITAL AND HEALTH CENTRE, BEAULIEU ROAD,
HYTHE SO45 4ZB

Development: Demolition of existing buildings; construction of 22 dwellings with access, parking, electric vehicle charging, cycle storage, refuse storage, hard and soft landscaping

Applicant: New Forest District Council

Agent: Gillings Planning

Target Date: 15/11/2022

Case Officer: Judith Garrity

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The Principle of Development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Residential amenity
- 4) Landscape impact and trees
- 5) Highway safety, access, and parking
- 6) Ecology and Biodiversity Net Gain
- 7) Habitat Mitigation and Nitrate neutrality.

This application is to be considered by Planning Committee at the discretion of the Executive Head of Planning, Regeneration and the Economy as it relates to an NFDC Housing development.

2 SITE DESCRIPTION

The application relates to a 0.74 hectares site to the south of Beaulieu Road and to the east of Fawley Road. It comprises the eastern part of the larger 1.5 hectare former Hythe Hospital and Hythe Medical Centre site. A new community hospital to replace the original Hythe Hospital building was approved in 2018 (as part of a hybrid planning application) and is located to the west of the application site. This is currently under construction and is due to open and become operational in Autumn 2022. The Hythe Medical Centre buildings on the application site date primarily from the 1960s. Once the new hospital is operational, the remaining parts of the old hospital buildings on the current application site will be vacated and become redundant.

The buildings on the site are set within a mature landscape and there are significant tree belts that line the site's boundaries with Beaulieu Road and Fawley Road. The trees provide a strong, green visual buffer to the road and residential properties to the south. There are also a number of mature trees within the main body of the site which are subject of group TPO's.

The site has 2 existing access points onto Beaulieu Road which also provide access to the local ambulance station and residential properties at 1 and 2 Ambulance House, which immediately abut the application site on its north-eastern side. There are 2 main existing parking areas on the site, one of which is located between the front of the existing buildings and Beaulieu Road, and the other of which is set towards the rear of the site.

The site slopes with the highest land being adjacent to Beaulieu Road, and sloping in the southern parts of the site towards Fawley Road where there is quite a sharp drop down to the residential properties that lie beyond the site's southern boundary.

3 PROPOSED DEVELOPMENT

This a Full planning application to erect 22 homes (15 flats and 7 houses) on the site to provide affordable housing for social rent to meet local needs.

The 15 flats would be accommodated within two 3-storey blocks either side of the main site access (9 no. 1 bed flats and 6 no 2 bed flats). Seven dwellings (2 no 2 bed; 3 no 3 bed and 2 no 4 bed) would be located within the site to the south east (rear) of the flats. The proposed dwellings would comprise one terrace of 3 properties and two pairs of semis in 2-storeys buildings. The flats and dwellings would adopt a simple contemporary design and use modern materials.

Vehicular access would be provided from the 2 existing access points to the site, the northern access would also continue to serve the ambulance station and the 2 adjacent dwellings in addition to 5 new parking spaces to the rear of Block A.

Thirty five unallocated car parking space are proposed along with 22 electric vehicle charging points, cycle parking and cycle storage.

Public open space (informal and play area) would be provided on the site.

Community engagement was undertaken prior to the submission of the planning application which included local residents, Ward and Parish Councillors . Comments made related to highways and parking, design and appearance, landscaping, residential amenity, affordable housing, drainage and ecology. The Planning statement submitted responds to these issues.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/10767 Electrical substation and associated supply cabling	10/09/2021	Granted Subject to Conditions	Decided
17/11204 Community hospital; parking; landscaping (Full Planning); Up to 21 dwellings (Outline application with details only of access) (demolish existing buildings)	03/08/2018	Granted Subject to Conditions	Decided
XX/NFR/11320 Erection of ambulance station and health centre with construction of access.	28/09/1962	Granted Subject to Conditions	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 ENV4: Landscape character and quality

Policy HOU1: Housing type, size, tenure and choice

Policy HOU2: Affordable housing

Policy CCC1: Safe and healthy communities

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy STR1: Achieving Sustainable Development

Policy STR5: Meeting our housing needs

Policy STR8: Community services, Infrastructure and facilities

Local Plan Core Strategy (saved policy)

CS7: Open spaces, sport and recreation

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Neighbourhood Plan

Hythe and Dibden Neighbourhood Plan

Relevant Legislation

Relevant Advice

NPPF Ch. 5 - Delivering a sufficient supply of homes

NPPF Ch. 12: Achieving well designed places

NPPF Ch.14 - Meeting the challenge of climate change, flooding and coastal change

NPPF Ch.15 - Conserving and enhancing the natural environment

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.

Supplementary Planning Guidance And Documents

SPD - Housing Design, Density and Character

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

SPD - Air Quality in New Development. Adopted June 2022

SPG - Landscape Character Assessment

Constraints

SSSI IRZ

Article 4 Direction

Aerodrome Safeguarding Zone

Historic Land Use

Tree Preservation Order: TPO/0052/17/G3

Plan Policy Designations

Landscape Feature

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Hythe & Dibden Parish Council

Comment: PAR 1: Recommend PERMISSION but would accept the decision reached by the DC Planning Officers under their delegated powers. The Parish Council welcomes the proposed development for 22 new dwellings. However, the Committee would like to see a condition put in place which states that during construction, all contractors' vehicles must be parked on site. This is to prevent a negative impact on the properties in the adjacent roads as during the current development of the new hospital a number of on-street parking issues have arisen where site vehicles have caused an obstruction. Also, it would be preferable if measures are put in place so that construction traffic is required to remove excess mud from their tyres before rejoining the public highway.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land: no objection in principle subject to standard contaminated land conditions.

Environmental Health (Pollution): recommend conditions in relation to noise, lighting and submission of a construction environmental management plan.

HCC Highways: no objection subject to condition on submission of a construction method statement. HCC are satisfied that the forecast trips generated will not exacerbate any existing accident patterns and consider the Trips assessment using the TRICS database acceptable. The tracking information provided for refuse and fire tender vehicles has demonstrated that appropriate provision would be made.

HCC Surface Water: additional information has been submitted. Sufficient testing has been undertaken to demonstrate that a drainage solution is possible. Whilst the submitted drainage documents cannot be approved at this stage - as they would be subject to change - the outstanding matters and details of the maintenance and management of the surface water drainage system in accordance with best practice can be dealt with by condition.

Southern Water: comments on drainage and SUDs requirements and that a formal application is required to connect to the public sewer.

Wessex Water: no comments as site is outside of their area of operation

Environment Agency: Consultation not required

NFDC Tree Team: objection on tree grounds in relation to the loss of a protected beech tree between Block D and E to allow for provision of the play area.

NFDC Landscaping: comment only. Most of the identified points have now been addressed. A number of minor points can be picked up in the proposed landscaping condition.

NFDC Open Space Officer: Comment only. Relating to the requirements for a detailed specification of the layout and equipment in the play area, access to the POS and maintenance arrangements.

NFDC Ecologist: no objection subject to habitat mitigation and conditions to safeguard species on the site, conditions to secure the ecological enhancements identified and the monitoring and management of the biodiversity net gain on the site for 30 years.

NFDC Conservation: no heritage constraints identified on the site.

NFDC Building Control: no adverse comments made at this stage.

NFDC Waste Management: no comments received.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

Comments made on the need to retain the landscape boundary to existing residential properties on Belvedere Road.

For: 0

Against: 1

Comment : 1

10 PLANNING ASSESSMENT

Principle of Development

The application would result in the loss of land occupied by the existing health care buildings which is in an existing community use. The loss of these community buildings to residential development would be acceptable in this instance and supported by Policy STRA 8 of the Local Plan because the new community hospital - which is currently being constructed - would provide an improved and more efficient local health service within a purpose-built building that would be in an equally accessible location. Policy would only be met if the new community hospital is provided before the residential development is implemented. Given that the new hospital is nearing completion policy compliance would be satisfied.

Accepting the loss of the existing health care buildings, the site is located in the built-up area where residential development is acceptable in principle. The proposals for 22 new affordable houses and flats make a positive contribution to the provision of affordable homes for local people which forms part of how NFDC will deliver its priorities in the Housing Strategy (December 2018).

The proposed development seeks to address the identified need for affordable homes in Hythe and the wider district. The housing need for affordable housing in Hythe has been identified as 146 bedrooms. The highest need is for 1 person and 2 bedroom units, with over 69% of all applicants in Hythe requiring these properties. A further 16% are in need of 3 bedroom dwellings. In Dibden, there is a need for 76 bedrooms with the highest need being for 2 and 3 bedroom units and 1 bedroom units for single people, with over 84% of all applicants in Dibden requiring these properties. When the figures for Hythe and Dibden are combined, there is an overall need for 222 bedrooms. The highest need is for 2 bedroom dwellings and 1 bedroom units for single people with over 65% of all applicants requiring these properties. A further 19% are in need of 3 bedroom units.

The proposed mix of units on the application site seeks to address this significant need by providing 77% 1 bed and 2 bed units and 14% 3 bedroom units. Of the 22 dwellings it is the intention that all would be provided for social rent.

The proposed number of properties is 22 and therefore the provision of 40% affordable housing on the site is a requirement of Policy HOU2 of Local Plan Part 1. Although this is a NFDC proposal where there is certainty of the proposed affordable housing provision, the site could be sold in the future with the benefit of planning permission or after it is built. The provision and retention of Affordable Housing on the site in accordance with Policy HOU2 needs to be secured by an obligation for affordable housing on the site in accordance with this policy requirement.

As such, the principle of 100% affordable housing provision on this site is acceptable subject to ensuring that the site retains a policy level percentage of affordable housing as set out above and subject to compliance with the planning policy and other material planning considerations.

Furthermore, in considering the principle of development it is relevant to note that the Council cannot demonstrate a five-year supply of deliverable housing land. The Council Planning Policy team is currently engaging with developers in order to produce an updated five-year housing land supply figure that takes into account last year's delivery of new homes along with the latest information about sites coming forward. However, it is anticipated that the updated housing land supply position will remain below the required 5 years. In such circumstances the NPPF (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be accorded in the overall planning balance to the provision of new housing (and affordable housing). The current proposal is for a very modest level of housing provision and if there is any harm identified this presumption would be relevant in the planning balance.

Public Open Space

This site exceeds 0.5 ha in size and so on-site open space provision is required in accordance with saved Policy CS7. Based on the site area of 0.74 ha the informal POS requirement is 0.09 ha and the play area required is 0.01 ha based on an occupancy of 45.09 people.

Provision is made on site for 147 m² of play area and 1235 m² of informal open space. This provision would exceed the standard space requirements in accordance with Policy. The Open Space Officer has commented on the requirements for a detailed specification of the layout and equipment in the play area, measures to ensure access is safe for children and maintenance arrangements are appropriate. Full details of the layout and design of the play area - to include the type and specification of play equipment to be provided and other associated elements (including seating) can be secured by condition. Further assessment of this play area provision is made in the consideration of the proposed site layout in the following section.

Formal POS would usually be provided off site by way of a financial contribution. However, there are no formal open space projects in Hythe that have been identified in the infrastructure delivery plan and so it would not be appropriate to seek a contribution for formal open space in this instance.

The Public Open Space and Play areas on the site need to be provided prior to first occupation of the penultimate dwelling. The space would be maintained in perpetuity by New Forest District Council Housing who have service agreements with ground maintenance. As such a financial contribution towards maintenance of these areas is not required.

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

NPPF Para.130 requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting and to 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. Para 132 states that design quality should be considered through the evolution and assessment of individual proposals. Policy ENV3 of the Local Plan Part 1 reflects the need for development to be appropriate in its scale, form and design as well as considering amenity impacts and highway parking matters.

The development proposed would equate to approx. 30 dwellings per hectare which represents a reasonably intensive level of development in this mature landscaped context. Consideration of the proposed layout, design and landscape context are set out in the following sections.

Layout

The site layout has been designed to respect its setting whilst making effective use of the site. The mature trees to the boundaries of Beaulieu Road and Fawley Road would be retained and the existing access points would be used. Two blocks of flats in 3 storey buildings would be located either side of the main access into the site from Beaulieu Road to provide a frontage to the site. These buildings would be set back from the road so as to appear as buildings within their landscape setting and would retain its existing character. The blocks of flats face each other in order to provide a frontage along the internal street and provide visual interest at the entrance to the development.

The central area of the site has been designed to give a pedestrian zone and ensure that hard surfaced areas would not be over dominant by including shared surfaces, a variety of hard surface materials and car parking courtyards complemented by the proposed landscaping and tree planting. The Play area

would be located in the central part of the site and a large area of public open space in the south-eastern part of the site, as well as informal open space to the Beaulieu Road frontage behind the existing trees. There would be amenity areas provided for the flats and private gardens for each of the dwellings together with associated landscaping.

Each of the flats in blocks A and B would have a private patio or balcony and adequate provision is made for the functional amenity of future residents with small private outside amenity areas, cycle parking and cycle/bin storage. In addition, there would be an area of informal public open space provided to the front of these flats which is conveniently located for use of these residents and are in addition to the main area of public open space and play areas within the site.

Block B would be set at a lower level than the adjacent hospital buildings and would be located within 5m of this boundary at its closest point although this separation increases to 12 m. To deal with the levels a retaining wall has been constructed along this boundary which could have a visually dominant impact on the residents of the flats. However the main private amenity area for Block B is located to the south-west of the building where greater separation is provided. Furthermore, there will be hedge planting along the boundary – as shown on the Landscape master plan – which would ensure that there would be an acceptable visual impact. Full landscaping details can be secured by planning condition.

The proposed houses would be located to the rear of the flats and have been arranged around parking courts and use shared surfaces. The use of a variety of hard surfacing would help to ensure vehicle speeds are low and would thereby create a safe environment for children with a high level of natural surveillance.

The houses in Block C would have rear gardens of a minimum of 10 m in length extending to 15 m for Block D and over 20 m for Block E. Rear fences are shown inside a boundary hedge to Fawley Road. Small buildings for cycle storage have been shown with rear pedestrian gates provided. The rear garden layout and relationships to boundaries would be in keeping with the character of the area and would meet the needs of future residents.

The northern dwelling of Block D adjoins the existing turning head for 1 and 2 Ambulance House. This turning head needs to be retained and constrains this plot which, as a result, has a smaller rear garden. Whilst this garden would be of an irregular shape it would still be approx. 10 metres in length which would ensure that reasonable private amenity provision is made for this dwelling.

The layout provides public open space on the site. The main area is in the south eastern part of the site with two further smaller areas in front of Blocks A and B. This provide the quantum of public open space needed to serve a development of this size in compliance with policy.

The play area would be located centrally on the site between of Block E and D. This location is convenient for future residents and allows natural surveillance of the space due the double frontages of the adjacent dwellings. Conditions can be attached to secure full details of the layout of play area and specification of the play equipment.

Whilst this location of this play area would lead to the loss of a protected beech tree, there are limited alternative locations available due to other site constraints and so this is considered to represent the location that allows for the best overall site layout. The consequent loss of the tree is considered in further detail in the trees and landscaping section of this report.

The main area of public open space is currently mainly a densely wooded area on sloping ground. The current scheme would open up this land and improve access to this area for the wider community whilst maintaining and managing its woodland character. Planning conditions can be used to secure details of landscaping, tree protection and public access provision.

Land up to part of the site boundary with Fawley Road lies outside the planning application site and so is not included within the landscaping scheme. This land is in unknown ownership – although it could be unregistered land that is actually within the control of HCC. Because the ownership of this land cannot be established, it is not possible to require a link to Fawley Road.

Whilst this is unfortunate the current proposals deal with this boundary within the application site and would not prejudice the potential for a linkage being made. A possible future footpath from Fawley Road is identified and annotated on the submitted plan.

Visual impact and design

The wider area is characterised by development that is mainly 2-storeys in scale although there are a small number of 3-storey buildings nearby. However, in this specific location, given the mature landscaped context, and the scale of the hospital building itself, the site would be able to accommodate some 3 storey development without adversely affecting the character and appearance of the wider area if it is designed as a counterbalance to the scale of the hospital building. Accordingly, the taller 3 storey flatted buildings (Block A and B) are considered to be of an appropriate scale and design to achieve contextually appropriate and acceptable visual impact within the street scene and would not over-dominate the frontage trees, new community hospital or the ambulance station.

The 2-storey houses would have a domestic scale and would be appropriate within their context. Due to levels on the site, the dwellings in Block E would appear 3 storeys to the rear and it is proposed to have external steps from the ground floor to garden level. This will increase the scale of development from this elevation but it would not have an adverse or dominant visual impact given the set back of the dwellings from the boundary and mature screening to this edge that would be retained.

The design and appearance of all of the dwellings on the site adopted a simple contemporary style using modern materials standing seam zinc roofs, contrasting red and buff facing brick and precast corner stores, soldier courses and headers. Overall the current proposals are supported as a good quality scheme which would be acceptable within their context, subject to the use of suitable palette of quality materials which accords with the illustrative details provided as part of the Design and Access statement.

Landscape impact and trees

The Local Plan designates the whole of the application site as a landscape feature recognising its importance within the local context and there is a need to retain this character as part of any development.

A landscaping master plan has been submitted with these proposals that provides a framework for the detailed landscaping scheme that will be secured by planning condition. The Landscape team are satisfied that most matters have now been addressed. A number of minor points identified can be picked up in the proposed landscaping condition and more detailed planting specifications.

This master plan indicates treatment of the boundary with the new hospital, retention of the mature trees to the Beaulieu Road and Fawley Road boundaries as well as trees within the site which are important to the character of the area.

Provision is made ensure that the level change between the proposed residential development and the newly constructed community hospital are dealt with in a visually appropriate manner. There is a recently constructed retaining wall along this boundary and a proposed 3m wide landscape buffer would provide acceptable screening of this from within the application site.

The impact of the rear boundaries to the dwellings in Blocks C, D and E that adjoin the boundary with Fawley Road are an important consideration. The submitted landscape master plan shows the boundaries of each of these plots set back with a hedge planted along the whole length of the Fawley Road boundary. This planting will reinforce this edge and result in an acceptable visual impact. The detailed specification of the planting can be secured through the landscaping scheme to be agreed by planning condition.

There are groups of mature trees along the north-western boundary and in southern part of this site that protected by a group Tree Preservation Order (TPO/0052/17). A total of 11 trees would be removed as part of this scheme. Most of these trees are situated internal to the site and their removal will not significantly impact the amenity of the wider area.

However, an objection has been raised by the tree officer to the loss of one beech tree – which is included in the group TPO in order to facilitate the provision of the play area in its proposed location. Originally the submitted plans showed this tree to be retained with the play equipment installed under its canopy spread. However, this would not have been sustainable as the installation of the play equipment would have required excavation, and the use of the land within the root protection zone as a play area would inevitably lead to compaction of the soil with consequent damage to the tree roots and lead to the ultimate decline in the health of the tree.

Furthermore, the densely shaded play area, dominated by the tree may have put families off using this play facility, there would have been ongoing management of the tree for health and safety reasons as well as increased maintenance requirement of the play area. It is accepted that there is an adjacent beech tree (G3.30) that is closer to the road boundary which will be retained so the impact of the loss of G3.29 from Fawley Road and the external area of the site will be limited.

It is considered, on balance, that removal of the tree provides the opportunity for a better site layout in the long term, it will improve the quality and useability of the play area, increase surveillance opportunities and ensure the future maintenance and management of the area can be undertaken effectively. Furthermore, it is accepted by the tree officer that the beech tree that would be removed is not highly visible from outside of the site, there is another mature beech tree close by that would be retained which due to its location and size has higher public amenity value. This would ensure that the Fawley Road boundary of the site retains its existing sylvan character. On balance whilst the loss of this tree is regrettable, the planning assessment is that this is acceptable in the interest of the delivery of the much needed affordable housing on this site to meet local needs and provision of a good quality play area within the site layout.

The overall layout of this site shows the construction of the dwellings outside the root protection areas of the retained trees. Where works to hard surface area and the play area fall within root protection zones a specialist construction methodology would be required and the details of this can be secured by condition.

Future occupants could be affected by the proximity and potential dominance of mature trees, and some of the gardens of the proposed dwellings could be quite shaded, raising the possibility of future pressures to undertake works on these trees. However, these relationships are not considered to be unreasonable and works to protected trees will require prior consent.

The pedestrian path proposed within the POS could be installed without adverse arboricultural impacts with the final location and construction method agreed once the cherry laurel and under storey had been cleared on site. This will ensure there are minimal level changes and this path will be rooted around the retained trees in a sympathetic location. A condition is proposed to secure this.

The submitted layout and landscape management plan demonstrate how most of the mature trees and vegetation that are an important features alongside Fawley Road would be retained and this green boundary would be enhanced through the implementation of the proposed landscaping scheme – with final detail agreed by condition.

The proposed plans demonstrate that 22 dwellings could be provided on the site and achieve a good quality development in terms of its layout, scale and design without detriment to the character and appearance of the area. Sufficient greenery and space would be retained on the site to ensure that the development would not be too intense in character. Although the development would necessitate the removal of some trees these are mostly of a low amenity value or internal with limited public visibility. The higher amenity value trees would be retained to important site boundaries to Fawley Road and Beaulieu Road. New tree planting would assist to mitigate for any trees lost. Replacement tree planting has been included within the submitted landscaping master plan proposals but final details of species and location of the replacement trees can be secured by condition.

As such, the development would not be inappropriately dominant within its setting. Accordingly, it is considered the proposed development would respect its landscaped context, provide for an appropriate quality entrance to the site and would maintain the prevalence of its sylvan character so as to appear as built development within a landscape setting.

Highway safety, access and parking

A Transport Assessment (TA) has been submitted with the planning application which includes details of accident History. A PIA (Personal Injury Accident) data report has been provided for the latest 5-year period between 1st July 2016 to 30th June 2021, obtained from Hampshire Constabulary. This shows a total of 9 accidents occurred within the vicinity of the site.

The Highway Authority raised no objection to the previous outline application for residential development on this site. They are satisfied with the current proposals and that the forecast trips generated by this development will not exacerbate any existing accident patterns. A stage 1 Road Safety Audit (RSA) has been undertaken, and all matters raised in the Safety Audit have been addressed. A Trips assessment has been undertaken using the TRICS database. This assessment concluded that this development would result in 12 am Peak Trips, 10 pm Peak Trips, with 101 daily trips. This is acceptable.

The western access to the site would be changed to be a 2-way access and the eastern access will remain as existing. The eastern access will continue to serve the ambulance station and ambulance cottages with the turning head at the end of this

retained for use by these neighbouring properties. The Highway Authority have confirmed that the existing central access point would be able to satisfactorily accommodate the level of traffic associated with the proposed development. The eastern access, - which would continue to provide an access to the Ambulance Station and the 2 existing dwellings at Ambulance House - would also be appropriate to serve these needs. As such, the access arrangements are considered to be acceptable.

Additional swept path analysis has been provided, demonstrating a 11.2m refuse vehicle entering and exiting the site. Whilst this demonstrates the slight overrun of the centre line of the carriage way whilst turning into and out of the site, there is sufficient visibility at the access and manoeuvres of a refuse vehicle would be infrequent. This is acceptable in this instance and as such no highway objection is raised.

Parking provision has been assessed against current parking standards. A total of 35 unallocated on-site car parking spaces would be provided on the site and it would be conveniently located to serve the flats and houses. This provision would be acceptable and in accordance with the Council's recommended parking standards. A condition can secure that this parking is provided and will remain unallocated.

Both short stay cycle parking and long stay cycle storage would be provided for the flats. Short and long stay cycle parking would be accommodated in a cycle stores located in the garden of each of the proposed dwelling and all gardens have side access available to the rear to provide suitable access.

In accordance with Policy IMPL1 electric vehicles charging points are required to be provided as part of this development. One EVC point would be provided for each of the 22 dwellings proposed and these are indicated on the site plan. This is acceptable and the provision of this infrastructure can be secured by condition.

Refuse storage and collection has been shown for the flats and houses which would be conveniently located and accessible.

Residential amenity

The 2 existing dwelling at 1 & 2 Ambulance House would be most directly affected by the proposed development. These dwellings are already impacted by existing buildings on the site and the vehicular movements and parking in close proximity to them. Any noise from traffic movements, including access to parking spaces to Block A and other associated activity on the site, related to the proposed residential use would not lead to harmful additional amenity impacts by way of noise and disturbance.

Block B would be the closest new building to No 1 Ambulance House and located 17 m to the north west of this existing property. There would be bedroom windows on the north elevation on 3 floors as well as secondary side windows. There would be no balconies on the north elevation closest to this existing property and the new windows would have only an oblique view towards Ambulance House.

The layout shows the closest dwelling in Block C is located 13 m to the south east of No 2 Ambulance House where there is a single first floor side window proposed serving a bathroom.

These relationships are acceptable and provide a sufficient degree of separation from these existing properties so that light, outlook or privacy would not be adversely affected by the proposed development.

The proposed flats would have small balconies at first and second floor level some of which would face each other across the access road with a minimum of 13 m separation. Whilst limited, this provides for sufficient separation given the location of these areas at the front of the flats where mutual overlooking would be expected to occur. There would be approx 20 m separation between the side of the flats in Blocks A and B and the dwellings in Block C and D. There would be secondary windows in the east elevations of the flats as well as balconies at first and second floor levels. Although the dwelling would be at a slightly lower site level than the flats this separation distance, with views over public frontages and roads would result in an acceptable spatial relationship in terms of residential amenity for future occupiers.

The flats in Block B could be impacted on by the community hospital building particularly given the difference in levels between the sites. However Block B is set back from the adjoining hospital building. Although the new hospital building and associated retaining wall could appear quite dominant from the rear shared amenity area given the relative positioning an acceptable relationship is achieved.

The application is accompanied by a noise assessment, which considers the impact of the hospital and sub-station use on the existing and proposed dwellings. This report has been considered by the Council's environmental health officers who are satisfied that noise from the hospital use could be adequately mitigated through conditions so as to ensure an acceptable relationship to proposed and existing dwellings.

A condition has been requested by Environmental Health for the submission of a Lighting Scheme with details of all proposed operational external lighting and its location and specifications in order to protect local residents from light pollution.

However, lighting during the construction phase can be controlled through the Construction Environmental Management Plan (CEMP) that would be required by condition. Once the site is occupied, street lighting and other low level lighting is unlikely to lead to amenity impacts that need to be subject of a specific lighting scheme that needs agreement and as such a condition is not considered to be reasonable or necessary.

Drainage matters

This is a brownfield site located within Flood Zone 1 and at very low risk of surface water flooding. A foul and surface water Drainage Strategy has been submitted with the planning application. Soakaways are proposed as a solution for surface water drainage, along with permeable paving and rain gardens.

The HCC Lead Flood Authority requested additional information relating to drainage and a revised drainage strategy has been submitted. HCC are now satisfied that sufficient testing has been undertaken to demonstrate that there is a drainage solution on the site. Whilst the current drainage strategy cannot be formally approved at this stage further details, to include infiltration testing and long term maintenance arrangements for the surface water drainage system, can be dealt with by a planning condition.

Southern Water have also commented that the details of foul sewerage and surface water disposal along with responsibilities for the implementation of the Sustainable Urban Drainage scheme along with a management and maintenance plan for the lifetime of the development need to be agreed and this can be secured by condition. As such, the current proposals are acceptable in drainage terms subject to further details being secured by condition.

Air Quality

Air Quality Assessments in New Development Supplementary Planning Document 2022 set criteria where an Air Quality Assessment or an Air Quality Statement are required. Whilst this is a major application as it falls under the criteria in relation to light and heavy vehicle movements an Air Quality Statement can be submitted in this instance.

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be cycling and walking infrastructure, electric vehicle charging point for each dwelling and comprehensive landscaping scheme on the site with Biodiversity Net Gain.

Ecology and Biodiversity Net Gain

The Wildlife and Countryside Act 1981 protects wildlife on development sites and confirms it is an offence to injure, kill or disturb wildlife species and their nests or habitats. Development Plan policy, Government advice and the Environment Act which became statute in November require an enhancement to on site biodiversity wherever possible. NFDC Interim Advice on Biodiversity Net Gain is underpinned by the National Planning Policy Framework (NPPF) (2021) paragraph 174(d), which requires planning decisions to provide net gains in biodiversity. Paragraph 179(b) requires plans to identify and pursue opportunities for securing measurable net gains for biodiversity. Paragraph 180(a) suggests that if significant biodiversity losses cannot be avoided, mitigated or compensated then permission should be refused. New Forest District Council's policy STR1 (iii) in the New Forest District (outside the National Park) Local Plan Review 2016-2036 Part One: Planning Strategy, adopted 6 July 2020 has a requirement for all development to achieve an environmental net gain. 'Environmental Net Gain' encompasses 'Biodiversity Net

The requirement to deliver 10% biodiversity net gain has been applied to all major new build development since the adoption of the Local Plan in July 2020 but this requirement for 10% BNG to be demonstrated - via use of the Defra Biodiversity Metric - became a mandatory requirement in England following the passing into law of the Environment Act in November 2021.

The site is one which has ecological and biodiversity value particularly due to its mature vegetation. The application is accompanied by a detailed ecological assessment. This assessment includes a condition assessment of habitats on the site. The proposed enhancement recommendations, and the landscape proposals on the site result in a calculations of BNG (completed in Defra Metric 3.1) would achieved a net gain of 110% (or 1.29 habitat units). In addition to this, there would be a net gain of 1009% in liner habitats (or 0.85 hedgerow units) with all tree lines retained and the introduction of native hedgerows.

Appropriate ecological enhancements would include bird and bat boxes, integrated bat bricks and hedgehog highway fencing as set out in the Ecological Assessment report can be secured through a planning condition.

The Council's ecologist is satisfied that subject to the works being undertaken in accordance with this ecological assessment methodology and the enhancement measures outlined in this report these proposal meet with Policy requirements for ecological enhancement and deliver an appropriate level of net gain as a result. A Biodiversity Monitoring and Management Plan - for a period of 30 years - will be

critical to the successful delivery and long-term management and monitoring of BNG on the site and this plan can be secured through a planning condition.

In accordance with agreed monitoring charges, on site monitoring and inspections of the biodiversity net gain would be subject of a financial contribution of £4,625. The applicant will make this financial contribution for the biodiversity net gain monitoring prior to planning consent being issued.

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 will make a financial contribution for the required habitat mitigation prior to planning consent being issued.

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. In this case, the applicant will make a financial contribution for the required air quality monitoring prior to planning consent being issued.

Nitrate neutrality and impact on the Solent SPA and SACs

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

Developer Contributions

The following financial contributions are required to be made in association with the proposed development and these shall be secured by direct financial contributions before the planning permission is issued.

- £98,103 to secure recreational habitat mitigation [made up of £85,219 infrastructure + £12,884 non-infrastructure]
- £ 11,947 to secure Solent bird aware contribution
- £2,002 to secure Air Quality monitoring.
- £4,625 for BNG management and monitoring contribution

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	1769	2011	-242	-242	£80/sqm	-£24,721.23 *

Subtotal:	£0.00
Relief:	£0.00
Total Payable:	£0.00

CONCLUSION

The proposed development would make an important contribution to the provision of affordable housing to meet local needs in the area and wider district. The submitted scheme would provide a good quality layout and design, meeting the requirements for public open space on the site to serve the needs of future residents and the wider community and could be developed without detriment to highway safety. Whilst it is unfortunate that a beech tree would be lost to allow for the provision of the play area this has been carefully considered along with all other material planning considerations and on balance can be acceptable in this instance given other site constraints, the overall improvements that would be made on the site and the urgent need for affordable housing provision to be made. Furthermore, the development as proposed, could be implemented without harmfully compromising the landscape feature designation of the site. Most of the site's significant tree cover would be safeguarded and a comprehensive landscaping scheme would be implemented on the site to enhance its visual amenity and provide significant biodiversity net gain.

Overall, the proposed development would be compliant with local and national planning policies. As such, the application is recommended for approval subject to payment of the identified contributions and conditions as set out.

OTHER MATTERS

The Parish Council have referred to on street parking issues that have occurred during the current development of the new hospital where site vehicles have caused obstructions They have requested a condition to cover contractors parking on site during construction and that measures are put in place so that excess mud is removed from tyres before re-joining the public highway.

These matters are covered by the construction environmental management plan (CEMP) required to be submitted and agreed by condition 25

11 RECOMMENDATION

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

- i. an obligation for the provision and retention of at least 40% of the homes on the site to be affordable in accordance with Policy HOU2
- ii. an obligation to pay the relevant financial contributions directly to the Council before planning permission is issued on the site.

These contributions being as follows

- iii) £98,103 to secure recreational habitat mitigation [made up of £85,219 infrastructure + £12,884 non-infrastructure]
 - iv) £ 11,947 to secure Solent bird aware contribution
 - v) £2,002 to secure Air Quality monitoring.
 - vi) £4,625 for BNG management and monitoring contribution
- iii. 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:

3082-APLB-ZZ-ZZ-DR-A-1000 P03 – Location Plan.
3082-APLB-ZZ-ZZ-DR-A-1010 P08 – Site Plan.
3082-APLB-ZZ-ZZ-DR-A-2000 P05 – GA Plan – Block A.
3082-APLB-ZZ-ZZ-DR-A-2010 P05 – GA Plan – Block B.
3082-APLB-ZZ-ZZ-DR-A-2020 P04 – GA Plan – House Block C.
3082-APLB-ZZ-ZZ-DR-A-2030 P04 – GA Plan – House Block D.
3082-APLB-ZZ-ZZ-DR-A-2040 P04 – GA Plan – House Block E.
3082-APLB-ZZ-ZZ-DR-A-3000 P05 – GA Elevations – Block A.
3082-APLB-ZZ-ZZ-DR-A-3001 P03 – GA Elevations – Block B.

3082-APLB-ZZ-ZZ-DR-A-3010 P01 – Street Elevation: Beaulieu Road.
 ITB17637-GA-001 rev. F – Swept Path Analysis – Refuse Vehicle.
 iTransport
 ITB17637-GA-003 rev. C - Swept Path Analysis – Large Family Car
 ITB17637-GA-004 rev. C - Swept Path Analysis – Fire Appliance
 .iTransport
 ITB17637-GA-005 rev. C – Site Layout, Geometry and Visibility. iTransport

ITB17637-GA-006 rev. D – Potential Site Layout Improvements and
 Pedestrian Access. iTransport
 ITB17637-GA-007 rev. C – Existing Achievable Visibility Splays.
 2042-DE-2000 A – Landscape Sections.
 2042-GA-1000 rev. E – Landscape GA Drawing.
 2042-GA-1001 rev. B – Open Space Provision.
 Arboricultural Development Statement CBA 10671-2022-10-18 - V 5A
 ADS dated October 2022
 Design and Access Statement Part 1, 2 and 3 prepared by Architecture
 PLB.
 Ecological Assessment Rev 2 - Ecosupport. dated 21st October 2022
 Energy Strategy prepared by BME3.
 Landscape Management Plan 2042-MP-9000 dated July 2022 prepared
 by Ubu Design
 Air Quality Statement prepared by Gillings Planning.
 Noise Assessment prepared by Sharps Redmore.
 Preliminary Investigation Report prepared by Soils Limited.
 Planning Supporting Statement prepared by Gillings Planning.
 Transport Statement SAW/DE/SPH/1TB17537-001a iTransport.

Reason: To ensure satisfactory provision of the development.

3. Before any works above DPC, samples or 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 building 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 the development commences, the proposed slab levels of the dwellings in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest District outside the National Park.

5. The development hereby permitted shall not be occupied until the spaces shown on plan 3082-APLB-ZZ-ZZ-DR-A-1010 P08 for the parking of vehicles and cycles have been provided. The spaces shown on plan 3082-APLB-ZZ-ZZ-DR-A-1010 P08 for the parking of vehicles and cycles shall be retained and kept available for the parking of vehicles and cycles for the dwellings hereby approved at all times and this parking shall remain unallocated 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.

6. 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).

7. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination no 8 to 10 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 11 relating to the reporting of unexpected contamination has been complied with in relation to that contamination.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy 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).

8. 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: 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).

9. Where contamination has been identified, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and 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: 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).

10. Where a remediation scheme has been approved in accordance with condition 9, 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: 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. 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 8, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 9, 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 10.

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 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. The trees and hedges on 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 CBA Ltd Arboricultural Development Statement (CBA10671 v5A dated October 2022). Prior to the commencement of any building works 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend a site meeting to inspect all tree protection measures as specified and illustrated within the submitted Tree Protection Plans ref CBA10671.04F and CBA10671.03D and specified in 8.1 CBA Ltd Arboricultural Development Statement (CBA10671 v5A dated October 2022).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and to ensure their retention and avoidance of damage during the construction phase in accordance 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.

13. Prior to the construction of the proposed footpath within the public open space to the south, 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend a site meeting to agree the siting and method of the installation for the proposed footpath within the public open space as set out in 22.4 of CBA Ltd Arboricultural Development Statement (CBA10671 v5A dated October 2022) The details of construction, all changes of existing surfaces and levels, and measures for the avoidance of damage to retained trees all to be in accordance with BS 5837 (2012) "Trees in Relation to Construction Recommendations". The exact alignment of the pathway shall be agreed on site and work undertaken under supervision of the NFDC Arboricultural Officer in accordance with the agreed details. Once agreed, plans and details of the final alignment of the pathway shall be submitted to the Local Planning Authority and the works implemented in strict accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and to ensure their retention and avoidance of damage during the construction phase in accordance 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.

14. Before development commences on any works (including site clearance, demolition and any other preparatory works) that are located within the root protection zone of any trees to be retained on the site, a detailed arboricultural method statement showing a specialist no dig specification, details and plans showing any changes to existing and proposed levels and all changes of existing surfaces for any works to be undertaken within the root protection zone of all trees to be retained on the site all in accordance with BS 5837 (2012) "Trees in Relation to Construction Recommendations". shall be submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the details so approved unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and to ensure their retention and avoidance of damage during the construction phase in accordance 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.

15. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority which reflects the approved Landscape Masterplan (Plan Ref 2042-GA-1000 E). 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) details of replacement tree planting (species, size, spacing and location);
 - (d) details of the layout and design for the children's play area and a specification of the play equipment to be installed;
 - (e) details of the design and location of benches/seating to be provided in the play area and public open space;
 - (f) the exact location of the connection of the pedestrian path from the POS to the shared surface in order to ensure a pedestrian friendly route is provided.
 - (g) precise specification of the proposed levels across the areas of public open space;
 - (h) areas for hard surfacing and the materials to be used;
 - (i) all other means of enclosure;
 - (j) a method and programme for its implementation and the means to provide for its future maintenance including discouraging the use of pesticides and a timetable for watering visits.

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.

16. All external works (hard and soft landscape) shall be carried out in accordance with the approved plans and details within one year of commencement of development and maintained thereafter as built and subject to changes or additions only if and as agreed in writing with the Local Planning Authority.

Reason: To ensure the achievement and long term retention of an appropriate quality of development 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.

17. Prior to their construction, full details of the elevations and materials for the cycle stores for dwellings in Block C, Block D and Block E shall be submitted to and approved in writing by the Local Planning Authority provided and thereafter retained as such for the storage of cycles unless otherwise agreed.

Reason: To ensure that the appearance of the cycle stores are appropriate in the interests of visual amenity and in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park.

18. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the submitted Foul and Surface Water Drainage Strategy 23763-HYD-XX-XX-RP-DS -5001-P04 dated the 27th September 2022 , have been submitted and approved in writing by the Local Planning Authority.

The submitted details should include:

- a. A technical summary highlighting any changes to the design from that within the submitted Drainage Strategy.
- b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed
- c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
- d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
- e. Evidence that urban creep has been included within the calculations.
- f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Circa SuDS Manual C753.
- g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
- h. Specify the responsibilities of each party and a timetable for the implementation of the SuDS scheme.

Construction of the development shall be undertaken in accordance with the details so approved.

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.

19. Before the development is first occupied details of the means of the long term future maintenance arrangements of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a. Maintenance schedules for each drainage feature type and ownership and specify the responsibilities of each party
- b. Details of protection measures.

The maintenance of the surface water drainage shall be undertaken in accordance with the arrangements as approved.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest District outside the National Park (Core Strategy) and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

20. Before development commences, details of the means of disposal of foul sewerage drainage scheme to be implemented shall be submitted to the Local Planning Authority for written approval. Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the foul sewerage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

21. The works hereby approved shall be undertaken in strict accordance with the Ecological Assessment and details (EcoSupport V2 dated 21st October 2022 and addendum letter dated 11th August 2022) submitted with the planning application unless otherwise first agreed in writing with the Local Planning Authority. The identified ecological enhancements in Section 6.8 of the EcoSupport Report V2 dated 21st October 2022 and Addendum letter (with respect to bats) shall be implemented prior to first occupation of the dwellings hereby approved and thereafter retained in perpetuity.

Reason: To safeguard protected species and ensure ecological enhancements are delivered in association with the development in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

22. Prior to first occupation of the dwellings hereby approved a Biodiversity Net Gain (BNG) Monitoring and Management Plan shall be submitted to and approved in writing by the Local Planning Authority (covering a minimum period of 30 years). The Plan shall incorporate the requirements set out in the informative note at the end of this permission. The Plan shall require the submission of a BNG monitoring report produced by a suitably qualified ecologist and shall be submitted to the LPA annually for the first five years after completion and at 5 year intervals thereafter until year 30.

Reason: To safeguard protected species and their continued protection and enhancement in accordance with Local Plan policies STR1, ENV3 and DM2 in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

23. Any works that impact on the bat roost (summer day roost for common pipistrelle) identified in the Ecological Assessment Report V2 undertaken by EcoSupport Ltd (Dated 21st October 2022) shall not in any circumstances commence unless the local planning authority has been provided with either:

- i. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead;
- ii. a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence"; or
- iii. Natural England's decision on whether to accept the registration of the site under a Registered Consultants Bat Mitigation Class Licence (BMCL).

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

24. Prior to the commencement of any construction work on site, an updated badger survey shall be undertaken by a suitably qualified and experienced ecologist and where necessary, a Method Statement and updated Mitigation Strategy for badgers during construction (to reflect the findings of the survey) shall be submitted to the Local Planning Authority for written approval. The development shall be carried out in full accordance with the approved Method Statement

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

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

- a) Development contacts, roles and responsibilities
- b) Public communication strategy, including a complaints procedure.
- c) A method, programme and phasing of demolition (if any) and construction work;
- d) Details of hours of demolition and construction
- e) The provision of long term facilities for contractor parking;
- f) Methods and phasing of construction works;
- g) Access and egress for plant and machinery;
- h) The arrangements for deliveries associated with all construction works and access and egress for plant and machinery;
- i) Details of parking and traffic management measures.

- j) Details of wheel washing facilities or mitigation to prevent mud on the highway to be provided
- k) Details of measures for the protection of pedestrian routes during construction;
- l) Dust Management Plan (DMP) in accordance with relevant guidance including suppression, mitigation and avoidance measures to control dust.
- m) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- n) Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- o) Details of the construction lighting scheme, including timing of lighting operation and measures to control light spill and glare from any flood lighting and/or security lighting installed.
- p) Location of temporary site buildings, compounds, construction material, and plant storage areas;

The approved details within the Construction Environmental Management Plan (CEMP) 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 CEMP so approved.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on residential amenity and highway safety and in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy for the New Forest outside of the National Park.

26. Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations (where noise is audible beyond the site boundary) in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays or Public Holidays.

Reason: To safeguard residential amenities in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy for New Forest District outside of the National Park.

27. Prior to any development above DPC level, a noise mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include measures to ensure that the internal and external noise levels for the approved residential accommodation do not exceed the minimum standards stated in BS8233:2014, paragraphs 7.7.2 [table 4] and 7.7.3.2. and include sound testing data for all residential units undertaken by a competent person to demonstrate that the target noise levels are achieved. The approved scheme shall thereafter be implemented, maintained and retained in accordance with the approved details.

Reason: To ensure future residential occupants have a satisfactory living environment in accordance with Policy ENV3 of the Local Plan Part for New Forest District outside of the National Park.

28. 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 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.

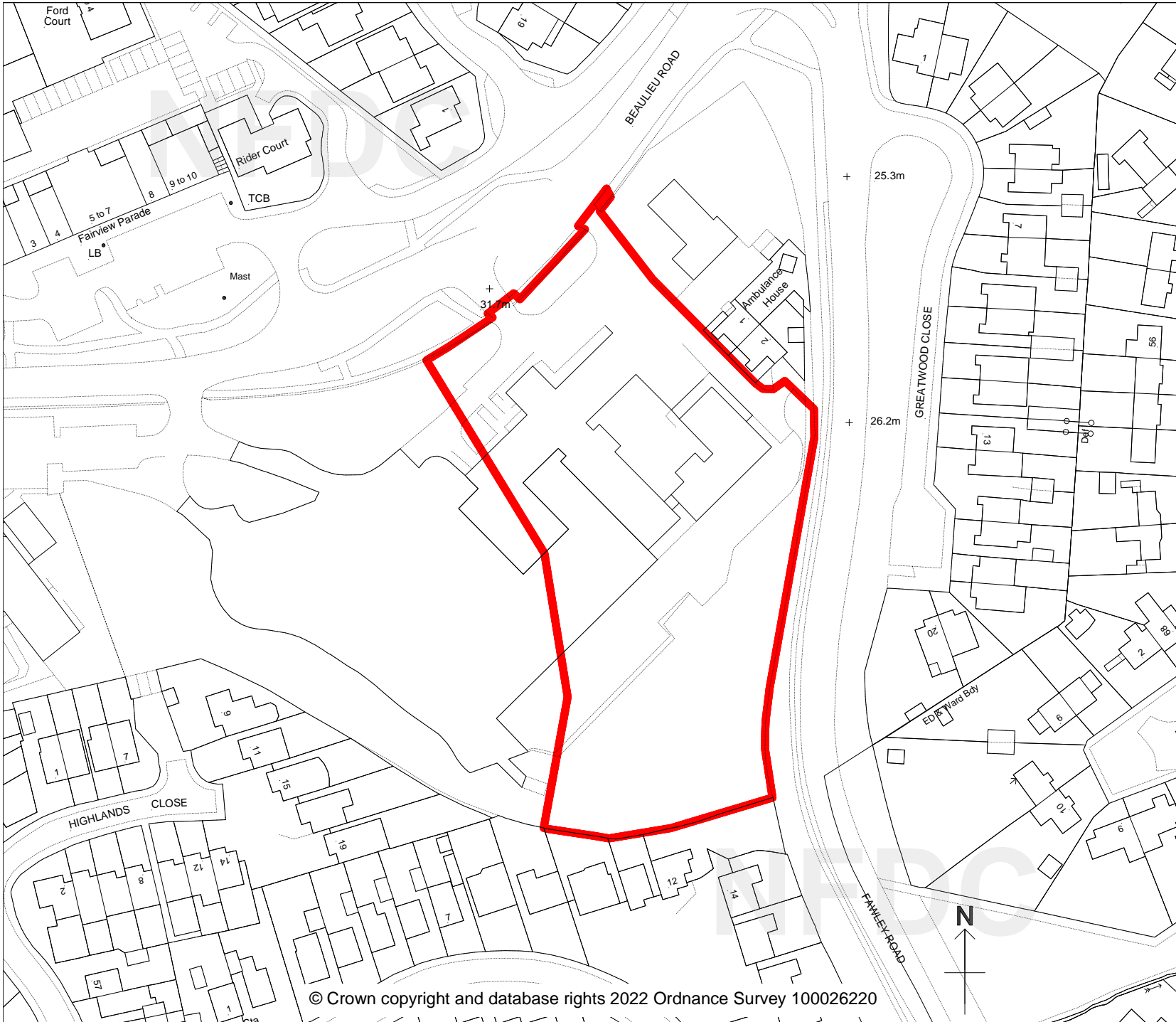
29. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 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 on dwellings identified as Block C, D or E without express planning permission first having been granted.

Reason: In view of the site's constraints with respect to trees and levels and its designation as a landscape feature and the limited plot size of the north-eastern dwelling in Block C and to ensure that any future extensions to these dwellings retain adequate amenity areas, does not adversely affect the visual amenities of the area, trees or and the site's important landscape character, in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest District outside the National Park (Planning Strategy) and Saved Policy DW-E12 of the New Forest District Local Plan First Alteration.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

November 2022

Hythe Hospital and Health Centre
Beaulieu Road
Hythe
22/10939

Scale 1:1250

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