

**Application Number:** 15/11647 Full Planning Permission

**Site:** Land of COMPTON HOUSE & SARUM HOUSE,  
BLACKWATER DRIVE, TOTTON SO40 2GU

**Development:** 35 flats in 2 blocks; carport; bin & cycle stores; parking;  
enhancements to public open space; landscaping

**Applicant:** New Forest District Council

**Target Date:** 19/02/2016

## 1 REASON FOR COMMITTEE CONSIDERATION

Discretion of the Head of Planning and Transportation

## 2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built up area  
Landscape Feature  
Public Open Space Existing

## 3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

### Core Strategy

#### Objectives

1. Special qualities, local distinctiveness and a high quality living environment
3. Housing
6. Towns, villages and built environment quality
8. Biodiversity and landscape

#### Policies

### Core Strategy

- CS1: Sustainable development principles
- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS7: Open spaces, sport and recreation
- CS10: The spatial strategy
- CS12: Possible additional housing development to meet a local housing need
- CS13: Housing types, sizes and tenure
- CS15: Affordable housing contribution requirements from developments
- CS24: Transport considerations
- 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  
DM8: Protection of public open space, private playing fields and sports grounds  
and school playing fields  
TOT8: Land off Blackwater Drive, Calmore

#### **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**

SPD - Housing Design, Density and Character  
SPD - Design of Waste Management Facilities in New Development  
SPD - Parking Standards  
SPD - Mitigation Strategy for European Sites

#### **6 RELEVANT PLANNING HISTORY**

None

#### **7 PARISH / TOWN COUNCIL COMMENTS**

Totton and Eling Town Council: Recommend permission but would accept a delegated decision.

The section of land in question had been allocated in the local plan as an area of development to provide more dwellings. Originally it had been thought that the existing flats would be demolished to make way for a more efficient modern development with increased density. Through further discussions with local authorities the new buildings would be incorporated around the existing structures. In doing so the development has encroached on land already allocated to open space while increasing demand for open space provision from the new dwellings. Proposals show a section of the open space retained to the north of the site, with money used from the development to enhance the area. There is a considerable shortage of affordable homes in the area and this plan would certainly help to alleviate that issue. The plans have been well thought out and would enhance the area significantly. Perhaps a more focused use of green space and landscaping could be designed with further consultation with local residents in order to alleviate the loss of space.

#### **8 COUNCILLOR COMMENTS**

None

#### **9 CONSULTEE COMMENTS**

- 9.1 Land Drainage: No objection subject to condition
- 9.2 Environmental Health (contaminated land): Comments awaited
- 9.3 Ecologist: No objection in principal subject to mitigation in ecological terms of the proposed tree loss
- 9.4 Environment Agency: No comments received.

- 9.5 Tree Officer: Objection. There are a number of high value public amenity trees which will be affected by this proposal, the loss of which will be detrimental to the character of the area. Concerns are also expressed about car parking area proposed around the London Plane Tree (T22) and the crown lifting to accommodate refuse vehicles.
- 9.6 Urban Design Officer: For the most part, the whole project represents an appropriate addition to the area. The landscape masterplan and strategy supports the building layout and form as well as offering public amenity and enhancing the green setting which is a distinctive characteristic of the neighbourhood. Recommend conditions to ensure open space enhancement and to ensure the quality of materials is appropriate.
- 9.7 Policy: The site is allocated in the adopted Local Plan: Sites and Development Management (Part 2) DPD as Policy TOT8. Under that policy a residential development has been accepted in principle, subject to a number of criteria. Mix and type of residential units (Policies CS14 and CS15(d)). The proposal would provide 35 new council flats, comprising 26 one bedroom flats and 9 two bedroom flats. Planning Policy is satisfied that local needs for housing type has been taken into consideration, and that this application is acceptable given the evidence of need. With regard to public open space provision, Core Strategy Policy CS7 (criteria (a) and (c)) and Sites and Development Management Policy TOT8 together, set out that sites over 0.5 HA such as this, should provide appropriately designed informal public open space on site and include the provision of designed good quality play spaces.
- 9.8 Hampshire County Council Highway Engineer: The proposed level of car parking for the existing and proposed development would accord with the NFDC document 'Parking Standards Supplementary Planning Document (SPD) adopted in October 2012. Comments awaited on tracking for refuse/ emergency vehicles and the number of cycle parking.
- 9.9 Strategic Housing Officer: The proposals meet the requirement of Policy CS15 (d) and Policy TOT8
- 9.10 Community Safety Officer: No comment received.
- 9.11 New Forest Access For All: Access to the buildings should be flat, level and without steps of any kind. There should be some dedicated parking for 'Drivers of Vehicles for the Disabled'. There should not be any form of obstruction, i.e. kerbs, bollards or walls, which would make it difficult for a wheelchair/scooter user, after exiting their vehicular transport, from gaining easy access to the building. All external doors should be sufficiently wide so as to allow for the easy entry of a wheelchair/scooter. These doors should be automatic, as they might prove too heavy for a person seated in a wheelchair/scooter to operate. All internal doors should be sufficiently wide so as to allow for the easy entry of a wheelchair/scooter into all rooms.
- 9.12 Southern Water Authority: The exact position of the water mains and foul sewers must be determined on site before the layout and such matters can be dealt with by condition. Consideration must be given to the siting of trees.
- 9.13 Southern Gas: Details provided of the location of the gas mains within the site
- 9.14 Waste and Recycling Manager: Comments awaited

## 10 REPRESENTATIONS RECEIVED

6 letters of objection concerned with the detrimental effect and loss of green space on the Calmore estate. The proposal would be a gross over development of the site that would be out of character with the area. There is no infrastructure report yet more traffic and there will be an adverse impact on public highway safety. It will set a dangerous precedent for other smaller green spaces to be built on. People use this area almost daily and is a safe place to play, this includes football and other playing activities. Loss of trees. Loss of a community facility and wildlife. That no green site notices have been posted or they have been removed and no formal notification in the Lymington Times. Why has Clifford House been empty for so many years. The land is not underused. Concerns over flood risk and flooding in surrounding areas Calmore Canal could not cope with extra surface water

Impact on residents from noise, dust and inconvenience.

Concerns over anti-social behaviour. A children's play area is not needed. Concern that the enlarged car parking area will become a dumping ground for cars.

## 11 CRIME & DISORDER IMPLICATIONS

Crime Reduction Officer: Wish to support this application as the design and layout encompasses many of the principles of 'designing out crime' (particularly the creation of defensible space around existing and proposed buildings), however there are two areas of concern which are felt to weaken the quality of design and increase the potential for crime and disorder.

Firstly, the proposals for the Enhanced Open Space include boulders, timber logs and posts and a felled tree. While these objects may well create a useful play area during the day, experience shows there is a substantial danger that the space (with ready made seating) would become a congregation point for older children in the evenings, thereby increasing the potential for noise disturbance, criminal damage (particularly arson to timber materials) and anti social behaviour.

Secondly, the proposed covered 'car port' parking adjacent to Block A potentially creates a number of problems:

- i) Surveillance of parked vehicles is reduced, thus increasing risk of vehicle crime.
- ii) It provides a relatively hidden area of shelter where groups might wish to congregate.
- iii) The relatively low flat roof is an attraction to climb and play on\*. \* N.B. Due regard should be taken to ensure 'duty of care' under Occupiers' Liability Act 1984
- iv) The roof material appears to be a polycarbonate sheet and again could be susceptible to arson or other criminal damage.

## 12 LOCAL FINANCE CONSIDERATIONS

If this development is granted permission and the dwellings built, the Council will receive £40,320 in each of the following six years from the dwellings' completion, and as a result, a total of £241920 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 £190,864.00.

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 all the above apply and as the application was overall considered to be acceptable as submitted no specific further actions were required.

### **14 ASSESSMENT**

#### **14.1 The site and location**

14.1.1 The application site, which is off Blackwater Drive in Calmore, is currently occupied by a New Forest District Council owned sheltered housing scheme known as Compton and Sarum House. Compton and Sarum House are two storey buildings surrounded by extensive areas of open amenity land with a car parking area accessed from Blackwater Drive. The site also extends to a large area of open space on the central part of the housing estate, which is designated in the local plan as existing public open space. The land is not flat, but generally open grass land with a number of trees and footpath connections providing links

throughout the housing estate. Along the western boundary of the site, adjacent to Calmore Drive is an important group of large trees, which is designated as a landscape feature in the local plan. The trees within the site are not protected by a Tree Preservation Order.

14.1.2 Although developed at a different time, and comprised of a large block of residential flats, Compton and Sarum House does form an integral part of the large housing estate in Blackwater Drive. Much of the housing on the estate dates back to the early 1970s and is designed as a typical open plan estate with rows of terraces of bungalows and houses laid out around pockets of open grassed areas connected together by a network of footpaths. Properties tend to incorporate open front gardens with small rear gardens enclosed by boundary walls and rear garaging. Visually, the existing buildings are of a simple design and form, constructed from brick and tile hanging under tiled roofs.

#### 14.2 The proposal

14.2.1 This full planning application has been submitted by this Council and proposes 35 residential flats, comprising two buildings, all of which would be for affordable housing. The 35 flats would be comprised of 26 one bedroom flats and 9 two bedroom flats. The proposals also seek consent for bike and bin stores, a car port, car parking and enhancements to the existing public open space within part of the existing housing estate. The application relates to land owned by New Forest District Council and the proposal is to develop on land between and around the existing housing blocks at Sarum House and Compton House. The open space enhancements would be to areas within the existing public open space. Although the land is generally flat, there are a number of grass mounds to the north of Compton and Sarum House, where the levels increase by around 1.5 metres. These mounds would be remodelled as part of the proposals and this will be an integral part of the public open space proposals. The proposal would improve and enhance Compton and Sarum House through the provision of new hedgerows to create private spaces for the residents.

14.2.2 The proposal is to create two blocks (Block A and Block B) arranged around Compton and Sarum House. The two existing residential buildings would be retained and their car parking spaces re-arranged. Proposed Block A would be an 'L' shaped building situated on the south western part of the site immediately adjacent to Blackwater Drive. This building would front onto Blackwater Drive and would have elevations facing onto the proposed internal access and car parking areas. Although the building would be predominantly two storeys in height, part of the building fronting onto Blackwater Drive would rise to three storeys in height to provide accommodation in the roofspace. Car parking to serve this development would be concentrated under a newly constructed car port canopy located beneath the tree canopies along the west edge of the site. Additional car parking would be provided along the internal access road in front of the proposed building.

14.2.3 Proposed Block B would form an off set 'U' shaped building to the east of Compton House and be arranged around a courtyard parking area. A strip of communal open space would wrap around the north and east perimeter of the building and would be enclosed by a new hedgerow. The proposed building would rise to two storeys in height with a pitched roof with protruding bay windows located on the outer elevation of the building.

14.2.4 The proposals seek to make a number of enhancements to the existing public open space. This would consist of retaining the open character while reshaping and adding to the existing mounds. Earth sculpting would direct movement along a new path and enhanced existing paths to provide a parkland character. New tree and wild flower planting would add visual interest and improve bio diversity by including rich meadow and flower areas, seasonal colour and improved habitat.

### 14.3 Policy

14.3.1 The site is allocated in the Local Plan Part 2 for redevelopment. Policy TOT8 relates to Land off Blackwater Drive. The policy states that should the existing sheltered housing become redundant, land at Blackwater Drive could be redeveloped for residential development including affordable homes in accordance with Policy CS15 (d) of the Core Strategy. The policy states that development should meet the following site-specific criteria:

- Provision of vehicular, pedestrian and cycle access from Blackwater Drive;
- Retention of existing trees where possible and provision of additional planting along Blackwater Drive;
- Provision of public open space in accordance with Core Strategy Policy CS7;
- Compensation for the loss of public open space through landscape enhancements to the existing open space to the north including play space provision for young children.

The sub text to the policy states that land off Blackwater Drive, Calmore is currently occupied by a NFDC sheltered housing scheme. Should the existing sheltered housing scheme become redundant, a residential redevelopment (which could include a new sheltered housing scheme) would be appropriate. The existing development adjoins a large area of public open space to the north and east. Part of this open space has been incorporated into the allocation to provide the opportunity for a comprehensive redevelopment scheme, which should include improvements to the quality of the public open space in this area.

14.3.2 In assessing whether the proposal meets the policy requirements as set out under TOT8, the proposal seeks to redevelop the site but to retain the existing two buildings. Although the policy envisaged the two existing buildings being demolished as part of its redevelopment, the current proposals seek to create a development around the existing buildings together with new car parking facilities and landscaping for the existing residential units. Pedestrian and vehicular access would be provided from Blackwater Drive broadly in the position of the existing access, which would accord with the policy. The proposal would result in the loss of some trees, however, significant new tree planting would be provided as part of the strategic landscaping proposals for the site.

14.3.3 With regard to public open space provision, Core Strategy Policy CS7 and local plan part 2 policy TOT8 is applicable. The proposal would result in the loss of an area of public open space to the north of Compton House, in which part of Block B would encroach into this area. In total, approximately 1200 square metres would be lost. Moreover, as set out in Policy CS7 and TOT8, sites over 0.5 HA should provide appropriately designed informal public open space on site and include the provision of designed good quality play spaces. The proposed

strategy for the site is to make a number of enhancements to the existing areas of public open space offering a subtle and natural approach with new tree planting and landscaping and using timber and boulders making the area more attractive to use and enjoy.

14.3.4 Core Strategy Policy CS13 is applicable and relates to housing types, sizes and tenure. The policy states that all new residential development should address the housing needs of local people by:

- (a) maximising the provision of additional affordable housing within the overall provision of new residential development;
- (b) ensuring new residential development includes housing suitable for newly forming local households;
- (c) requiring dwellings, including small dwellings, to be designed to provide flexible accommodation which is capable of future adaptation;
- (d) providing additional family housing in the social-rented sector; and
- (e) providing housing which meets the needs of older people (in accordance with policy CC5 of the South East Plan).

14.3.5 In support of the application, it states that the proposed development would provide 35 new council flats, comprising of 26 one bedroom flats and 9 two bedroom flats. The housing need for Totton and Calmore as of 10th November 2015 stands at 1,259 applicants seeking affordable housing (Homeseach register). The highest need is for 1 and 2 bedroom properties and there is a particularly high need for 1 bedroom accommodation with over half of all applicants in Totton and Calmore requiring 1 bedroom accommodation. On this basis, it is considered that the proposed development would address the significant need predominantly 1 and 2 bedroom accommodation in meeting a specific need.

14.3.6 Overall it is considered that the proposed development would broadly accord with the aims and criteria of these policies.

#### 14.4 Layout and Design

14.4.1 The proposed development has been designed with simple building forms with pitched tiled roofs and brick arranged around the existing buildings to provide an active frontage onto Blackwater Drive and onto the existing area of open space. Large areas of hardsurfacing would be created for car parking creating an internal courtyard, which would be softened by the provision of a number of new trees and hedgerows. Subject to the use of quality materials for the hardsurfacing and soft landscaping, the proposed layout would not appear too intensive and is designed to a high standard.

14.4.2 The proposed buildings would be a little higher than existing buildings, however, their design demonstrates a massing which would be appropriate within this setting and the depth of green setting should mean that the new buildings are not overbearing. While Block B is considerably larger than other local buildings, the depth of form is controlled and the eaves kept low to accommodate this. Other buildings in the area articulate their forms to offer a rhythm and to break up the skyline. This block uses feature bays in the same way to offer similarly strong rhythms and articulation which clearly ameliorates the impact of the overall size and width of the block. In appearance, the buildings offer



a crisp, clean and modern insertion into a well landscaped setting with feature windows and bays, which relieve the external elevations. Subject to the quality finish of the detailing and materials, it is considered that the proposed buildings are designed to a high standard.

- 14.4.3 In terms of private amenity, both Compton and Sarum House would retain generous areas of communal private amenity space enclosed by new hedgerows. The proposed amenity space for the new residential units in Blocks A and B would be shared private communal areas, although smaller more private individual areas would be provided to the ground floor flats in Block B. It is very unfortunate that the design of the buildings do not incorporate private amenity space for the first floor occupants. However, on balance it is considered that the level of private amenity space is reasonable for the occupiers. Moreover, the lack of balconies is considered as a lost opportunity which might have added activity and natural surveillance to the courtyard and add further interest into the design of the buildings to break up its scale. However, this would not justify a reason for refusal. The internal courtyards have been designed to both accommodate car parking and add to the residential and visual amenity of the place. Cycle and bin stores are provided in accessible locations and the design officer has asked for these to include good quality roof designs as they will be very visible from above.
- 14.4.4 In terms of landscaping for the site, the proposal removes a number of smaller trees and one large plane tree which whilst uncharacteristic of the landscape nevertheless offers green amenity. The Tree Officer is concerned that there are a number of trees with public amenity value which will be affected by this proposal. Concerns are also expressed about the car parking area proposed around the London Plane Tree (T22), as a large proportion of the root protection area would be covered in permanent hard surfacing.
- 14.4.5 While it is unfortunate that some of the existing trees would be removed, the proposal shows more than eighty new trees to be planted throughout the site which, together with hedgerows and shrub areas would offer a considerably enhanced amenity as well as an improved biodiversity to the site. New tree planting is proposed to the front of the building adjacent to Blackwater Drive, which accords with the policy requirement. The main tree line of field Oaks alongside the stream adjacent to Calmore Drive is protected and would not be impacted by the proposed development. Although one fairly mature Plane tree which has been identified as being of some value is to be removed, the design has to balance the needs of ensuring that the layout provides the best accommodation in the most workable layout. The overall effect is to offer a very good landscape setting for the buildings. A transition from the largely open plan nature of the main areas of the estate to the creation of large semi private green spaces to create a curtilage for the flatted blocks including the existing Compton and Sarum Houses. Overall, it is considered that the proposed landscaping for the site would ensure that any loss of trees would be compensated by enhanced planting throughout the site.
- 14.4.6 The Crime Reduction Officer considers that the basis of the design and layout has been carefully considered to 'design out crime', particularly the creation of defensible space around existing and proposed buildings. However the Crime Reduction Officer is concerned that although the proposals for the enhanced open space (which include boulders, timber

logs and posts) may create a useful play area during the day, experience shows there is a substantial danger that the space (with ready made seating) would become a congregation point for older children in the evenings, thereby increasing the potential for noise disturbance, criminal damage (particularly arson to timber materials) and anti social behaviour.

In response, the proposal is to enhance the existing area of public open space by creating an area to be more attractive. Buildings have also been carefully sited to front onto the open space areas providing natural surveillance which would act as a strong deterrent for youths in the evening. Accordingly, it is not considered that the proposal would result in anti social behaviour.

14.4.7 Concerns have also been expressed relating to the proposed car port parking adjacent to Block A in that surveillance of parked vehicles is reduced and it provides a relatively hidden area of shelter where groups might wish to congregate. However, this area of parking is not hidden and the west elevation to Block A would have several windows looking onto this area. Moreover, the car parking area is private and enclosed by new hedgerows, not readily accessible to the public.

14.4.8 Overall while it is considered that the scale of the development would result in a significant change to the character of the area, it is considered that the proposed development has been shown to be designed to a high standard and together with the provision of new soft landscaping and tree planting throughout, would not have an adverse impact on the surroundings.

#### 14.5 Residential amenity

14.5.1 With regard to residential amenity, careful consideration has been given to the existing residential properties in Compton and Sarum House and the neighbouring residential properties at Haltons Close and Bearslane Close. In assessing the effect on the existing residential properties at Compton and Sarum House, although it was envisaged by the policy that these residential units would be demolished, there are significant benefits in retaining these buildings and also avoiding the potential difficulties for the existing occupants to be re-housed. Notwithstanding this, the proposed development has been designed to retain a reasonable level of amenity for the existing buildings and also provide their own private communal garden areas enclosed by new hedgerows.

14.5.2 Block A is located a sufficient distance away from both Compton and Sarum House. The distance from the nearest part of the eastern elevation of Block A to the western elevation of Sarum House is approximately 22 metres, which is a sufficient distance not to give rise to any unacceptable overlooking or loss of outlook. Although the north elevation of the proposed building is closer to the south elevation of Compton House, the distance of around 18.5 metres is sufficient not to result in any unacceptable impact on these residents. Indeed the proposed windows on the north elevation would face onto the new car parking and access area which would provide natural surveillance. Block B is sited close to Compton House, and the west elevation would be around 17.5 metres away. This is the closest relationship throughout the site, but it should be noted that due to the orientation of the buildings and windows, the extent of the impact does not give rise to concerns.

14.5.3 The distance from the proposed first floor windows on the east elevation of Block B to the properties along 16-19 Haltons Close measures more than 25 metres, which is an acceptable distance. The distance of the proposed first floor windows on the north elevation of Block B to the front of 20-25 Bearslane Close measures more than 35 metres which is also an acceptable distance.

14.5.4 It is considered that the scheme has been well designed so as to avoid any unacceptable impact on neighbouring residential properties.

#### 14.6 Car parking and public highway safety matters

14.6.1 The Highway Authority considers that the access onto Blackwater Drive would be acceptable and would not prejudice public highway safety. Access and turning facilities have been shown to be provided for both emergency and service vehicles and confirmation that this accords with highway standards will be confirmed by the Highway Authority. Concerning car parking, on site parking provision would be increased by 50 spaces to 76 spaces and access onto the highway would be via the existing access onto Blackwater Drive with 19 on site car parking spaces shown to be provided to serve Block A, 28 car parking spaces to serve the existing residential flats at Compton and Sarum House, and 29 car parking spaces to serve Block B. The 25 on site car parking spaces provided for the sheltered accommodation are currently under subscribed, there being a significant number of empty spaces available. Notwithstanding this in order to meet the anticipated demand for the proposed accommodation and to avoid the possibility of displaced parking on Blackwater Drive, parking for the new flats should therefore be provided in accordance with the NFDC document 'Parking Standards Supplementary Planning Document (SPD) adopted in October 2012.

14.6.2 The SPD provides a recommended average provision of 1.4 spaces for a one bedroom dwelling and 1.5 spaces for a two bed dwelling where parking is shared/communal This would result in a total requirement of 47 spaces for the new development, 50 spaces are to be provided. The level of on site car parking provision would therefore be in line with the SPD and therefore acceptable.

#### 14.7 Habitat mitigation and other contributions

14.7.1 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.

14.7.2 The proposal generates a need for contributions towards affordable housing. As the development proposal is on Council owned land, it is not considered necessary to complete a S.106 Agreement to ensure such contributions are secured as any required payments can be handled

internally. As can be seen from the table below, the proposal involves 100% affordable houses rather than the 40% usually required in Totton. This is a big benefit to the area and should go some way to reducing the lengthy housing waiting list.

14.7.3 With regard to public open space provision, the scheme includes significant improvements to the existing designated public open space and although some of this area is proposed to be built on (to the north of Compton House), other open parts of the estate would also have improvements undertaken to provide a more attractive place to use. The management and maintenance of these areas would be dealt with through the Council as landowner.

#### 14.8 Other matters

14.8.1 In terms of drainage matters, the site is located in Flood Zone 1, which is the lowest flood risk area. The application has been submitted with a Flood Risk Assessment and Drainage Strategy. In the Flood Risk Assessment it is stated that due to poor infiltration results the use of soakaways was discounted. It is proposed to take the surface water to the Calmore Canal. Controlled discharge would result in the surface water arrangements having to incorporate temporary storage but the final storage arrangements would be confirmed at the detailed design stage and will depend on the type of flow control.

14.8.2 In terms of ecological matters, the application is accompanied by a Ecological Report which concludes that the habitats are considered to be of low ecological value overall, although the tree line and stream associated with the western boundary are considered to be of greatest ecological value. The Ecologist considers that the details are acceptable and that a condition can be imposed for the development to take place in accordance with the submitted details

14.8.3 Representations have been received that Clifford House, which is located nearby is empty and has been unoccupied for many years and this could provide housing for the area. In response Clifford House, also known as Stocklands is an allocated site for a residential development and accordingly, there is a clear intention for the site to come forward for housing development.

#### 14.9 Conclusion

14.9.1 It is considered that the proposed development would provide a much needed affordable housing scheme for the area together with enhancements to existing public open space throughout the Blackwater housing estate. While the proposed development would result in a significant change to the character of this area, the proposed development has been designed to a high standard. The proposed development would not have any adverse impact on the living conditions of the adjoining and nearby residential properties.

14.9.2 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	40%	100%	+60%
Financial Contribution	-	-	-
<b>Habitats Mitigation</b>			
Financial Contribution	To be advised	-	-

## CIL Summary Table

Description of Class	GIA New	GIA Existing	GIA Net Increase	CIL Liability
Dwelling houses	2385.8		2385.8	£0 all affordable housing

## 15. RECOMMENDATION

### Grant Subject to Conditions

#### Proposed Conditions:

- 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.
- The development permitted shall be carried out in accordance with the following approved plans: 2587\_GAD\_140011 A, 120004 B, 1000003 B, 120000 B, 100003 C, 140013 A, 100002 B, 120003 B, 120001 B, 140012 A, 150000 B, 160000 A, 140004 A, 1000001 A, 140001 A, 140005 A, 140003 B, 140001 B, 140001 B, 120004 B, 120003 B, 1000002 B and Landscape Strategy Masterplan, 150001A, 140004A, 140002B, 100003D

Reason: To ensure satisfactory provision of the development.
- Before development commences, samples or exact details of the facing and roofing materials to include the materials of the bay windows and window reveals to be used to include the materials to be used for the residential buildings, car ports and bike stores 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 CS2 of the Core Strategy for the New Forest District outside the National Park.

4. In accordance with the submitted landscape strategy master plan and hard and soft landscape strategy plans, a detailed scheme of landscaping of development part of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- (a) the existing trees and shrubs which have been agreed to be retained;
  - (b) a specification for new planting (species, size, spacing and location) for the whole site including the public open space areas
  - (c) the detailed design of all areas of public open space to include details of the enhancement measures,
  - (d) the details of a landscape management and maintenance plan
  - (e) the details of the hardsurfacing to be used to include the internal access roads, car parking and footpaths
  - (f) the details of boundary treatments, gates and enclosures, external lighting
  - (g) interim or temporary measures to include screening or seeding, which are needed for ameliorating the outlook of local residents during the construction project and prior to the completion of the public open space enhancements.

The development shall only take place in accordance with the approved details.

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

5. All external works (hard and soft landscape) shall be carried out in accordance with the approved plans and details as set out in conditions 5 and 12, within one year of commencement of development and maintained thereafter as built and subject to changes or additions (including signage) 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 Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

6. The development hereby permitted shall not be occupied until the spaces shown on plan 100003 B, for the parking and garaging of motor vehicles and cycles have been provided. The spaces shown on plan 100003 B for the parking and garaging of motor vehicles [and cycles] shall be retained and kept available for the parking and garaging of motor vehicles and cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policy CS2 and CS24 of the Local Plan for the New Forest outside of the National Park (Core Strategy).

7. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation 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 and Solent Coast Nature Conservation 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.

8. Before development commences, details of the means of disposal of foul and surface water from the site shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. Development shall only take place in accordance with the approved details.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS2 of the Core Strategy 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

9. Before development commences, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- i) the details of the means of disposal of surface water from the site,
- ii) the details of the future maintenance of the drainage system, the maintenance arrangements and full details of the responsible parties must be confirmed to the Local Planning Authority by the applicant prior to occupation of the penultimate dwelling.

Development shall only take place in accordance with the approved details

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 of the Core Strategy of the New Forest District Local Plan First Alteration and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks

10. The works hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Tree Consultancy Arboricultural Assessment dated 9th October 2015 reference 15312-AA-MW or as may otherwise be agreed in writing with the Local Planning Authority.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance with Policy CS2 of the Local Plan for the New Forest District outside of the National Park (Core Strategy).

11. The works hereby approved shall be undertaken in strict accordance with the Ecological Survey methodology, details and mitigation and enhancement measures set out by ECOSA dated September 2015 unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species 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).

12. Before the first dwelling is occupied, a detailed layout and design for the public open space enhancements shall be submitted and agreed with the local planning authority. This shall include final soiling and grading levels, all surfaces, furniture, and hard and soft landscape details. The works to provide the enhances public open space shall be completed within one year of the occupation of the first dwelling

Reason: To allow the design to be completed with the collaboration of local community and in accordance with soil levels which cannot be finally known until the building development is complete.

#### **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 all the above apply and as the application was acceptable as submitted no specific further actions were required.

2. In discharging condition No 7 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/>

#### **Further Information:**

Major Team

Telephone: 023 8028 5345 (Option 1)





**New Forest**  
DISTRICT COUNCIL

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**Planning Development  
Control Committee**  
January 2016

**Item No: 3g**

Land of Compton House  
& Sarum House  
Blackwater Drive Totton  
15/11647  
SU3414

Scale 1:2500

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

