

Application Number: 22/10449 Outline Planning Permission

Site:	CORKS FARM, NORMANDY WAY, MARCHWOOD (PROPOSED LEGAL AGREEMENT)
Development:	Outline permission (Access only) for residential development on 8.96ha of up to 150 dwellings, together with drainage and associated landscaping, including public open space (and provision for Alternative Natural Recreational Greenspace and SuDS)
Applicant:	Oceanic Galaxy Ltd
Agent:	Boyle & Summers Ltd
Target Date:	21/07/2022
Case Officer:	James Gilfillan
Officer	Approval subject to conditions and the completion of a Section 106 agreement to secure the necessary obligations
Recommendation:	
Reason for referral to Committee:	This application relates to one of the Council's allocated strategic sites and the views of the Parish Council

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Outline matters for consideration
- 2) The principle of the development
- 3) Highway safety
- 4) Impact on character, landscape and heritage assets
- 5) Affordable Housing
- 6) Amenity of future residents

2 SITE DESCRIPTION

The site is on the north edge of Marchwood, close to the River Test/Solent, across the water from Southampton' western docks. It is currently agricultural fields, predominately used for grazing. It is within the built up area of Marchwood and forms part of a larger site allocated for housing development.

There are no buildings on the application site. There is an existing field access from Admiralty Way.

To the east are residential properties on the former Royal Naval Arms Depot (RNAD), a mix of houses and flats, much of which is three storeys high. It is designated as a Conservation Area and includes Listed Buildings and structures. A high brick wall extends along the edge of the RNAD site, separating it from the application site. Beyond that housing is Marchwood industrial estate.

To the west of the site is Slowhill Copse waste water treatment works (WwTW) and Marchwood household waste recycling centre (HWRC). To the south, across Normandy Way is a modern residential estate.

The site has been divided into several fields by embankments and hedgerows. There are trees on the site and some protected by Preservation Orders around the edges overhanging the site.

The site is separated from the River Test/Solent shoreline by a parcel of habitat designated as a Site of Interest for Nature Conservation (SINC). That land and a strip of land along the east edge of the site is at risk of flooding. The flooding takes the form of tidal flooding from the River Test to the north and fluvial flooding from a stream alongside Magazine Close to the south-east.

Three sets of power lines cross the site, largely running parallel to each other, on an east-west axis. There is a high pressure gas pipeline and high voltage electricity cable buried in the southern corner of the site. A foul water rising main crosses the north portion of the site, serving the adjoining waste water treatment plant. These utilities are all protected by easement strips following their routes.

There is a Public Right of Way along the east edge of the site, following the RNAD boundary wall, linking Admiralty Way to a waterside promenade along the front of the RNAD housing site.

3 PROPOSED DEVELOPMENT

This is an Outline application for residential development on 8.96ha for up to 150 dwellings, together with drainage and associated landscaping, including public open space (and provision for Alternative Natural Recreational Greenspace and SuDS)

Aside from the principle of development, this application is seeking approval for details of Access to the site.

Access to the site is proposed to be from Admiralty Way. Plans of the full design of the access have been provided.

Details of the Appearance, Landscape, Layout and Scale of the scheme have not been presented for consideration by this application and are reserved for consideration by further planning applications in the future.

Collectively known as Reserved Matters, approval of all of these Matters is required before development can proceed.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/11293 Hybrid application seeking; Outline permission (Access only) for residential development up to 150 dwellings, together with associated Public Open Space, ANRG and infrastructure, and Employment land (Use Classes E(g) (i) (ii) (iii) and B8); Full consent for reprofiling of land for employment development, enclosure and site infrastructure		Under consideration	Application registered

21/10434 Development of land including up to 9,300 Sq.m mixed Class E and B8 and up to 150 residential properties, Alternative Natural recreational Greenspace and public open space. Accesses from Normandy Way and Admiralty Way respectively. (EIA Screening Opinion) 03/06/2021 EIA not required Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Strategic Site 3: Land at Cork's Farm, Marchwood
Policy STR1: Achieving Sustainable Development
Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park
Policy STR3: The strategy for locating new development
Policy STR4: The settlement hierarchy
Policy STR5: Meeting our housing needs
Policy STR8: Community services, Infrastructure and facilities
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 CCC2: Safe and sustainable travel
Policy IMPL1: Developer Contributions
Policy IMPL2: Development standards

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation
DM2: Nature conservation, biodiversity and geodiversity

New Forest District Core Strategy 2009. Saved Policy

CS7: Open spaces, sport and recreation

Hampshire Minerals & Waste Plan 2013

Policy 15 - Safeguarding Mineral Resources

Supplementary Planning Guidance And Documents

SPD - Mitigation Strategy for European Sites
SPD - Parking Standards
SPD - Air Quality in New Development. Adopted June 2022

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990
S.66 General duty as respects listed buildings in exercise of planning functions.

Relevant Advice

National Planning Policy Framework 2021

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council: Raise the following material planning considerations regarding this application.

The proposed pedestrian improvements outlined in the new application include two new crossings. One is located on Normandy Way, near the entrance to Shorefield Road, and is in the form of tactile paving and dropped kerbs. There is no indication that this would be a controlled crossing, or have any kind of central refuge. As this is a 40mph road, used heavily by HGVs, it is the opinion of Marchwood Parish Council that this is not a safe option, especially as it would be used by school children accessing the adjacent bus stop (and other village amenities).

The other new crossing proposed is on Admiralty Way, near the junction of Normandy Way. This crossing is proposed with a central refuge, but the Parish Council shares safety concerns relating to the proximity of the crossing to the T-junction.

The Parish Council also expresses its concerns regarding the safety of the pre-existing crossing of Normandy Way, near to the entrance to Marchwood Industrial Estate. Pedestrians crossing at this location have to contend with both the 40mph traffic on Normandy Way, and traffic exiting the Industrial Estate.

In summary, all options for residents of the proposed development to access the wider village on foot were deemed unsatisfactory from a safety perspective.

The Health and Safety Executive has raised an objection to the application based on the proximity of the proposed development to a major hazard pipeline. The Parish Council shares this safety concern and it hence forms part of our objection.

The Parish Council collectively continues to raise concerns regarding the odour generated by the nearby Waste Water Treatment Works and the potential impact this would have upon residents of the proposed development. When considering the objection from Southern Water that called into question many aspects of the odour analysis submitted as part of the application, the Parish Council voted to include this in their resolved objection.

The transport assessment document provided by the applicant made reference to the fact that the traffic figures from the recently approved Solent Gateway development would be incorporated into the analysis.

However, the Parish Council could find no evidence of these predicted additional vehicle movements in the analysis or in the main body of the transport assessment.

Marchwood PC comments following submission of additional reports and assessments

Members agreed that the amended plans with reference to traffic on the surrounding roads of the proposed development at Cork Farm had not addressed the previous concerns raised by the Council.

Traffic generated from the proposed additional dwellings and the expected increase in traffic from the Solent Gateway expansion would have a detrimental impact up on the road infrastructure.

Residents of the proposed development especially children who would be expected to cross the busy roads to get to school and or the bus stop used by many HGV's that were allowed to drive at 40mph would be worryingly dangerous.

The proposed crossing points remained a concern and still considered to be dangerous for young people to use. The crossing near to Shorefield Road was considered to be a marginally better proposal with the addition of a central refuge however, further improvements should be considered due to the HGV's using the road at 40mph; Normandy Way was an area where exceeding speed limits occurred on a regular basis experienced and monitored by the local Speedwatch group. The issues with blind spots and stopping distances remained a concern that had also not been considered or mitigated.

In addition to the transport problems the issues with odour from sewage works had also not been addressed to the satisfaction of Southern Water, this remained a concern.

Members agreed that there were no amendments relevant that mitigated the concerns previously raised by the Council therefore, the previous decision to object to the proposal reached by Council would still stand.

7 COUNCILLOR COMMENTS

Cllr Mrs Hoare objects to the scale of the development in close proximity to the sewage treatment plant and the impact of odours on amenity. Encourages planning committee to visit to appreciate visibility at the junction of Admiralty Way and Normandy Way.

N.B Mrs Hoare is no longer a NFDC Councillor.

Cllr Young recognises the need for additional housing and accepts the conclusions of consultees on technical aspects, but objects to the likelihood of residents being exposed to the impact of odour from Slowhill Copse WWTW and the failure of the scheme to provide safe road crossings for pedestrians.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

New Forest District Council:

Conservation Officer: Raises concerns that the application site has remained undeveloped throughout the history of the Royal Naval Arms Depot site and is an intrinsic part of the setting of the RNAD conservation area. The outline nature of the application does not provide sufficient assurances that the impact could be resolved by the submission of detailed layout at a later date as the principle of the position of the land identified for housing causes harm to the heritage asset. In conclusion the scheme would give rise to less than substantial harm to the significance of the heritage assets. The level of harm would be medium, however great weight should be applied to the preservation of such assets, which this scheme does not. Objection.

Ecologist: Recognises that the site is close to European protected sensitive habitats and will have an impact on their integrity, but recognises that mitigation can be secured. Retention of existing hedgerows is welcomed. 10% BNG has not been demonstrated so additional measures need to be incorporated. Based on the application being outline, updated ecological surveys should be secured prior to the

commencement of development to inform mitigation and protection measures. A CEMP should be secured. No objection.

Environmental Health. Contaminated Land: Potential sources of contamination have been identified including previous agricultural use with some historic unknown filled ground areas and a landfill site, sewage works, recycling site and military land uses within the vicinity of, and/or adjacent to the site's boundaries as such contaminated land conditions should be imposed. No objection

Environmental Health (Pollution):

Noise - No objection to the principle, recognising the Outline form of the development, requests further assessment is undertaken to support detailed layout design.

Odour: Consideration of the potential impact of odour emanating from the Slowhill Copse WwTW and adjacent Household Waste Recycling Centre is based on modelling of odour released from elements of the processing, historic complaints and sniff testing by accredited professionals. Officers have visited the WwTW, the application site and surrounding areas of Marchwood. After robust challenge and analysis of the applicants supporting evidence no objection is raised.

Lighting - No objection in principle, seeks a lighting assessment is undertaken to inform the detailed layout design.

Air Quality - Seeks imposition of a CEMP condition.

Housing: Supports the scheme for offering 35% of the scheme as affordable housing but requires the mix to better reflect the mix identified and adopted by the Local Plan. A S.106 should secure delivery of the appropriate mix of tenure and size, consistent with the Local Plan requirements. No objection.

Landscape Team: Concern that Landscape Masterplan does not provide sufficient detail to assess implications for landscape setting and creation of successful Alternative Natural Recreational Greenspace and Public Open Space on site. Queries the extent to which surface water drainage would integrate with the landscape as a positive SUDs feature, based on details provided.

Open Space Officer: Comment Only, seeks consultation on detailed design of landscape, paths, drainage design, Public Open Space and ANRG to ensure compatibility. No objection.

Urban Design: The scheme is considered to fail to achieve the design expectations of the development plan because the scheme is not comprehensive, could result in additional dwelling numbers, poor illustrative design that does not demonstrate the design would be attractive, fails to respond to the character of the Public Right of Way and edge of Conservation Area, and fails to take the opportunity to integrate green infrastructure and connections beyond the site. Object.

Hampshire County Council:

Countryside: No objection subject to conditions and contributions to enhance the public right of way.

Education: No objection, there is sufficient capacity in the local schools that no mitigation is required.

Highways: There is sufficient capacity in the local road network to accommodate the traffic volumes generated by the scheme. A financial contribution towards improvements to capacity at Rushington roundabout should be secured. Opportunities to improve infrastructure for pedestrians and cyclists close to the site

have been identified. The access in to the site is acceptable for the scale of development and vehicle movements generated. No objection subject to conditions and securing contributions and highways works.

Minerals and Waste Planning: The site falls within the minerals safeguarding area across Hampshire. There is insufficient viability to justify prior extraction of aggregates, however a condition should be imposed to seek use, on site, of aggregates recovered during the construction process. No objection.

Surface Water: No objection subject to conditions.

Other Consultees:

Environment Agency: No objection subject to conditions securing land raising, assessing and securing flood plain compensation and ensuring minimum finished floor levels.

Hampshire & IofW F&R Service: Indicate a range of design requirements for fire appliance access. No objection.

Health and Safety Executive:

Major Hazard Sites/Pipelines: Do not advise against the proposed development, subject to design criteria being met.

Licensed Explosives: HSE would review the appropriateness of the licence for Explosive handling locally should the development be approved.

National Grid: No objection.

Southern Water: Principal concerns relate to reliance by the applicant on a higher threshold of Odour concentration than they believe is appropriate. Failure of the assessment to consider proposed expansion of infrastructure and full consideration of cumulative impacts with the HWRC. Sufficient foul water capacity exists to take sewage from the site.

Associated British Ports: Raise concerns regarding the impact on future residents amenity arising from 24hr port activities in close proximity to the site and suggest the submitted noise assessment does not adequately monitor background noise levels. Raises concerns about highway capacity, especially in light of Marchwood Port application. Raises concerns about the consequences for the port to handle dangerous goods. Object.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- Inappropriate use of land, scale of change and impact on the village character of the area, causing Marchwood to merge with Totton
- Shouldn't use green spaces for development, there are plenty of brown sites available
- Raised ground levels would be out of character
- Exacerbate surrounding drainage and flood issues and future flood risk on site
- Concerns regarding safety of removing pylons
- Health issues around living close to pylons
- Impact on Marchwood residents and services, loss of valuable greenspace
- Lack of doctors, availability of school places

- Disturbance from road noise and construction
- Increased air pollution and impact on residents health
- Increased crime and littering of roadsides
- Insufficient road capacity and lack of public transport, increase in home deliveries
- Impact on highway and pedestrian safety
- Lack of proper consideration for the wider implications of the development
- Loss of wildlife land and impact on natural beauty and ecology, including ancient woodland
- Impact of odours from water treatment plant on residents amenity
- Overlooking and overshadowing of neighbouring residents
- Failure to use all of the site
- Loss of value of existing properties
- Safety issues due to proximity energy pipeline
- Land should be used for recreation and allotments

For: 0

Against: 38

22 further letters were received to a reconsultation reiterating the above comments already made.

10 PLANNING ASSESSMENT

The application proposes residential development of up to 150 dwellings, with associated Alternative Natural Recreational Greenspace (ANRG), Public Open Space (POS), on circa 9ha of land, accessed from Admiralty Way. The application is an Outline application. Matters for consideration are:

- The principle of housing development, the land on which the housing would be located and space for ANRG and POS;
- Access: Vehicular access from a new junction with Admiralty Way.

Matters of Appearance, Landscape, Layout and Scale are reserved for future applications.

The application is supported by a parameter plan demonstrating where the housing would be accommodated within the application site, but not the precise layout of the streets and housing plots. That plan and the supporting Planning and D&A statements indicate a maximum height of 3 storeys, which are indicated on illustrative sections of the proposals.

It is also supported by an ANRG/POS location plan and Landscape Masterplan illustrating a variety of open spaces across the site and opportunities for preserving existing and delivering new landscape features and environments.

Detailed plans of the proposed access from Admiralty Way and other highway improvements have been provided.

The application site does not include all of the land allocated for development by policy SS3. That in itself does not render the scheme unacceptable in principle. The merits of any future proposals for the remaining land would have to be considered against the context and policies at the time any application is received.

Principle of Development

The principle of housing development on the land is established by the allocation of the site in the adopted New Forest District Local Plan. Identified as Strategic Site SS3, it is included within the 'built-up area of Marchwood'. The proposal would be generally consistent with the site allocation.

The policy states:

- i) Land at Cork's Farm, Marchwood, as shown on the Policies Map is allocated is allocated for residential development of at least 150 homes and public open space, dependent on the form, size and mix of housing provided.
- ii) The masterplanning objectives for the site as illustrated in the Concept Master Plan are to deliver a high quality new residential area of Marchwood by:
 - a. Providing a well-designed development that responds positively to the waterside location and provides protection from future sea level rise whilst also ensuring that the scale, form, siting and materials of the development conserve and enhance the heritage and setting of the Royal Naval Armaments Depot Conservation Area, including its listed buildings and walls.
 - b. Enabling public access through the site to the waterfront.
 - c. Creating a strong settlement edge with a clear distinction between formally designed streets, courtyards and spaces and natural recreational greenspace.
- iii) Site-specific Considerations to be addressed include:
 - a. Design or other appropriate measures to mitigate potential odour impacts from Slowhill Copse Wastewater Treatment Works. An odour assessment will be required in consultation with Southern Water.
 - b. Assessment of the need for, and where necessary, provision of, enhancements to Bury Road, Marchwood Road and their connection to the A326 to ensure safe and suitable vehicular, cycle and pedestrian access for the development.
 - c. Design or other appropriate measures in any new development to minimise and mitigate the effects of potential noise and light impacts generated by the Port of Southampton on residential amenities.
 - d. Maintaining appropriate development setbacks from the pipelines and overhead power lines that cross the site.
 - e. Wherever possible, development should be directed to Flood Zone 1 and will only be considered within Flood Zones 2 or 3 where it is possible to mitigate flood risk. Preparation of a detailed site-specific Flood Risk Assessment will be required to demonstrate how the proposed development will be made safe over its lifetime.

The policy expects the site to deliver "at least 150 homes", the scheme proposes "up-to 150 homes". At the time of this application the proposal is in accordance with the policy in that respect. Should future reserved matters applications for scale and layout conclude 150 dwellings can not be achieved because of conflict with design, character or heritage considerations, then a balanced judgement between the benefits of additional housing and desire to respect those constraints would need to be undertaken.

All schemes proposing new residential development in the District are required to provide sufficient open space to provide a source of informal recreation as an alternative to open space in New Forest. Known as Alternative Natural Recreational

Greenspace (ANRG) it is required to alleviate recreational pressures arising from residential development which have harmful impacts on internationally important nature conservation sites within the New Forest.

Policy ENV1 of the Local Plan requires developments proposing more than 50 dwellings to make provision for ANRG on site as part of the proposed scheme. The policy expects 8Ha of ANRG to be provided per 1000 residents.

Based on a policy compliant housing mix, the proposed 150 homes generates a need for at least 3.16Ha of ANRG. The proposed parameter plan makes provision of 3.2Ha of ANRG, compliant with the policy requirements. There is a qualitative aspect to the design of the ANRG, this is discussed below in consideration of Landscape design. In principle the scheme can provide a sufficient quantity of ANRG to meet the policy requirements.

In addition to providing ANRG, residential schemes are required to make provision for Public Open Space (POS) and facilities to meet the recreational needs of residents of the scheme. Policy CS07 saved from the Core Strategy requires 3.5Ha per 1000 residents.

The scheme requires 1.37Ha. The parameter plan meets that requirement by provision of 1.4Ha of POS. There are three qualitative aspects to POS, Formal, informal and children's play, the scheme's provision of these is considered under Public Open Space below. In principle the scheme can provide sufficient Public Open Space to meet its needs.

As set out in the description of the site, utility infrastructure, above and below ground cross the site. None of these prevent the principle of the proposed development, but merely inform its arrangement and layout, ensuring appropriate construction, maintenance and safety buffer zones are respected. Such buffers are accommodated within the Technical Parameter Plan.

Part of the site falls within tidal and fluvial flood zones 2 and 3. However that is restricted to the east edge of the site, following the route of the PROW and the edge of the RNAD site. The parameter plan proposes to site the built form away from those zones in sequentially safer parts of the site. Some ground raising would be undertaken, the consideration of which is addressed below. Because the housing would be located within Flood Zone 1 there is no in principle objection on flood grounds.

The scheme would have significant benefits associated with it. The Council can not currently demonstrate it has a 5year supply of housing land available, it is therefore imperative that the sites allocated for housing are brought forward in order to ensure the supply of housing meets identified need in terms of annual delivery rates and overall supply. This scheme would account for approximately 1/3rd of the annual requirement, therefore attracting significant weight in its favour. Furthermore successful implementation of the Local Plan, by ensuring allocated sites deliver, significantly reduces the pressure to accept less desirable and less sustainable countryside and windfall sites that are not planned for.

The scheme would have significant economic benefits during construction, involving extensive employment in a wide range of sectors across the construction industry. Construction workers bring spend into local shops and services, as in due course would residents of the scheme, as well as their use of services at home such as hairdressers, gardeners and decorators.

The scheme would have environmental benefits of delivering development on an allocated site in a sustainable location where local services and facilities can be accessed by modes of transport other than the private car.

The scheme would deliver social benefits of providing housing, in a mix of housing types and sizes, creating a mix and balanced community as well as giving a wide choice. Furthermore it would provide a policy compliant level of 35% of the housing as affordable housing, though the applicant has requested that 35% is not the upper limit of the affordable provision.

An increase in overall population in Marchwood is highly likely to attract further investment in services and facilities such as foodstores or recreation and leisure activities as the critical mass of population increases.

Of the relevant constraints there is no in principle reason not to support the scheme. As an allocated site the scheme is in accordance with policies STR3, STR4, and STR5. The principle of the scheme accords with and contributes positively to the delivery of the development plan.

Highway safety, access and parking

Access to the site is the one detailed Matter that the application seeks consent for. The scheme proposes to take vehicle access from Admiralty Way.

A bellmouth type access junction on to Admiralty Way has been proposed to accommodate the scale of vehicle movements and size of vehicles likely to visit the site. Sufficient highway width and visibility exists to ensure highway safety is preserved on Admiralty Way. This is acceptable to Hampshire County Council Local Highway Authority.

Dropped kerb and tactile crossing for pedestrians would be provided close to the access on Admiralty Way and a crossing with central refuge provided across Admiralty Way, close to its junction with Normandy Way. The bus stop on Admiralty Way would be relocated to ensure it does not interfere with the proposed access. In doing so the scheme makes provisions to support pedestrians and bus users.

Off site enhancements to highway infrastructure have been identified to accommodate the increase in vehicle, cyclist and pedestrian movements generated by the development. These include improvements for pedestrians and cyclists to travel alongside Admiralty Way and Normandy Way on a 3m wide shared pedestrian cycleway and cross safely towards Shorefield Road and link to existing routes through that estate towards Marchwood centre, addressing concerns raised by representations received about the ability to walk or cycle safely to schools.

It is considered that the pedestrian/cycle enhancements would be a significant benefit for both future and existing residents. A path has been worn on the southern verge edge along Normandy Way, so improved crossing and cycle/footway provisions would be a significant enhancement, supporting alternative modes of travel active travel and remove a barrier discouraging existing residents from cycling.

Assessment of the wider highway network has identified that local junctions in Marchwood can accommodate the traffic volumes generated by the development, including at peak times, without causing any severe conflicts with highway safety, unacceptable increases in queuing times or the free flow of traffic. A financial contribution is required towards improvements to highway capacity at Rushington Roundabout, required as part of the cumulative growth of traffic generated by

developments along the Waterside. A contribution has been calculated using the model agreed for the Solent Gateway (Marchwood) commercial application and would be secured by a S.106 agreement.

These assessments and conclusions comply with Site Specific Consideration iii - b of policy SS3.

The wider assessment has identified that forward visibility on Normandy Way travelling north west towards the junction with Admiralty Way can be impeded by the vegetation on the highway verge. Whilst that is an existing problem, the number of vehicles turning right into Admiralty Way would increase as a result of the proposal. A mechanism to ensure the developer carries out pruning/removal works prior to first occupation would be secured.

In addition to these infrastructure improvements, the applicant has submitted a framework travel plan to support the application, that seeks to encourage residents to choose alternatives to the private car for more local journeys. A final version of this, including a monitoring fee will be secured as part of a S.106 legal agreement.

Hampshire County Council Countryside team have identified that the scheme would significantly increase pressure on the Public Right of Way that runs along the east edge of the allocated land, beside the high RNAD boundary wall. The parameter plan identifying the housing land accommodates sufficient separation to ensure an appropriate landscape buffer beside the PROW. Ensuring the design and layout of the housing addresses the footpath appropriately would be a consideration for subsequent Reserved Matters applications.

It is considered that this application presents an opportunity to enhance the surface of the footpath in order to ensure greater resilience in the face of flooding and also presents the opportunity to make it more accessible to all members of the community, including those using wheel chairs or with buggies. There is currently a point along the path's route where its width is particularly compromised by the proximity of mature trees to one another. The application site could accommodate a diversion of the existing route to avoid the tree, enhancing accessibility and preserving the trees. An appropriately calculated and justified financial contribution has been proposed and this can be secured by a S.106. A condition is also proposed that will secure details of the diversion around the trees are included in the detailed landscape and layout design. This is a significant benefit of the scheme that should be given weight in favour of the development.

Beyond the Access in to the site, on site highway related matters will be considered by subsequent Reserved Matters applications for Layout, that would have to present a network of routes and spaces through the site that would prioritise pedestrians and cyclists in order to minimise dominance of cars and a layout to ensure sufficient access for large vehicles such as refuse wagons. The scheme should be adequately capable of accommodating routes for pedestrians and cyclists that link to the existing PROW, the foreshore and new open spaces in an attractive safe manner, encouraging use for recreation by existing and future residents.

It is considered that securing these works would comply with requirement ii - b of policy SS3.

Reserved Matters applications for Scale and Layout would have to address the detailed provision of sufficient parking to comply with the adopted parking standards, but recognise the importance of promoting alternative modes of travel and avoiding car dominated streets and routes and create an environment for active travel. Inclusion of facilities for electric vehicle charging would be addressed alongside

those designs. Similarly sufficient cycle and bin storage would be included in the layout designs, in an approach that avoids refuse wagons unduly dominating the design.

Within the constraints of the Outline form of the application, the scheme would provide a safe and accessible development, that positively supports active travel, mitigates its highway impacts and provides enhancements that the wider community would benefit from. It preserves highway and pedestrian safety and accords with policies STR1(iv), CCC2 and SS3.

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

The character of the existing site is one of open fields. There are no buildings or structures on it. The nearest neighbouring built form is the residential development to the east within the RNAD Conservation Area, contained within its site by the boundary walls of the original munitions depot.

Section ii) of the site specific policy, SS3, sets design aspirations for the site, focusing on preservation of the Conservation Area, ensuring public access through the site to the waterfront and creating a strong settlement edge.

The parameter plan identifies the location of the land to be used to deliver the 150 dwellings. Due to the constraints that need to be accommodated, including the utility infrastructure, topography and flood risk, and the potential impact of odour from the WwTW, an area of 4.12Ha has been proposed to deliver the 150 dwellings.

The outline application reserves Appearance, Layout and Scale of the scheme for consideration by further applications in the future. These applications would include the detailed designs of the architectural style of all the buildings, their siting, layout and arrangement on site, the design of the spaces, routes and roads between them.

The principle of the land being developed is accepted by its allocation and therefore significant change in its appearance is inevitable. It would not however result in coalescence or merging with Totton, as raised by representations, due to the retention of in excess of 2.5km of largely undeveloped foreshore, with open countryside behind.

The constraints described, especially the impact of odour are more onerous than identified at the stage of preparing the local plan, as such the area of land available for housing, is more restricted than anticipated by the concept masterplan. However the alignment of the development parcel on the east edge of the site is broadly in accordance with the concept masterplan, as is the approach of two distinct parcels separated by landscaped open space.

Whereas the Site Specific policy sets 150 dwellings as a minimum, this application sets it as a maximum. As such there is no reason to believe that the smaller area of land being proposed for housing, could not deliver an acceptable design and layout and the policy compliant number of dwellings is not being artificially squeezed on to a smaller area than originally envisaged.

As the site is separated from the wider open countryside by structures and operations on the adjoining WwTW and HWRC, existing residential neighbourhoods and in time the development of the SS2 allocation to the SW, there is greater flexibility in the approach to the design and layout of the built form, which does not need to readily down scale in intensity and spaciousness to transition into the more rural open countryside, as many of the strategic sites around the edges of other

settlements do. It is therefore not imperative to demonstrate that the quantum of development proposed can achieve such a design.

The description of the development sets '150' homes as a maximum, therefore if the design requirements dictate, a lower number dwellings may be a consequence of the reduced area of land available for development. The maximum 150 dwellings represents a density of 36dph (dwellings per hectare). This is entirely consistent with average densities across the RNAD site, which has some areas of higher density, circa 55dph, but with more substantial open space separating those pockets.

The layout of the RNAD has a high degree of uniformity and regularity, with terraced and blocks of flats up to 3 storeys high, with courtyard parking and a consistency in design, proportions and scale. Many of these attributes could be readily incorporated in to the layout of the proposed site and have influenced the illustrative plan supporting the application.

Whilst the concerns of the Urban Design Officer in relation to the lack of a comprehensive application are understood, it would not be reasonable to object on this basis. The application as submitted is, in principle, capable of meeting its needs and at this Outline stage there is sufficient flexibility that the design and layout can ensure compatibility with the space around it.

Further concerns regarding the alignment of routes through the site, the views and focal points at the ends of those routes and design of key or interesting buildings are legitimate concerns, but presented against an illustrative plan. They provide clear guidance to be addressed by Reserved Matters applications in the future. Whilst the applicant has been unwilling to address these by revisiting the illustrative plan, such amended plans would still remain merely illustrative and would have no greater status had revisions been received.

The electricity pylons located on the site will be significant features of the views across the site, from the proposed dwellings and routes through the site. To a degree the size of the buildings and the position of new landscape can reduce the perceived scale of the pylons. However much like the large cranes on the Port of Southampton, they will become part of the urban landscape in which residents would choose to live. As with the layout of the site, the concerns of the Urban Design Officer are reasonable, however the degree of detail sought would be a matter for Reserved Matters applications.

The position of the two parcels of land for the housing development does avoid placing homes in close proximity to the pylons and the lines. Sufficient separation is afforded for 'sway and sag', to the satisfaction of National Grid.

Concerns have been raised regarding the level of detail provided by the Design and Access statement to justify the scheme. As with illustrative plans, the Design and Access statement are intended to demonstrate how the site could be developed. The detail of the scheme will need to be assessed when Reserved Matters applications are submitted. The concerns focus on very specific details that aren't part of the application under consideration at this time.

The scheme does involve increasing ground levels on parts of the site. The site is large enough that proposed raising of ground levels can be adequately accommodated without heavily engineered retaining structures. Whilst such a feature may in any event be acceptable along the north edge of the site, close to the waterside, where a 'quay wall' is a feature in front of the RNAD site. The scheme does not adjoin the waterfront and does not propose to include such an approach.

There is already a significant increase in ground levels to the southern parcel. The proposed elevated levels to the north would not be so high, nor would they appear out of character, due to the presence of the elevated levels to the south and the space available to provide landscaped transition.

The impact of the scheme on the significance of the Heritage Assets is considered in detail below. However in terms of the character and appearance of the area, the residential development built in the RNAD along the boundary wall is extensively 3 storeys high and in itself materially altered the context for the wall and its historic significance in the recent past.

The parameter plan identifying the land proposed for residential development preserves in excess of 15m separation from the wall and this accords with the concept masterplan included in the Local Plan. The illustrative design and layout of the proposed housing secures a wider separation and could take the form of appropriate regimented terraces of dwellings much as has been delivered within the RNAD site.

It is inevitable that the development of this allocated site will change the character and appearance of the site. However, officers believe that a detailed scheme can be achieved that will provide a high quality environment that will respect the character of the area.

The principles established by this outline application given officers sufficient assurance that the scheme is capable of complying with local plan policies STR1 (ii), ENV3 and the masterplanning objectives of SS3. The Council will have the opportunity to ensure compliance with those policies by consideration of Reserved Matters applications in the future.

Landscape impact and trees

The site does not fall within an area of designated or identified high quality landscape. Because of its low lying position and the extent of mature landscape around its edges it is not readily perceived from locations beyond the immediate vicinity. It does not therefore have a direct impact on the New Forest National Park.

The constraints placed on the layout of the development arising from the utility infrastructure will result in corridors across the site that could deliver landscape gaps in the design and layout of the site and allow for a varied building line around its edge, that would be able to blend with the open spaces surrounding it.

The Councils Landscape Design Officer has raised concerns regarding the level of detail provided by the plans provided to support the application are in a similar vein to those raising concerns of the design of the built form and interaction of the built form and open spaces. The detailed design would be presented by Reserved Matters applications for Landscape and Layout. Their concern regarding sustainable drainage being included in the design and layout of the residential development area is noted and a network of Sustainable Urban Drainage (SUDS) could be readily incorporated in the detailed design and layout of the landscape throughout the housing development, included in the Reserved Matters applications. At this stage the scheme seeks to demonstrate sufficient capacity can be achieved given the context of the proposal and the floodzones.

The Landscape Design Officer response does recognise the area afforded for ANRG can meet the quantitative requirements.

There is, however, a need to achieve qualitative requirements for ANRG to provide an attractive alternative to using space in the New Forest and direct recreational pressure away from those sensitive locations.

The adopted Mitigation Strategy for European Sites SPD describes the requirements for the design and layout of ANRG, seeking to ensure appropriately sized and linked spaces are provided that give residents the opportunity to experience and enjoy a natural environment close to home. It is required to achieve:

A main space of 120m across without undue interference;
Secondary spaces of 60m across;
Links, to get to and between the spaces, minimum 15m across;
Avoid severance of these spaces from each other by roads.

The Parameter plan proposes a layout that is sufficiently close to this criteria to achieve the fundamental aim of delivering an attractive useable space to reduce recreational pressure on sensitive spaces in the New Forest.

Some Strategic Sites have included drainage ponds within the ANRG, relying on them being empty most of the time to provide a useable space, the submitted Parameter plan demonstrates this scenario isn't required by this scheme.

There is still an expectation that to be successful the ANRG is appropriately landscaped, routes, furniture, signage and future management and maintenance to function as a natural greenspace. That degree of detail will be considered by the Reserved Matter application for Landscape with management and maintenance secured by the S.106 agreement required by this application.

The layout and species of new tree planting can adequately achieve tree lined streetscapes, frame views or create landmarks as identified by the Landscape Officers comments, but this can only be achieved once the built form has been designed to form streetscapes, or to create vistas of appropriate buildings, or make use of and supplement existing landscape features to determine the location for key buildings or structures, which is not required at this stage.

The application is supported by an Arboricultural survey and assessment of the trees and hedgerows on and adjacent to the site. Due to the open nature of the fields making up the application site, the scheme does not require removal of any trees to facilitate the proposal.

Trees following the east boundary are protected by Tree Preservation Orders, due to the position of the area proposed for development, their crown and root zones would be sufficiently respected. As such there would be no direct impact on their health and well being and there would be ample separation to avoid a poor tree-building relationship, avoiding pressure to accept inappropriate levels of pruning.

The Arboricultural Method Statement, indicates provision of protective fencing during construction, which is necessary to avoid accidental damage during works and will be secured by condition.

Diverting the PROW through the application site around trees currently blocking its path, as described above, is achievable and it is possible to secure appropriate techniques to protect roots, details and implementation by condition.

The scheme would require the loss of some lengths of existing hedgerow. Whilst the layout of the scheme is not confirmed, the sections of hedgerow to be removed

are on part of the site where ground levels would be raised and thus the layout could not accommodate the hedgerow within the area of residential development.

The hedgerows are described as unmaintained field hedgerow in fair structural condition. Categorized as C quality they should not be considered a constraint to the development. Where they extend beyond the proposed area for development they would be retained, shown for incorporation and potential enhancement by the Landscape masterplan. Final landscape details would be agreed by approval of the Reserved Matter of Landscape.

The Landscape Officer objects to removal of the low quality group of trees along the southern boundary, proposed to be removed to facilitate delivery of the shared foot-cycleway alongside Normandy Way. Due to the benefit this would derive for the wider community, it is considered acceptable, and in any event their poor quality would be readily capable of enhancement by new landscape planted inside the site and the concern of the Landscape Officer can be adequately overcome.

The open space provided with the scheme provides ample opportunity to enhance the landscape qualities of the site in accordance with policies ENV3 and ENV4.

Heritage Assets

The residential site adjoining to the east, is designated as the Royal Naval Armaments Depot Conservation Area. Several original buildings were retained and converted when the site was developed for housing. Some of which are Listed Buildings. In addition there are Listed walls and structures. The brick wall that extends around the boundary of the RNAD site is not listed, however it is a significant feature of the conservation area and should be considered as a non-designated heritage asset.

The consultation response from the Council Conservation Officer reiterates his objection to the principle of the use of the land for housing, a matter raised at the stage of preparing the Local Plan. As an allocated site in the adopted plan, found sound at examination, the in principle objection should not weigh against the scheme.

In accordance with S.66 of the Listed Buildings and Conservation Areas Act, special regard should be had to preserving the Listed Buildings, their setting and their features of special architectural or historic interest.

The Listed buildings and structures are located along the north edge of the RNAD site, close to the waterfront and working west to east away from the application site, consist of:

- Blast Wall around rebuilt former magazine (now 8 residential houses - Hawkins Court). Built in 1814 from red brick with Portland stone coping. Grade II
- Former magazine store (now 10 residential houses - The Armoury). Built in 1856 red brick walls, grey slate roof. Rectangular plan, divided in to 4 bays by timber posts supporting valleys of pitched roofs. Surrounded by late C19th brick blast walls. Grade II
- Former examining room and associated blast walls (now a pair of semi-detached bungalows). Red brick walls, grey slate roof. Used for unheading barrels and examining contents. Surrounded by brick blast walls, in part shared with magazine store described above. Grade II

- Former A (no.1) Magazine. (Now used by Marchwood Yacht Club for boat storage). Built in 1815 red brick construction built with voids and ventilation openings to allow air to circulate to prevent damp, but with soft top roofs to allow any accidental explosion to go upwards rather than outwards. It dates from a period that marks a new approach to the concept of gunpowder storage and there are no similar listed examples. Enclosed by a red brick wall also Listed. Grade II
- Former receiving room. Integral part of the above former magazine, a simple oblong red brick building forming the north side of the wall surrounding the above magazine store. It has doors in the north that would have opened to the former pier, the door in the south aligns with access in to the adjacent magazine. Grade II
- Former entrance lodges and attached walls and gates. Two entrance lodges to RNAD site, north building used as guard house and engine room, south building used as watch house and office (now used by Marchwood Yacht Club). Very similar design and appearance to each other. Grade II
- Former Barracks flanked by officers quarters (Converted to residential with additional buildings to rear total of 12 dwellings). Red brick walls on Portland stone plinth and window cills. Grade II

There is a strong group value between all of these buildings, due to their previous use as part of the larger munitions store and their consistency in materials, detailing and age. All the buildings are listed for their special architectural or historic interest and are rare examples of such buildings from the Napoleonic wars. This contributes to their significance as designated heritage assets.

Importantly in considering their potential relationship with the proposed application scheme, they are all separated from the application site by other residential buildings within the former Royal Naval Arms Depot and the high brick wall that encloses much of the site and extends the full length of its west edge. Even in the absence of detailed designs and layouts the proposed development would have no direct impact on the historic fabric, structure or integrity of the listed buildings and structures. Their setting could be considered to extend to the entirety of the former munitions depot, but as the application site does not extend in to that area and it has been extensively redeveloped, the setting of the Listed Buildings would be preserved.

As such the duty to preserve the Listed Buildings is satisfied.

The RNAD site, in which the Listed Buildings are located is designated as a Conservation Area, recognising the historic significance of the original depot. The site is described in a short Conservation Area character statement, identifying the history and evolution of the site as a munitions store and the importance of the remaining buildings and structures that contributed to its operation. This character statement makes no reference to the application site as contributing to the operation of the munitions depot or the historic significance of the Conservation Area.

The RNAD site was subject to comprehensive residential development, including conversion and refurbishment of the remaining original buildings, in the early C21st. Important structures and buildings were incorporated and retained. Whilst a new access road, Admiralty Way, provides access, the original lane serving the site, Magazine Lane, a historic feature of the RNAD, also remains.

As with the relationship to the Listed Buildings, the scheme would not have a direct impact on the land and identified important features of the Conservation Area, nor would it directly impact any of the identified landscape features or have an impact on Magazine Lane.

The Conservation Officer believes the application site to be a key part of the design of the RNAD site and it is the contribution of the open space across the existing fields to the setting of the Conservation Area and its significance, that the scheme would harm. Identifying that the munitions stores were placed along the north and west edges of the RNAD site, relying on the application site and River Test as clear space in case of accidental explosion and ensure separation from pre-existing barracks along the south east edge. Land, beyond the Conservation Area, to the east (now known as Marchwood Industrial Estate) was subject to significant scale of development from the mid C20th onwards, resulting in the loss of its contribution to the significance of the depot, emphasising the contribution of the application site in his assessment.

The operational depot buildings did not immediately abut the west boundary wall, but were set inside the site, to the east of Quayside Walk, leaving in excess of 55m open land inside the depot, to the boundary wall. That 55m separation is now occupied by a large number of flats and houses, along the full length of the brick boundary wall.

The Conservation Officer also refers to the harm that would be caused to the significance of the Conservation Area as the land identified for residential development leaves little or no space for cognisance of this setting. In addition to the lack of space, the scheme proposes to raise ground levels and illustrative plans of 3 storeys would be detrimental to the setting of the Conservation Area. Whilst the outline nature of the application is acknowledged, the illustrative plans have not provided sufficient assurance that the significance of the Conservation Area would not be harmed.

The NPPF directs decision makers to apply great weight to the conservation of heritage assets, which where harm is identified should weigh against the scheme. There would be no harm to the Listed Buildings near the site, nor their setting, arising from the proposals. Harm to the Conservation Area considered to arise from the presence of the proposed housing would be Less than Substantial Harm.

The NPPF and local plan policy DM1 require the decision maker to weigh that harm against the public benefits of the scheme. That balancing exercise has been undertaken below, with the planning balance.

Affordable Housing and Mix

The illustrative plans make provision for flats and houses, between 2 and 4 bed in size and closely matching the space requirements of the National Technical Housing Standards. Illustrative suggestion of circa 20% of the scheme being flats provides positively for the mix and housing needs in contrast to the predominant provision of houses on other strategic sites.

In accordance with adopted policy HOU2, 35% of the scheme, approximately 52 dwellings, would be provided as affordable housing. The Councils Housing team have raised concerns that the scheme does not match the housing mix included within the local plan. The plans providing the detail of unit sizes is illustrative, as part of the illustrative layout. A S.106 agreement securing the provision and tenure mix of the Affordable Housing could also secure the size mix of unit sizes to accord with the policy and the Housing Officer's requirements.

The size mix of the remaining open market homes (65% - 98 dwellings) of the scheme can be secured by way of a condition, to ensure it meets the needs identified in the Local Plan.

Subject to conditions and S.106, the scheme would comply with the requirements of policies STR1(i), HOU1 and HOU2, meeting local housing need and providing a mixed and balance community.

Flood risk, drainage

The site is at risk of tidal and fluvial flooding now and over the life of the development. That flooding is largely contained to the east edge along the PROW and enters the site from the coast to the north and from the stream to the east, across the Ordnance Way - Admiralty Way roundabout.

The Site Specific policy recognises the flood risk on site, encouraging the development to take place on the safe flood Zone 1 parts of the site. The policy also acknowledges that if areas at risk of flooding are required to be used, the scheme specific Flood Risk Assessment should demonstrate the development would be safe over its lifetime.

Constraints limit the amount of Zone 1 available for development. The scheme proposes to raise ground levels in the north corner by between 1-1.5m to achieve ground levels of 4.2m AOD, in order to ensure the proposed residential development is above predicted flood levels. The land to the south is already high enough to avoid the flood risk. Raising ground levels provides fail safe protection that doesn't rely on mechanical or manual gates or barriers, that could fail or fail to be closed.

As an allocated site, subject to consideration as part of the strategic flood risk assessment, there is no need to repeat the Sequential or Exceptions test, however in any event the scheme would provide wider sustainable benefits to the community and can be made safe over its lifetime as required by the exception test at para.164 of the NPPF.

Raising ground levels allows surface water drainage to rely on gravity. It also adequately ensures that drainage attenuation lagoons would not conflict with ground water saturation of the ground below the site. Sufficient attenuation capacity has been included in the lagoons shown on plans to accommodate storm water run off, including allowance for climate change, that would then be released at the existing green field run off rates. The calculations have not demonstrated that urban creep has been accounted for, whereby residents build extensions, outbuildings, lay new drives or patios in the future, resulting in increased volumes of water being captured and directed to surface water drains, rather than falling on gardens or porous surfaces.

The site does however provide an element of flood plain for the stream beside Magazine Lane, which if lost could have consequences for increased flooding throughout the residential roads in the RNAD estate. The proposed residential development parcels largely avoid those parts of the site, however a degree of compensation is built in to the proposed surface water drainage ponds. There does however remain an element of uncertainty regarding the appropriate volumes required for the drainage lagoons arising from the precise layout and size of impermeable surfaces and buildings which would be subject to detailed design and consideration by Reserved Matters applications.

These situations have been acknowledged by both the responses of Hampshire CC as Local Flood Risk Authority and the EA, both of whom do not object, but seek imposition of conditions to secure revised calculations based on the detailed layouts and designs submitted at Reserved Matters stage.

The scheme would adequately respond to flood risk and the level of design detail available at this time. In doing so complies with adopted policies STR1(v), CCC1 and Site Specific Consideration iii- e) of policy SS3.

Resident's Safety

The Health & Safety Executive has considered two safety risks close to the site.

The first risk is based off site at the Port of Southampton, who have a licence to handle explosive material. Part of the application site falls within the consultation zone for that licensed activity. Associated British Ports have objected to the likely impact on the licence compromising their ability to handle explosives. The HSE response indicates that should the application be approved, the terms of the licence would be reviewed. In the absence of an outright objection to the application by the HSE it is considered that this issue would not justify a reason to manipulate the scheme or refuse it.

The site is traversed by a number of utilities pipes and cables. The second safety risk is the High Pressure gas pipeline that crosses the south east corner of the site that is also subject to a safety consultation zone. There are two elements to consider in respect of the pipeline;

- Its protection from damage during construction, and;
- Seeking to avoid harm to human life should an explosion occur.

The applicant, alongside the operator of the pipeline, have provided plans to demonstrate that the pipe is of superior construction and therefore the risk of pipe fracture, gas release and explosion is significantly reduced. The HSE are content that the same 3m easement buffer for both protection of the public/residents and protection of the pipeline during construction, would be sufficient to allow the development to proceed. Whilst the surrounding land would be publicly accessible as ANRG or POS, the scheme should not site play equipment or similar that would attract groups of people to congregate. No such feature is proposed and the final layout and arrangement of the site, its spaces and recreation facilities would be subject to reserved matters approval of 'Layout'.

In doing so the scheme complies with adopted local plan policy CCC1 and Site Specific Consideration iii - d) of policy SS3.

Residential amenity

The principle of residential development is accepted by allocation of the sites in the development plan. Reserved Matters details of Appearance, Layout and Scale would determine the precise nature of the relationship with existing residential development. At which point it would be possible to assess the specific relationships with existing residents.

The principle of residential development would not introduce any impacts that would not be commensurate with a residential area. The parameter plan indicating the land on which the housing would be located, is, at its closest, 17m from the side elevation of an end of terrace 3 storey dwelling on Quayside Walk. The illustrative layout submitted achieves a separation distance in excess of 30m between the front of a proposed dwelling and the side elevation of the same Quayside Walk dwelling.

Outlook from windows and gardens of the adjoining existing dwellings would inevitably change and the proposed development would be visible. That does not render the proposed development unacceptable, but requires consideration. Reserved matters of Appearance, Layout and Scale would have to address the consequences of raising the ground levels on the application site, to protect the proposed dwellings from flood risk, in order to ensure appropriate amenity is preserved for existing residents. The separation distances indicated above, coupled with the existing boundary wall and in some places mature trees, would make a significant contribution towards preserving the amenity of existing occupiers.

It would be possible to preserve the amenity of existing residents through the detailed design in accordance with policy ENV3.

Public Open Space

Whilst the detailed layout and scale of the scheme has not been provided at this time, based on illustrative plans and housing mix it is expected that many would have private gardens to provide for amenity needs. Residents of the scheme would have access to at least 1.4Ha of Public Open Space as required by policy CS07, in addition to the ANRG provision.

This provision would be secured for the public by a S.106 agreement, however the details of its design, including any play equipment, would be subject to subsequent Reserved Matters applications for Landscape.

Whilst the quantum of Public Open Space being provided on site meets the combined requirement for Play space, Informal and Formal Open Space, no formal sports recreation facilities are proposed by the scheme, nor is a specific shortfall and need identified by the allocation policy for provision by the development of this site. It would not be appropriate or useful to deliver a single formal pitch on this site, isolated from any other provision in Marchwood, where it can not be served by existing changing and storage facilities, or make provision for such ancillary facility, to meet the requirement of policy CS07. Other strategic sites have secured financial contributions towards off site provision, where projects can be identified and compliance with the CIL regulations for taking such contributions demonstrated. No such schemes have been identified or presented during consideration of this application.

Many of the representations received from members of the public make reference to the loss of green space they make use of and the detrimental impact that would have on well being. Whilst it is clear from those representations and the case officers site visits, that local residents have made use of the site, it is important to note that the site is in private ownership and fenced. However that opportunity would be formalised with the provision of ANRG and POS across a large swathe of the site, connecting footpaths and enhancement of the existing PROW, which would be a significant benefit of the scheme for existing residents.

The layout and position of the open space on site would connect positively with existing pedestrian routes in the area offering an active design enhancing informal recreation contributing to the health and wellbeing of residents. Furthermore the layout of POS would provide enhanced public setting for the full length of the RNAD boundary wall from which to appreciate it from.

The requirements of policy CS07 would be met to the extent that they can be justified.

Potential Nuisance

Close to the west of the site are two sources of potential nuisance and disturbance to the amenity of residents. Bury Road Household Waste Recycling Centre (HWRC) and Slowhill Copse Waste Water Treatment Works. To the north is the Port of Southampton, with its container port operation.

The position of the land identified for the proposed housing has been heavily influenced by the potential impact of odour arising from the operation of the WwTW.

The HWRC is not considered to give rise to odours in significant intensity to have an impact and are of a different nature that they would be perceptible as different from those emitted by the WwTW.

There has been detailed scrutiny, review and discussion of the odour impact assessment between Southern Water, the applicants consultant and Council Officers. Officers have visited the site and the WwTW as part of their consideration of the assessment. The assessment includes modelling of the odour discharged from the WwTW corroborated by on site 'sniff testing' and complaint records, recognised as the standard approach for considering odour impacts. The outcome of which has been mapped as contours of odour intensity on constraints plans and has influenced the extent of the entire allocation site considered to be acceptable for residential development.

The parameter plan places all of the housing land beyond the zone whereby the odour levels could be considered to be detrimental to resident's amenity. It should also be noted that the land within the allocation, but not included in this application, would experience levels of odour likely to be detrimental to residents amenity.

Southern Water, as operator of the neighbouring WwTW, maintain an objection to the scheme because they believe new residents should not be exposed to odour levels as high as those proposed as acceptable. Modelling of odour dispersal, coupled with wind direction data, indicates that large portions of Marchwood are already within the areas of similar odour levels to those proposed as acceptable by the application.

Modelling is not determinative alone, evidence of complaints and on site sniff tests contribute to the overall assessment. Complaints have not been received from existing areas of Marchwood identified as falling within higher odour concentrations than those predicted on site.

It is accepted that there will be times when residents would experience nuisance from odours, much as existing residents do. However the occurrences when this would represent levels considered to be detrimental to amenity would be infrequent and rely on worst case scenario occurrences of prolonged hot and dry conditions, when concentrations of foul water are high, with certain equipment operating and wind direction towards residential areas, or when normal operating procedures on site fail.

The Council's EHO has reviewed that work and concludes that there is insufficient evidence of harm or predicted risk of harm to object

Representations received from ABP and the Councils EHO raise concerns regarding the potential impact of noise generated from the container port opposite the site in Southampton across the River Test and road noise to the south on Normandy Way. It is noted that housing in the former RNAD is closer to the port, fronting directly on to the waterfront, whereas the application site would be set away from the shoreline,

separated by the SINC. In the absence of details of appearance, scale and layout, it is not possible to undertake a full assessment of the impact on the amenity of occupiers. A condition could be used to ensure any application for those Matters includes an assessment of the impact on residents amenity and demonstration how the scheme has been designed to avoid conflict.

The Councils EHO also queried potential light spillage and its impact on amenity. There is no detail to suggest that lighting over and above standard residential street lighting would be required. It is therefore considered unnecessary to require further detailed assessment of this matter for the purposes of residential amenity.

Concerns have been raised about the impact of additional vehicle movements arising from the development on air quality. This has been assessed and concluded that the predicted increase in vehicle movements would not materially affect air quality. Furthermore noting the improvements for walking and cycling, for both existing and future residents, opportunities for reducing reliance on the private car are secured. Design of the scheme would also be expected to make provision for EV charging.

Due to the scale of the development and the need to raise ground levels it is reasonable to expect provision of a Construction Management Plan to protect the amenities of nearby neighbours. A condition securing details are agreed prior to the commencement of works is merited.

A thorough and robust analysis of the potential impact on the amenity of residents has been undertaken that has concluded there is insufficient evidence that harm to residents amenity would arise to demonstrate conflict with policies ENV3 and site specific considerations iii a) and c) of policy SS3.

Ecology

The Councils Ecologist is content that sufficient surveys have been undertaken to establish a reliable ecological baseline against which to assess the scheme. However a review of that baseline is advocated if development doesn't commence before March 2023. That date has now passed, however comparison of the updates and original surveys, demonstrate little change in the ecological status of the site is likely, as well as its continued open state would not require any further surveys at this time in order to make a decision on the application.

The site abuts a SINC however there would be no direct impact on the species therein. Whilst the design and layout of the built form and roads are Reserved Matters, the parameter plan indicating the area for residential development is set away from the boundary with the SINC by approximately 15, sufficient to ensure construction would not stray off site.

A Construction Environmental Management Plan could minimise the effect of construction on that habitat and other more sensitive habitats further afield in the Solent, including the protected Bury Marsh

Surveys did not identify the presence of any species occupying the site that should be a constraint to the development or influence its design and layout. Appropriate habitats are present for foraging of badgers and hedgehogs, however they were not recorded as present, appropriate precautionary and supporting mitigation could be secured by condition.

Solent SPA overwintering birds were recorded, however the site isn't considered to qualify as a supporting habitat to warrant any further interventions. Bird boxes and

swift bricks are advocated by the Ecological Impact Assessment, to be provided on site and in proposed buildings.

A single slow worm was recorded as present. A further survey during the reptile active season, with appropriate mechanism for translocation, could be secured by condition.

Lighting design for key edges, where dark landscape corridors would be important to preserve could be secured by condition to avoid harm to bats, once the layout of the site has been designed.

Bio-diversity Net Gain could be delivered on site, or within land controlled by the applicant. This would need to demonstrate betterment over the requirements for establishing appropriately designed and landscaped POS and ANRG. The Council's Ecologist has identified an opportunity to enhance a green corridor linking existing woodland to the north and south. Securing a 10% increase in BNG and its management and monitoring could be secured by way of condition, which would be reasonably proportionate to this Outline application.

Based on the potential timescales until implementation of this scheme, securing revised ecological surveys by condition are entirely reasonable, with appropriate mitigation secured and management plans to ensure any subsequent habitation is identified and managed.

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 through the provision of Alternative Natural Greenspace on site and by entering into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant has entered into a Section 106 legal agreement, which secures the required habitat mitigation contribution.

Nitrate neutrality and impact on Solent SAC and SPAs

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

New Forest Habitats Air Quality

To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NOx, 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.

There are no features of nature conservation interest on or near to the site that would be fundamentally harmed by the proposals. A combination of conditions and S.106 obligations can ensure detrimental impacts are avoided impacts mitigated and enhancements secured. The scheme would be in accordance with policies ENV1 and DM2.

Other matters

Concerns raised by representations from members of the public relating to the potential use of the land not included in the application site are given no weight. Consideration of this application can not predict what development may be proposed for that land, or that it would be unacceptable. The merits of any proposals for that land would be considered at that time. As set out by these considerations, the proposed scheme is able to meet its needs within the application site and the choice of the land owner to reserve that land should not fetter the decision on this application.

Concerns have been raised regarding the health of residents living close to electricity pylons. There is no national health advice to Planning Authorities restricting the proximity of new houses to such infrastructure on the basis of the impact on the health of future occupiers.

Representations received from local residents suggest that the proposed scheme would give rise to increased perception of crime, or occurrences of crime, or littering on local roads. There is no evidence to suggest this would occur. The development would be able to enhance passive surveillance of the existing Public Right of Way and proposed open spaces throughout the site.

Concerns have been raised regarding the availability of medical services in the area. The scheme is not large enough alone to deliver a medical centre and the Local Plan allocation has not identified such a facility is required. The business model and approach to meeting medical needs of local communities is for the Primary Care Trust and GP's themselves.

Hampshire CC as the Local Education Authority have indicated that there is sufficient capacity in local schools to accommodate likely numbers of school age children living on the site and there is no impact to justify securing a financial contribution towards additional spaces.

Hampshire CC as the Mineral Planning Authority have considered the extent to which the site could contribute towards the availability of mineral aggregates in the County. Recognising, in accordance with Policy 15 of the Hampshire Minerals and Waste Plan that the site is safeguarded from development until such time as the aggregates have been recovered or the proposed scheme is accepted as not sterilising their future removal. In this case the quantum of development proposed and thus area that might be extracted, coupled with the constraints of the utility pipes, cables and pylons on the site, they accept it would not be viable to undertake prior extraction of those minerals before development occurs. They do seek a condition to encourage the developer seeks to make use on site of any aggregates excavated as part of the development.

Hampshire and IofW fire service do not raise any concerns regarding the development and the matters they do reference would fall part of detailed design of the Appearance, Layout and Scale of the development, or Building Regulations, so would be subject to review as part of those future submissions

Developer Contributions

As part of the development, the following are required to be secured via a Section 106 agreement:

- New Forest Habitats recreational disturbance non-infrastructure charged at the following rates:
 - 1-bed - £467.00
 - 2-bed - £661.00
 - 3-bed - £912.00
 - 4(+) bed - £1,120.00

- Solent Bird Aware recreational disturbance charged at the following rates:
 - 1-bed - £443.00
 - 2-bed - £639.00
 - 3-bed - £834.00
 - 4(+) bed - £1,150.00

- £103.00/unit monitoring Air Quality in the New Forest habitats
- £808.00 Commencement monitoring fee
- £4,980.00 Bio-diversity Net Gain 30yr monitoring fee
- There will be a requirement to secure the policy compliant level of ANRG land, secure permanent public access to these areas and creation of a management company to secure future maintenance.
- £11,608.00 ANRG monitoring
- There will be a requirement to ensure the policy compliant Public Open Space is provided, secure permanent public access, and creation of a management company for its future management.
- £6,542.00 POS monitoring
- Secure 35% of the scheme as affordable housing in the appropriate 70% (affordable and social rent) - 30% Shared ownership split. In the absence of full details this would need to include reference to %'s of unit size/types to reflect figure 6.1 of the local plan
- £808.00 Affordable housing monitoring fee
- £149,080 towards highway improvements on the waterside highway corridor capacity projects
- Delivery of Residents travel plan and appropriate monitoring fee.

- Delivery of off site highway improvement works as shown on plans.
- £49,746.00 towards improvements of the Public Right of Way adjoining the site.

As part of the development, subject to any relief being granted, Community Infrastructure Levy will be payable at £80.00/Sq.m of chargeable floor area, subject to indexation. This would be calculated once the scale of the development has been confirmed by Reserved Matters applications.

11 HERITAGE, PLANNING BALANCE and CONCLUSION

The scheme has been identified to cause harm to the significance of the RNAD Conservation Area. In accordance with para.202 of the NPPF and policy DM1, the less than substantial harm should be weighed against the benefits of the scheme.

The scheme delivers extensive public benefits, including delivery of at least 150 residential properties in a sustainable location, in accordance with Strategic Site policy SS3, 52 of which would be affordable. New publicly accessible open space. Jobs during construction and residents spend locally. Improvements to walking and cycling routes locally, on and off site. Parameter plans demonstrate the scheme would allow for an improved public open space to appreciate the west edge of the Conservation Area and the boundary wall. These would materially outweigh the less than substantial harm to the significance of the RNAD Conservation Area.

Adopted policy DM1 accepts the principle of outweighing harm to the significance of a Heritage Asset, as such the scheme would be in accordance with DM1.

Insofar as the outline scheme can, it has demonstrated compliance with the site specific expectations and requirements of policy SS3. Those remaining are entirely reasonably capable of consideration by the Reserved Matters applications and proposed conditions. Concerns raised regarding plans demonstrating delivery of an appropriate design and layout are acknowledged, but as the scheme proposes 'up-to' 150 dwellings, the Council retains adequate control over those matters.

The scheme would preserve and in some aspects enhance pedestrian and highway safety, comply with requirements to mitigate its impact on protected New Forest and Solent habitats, provide new recreation opportunities for existing residents, meet the needs of occupiers of the scheme and preserve amenity.

The scheme would be in accordance with the relevant development plan policies.

Conclusion

Taking this alongside the benefits identified above, especially the delivery of 150 dwellings towards making up the shortfall in housing delivery, on an allocated housing site, the scheme would deliver sustainable development and is recommended for approval.

12 OTHER CONSIDERATIONS

There are no other material considerations that should be taken into account.

13 RECOMMENDATION

Delegated Authority be given to the Service Manager Development Management to **GRANT PERMISSION** subject to:

i) the completion, of a planning obligation entered into by way of a Section 106 Agreement to secure the following contributions and other benefits:

- New Forest Habitats recreational disturbance non-infrastructure charged at the following rates:

1-bed - £467.00

2-bed - £661.00

3-bed - £912.00

4(+) bed - £1,120.00

- Solent Bird Aware recreational disturbance charged at the following rates:

1-bed - £443.00

2-bed - £639.00

3-bed - £834.00

4(+) bed - £1,150.00

- £103.00/unit monitoring Air Quality in the New Forest habitats
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- £11,608.00 ANRG monitoring
- There will be a requirement to ensure the policy compliant Public Open Space is provided, secure permanent public access, and creation of a management company for its future management.
- £6,542.00 POS monitoring
- Secure 35% of the scheme as affordable housing in the appropriate 70% (affordable and social rent) - 30% Shared ownership split. In the absence of full details this would need to include reference to %'s of unit size/types to reflect figure 6.1 of the local plan
- £808.00 Affordable housing monitoring fee
- £149,080 towards highway improvements on the waterside highway corridor capacity projects
- Delivery of Residents travel plan and appropriate monitoring fee.
- Delivery of off site highway improvement works as shown on plans.
- £49,746.00 towards improvements of the Public Right of Way adjoining the site

ii) the imposition of the conditions set out below.

Proposed Conditions:

1. Reserved matters timescales

The first application for the approval of Reserved Matters shall be made within a period of three years from the date of this permission. All subsequent Reserved Matters applications shall be submitted no later than 3 years from the date of the approval of the first reserved matters application.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Reserved Matters

Except for off site highway and footpath works secured to support this proposal, no development shall take place until approval of the details of the Appearance, Landscaping, Layout and Scale ("the reserved matters") has been obtained from the Local Planning Authority. The development shall only be carried out in accordance with the details which have been approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3. Commencement time limits

The development shall be begun no later than two years from the final approval of the last of the reserved matters to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. Approved Plans

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

072.0011.005 rev C – the shared use Footway/Cycleway on Admiralty Way and relocation of the bus stop rec'd 11/04/22
072.0011.011 rev C – the refuge island on Normandy Way rec'd 08/12/22
072.0011.003 rev E – the main access onto Admiralty Way rec'd 05/08/22
072.0011.008 rev B – the junction of Normandy Way and Admiralty Way, with pedestrian refuge rec'd 05/08/22
072.0011.010 – the forward visibility on Normandy Way rec'd 05/08/11

The Reserved Matters details to be submitted in accordance with conditions 1 & 2 shall be broadly in accordance with the Development Parameter Plans comprising:

Parameter Plan Ref:1401 - PLA rec'd 21/04/22
ANRG/POS location Plan Ref:DD102L04 rec'd 11/07/22
Illustrative Landscape Framework Plan rec'd 11/07/22

Reason: To ensure satisfactory provision of the development.

5. Detailed drainage details

Concurrent with any Reserved Matters application for the 'Layout' of the scheme, a detailed surface water drainage scheme for the site, based on the principles within the Drainage Strategy Statement for Outline Planning For Corks Farm Marchwood Rev 2.0A (4/4/22) and Site Specific Flood Risk Assessment for Outline Planning For Corks Farm Marchwood Rev. 2.0 (4/4/22), has 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 approved Drainage Strategy and Flood Risk Assessment.
- b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed, and winter groundwater monitoring at the proposed infiltration basin location.
- 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 Ciria SuDS Manual C753.
- g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria. Details of any boundary treatment required to protect adjacent developments should be included as necessary.

The scheme shall also include details for the long-term maintenance arrangements for the surface water drainage system and shall include:

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

The approved details shall then be implemented and thereafter maintained in accordance with the approved regime of maintenance.

Reason: In the interests of minimising flood risk and ensuring sufficient sustainable drainage and in accordance with policies ENV3 & CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

6. Equipped play provision

Concurrent with the submission of Reserved Matters Application for Landscape, details of the design, layout and type of play equipment to be provided on the site shall be submitted and approved in writing by the Local Planning Authority. And shall demonstrate the spatial requirements of policy CS07 have been adhered to.

The approved details shall then be installed prior to first occupation of the site and there after maintained in accordance with the manufacturers instructions.

Reason: In order to make sure sufficient and appropriate range of equipment is provided for the numbers and age ranges of children likely to occupy the site and integrated with the landscape design and layout of the scheme and in accordance with policy CS07 of the New Forest District Core Strategy 2009.

7. Revised ecological surveys

Prior to the commencement of development, except any off site highway or footpath works, revised ecology surveys shall be undertaken to:

- i. establish if there have been any changes in the presence and/or abundance of protected or notable habitats or species and
- ii. identify any likely new ecological impacts that might arise from any changes.

The results of those surveys along with updated and revised ecological mitigation and enhancement proposals shall be proposed, with a timetable for their implementation and details of monitoring and maintenance, shall be submitted to and approved in writing by the Local Planning Authority. Works will then be carried out in accordance with the approved ecological measures and timetable and thereafter retained and maintained as agreed.

Reason: Due to the age of the existing surveys and the potential length of time until development commences and in the interests of nature conservation and in accordance with DM02 of the New Forest District Local Plan Part 2: Sites and DM Policies 2014.

8. CEMP

Prior to the commencement of development, except off site highway and footpath works, and in conjunction with revised ecological surveys required by condition 7, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The plan shall include, but not be limited to, measures to provide:

- Protective fencing and buffering of the Cork's Farm SINC, retained hedgerows and trees;
- Dust control and minimisation
- Pollution prevention measures;
- Lighting control;
- Noise control and minimisation
- Vegetation removal under supervision / timing of works e.g. birds; and
- Methods to prevent badgers (and other mammals) getting trapped in excavations.

The agreed plan shall then be implemented and followed for the duration of construction as appropriate to the nature of the works and impact.

Reason: In the interests of protecting sensitive features of nature conservation and in accordance with Policy CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and DM02 of the New Forest District Local Plan Part 2: Sites and DM policies 2014.

9. Revised footpath route

Any application for the Reserved Matter of Landscape shall be accompanied by plans and proposals to provide revisions to the route of Footpath Marchwood 501, to divert it through the application site around trees T14-T16 as shown on the arboricultural survey. The new path shall match the dimensions, surface treatment and construction details of the existing footpath as upgraded as a result of the S.106 obligation attached to this consent. The path shall be completed and available for use by the public prior to first occupation of the development hereby approved and thereafter maintained and retained as such.

Reason: In the interests of supporting the recreation needs of the occupiers, enhancing accessibility to walking routes for all users and mitigating the impact of the development in accordance with policies CC2 and SS3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

10. Forward Visibility

Prior to first residential occupation of the development hereby approved, a survey of the forward visibility on Normandy Way from the south east towards its junction with Admiralty Way shall be undertaken. It shall be provided in writing to the Local Planning Authority, with measures to demonstrate that visibility as shown on plan ref:072.0011.010 (included in the TA Addendum 05/08/22) can be achieved, including details of any works required to achieve that visibility and timescales for delivery. The agreed details shall then be implemented.

Reason: In the interests of ensuring highway safety.

11. Construction Management Plan

Prior to the commencement of development, except offsite highway and footpath works, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include, but not limited to, the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.

- Details of parking and traffic management measures, site compound, delivery routes and storage areas.
- Measures to control light spill and glare from any floodlighting and security lighting installed.
- Pest control

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

Reason: In the interests of highway, pedestrian safety and residents amenity and in accordance with CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

12. Contaminated land general

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 or offsite highway and footpath improvements, must not commence until conditions relating to contamination no's 12 to 15 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 16 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM5 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

13. 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 the Environment Agency's technical guidance, Land Contamination Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

14. 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

15. Implement remediation

Where a remediation scheme has been approved in accordance with condition 14, 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 CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

16. Unexpected contamination

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 13, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

17. Noise Assessment

Any application for the Reserved Matter of Layout shall be accompanied by a stage 2 noise impact assessment, in accordance with ProPG, with evidence to demonstrate how the findings of the assessment have informed the layout and details of any mitigation required.

Reason: In order to ensure sufficient amenity for residents in accordance with CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

18. BNG

Prior to the commencement of development, except off site highway and footpath works, a strategy for the delivery of Biodiversity Net Gain and a Monitoring and Management Plan shall be submitted and approved in writing by the Local Planning Authority. It shall include:

- Methods for delivering at least a 10% increase in BNG on the site in accordance with the most up to date Natural England bio-diversity metric;
- Responsibilities for delivering BNG
- Description of the habitats to be managed;
- Ecological trends and constraints on site that might influence management;
- Clear timed and measurable objectives in the short, medium and long-term for BNG - Detail objectives for all habitats (target condition) and define key indicators to measure success;
- Define appropriate management options and actions for achieving aims and objectives;
- A commitment to adaptive management in response to monitoring to secure the intended biodiversity outcomes;
- Preparation of a work schedule;
- Details for a formal review process when objectives are not fully reached;
- Key milestones for reviewing the monitoring;
- Establish a standard format for collection of monitoring data to make it repeatable and consistent;
- Identify and define set monitoring points (representing the key habitats on site) where photographs can be taken as part of monitoring to record the status of habitats on site.

The BNG monitoring report shall be produced by a suitably qualified and experienced ecologist and shall include the following for the target habitats:

- Credentials of the ecologist undertaking the monitoring
- Assessment of habitats against the objectives defined in the management plan;
- Any presence recorded of target species;
- Date stamped photos accompanied by detailed site notes on extent of growth and condition using indicators in the management plan with any other notes of interest;
- If the target species /habitat is not present, provide detailed site notes in factors that are / could hinder growth or establishment;

- Detailed specific recommendations (where appropriate) on management actions to promote growth /establishment of target species / habitats including timescales for undertaking actions and marked site plans to show the actions;
- Photographs from the fixed monitoring points detailed in the management plan using high quality images. The agreed methods of delivering BNG shall then be implemented in accordance with agreed timetable and thereafter managed and monitored as agreed.

Reason: In order to ensure appropriate delivery of bio-diversity net gain and in accordance with policies STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and DM2 of the New Forest District Local Plan part 2: Sites and DM policies 2014.

19. Housing Mix.

The housing mix of the scheme hereby approved shall closely follow the housing mix identified by Figure 6.1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

Reason: In order to meet the housing needs of the District and in accordance with policy HOU1 of the New Forest District Local plan Part 1: Planning Strategy 2020.

20. Finished Floor Levels

Any application seeking to discharge the Reserved Matter of Layout shall include such details to demonstrate:

- FFL for areas of the site at risk of tidal flooding are at 4.80mAOD as outlined in section 6.2.9 of the applicants FRA, which includes a freeboard allowance of 600mm.
- FFL for areas of the site at risk of fluvial flooding are no lower than the flood levels identified in Figure 14 (section 6.1) of the applicants FRA and are to factor in the appropriate climate change allowances and an additional freeboard allowance of 600mm.

The measures required to achieve these finished floor levels shall be implemented concurrent with the development hereby approved and completed prior to occupation of any dwelling within those areas currently at risk of flooding respectively.

Reason: In the interests of protecting residents from the risk of flooding and the character of the area in accordance with policies CCC1, ENV3 and SS3 of the New Forest District Local Plan Part 1: planning Strategy 2020.

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

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

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

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

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

22. Bats & Lighting:

No development shall take place until a “site wide sensitive lighting design strategy for biodiversity” in line with BCT / ILP Guidance Note 08/18 ‘Bats and artificial lighting in the UK’ for all areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important commuting routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed (through the provision of appropriate lighting contour (lux) plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places and that dark corridors will be maintained.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed including on or within the curtilage of

any dwelling without prior consent from the local planning authority, the details of which shall be submitted as part of any reserved matters application(s).

Reason: To ensure that the level of lighting within the development is acceptably minimised, having regard to ecological interests in accordance with Policy DM02 of the New Forest District Local Plan Part 2.

23. Incidental mineral extraction

Prior to commencement of the development hereby approved, except offsite highway and footpath works, the following details shall be submitted to and agreed in writing with the LPA, which may be included within a construction management plan or similar.

- a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and
- a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the MPA.

The development shall be carried out in accordance with the details so agreed.

Reason: In the interests of utilising any mineral deposits which could be used on the site as part of the construction works and in accordance with Local Plan Policies STR1 and STR9

24. Tree protection

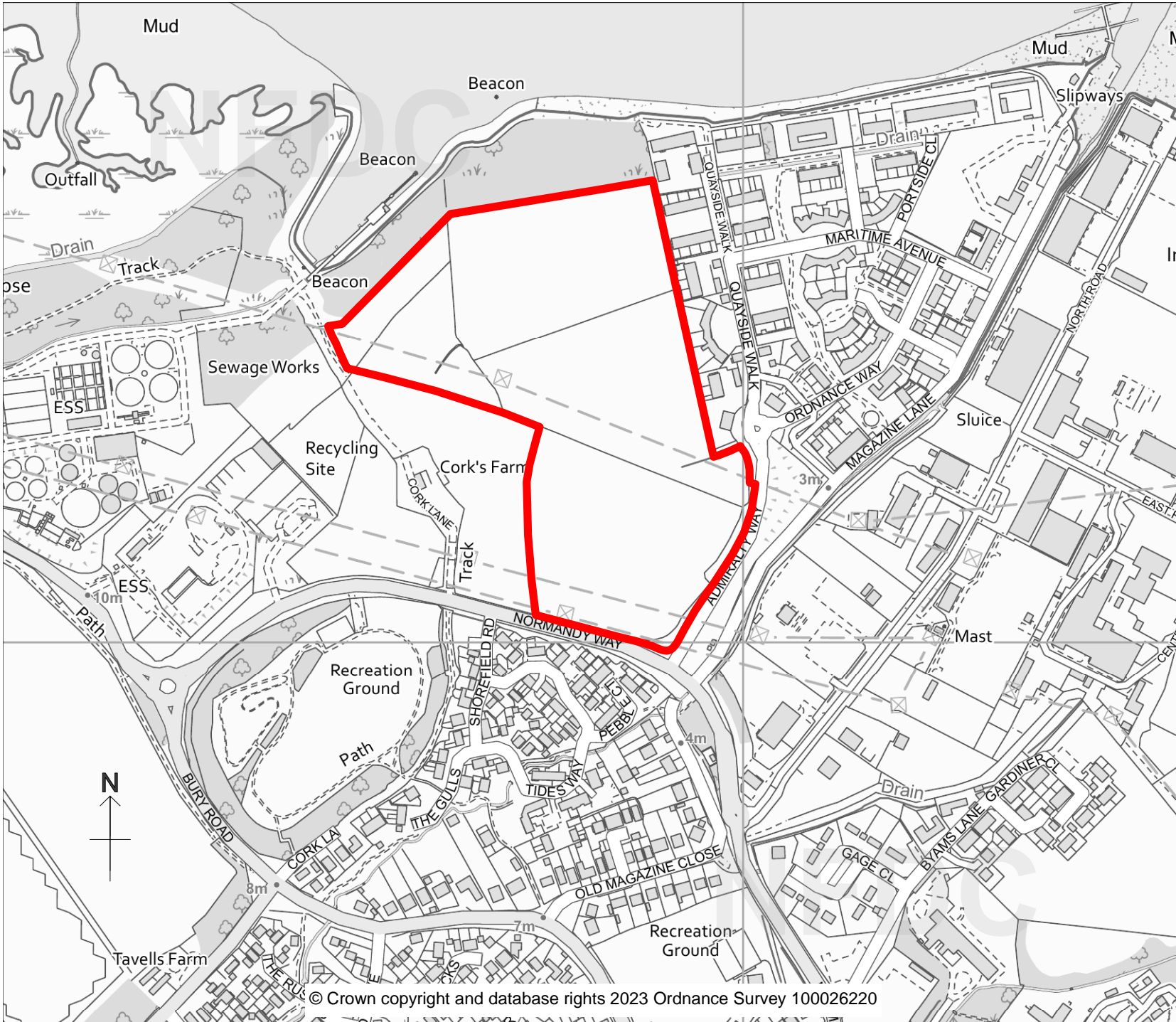
The works hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural Impact Appraisal and Method Statement received 11/04/22.

Reason: To ensure the retention of existing trees and natural features 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.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

June 2023

Corks Farm
 Normandy Way
 Marchwood

Scale 1:5000

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