

Application Number: 22/11140 Full Planning Permission

Site: LAND REAR OF WALTONS AVENUE, HOLBURY, FAWLEY
SO45 2LU

Development: Erection of 8 new residential units; access and parking (demolition of number 18 Waltons Avenue to facilitate access)

Applicant: Mr Vass

Agent: MT Planning

Target Date: 08/12/2022

Case Officer: Warren Simmonds

Extension Date: 16/06/2023

Officer Recommendation: Approval subject to the completion of a Section 106 agreement to secure the necessary obligations

Reason for referral to Committee: Contrary to Fawley Parish Council view

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Landscape impact and trees
- 4) Highway safety, access and parking
- 5) Residential amenity
- 6) Air quality
- 7) Ecology and BNG

This application is to be considered by Committee because of the PAR 4 call-in by Fawley parish council.

2 SITE DESCRIPTION

The proposed development site would be formed of land located to the rear of 4-20 Waltons Avenue and 87 Long Lane.

The land is currently accessed via a narrow lane of approximately 2.5m width which does not benefit from a dropped kerb onto Waltons Avenue. A new vehicular access is proposed to be created off Waltons Avenue in place of 18 Waltons Avenue, which is proposed to be demolished.

The site currently constitutes undeveloped land, there are no existing structures.

The site is located in the built up area of Holbury and North Blackfield and within the Health and Safety Executive's Hazard Consultation (Middle) Zone.

3 PROPOSED DEVELOPMENT

The application proposes the development of the application site to provide 8 no. new single storey dwellings. The dwellings are all bungalows, four of which are detached three-bedroom units, four are semi-detached two-bedroom units. Each proposed dwelling has two parking spaces at the front (SE) and a modest enclosed rear garden to the NW. Six additional parking spaces are provided within the site towards the SE boundary.

In order to facilitate vehicular access to the site, the proposal involves the demolition of no. 18 Waltons Avenue, which is a two-storey, end-of-terrace dwelling. This proposed access arrangement is the same as previously approved for the extant full planning permission granted under ref. 20/10105 for the demolition of number 18 Waltons Avenue to create access to land at rear for development of 5 two storey dwellings.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
20/10105 Demolition of 18 Waltons Avenue to create access to land at rear for development of 5 dwellings	29/04/2021	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV3: Design quality and local distinctiveness
 Policy IMPL1: Developer Contributions
 Policy IMPL2: Development standards
 Policy STR1: Achieving Sustainable Development
 Policy STR4: The settlement hierarchy

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022
 SPD - Parking Standards
 Ecology and Biodiversity Net Gain – Interim Advice and Information Note (July 2021)

Relevant Advice

NPPF Para.126: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF Para.130: The National Planning Policy Framework 2021 Chapter 12 "Achieving well designed places" requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

Constraints

HSE Consultation Zone
Historic Land Use
Plan Area

Plan Policy Designations

Built-up Area

6 PARISH COUNCIL COMMENTS

Fawley Parish Council PAR 4

We have identified that there is a deficit in ecological impact information.

The access appears to be inappropriate for larger vehicles such as bin lorries and emergency vehicles and there is no space for turning.

There is no recognition of the space required for the soon to be introduced wheelie bins and where these are to be placed safely for pick up.

It is felt that the design is poor and the properties are uninteresting, and that the site is over crowded.

We recognise the concerns of adjacent properties regarding the lack of defensible space between the fences and the designated car parking spaces.

The Council is not against the development of this space but does not feel that the proposal is appropriate.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Statutory Consultees

HSE

Do not advise against

HCC Highways

No objection, subject to a condition

Non-Statutory Consultees

Ecologist

No objection, subject to conditions

Environmental Health Contaminated Land:

No objection, subject to a condition.

Environmental Health (Pollution)

No objection, subject to condition(s)

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received:

- One representation was received from an adjoining neighbour, raising no objection to the proposal, provided there are no ensuing issues in respect of the privacy of existing rear gardens and commenting on the location of the proposed parking provision.

10 PLANNING ASSESSMENTPrinciple of development

The application site lies within the built-up area of the District and therefore the principle of development on this site is considered acceptable, subject to compliance with other relevant planning policies as listed above.

The site is also located within HSE Hazard Consultation Zone. HSE web-based, self-service advice has been sought and the HSE have not advised against the granting of planning permission.

The principle of the residential redevelopment of the site has been established by the granting of (extant) full planning permission under ref. 20/10105 for the demolition of number 18 Waltons Avenue to create access to the land at the rear for development of 5 two storey dwellings.

Housing Land Supply

The Council cannot presently demonstrate a five-year supply of deliverable housing land. In such circumstances the NPPF (para 11d) indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be accorded in the overall planning balance to the provision of new housing (and affordable housing). The current proposal is for a relatively modest level of housing provision and is within the built-up area of the settlement, however the NPPF paragraph 11d tilted balance remains material to the planning decision in respect of the proposed development, adding limited but additional weight to the provision of new housing.

Affordable housing provision

The proposal is for 8 dwellings which is below the threshold whereby the requirement for affordable housing provision would be triggered.

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

The site constitutes a parcel of land that is relatively well screened from public streets and public views within the immediate and wider surrounding areas.

The row of terraced two storey houses along Waltons Avenue screens the site in views from the south east. Existing buildings along the frontage facing onto Long Lane screen views of the site from the east. The site is set back from Holbury Drove to the north by approximately 65 metres and is screened in views by existing dwellings and the Kingdom Hall.

To the west the site is bounded by the private, enclosed rear gardens of properties on Waltons Avenue.

Subject to a satisfactory landscaping scheme, it is considered that, due to limited prominence of the development from public vantage points, the development would have an acceptable impact on the character and appearance of the area.

Access, parking and Highway safety

The proposed development consists of 8 single storey dwellings to be accessed from Waltons Avenue, which is an unclassified road.

As with the previously approved scheme for 5 detached houses (planning reference 20/10105), in order to facilitate vehicular access to the site the proposal involves the demolition of no. 18 Waltons Avenue, which is a two storey, end-of-terrace dwelling.

The access would be located in excess of 80m away from the junction with Springfield Avenue to the south-west and in excess of 100m away from the junction with Long Lane to the north-east.

In terms of car parking provision, the Council's standards require the provision of 2 on-site car parking spaces per 2 bedroom dwelling and 2.5 on-site car parking spaces per 3 bedroom dwelling. In line with these requirements, the proposal should include the provision of 18 car parking spaces. The proposed plans show the provision of 22 car parking spaces. In light of this, it is considered that the development includes adequate car parking provision, and no demonstrable harm to highway safety is likely to occur as a result.

Hampshire County Council as the Local Highway Authority confirmed that the proposed access would be adequate. The access road would be suitable to accommodate two way movements and the site would satisfactorily accommodate a large refuse vehicle. On this basis, no objection has been raised subject to a condition securing an appropriate construction method statement.

In respect of safe and sustainable travel, the proposed site layout demonstrates the provision of cycle storage for each dwelling for the safe storage of up to three cycles. This is accordant with the Council's adopted cycle parking standards and is considered acceptable in promoting the use of sustainable travel.

In respect of contractor vehicle parking, traffic movements and activity during demolition and construction, as with any development some degree of general disruption, including additional parking pressure, is inevitable during these phases. However, this disruption would be of a temporary nature and conditions have been recommended for a demolition and construction method statement and a Construction Environmental Method Plan (CEMP) to require the agreement and control of details in order to properly consider the effects of the works and to safeguard the amenity of the locality.

Electric Vehicle (EV) charging points

A requirement for the provision of the convenient installation of charging points for electric vehicles on the site should be made in accordance with Policy IMPL1 of the Local Plan Part 1 2016-2036 Planning Strategy. This can be imposed via a Condition.

Impact on residential amenities

The surrounding area is predominantly residential and the site abuts residential properties. Taking into consideration the detailed design of the proposed development, the single storey scale of the proposed dwellings and their location, proximity and general relationship relative to adjacent dwellings, it is considered the proposal would not have a detrimental impact in respect of loss of light, outlook or privacy.

As noted above, by reason of the single storey scale and form of the proposed dwellings, the proposal does not give rise to concerns in respect of the undue overlooking or overshadowing of adjoining dwellings or uses. However, in order to preserve the amenity of adjoining occupiers, a condition restricting permitted development rights for upward extension(s) and roof alterations and enlargements (such as dormer windows) is considered reasonable and necessary.

In terms of the potential for noise and other disturbance as a result of demolition and construction works, the Council's Environmental Health department does not raise concerns over impact of the works on the surrounding area and the nearby dwellings, subject to submission of further details of methods of works in the form of a demolition method statement and CEMP to be agreed by condition.

Air Quality

The Council's 'Air Quality in New Development' Supplementary Planning Document (SPD) was adopted on 1 June 2022. To make development acceptable the Council will expect mitigation measures to be implemented by the applicant to reduce emissions to air from all proposed development.

The SPD provides guidance on when an Air Quality Assessment will be needed to support a planning application and what the assessment needs to address. It also confirms when an Air Quality Statement is required. Where necessary to enable development to take place, appropriate mitigation measures will be required, the document contains suggested mitigation measures.

In the case of an application for less than 10 dwellings, an Air Quality Statement rather than an Air Quality Assessment will be required. The Air Quality Statement should include a Statement confirming 3 mitigation measures to be implemented as part of the development from the list detailed in Appendix 1. In this case, an Air Quality Statement can be required to be submitted via a planning condition.

Impact on ecology

Ecology on site

The site constitutes an area of unmanaged scrub, covered with scattered vegetation and debris. The applicant has submitted a number of survey reports including a Preliminary Ecological Appraisal (Chase Ecological Consultancy, November 2022), a Bat Survey Report (Natures Cousins, May 2023) and a Reptile Survey Report (Natures Cousins, May 2023).

The current ecology of the site and the impacts of the proposed development on

ecological interests including protected species has been comprehensively assessed.

The Council's Ecologist has assessed the proposed development in the light of the submitted reports and is content to raise no objection, subject to appropriate conditions to secure a suitable level of biodiversity enhancement and reptile mitigation.

Habitats Mitigation

Under the requirements of the Habitats Regulations the Council has a duty to ensure that the development proposed in its Plan does not have an adverse effect on the integrity of any European nature conservation designations. The Habitats Regulations Assessment of the Local Plan identified potentially harmful recreational impacts arising from new residential development on both the New Forest European Sites and the Solent Coastal European Sites.

The Habitats Regulations Assessment of the Local Plan Parts 1 & 2 concludes that significant effects on both the New Forest and the Solent and Southampton Water SPA/SAC/Ramsar nature conservation designations associated with recreational impacts from the planned residential development cannot be ruled out.

A precautionary approach is appropriate in line with the requirements of the Habitats Regulations until the evidence base is refined. The HRA concludes that mitigation is therefore required for all additional housing development within the Plan Area.

The proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the integrity of European sites, having regard to their conservation objectives but the adverse impacts would be avoided by securing proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. Such an agreement can be secured in connection with this planning application by a S106 legal agreement or unilateral undertaking.

Nitrate neutrality and impact on the Solent SPA and SACs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment.

The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied.

In accordance with the Council Position Statement agreed on 4th September 2019, these adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development.

A Grampian style condition has been agreed with the applicant and is attached to

this consent.

Other matters

Air Quality Monitoring

An appropriate contribution towards Air Quality Monitoring/mitigation can be secured in respect of the proposed development through a S106 legal agreement or unilateral undertaking.

Developer Contributions

As part of the development, the following can be secured via a Section 106 agreement or unilateral undertaking:

- Infrastructure contribution of £42,004
- Non-infrastructure contribution of £6,292
- Bird Aware Solent contribution of £5,892
- Air quality monitoring contribution of £824

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	562	0	562	562	£80/sqm	£61,387.67 *

Subtotal:	£61,387.67
Relief:	£0.00
Total Payable:	£61,387.67

11 CONCLUSION

The proposed development has been considered against all relevant material considerations including the development plan, relevant legislation, policy guidance, government advice, and the views of interested consultees and 3rd parties.

The proposal would provide 8 new dwellings within a sustainable location and is considered to raise no significant concerns. The planning balance is for approval.

13 RECOMMENDATION

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

i) the completion by the landowner of a planning obligation entered into by way of a Section 106 Agreement (or unilateral undertaking) to secure appropriate habitats mitigation and air quality monitoring contributions, as set out within the officer report to Committee, and

ii) the imposition of the conditions set out below.

Proposed Conditions:

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

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

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

MT/1547/3 REV.A SITE LOCATION & BLOCK PLAN
MT/1547/3 REV.A PROPOSED FLOOR PLANS & ELEVATIONS
1547/3 REFUSE VEHICLE TRACKING
1547/4 FAMILY CAR TRACKING
PRELIMINARY ECOLOGICAL ASSESSMENT REPORT
BAT SURVEY REPORT 08.05.23

Reason: To ensure satisfactory provision of the development.

3. Before development commences above ground level, exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Before first occupation of the dwellings hereby approved, a scheme for the provision of infrastructure and facilities to enable the installation of charging points for electric vehicles to serve each new dwelling shall be submitted to the Local Planning Authority for its written approval. Thereafter, the development shall be implemented in full accordance with the approved details and thereafter retained.

Reason: In the interests of sustainability and to ensure that provision is made for electrical charging points in accordance with Policy IMPL2 of the Local Plan Part 1 Planning Strategy for the New Forest (outside of the National Park).

5. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall

event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method.

In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.

The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

6. The development hereby permitted shall not be occupied until:
- i) 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; and
 - ii) 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
 - iii) 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.

7. Before development commences above ground level, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- (a) the existing trees and shrubs which have been agreed to be retained;
 - (b) a specification for new planting (species, size, spacing and location);
 - (c) areas for hard surfacing and the materials to be used;
 - (d) other means of enclosure;
 - (e) a method and programme for its implementation and the means to provide for its future maintenance.

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

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

9. Before development commences above ground level, an Air Quality Statement setting out a minimum of three mitigation measures (as detailed within Appendix 1 of the Council's Air Quality Assessments in New Development SPD) shall be submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the agreed air quality mitigation measures.

Reason: In the interests of amenity and public health, in accordance with the provisions of the Council's Air Quality Assessments in New

Development SPD.

10. Before the development (any dwelling) is first occupied, details of a scheme for the appropriate provision of cycle storage shall be submitted to and agreed in writing by the local planning authority. The approved cycle storage provision shall be provided for each dwelling prior to first occupation and shall thereafter be retained for its intended purpose at all times.

Reason: To ensure adequate cycle parking provision, and in the interests of sustainable development.

11. Before development commences above ground level, a suitable scheme for the provision of biodiversity net gain (such as bird boxes or insect houses) shall be submitted to the local planning authority and approved in writing. Development shall be carried out in accordance with the approved scheme.

Reason: To enhance existing features of nature conservation value within the site, in accordance with saved local plan policy DM2 and the guidance set out within the Council's Ecology and Biodiversity Net Gain – Interim Advice and Information Note (July 2021).

12. The external facing materials of the new end elevation of number 16 Waltons Avenue shall match those used on the existing building.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan Review 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

13. No development shall start on site until a demolition and construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- (a) A programme of and phasing of demolition and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of demolition and construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order to properly consider the effects of the works and to safeguard the amenity of the locality.

14. Prior to work commencing on the site (including demolition), a Construction Environmental Management Plan (CEMP) shall be submitted to and

approved in writing by the Local Planning Authority. The CEMP shall include (as a minimum) the following details:

- a) Development contacts, roles and responsibilities;
- b) Public communication strategy, including a complaints procedure;
- c) Dust suppression, mitigation and avoidance measures;
- d) Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation;
- e) Avoidance of light spill and glare from any floodlighting and security lighting installed;
- f) Details of waste management;
- g) Confirmation that burning will not take place on the site.

Development shall only proceed in accordance with the approved CEMP.

Reason: In order to properly consider the effects of the works and to safeguard the amenity of the locality.

15. No development shall take place above ground level until details of all proposed screen walls, fences or other means of enclosure have been submitted to and approved by the local planning authority. No part of the development hereby approved shall be first occupied until the approved means of enclosure have been erected and which shall thereafter be retained.

Reason: To ensure that adequate screening is provided to the development so as to avoid loss of privacy and overlooking of adjoining properties and to ensure the visual amenities of the area.

16. No work relating to the construction of the development hereby permitted (including works of demolition or preparation prior to operations) shall take place outside the hours of 0800 and 1800 Monday to Friday, or outside the hours of 0800 and 1300 Saturdays and not at all on Sundays or public holidays.

Reason: To protect the amenities of the occupiers of nearby residential properties.

17. Prior to the commencement of development, a further reptile mitigation methodology incorporating (where necessary) a translocation strategy to a suitable receptor site in line with best practice, shall be submitted to the local planning authority and agreed in writing. Development shall be carried out in accordance with the reptile mitigation methodology thereby agreed. Any capture works shall be completed in suitable weather conditions during the active season for reptiles (typically April – late September / early October) and a subsequent reptile translocation report shall be submitted to NFDC detailing the trapping effort, the full capture details and also detailing all receptor site enhancement works undertaken.

Reason: In the interests of nature conservation and the appropriate preservation of protected species, in accordance with saved

local plan policy DM2 of the Local Plan Part 2: Sites and development Management.

18. 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 an investigation and risk assessment has been undertaken in accordance with Environment Agency's technical Land Contamination Risk Management (LCRM) guidance.

Where remediation is necessary a remediation scheme must be prepared 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.

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.

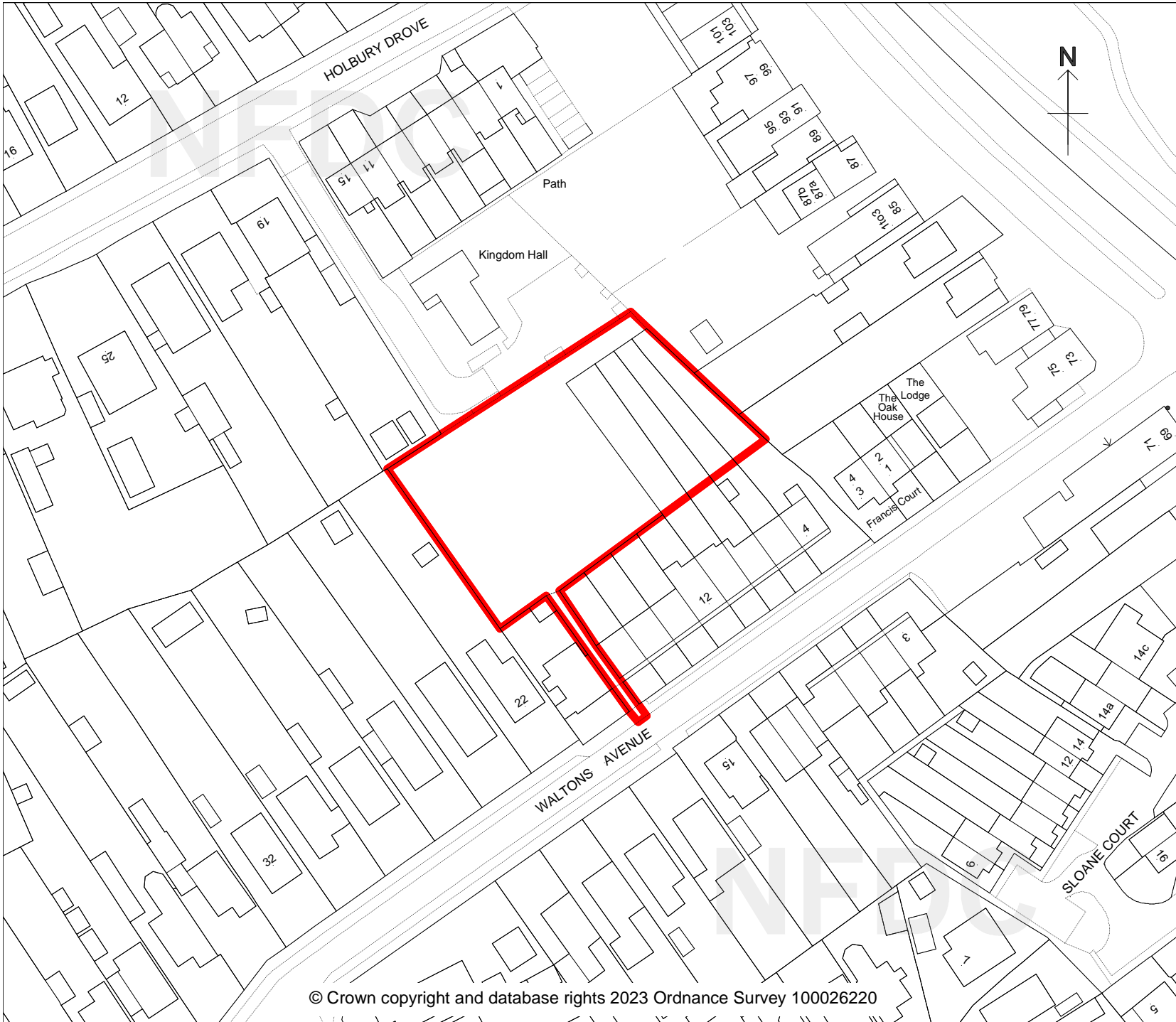
Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours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

19. Prior to the commencement of the development above ground level, a scheme shall be submitted to ensure that internal and external noise levels for the residential accommodation shall not exceed the criteria detailed in BS8233:2014, paragraphs 7.7.2 [table 4] and 7.7.3.2. The scheme shall be approved in writing by the Local Planning Authority and the approved scheme shall be implemented, maintained and retained.

Reason: To protect the amenity of residents

Further Information:

Warren Simmonds
Telephone: 023 8028 5453



© Crown copyright and database rights 2023 Ordnance Survey 100026220



New Forest

DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

David Norris
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

June 2023

Land rear of Waltons Avenue
Holbury
Fawley
22/11140

Scale 1:999

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