

**Application Number:** 22/10980 Full Planning Permission

**Site:** ARUNDEL, MANOR ROAD, MILFORD-ON-SEA SO41 0RG

**Development:** Redevelopment of site with three dwellings; access and parking;  
landscaping

**Applicant:** BOS & Co Developments

**Agent:** Bob Hull Planning

**Target Date:** 19/10/2022

**Case Officer:** Ian Rayner

**Officer** Service Manager Authorise to Grant

**Recommendation:**

**Reason for  
Committee Referral:** Contrary view from the Parish Council

## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) The principle of development
- 2) The implications of the Strategic Site 7 policy allocation
- 3) The layout and design of the development
- 4) Access and Parking considerations
- 5) Arboricultural considerations
- 6) Ecological considerations
- 7) Residential amenity considerations
- 8) Affordable Housing requirements

## 2 SITE DESCRIPTION

2.1 Arundel is a detached 2-storey dwelling that was built as an agricultural worker's dwelling in the late 1960s. The property is situated by itself on the north side of Manor Road within in its own spacious garden plot. The site is relatively flat and level, and there are some significant mature trees along the site's front boundary that are protected by a Tree Preservation Order. There is a narrow area of scrub immediately to the east side of the plot, but beyond this and sweeping around to the rear and west sides of the plot is an extensive area of open farmland.

2.2. The site is accessed by means of a public right of way that runs adjacent to the site's western boundary. The right of way provides vehicular access to some glasshouses to the north of the site.

2.3 The south side of Manor Road is characterised by detached dwellings of no more than 2-storeys in height that are set within mature and spacious garden plots.

2.4 The site forms part of a much wider area of land to the north of Manor Road that is allocated for residential development under Policy Strategic Site 7, albeit that the site is not expressly shown for redevelopment on the Concept Masterplan accompanying the policy.

### 3 PROPOSED DEVELOPMENT

3.1 The submitted application seeks to demolish the existing dwelling and erect 3 new dwellings in its place, comprising a pair of semi-detached dwellings (houses 1 and 2) and a single detached dwelling (house 3). A new point of vehicular access is proposed onto the public right of way that runs alongside the site's western boundary. This new access would serve the parking areas for all 3 houses.

3.2 The application has been amended since the application was originally submitted to address concerns with the original submission. The amendments have included a reduction in the size of the dwellings, alterations to their design and appearance, increasing the setback of the dwellings from Manor Road to give a more generous green margin to the road, and amendments to the access arrangements.

### 4 PLANNING HISTORY

#### *Applications affecting the application site*

4.1 Erection of 2 dwellings for horticultural workers (LYB/10303) granted 24/6/1966

4.2 Removal of condition 1 of planning permission LYB/10303 to remove the agricultural occupancy restriction (21/11129) - granted 21/9/21

#### *Applications affecting adjacent land*

4.3 Outline Planning application for up to 190 homes and other associated works, including landscaping, Alternative Natural Recreational Greenspace and open space; principal vehicular access from Manor Road (outline application with access details only) (23/10476) - under consideration

### 5 PLANNING POLICY AND GUIDANCE

#### **Local Plan 2016-2036 Part 1: Planning Strategy**

Policy STR1: Achieving Sustainable Development

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

Strategic Site 7: Land north of Manor Road, Milford on Sea

#### **Constraints**

Tree Preservation Order: 39/G17

#### **Plan Policy Designations**

Built-up Area

New Housing Land Allocations

### 6 PARISH / TOWN COUNCIL COMMENTS

#### *Original Plans*

Milford-on-Sea Parish Council: Recommend permission but would accept a delegated officer decision. All construction vehicles associated with the building of

the homes must refrain from parking on Manor Road and any other roads in the vicinity of the site. Construction vehicles must be contained within the site for the duration of the build.

### *Amended Plans*

Milford-on-Sea Parish Council: Recommend refusal -

- the 3 dwellings on this small site are deemed to be overdevelopment;
- the accommodation would place further strain on a struggling sewerage and drainage system;
- concerns over vehicular access, particularly for emergency vehicles;
- lack of clarity and certainty over ownership of green verge to the front of the site

## **7 COUNCILLOR COMMENTS**

No comments received

## **8 CONSULTEE COMMENTS**

8.1 Highway Authority: No objection subject to condition to secure parking arrangements

8.2 Tree Officer: No objection to amended plans subject to tree protection conditions

8.3 Ecologist: No objection subject to securing mitigation and enhancement measures as detailed in the submitted Ecological Impact Assessment; an Appropriate Assessment needs to be undertaken in relation to recreational and nutrient impacts on designated European sites.

8.4 Hampshire County Council (Rights of Way): advice offered in respect of vehicular access over the existing public footpath (Milford-on-Sea Footpath 796), and any alterations to the surface of this footpath.

## **9 REPRESENTATIONS RECEIVED**

11 letters of objection from local residents (8 to original plans, 3 to amended plans):- overdevelopment of the plot; dwellings are too large and a poor design; the designs are not cohesive or in keeping with the proposed development of adjacent land; the development is cramped and out of character with the wider area; increased traffic leading to additional congestion and highway dangers on local roads; adverse impact on local wildlife and biodiversity; increased noise and pollution; adverse impact on protected trees; increased pressures on local water and sewerage infrastructure; increased nutrients being drained into the Solent; amended plans do not address concerns raised by initial submission.

1 letter of concern (to original plans) from agent representing developer of the main part of the Strategic Site 7 policy allocation: proposed access to House 1 has the potential to cause conflict between the wider strategic site proposals and pedestrians using the public right of way.

## **10 PLANNING ASSESSMENT**

### Principle of Development

10.1 The application site was formerly in an area of countryside that was designated as Green Belt. However, the Local Plan 2016-2036 Part 1 has changed

the status of the land such that it is now situated within the built-up area of Milford-on-Sea. Specifically, the site is situated within the area covered by Policy Strategic Site 7, which is an area mainly comprised of agricultural fields and glasshouses situated to the north of Manor Road, and which is allocated for residential development of at least 110 homes and public open space.

10.2 The application site does not form part of the area that is being expressly promoted for residential development through the illustrative concept masterplan that accompanies the strategic site policy. Nevertheless, the introductory text to the strategic site policies makes it clear at Paragraph 9.27 that:

*"The larger site allocation boundaries may include some existing dwellings that have not been promoted for redevelopment. There is no presumption or requirement that they would form part of a future development, but this would be acceptable in principle subject to meeting the requirements of this policy, and any policies relevant to the property itself e.g. if it has heritage asset status."*

As such, it is clear that the principle of residential development on the application site is acceptable, but such development must be subject to the requirements of the Strategic Site 7 policy.

#### The Design and Layout of the development and its impact on the character and appearance of the area

10.3 The existing property on the site is of its time. It has no heritage or architectural interest that would justify its retention. The property is set within a generous sized garden plot, so that given the policy context it is considered reasonable for the site to be redeveloped in a more intensive manner than currently exists.

10.4 Each of the proposed dwellings would have 4 bedrooms. They would be generously proportioned family homes. The density of the proposed development would be greater than the relatively low density residential development that prevails on the south side of Manor Road. However, a greater density is not in itself harmful. What needs to be carefully considered is the scale and massing of the buildings, and their spatial and landscape settings. The development needs to be considered not just as a self-contained development but as an integral element of the wider development that is being proposed on Strategic Site 7.

10.5 Both the pair of semi-detached dwellings and the single detached dwelling would be 2 storeys high. The semi-detached pair would have a ridge height of about 8.4 metres, whilst the detached dwelling would have a ridge height of approximately 8.7 metres. The massing of both buildings would be well articulated. The semi-detached pair would have a varied eaves height, projecting bays, porch features, a chimney, and single-storey projections in contrasting materials. The larger detached dwelling would be well detailed and would have an articulated roof form. Both buildings would have areas of first floor tile hanging. All of these design features would help to soften and break up the massing of the development. The dwellings are considered to be well-proportioned and attractively detailed, and their scale and appearance is considered to be acceptable and contextually appropriate, subject to the use of good quality materials and finishes which could reasonably be secured as a condition of any planning permission.

10.6 Spatially, the dwellings would be set well back from Manor Road (by at least 20 metres), which would allow greenery and the existing mature trees to continue to dominate the frontage of the site, thereby retaining a verdant aspect to the road. New landscape planting would further help to soften the development's visual

impact. Importantly, the semi-detached pair would have an active frontage that would address the public footpath. The gap between the main 2-storey aspects of the semi-detached pair and plot 3 would be approximately 5 metres. Whilst the gap to the single-storey garage to plot 2 would be less than this, the overall perception would be of a reasonable gap between the buildings and not one that would be out of keeping or incongruous. Plot widths (which would be around 12-13 metres) would be narrower than is typical along Manor Road, but not (as a small, relatively self-contained development) harmfully so, particularly given the green and open nature of the landscaped frontage. Rear gardens (9-11 metres deep) would be on the small size for the size of dwellings, but adequate. Initially, the dwellings might have an attractive open aspect to the rear, but this would only be temporary. The dwellings would have sufficient space around them to ensure that an acceptable layout and design can come forward on the main body of the Strategic Site.

10.7 The generous setback of the proposed dwellings from Manor Road would be responsive to the Concept Masterplan for the Strategic Site which indicates that there should be a broad margin of green infrastructure along the full length of Manor Road that should be used as Public Open Space. Furthermore, the proposed open green area adjacent to Manor Road would have the potential to connect with the public open space within the wider Strategic Site, and would have the ability to link in with the public open space that is being proposed through the current outline planning application for the wider Strategic Site. However, to ensure that this green margin does integrate successfully with the anticipated public open spaces within the wider strategic site, it is considered that the status of this land (as public open space) and its future management and maintenance, and access arrangements would need to be secured through a Section 106 legal agreement. The applicants are agreeable to this in principle.

10.8 Overall then, having regard to the above points, it is considered that the development would be of an acceptable layout and design, both as a scheme in isolation but also as one small element of the development within the Strategic Site allocation.

#### Landscape impact and trees

10.9 Situated along the frontage of the site are a linear group of 3 oak trees, 2 of which are considered to be Veteran Oaks. All 3 trees are protected by a Tree Preservation Order, and are considered to make an important contribution to the character of Manor Road and the visual amenities of the wider area. Since the application was originally submitted, the layout of the proposed development has been amended, in part because of concerns relating to the impact of development on these trees. The amended layout would have a significantly reduced impact on the root protection area of these protected trees compared to the initial submission. The amended layout has also reduced the potential for conflict between future occupants and these trees.

10.10 The application is accompanied by a detailed arboricultural method statement, including tree protection measures. The Council's tree officer is satisfied that subject to securing these tree protection measures as a condition of planning permission, that the proposed development (as amended) would not be harmful to the long-term health and future of these important protected trees.

10.11 Other trees on site are of low individual amenity value and are not considered worthy of protection or retention. Nevertheless, the landscape setting of the development is important. In this respect, it is considered that acceptable landscape details can reasonably be secured through landscaping conditions.

### Highway safety, access and parking

10.12 The 3 dwellings would be served by a new vehicular access onto the Public Right of Way which runs past the western side of the site in the form of a concrete track. The House on plot 1 would have its own separate pedestrian access onto the Right of Way. The Highway Authority are satisfied that the access is of an acceptable and safe design for the level of development proposed. They have confirmed that there is adequate space within the site for cars to turn around and leave the site in a forward gear.

10.13 It is considered the proposed layout includes appropriate space for vehicular parking (3 spaces for houses 1 and 3, and 2 spaces for house 2). These spaces include a detached garage for plot 1 and integral garages for houses 2 and 3. The Highway Authority are concerned that the garages should not be converted to habitable living accommodation in the future to ensure that the on-site turning spaces can function as intended. This is something that can reasonably be secured as a condition of planning permission.

10.14 Each property would be provided with a cycle store in its rear garden, which would ensure that the scheme provides adequate on-site cycle parking.

10.15 Concerns have been raised about access for emergency vehicles. However, the Highway Authority have not raised any such concern, and it is not considered that this concern would form the basis of a sustainable objection. In addition, the Highway Authority have not raised any particular concerns in respect of construction traffic.

10.16 With respect to the impact of the development on the public right of way to the west of the site (Milford-on-Sea Footpath 796), the development would result in additional vehicular movements over the route of the footpath in order to provide vehicular access to the proposed dwellings. It is not considered that the levels of traffic generated by the development would be incompatible with the function or use of the existing public footpath. Importantly, Hampshire County Council's Rights of Way team have not objected to the application, although they have made it clear that the granting of planning permission does not give the applicant (or future occupants) the right to drive a vehicle over the public footpath, and that separate authorisation for this would be needed outside of this application process.

### Residential amenity

10.17 The application site is not bounded by any other residential properties. The nearest dwellings on the south side of Manor Road are set a generous distance away from the proposed dwellings, and so the development would not have any material impact on the amenities of those dwellings. The proposed dwellings would have sufficient private amenity space and greenspace around them to ensure the scheme offers appropriate levels of amenity for future occupants.

10.18 The proposed dwellings would, in time, have a relationship with the expected development within the main body of the Strategic Site 7 allocation. Based on the submitted layout, there is considered no reason why the proposed dwellings should compromise the ability to achieve satisfactory levels of amenity for future residents within the wider strategic site allocation.

## Ecology

### On Site Biodiversity and protected species

10.19 The application site is accompanied by an ecological assessment, which concludes that the site is of low nature conservation value and that the development is unlikely to result in any significant impacts locally. Bat surveys have been carried out of the existing dwelling to be demolished, and these have not found any evidence of bats currently roosting within the building. The submitted ecology report does, however, recognise the ecological value of the oak trees along the frontage of the site, but notes that these will be retained. The report puts forward a number of proposed ecological enhancements, including the provision of bat and bird boxes, new native planting, and gaps in boundaries to facilitate the movement of hedgehogs. The Council's ecologist is in agreement with the ecological assessment submitted by the applicant. Therefore, subject to securing the proposed ecological mitigation and enhancement measures as a condition of planning permission, the proposed development is considered to have an acceptable impact on local biodiversity, securing suitable net gain.

### Habitat Mitigation

10.20 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 those sites' conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure habitat mitigation contributions in accordance with the Council's Mitigation Strategy. In this case, the applicant is agreeable to entering into a Section 106 legal agreement which secures the required habitat mitigation contributions. Those contributions are set out at the end of this report.

10.21 It should be noted that as the development forms part of a Strategic Site, consideration has been given to whether on-site ANRG should be provided. However, due to the small size of the site and the fact that it does not abut an area where ANRG is expected to be provided, it is concluded that it would be impractical to secure on-site ANRG, and that a contribution would therefore suffice. This is in contrast to Public Open Space, where, as discussed above, it would be practical and appropriate to secure public open space due to the fact that the site adjoins an area where public open space is expected to be provided.

### Air Quality Mitigation

10.22 To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO<sub>x</sub>, 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 of whether the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures

can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. In this case, the requisite mitigation contribution will be secured through a Section 106 legal agreement, the detail of which is set out at the end of this report.

#### Nitrate neutrality and impact on Solent SAC and SPAs

10.23 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 those sites' 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 4<sup>th</sup> 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 shall include undertaking a water efficiency calculation, together with a mitigation package to address the additional nutrient load imposed on protected European Sites by the development. A Grampian style condition is attached to this consent.

#### Affordable Housing

10.24 Usually, a scheme of 3 dwellings would be below the threshold for providing affordable housing. However, in this case, because the application site forms a small part of an allocated site where there is a policy expectation that 50% of the dwellings should be affordable housing, it is considered that the development should be subject to a requirement to secure either on-site affordable housing or off-site contributions towards affordable housing, unless such provision / contributions would render the scheme unviable.

10.25 The applicants have submitted a viability report during the course of the application to support their view that it would not be viable for the proposed scheme to make any form of affordable housing contribution. The Local Planning Authority have commissioned consultants to review the applicant's viability report. Whilst the Local Planning Authority's consultant has a difference of opinion on some of the specific variables, their conclusion is the same: namely, the scheme would not be viable if required to make any level of affordable housing contribution. In these circumstances, it is considered acceptable to permit this development without making any affordable housing provision.

#### Other Concerns

10.26 Concerns have been raised that the development would have an adverse impact on the local drainage and sewerage infrastructure. The application site falls within Flood Zone 1, so is at low risk of flooding. A suitable drainage scheme could reasonably be secured as a condition of planning permission. Whilst there are known to be sewerage issues that a more significant development would need to address, there is no evidence to indicate that a net increase of 2 dwellings would have an adverse impact on the local sewerage infrastructure.



## Developer Contributions

10.27 As part of the development, the following will need to be secured via a Section 106 agreement::

- Habitat Mitigation contribution (New Forest infrastructure): £14,086
- Habitat Mitigation contribution (New Forest non-infrastructure): £2,240
- Solent Aware contribution: £1960
- Air Quality Mitigation contribution: £206
- Secure frontage open space as Public Open Space, together with the management arrangements for this land and future public access

10.28 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	627	156	471	471	£80/sqm	£48,114.46 *
Subtotal:	£48,114.46					
Relief:	£0.00					
Total Payable:	£48,114.46					

## 11 CONCLUSION

The application entails the redevelopment of a small part of Strategic Site 7 and is acceptable in principle. The new dwellings would be well-designed and an appropriate response to the site's context. The scale, layout and appearance of the development would be sympathetic to the character and appearance of the wider area. The development could be provided without adversely affecting highway safety, important trees, ecological interests, residential amenities, or the use of the adjacent public right of way. The development would be acceptable in itself, but it would also be responsive to Concept Masterplan for the Strategic Site and would relate appropriately to the current outline development proposals for the main body of the Strategic Site. Therefore, it is not considered the development would prejudice the delivery of a suitable layout for the wider strategic site. For viability reasons, it is accepted that an affordable housing contribution would not be justified. Overall, therefore, subject to conditions and subject to securing habitat mitigation requirements and public open space through a Section 106 legal agreement, the application is recommended for permission.

## 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 habitat and air quality mitigation contributions, as well as an area of on-site Public Open Space and its future management and maintenance and access provisions
- (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:

Location and Block Plan 6109-WLA-A-0001 rev D  
Site Plan: Drawing No 6109-WLA-A-0010 rev L  
Site Plan Access Dimensions: Drawing No: 6109-WLA-A-0011  
Floor Plans - Plot 1 & 2: Drawing No 6109-WLA-A-0020 rev D  
Floor Plans - Plot 3: 6109-WLA-A-0021 rev E  
Plots 1 & 2 Elevations: Drawing No 6109-WLA-A-0031 rev D  
Plot 3 Elevations: Drawing No 6109-WLA-A-0032 rev E  
Aerial View from South West: Drawing No 6109-WLA-SM-XX-DR-A-0051 rev D  
Aerial View from North West: Drawing No 6109-WLA-SM-XX-DR-A-0050 rev D  
Design Statement Ref. 6109-Das Rev\* 19.12.2022  
John Shutler Arboricultural Report dated 16/12/2022  
Tree Protection Plan dated 15/12/2022

Reason: To ensure satisfactory provision of the development.

3. The development hereby permitted shall not be occupied until:
  - a) 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;
  - b) 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.

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 and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details before the dwellings are first occupied, and the approved scheme shall thereafter be retained in accordance with the approved details.

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. The development hereby approved and all associated works shall be undertaken in strict accordance with the proposed Ecological Mitigation Strategy (Section 4.4 of the 4WoodsEcology Ecological Impact Assessment, dated May 2022). The proposed Ecological Enhancement measures (Section 4.5 and Map 3 of the 4WoodsEcology Ecological Impact Assessment, dated May 2022) shall be carried out in full before any of the approved dwellings are occupied or within such other alternative timescale as may be first agreed in writing with the Local Planning Authority. The approved ecological enhancement features shall be retained thereafter.

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

6. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted John Shutler Tree Services Arboricultural Report and Tree Protection Plan for Arundel, Manor Road, Milford on Sea, dated 16/12/2022.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area 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.

7. Prior to the commencement of development (including site clearance, demolition and construction works), 3 working days notice shall be given to the Local Planning Authority to attend a pre-commencement site meeting to inspect all tree protection measures and confirm that they have been installed as illustrated and specified within the submitted John Shutler Tree Services Arboricultural Report and Tree Protection Plan for Arundel, Manor Road, Milford on Sea, dated 16/12/2022.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, 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.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactment thereof, the garages to the dwellings, hereby approved, shall be retained and kept available for the parking of vehicles at all times, and shall not be converted into habitable living accommodation unless express planning permission has been granted.

Reason: To ensure adequate parking provision is retained on the site, in the interests of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

9. The development hereby permitted shall not be occupied until the cycle parking spaces (cycle stores) shown on the approved plans have been provided, and these cycle parking spaces shall be retained and kept available for their intended purpose at all times thereafter.

Reason: To ensure adequate cycle parking provision is made in the interest of sustainability and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

10. Before development proceeds above slab level, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the development 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.

11. Before their first installation, typical joinery details (larger scale elevations / sections) of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: The dwellings have been carefully designed, and these design details are important in ensuring that the dwellings are of a suitably high design quality, in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

12. Before development commences, 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) the treatment of the boundaries of the site and 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 above slab level unless these details have been approved and then only in accordance with these 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.

13. 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.

14. 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.

**Further Information:**

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# New Forest DISTRICT COUNCIL

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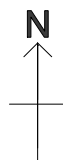
## PLANNING COMMITTEE

July 2023

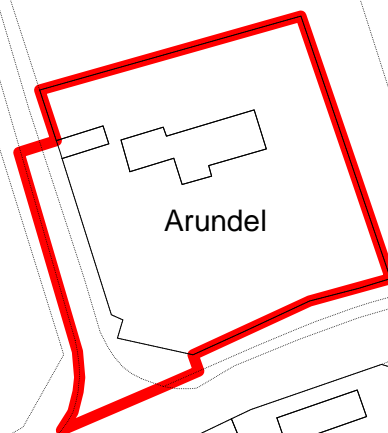
Arundel  
Manor Road  
Milford on Sea  
22/10980

Scale 1:1000

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



# NFDC



Arundel

MANOR ROAD

MANOR CLOSE

Clandon

SNOWLAND DRIVE