

Application Number: 23/10450 Full Planning Permission

Site: 3 KNOWLAND DRIVE, MILFORD-ON-SEA SO41 0RH
Development: Erect 1 chalet and 1 bungalow with garage; demolish existing
Applicant: Mr Stockwell
Agent: ARC Architects Ltd
Target Date: 16/06/2023
Case Officer: Jessica Cooke
Officer Grant subject to conditions.
Recommendation
Reason for Committee Referral: This application is to be considered at Planning Committee due to a Parish Council contrary 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. Residential amenity
4. Highway Safety
5. Impacts on Ecology
6. Air Quality
7. Habitat Mitigation
8. Housing Land Supply

2 SITE DESCRIPTION

The site lies within the built-up area of Milford on Sea. The application site occupies a prominent corner plot, and its surroundings have a spacious feel with spaces between the buildings and well-treated garden areas. The existing property is a sizeable, detached bungalow with rooms in the roof which fronts onto the main stretch of Knowland Drive. A tall hedge and boundary fence surround the site.

Knowland Drive is a pleasant residential street consisting of predominantly bungalows, some of which have accommodation in the roof space. There are some two storey dwellings located within the cul-de-sac. There has been some infilling in the vicinity, and in particular 2 Knowland Drive, where the existing property was replaced with two chalet style bungalows. 1 Knowland Drive has also been subdivided to form 2 dwellings (1 and 1a Knowland Drive), whilst 5 Knowland Drive is also a recent replacement.

3 PROPOSED DEVELOPMENT

The proposal seeks full planning permission to demolish the existing single storey bungalow and construct 1no. detached chalet style bungalow with integrated garage and 4no. bedrooms (Plot 1) and 1no. single storey bungalow with detached garage and 3no. bedrooms (Plot 2).

The existing access to the west of the site is to be retained for Plot 1, however it is proposed to be extended to accommodate the additional parking space. The existing access to the south east of the site is to be retained for Plot 2 however, it is proposed to be extended to accommodate the additional parking space.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
21/10621 New dwelling	13/07/2021	Refused	Decided
09/94012 2 two-storey dwellings; access; demolition of existing	11/11/2009	Granted Subject to Conditions	Decided
08/91927 2 two-storey dwellings; access; demolition of existing	29/04/2008	Refused	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy HOU1: Housing type, size, tenure and choice

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy STR1: Achieving Sustainable Development

Policy STR5: Meeting our housing needs

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Relevant Advice

NPPF 2021

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022

SPD - Parking Standards

SPG - Milford-on-Sea Village Design Statement

SPD - Housing Design, Density and Character

Constraints

Article 4 Direction

Planning Agreement

Aerodrome Safeguarding Zone

SSSI IRZ All Consultations

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Milford on Sea Parish Council: The Milford-on-Sea Parish Council deem this application as overdevelopment of the site and wish to submit the following:

PAR 4: We recommend REFUSAL

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Ecologist

Comment only - no objection.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- Concern that the proposal would result in overdevelopment of the plot and would have an adverse effect on Knowland Drive and set a precedent for further such developments.
- Overdevelopment of the area to squeeze two properties on the site when all of the adjacent properties have a good sized plot.

For: 0

Against: 2

10 PLANNING ASSESSMENT

Principle of Development

The application site lies within the built-up area of Milford on Sea where the principle of new residential development is acceptable and there is a presumption in favour of development. However, the benefits of the proposal must be weighed against material considerations, particularly in accordance with Policy ENV3 of the Local Plan Part 1 2016-2036.

Therefore the principle of development is accepted. In this context reference is made to the planning history of the site. Planning permission was granted for 2no. dwellings on the application site in 2009 (ref. 09/94012) for the demolition of the existing dwelling, with one dwelling to the west of the site, facing the main stretch of Knowland Drive and one dwelling to the east of the site, facing the cul-de-sac of Knowland Drive. This planning consent was not implemented and has lapsed.

A further application was submitted in 2021 (21/10621) which retained the existing bungalow and sought to construct a two-storey chalet bungalow to the rear of the existing dwelling. This application was refused on the grounds of overdevelopment due to the limited degree of separation between the existing and proposed dwellings, overlooking to the rear garden of 1A Knowland Drive and the small, shallow gardens resulting in a poor level of amenity for the occupiers. The officer report stated that the retention of the existing dwelling gave less scope for meaningful separation of buildings.

In subsequent pre-application advice the applicant was encouraged to make use of the whole plot, rather than retaining the existing dwelling which resulted in site layout constraints.

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

Local Plan Policy ENV3 (Design quality and local distinctiveness) is relevant to this application and requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. In particular, development should be:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

Knowland Drive is a residential street within the built-up area. It is mixed in character and benefits from a variety of house types, ages and architectural styles, though the dwellings are predominantly detached in nature and comprise bungalows, chalet bungalows and two-storey houses.

The adjacent plot of number 1 Knowland Drive, has recently been subdivided with the previously existing single dwelling being replaced with 2no. chalet bungalows. This is part of the character of the area and the current application should be considered within this context.

As mentioned, the application site occupies a prominent corner plot which is screened by existing hedging. The site is considered to be of an adequate size to accommodate the 1no. detached chalet bungalow and 1no. single-storey bungalow being of a comparable size to that of No 1.

The site occupies a prominent corner plot. Given the orientation and positioning of the two dwellings on the plot, Plot 2 would address and provide a frontage to this corner of the cul-de-sac and is of a pleasant appearance that would improve the streetscene. Plot 1 is oriented with its main facade fronting the main stretch of Knowland Drive. This layout is appropriate for the site and appears visually acceptable within the street scene.

The proposed dwellings are of a high quality appearance and are well-designed, with a attractive fenestration, brick headers and detailing on each dwelling. The dwellings are of an appropriate appearance for their context, of which Knowland Drive benefits from a streetscene of mixed character.

Much of the existing hedging around the western, eastern and southern boundaries is to be retained and a new Cherry tree is proposed to the front garden of Plot 1. Limited landscaping details have been provided however, a planning condition is recommended for the submission and implementation of a landscaping scheme.

Sustainable urban drainage systems (SUDs) are proposed to the rear gardens of the dwellings and a planning condition is recommended to secure the manufacturers specification and details of these SUDs.

Parish and neighbour concerns were raised that the proposal constitutes overdevelopment, however, the proposal is considered to be appropriate for the site and its context equating to a density of 22 dwellings per hectare (dph) which . Policy DW-E2 Density and Mix of Housing Development of the Housing design, density and character SPD (2006) states residential development within the defined built-up areas should be a minimum of 30dph and therefore 22dph is considered to be acceptable.

With regard to the above planning assessment and having considered the third party objections received, it is concluded that the proposed dwellings are well designed and are of architectural merit, having been designed sympathetically to the streetscene and are of appropriate sizes and scales that would appear proportionate to their location both within the streetscene and the plot itself. The density of development is below the expected density for the built up area and by virtue of the design, positioning and orientation on the plot, the proposed development is not considered to be out of keeping with the context or the streetscene.

Residential amenity

Policy ENV3 states that new development shall not have unacceptable impacts upon residential amenity of existing and future occupiers, in terms of visual intrusion, overbearing impact, overlooking, shading, noise or light pollution.

Plot 1 features side facing dormer windows to the south elevation, however, these windows serve a bathroom and hallway. A planning condition is recommended for them to be obscurely glazed in perpetuity in order to preclude any overlooking or loss of privacy to the proposed neighbouring dwelling on Plot 2. High level rooflights are also proposed to the side facing north and south elevations of this plot, which, by virtue of their height and serving non habitable rooms, raise no concerns with neighbour amenity.

As submitted, bedroom 4 of Plot 1 included only 2no. rooflights, giving limited outlook for the amenity of the occupiers of this room, amended plans were submitted which included a dormer window to this bedroom which addressed these concerns.

Plot 2 is a single storey bungalow with a gable and attractive arched window to the west elevation which features decorative brick headers. The main elevation to access the property is the side/south elevation which features a gable, decorative canopied porch and protruding chimney. Whilst there are side facing windows, they are at ground floor level and raise no concern with overlooking.

The location of Plot 1 is 2.5m from no. 1a Knowland Drive, however, the new dwelling would be positioned adjacent to the flank wall of no. 1a and so will not result in overdominant impact or loss of light. No. 1a has a side facing window at ground floor level, however, this serves an open plan kitchen and is a secondary window and the separation distances between the properties is acceptable.

Proposed Plot 2 is located 15m from no. 23 Knowland Drive and is separated by a road, there is sufficient separation from the properties opposite to ensure no harmful amenity impacts from the new dwellings by way of overlooking or loss of light.

The proposed amenity spaces are appropriate for 3 and 4 bedroom dwellings and no concerns are raised with the level of accommodation provided within the dwellings.

As such, the proposal would have no adverse impacts upon neighbouring properties in respect of noise, light, visual intrusion and privacy due to the orientation, positioning of the dwellings on the plot and the level of separation from neighbouring properties.

Highway safety, access and parking

Knowland Drive is a residential road with no parking restrictions. There are currently two existing accesses to 3 Knowland Drive, where the new parking spaces are proposed. Whilst these accesses are existing, both dropped kerbs are proposed to be extended and the accesses would therefore be altered.

Plot 1 would benefit from an integral garage with two parking spaces, whilst Plot 2 has a detached garage and two parking spaces to the east of the property.

The proposal comprises 1no. 4-bedroom chalet bungalow and 1no. 3-bedroom bungalow. In accordance with NFDC Parking Standards SPD (2022), the requisite parking spaces for a 3no. bedroom dwelling is 2.5 on-plot spaces and for a 4no. bedroom dwelling it is 3 on-plot spaces. Each dwelling is proposed with 3no. spaces, including 1no. space per the respective garage for each plot, therefore there is an overprovision of 0.5 spaces. As such, the proposal complies with NFDC Parking Standards in relation to vehicle parking.

4 long stay and 1 short stay cycle parking spaces are required to be provided for a 4no. bedroom property and 3 long stay and 1 short stay spaces are required for a 3no. bedroom property in accordance with the Parking Standards SPD. As such, the proposal complies with NFDC Parking Standards in relation to cycle parking.

A planning condition is required in respect of the provision of electric charging points in accordance with Policy IMPL2 Development Standards, NFDC Local Plan Part 1.

One additional dwelling would create no significant traffic generation and any additional vehicular movements would be readily absorbed into the existing highway network.

As such, the proposal is considered to have no adverse impacts upon highway safety, access and parking.

Ecology and On Site Biodiversity and protected species

NFDC Ecologist was consulted on the application and raised that, as submitted, the proposal did not comprise any ecological measures incorporated into the proposed development. An amended plan was submitted to include bee bricks to be added to both units, a hedgehog gap to be installed in the fencing and a cherry tree to be planted in the front garden of Plot 1. Given the design of the dwellings and their limited height, the dwellings are not suitable for swift, sparrow or bat bricks which are required to be 4-5m above ground and below the eaves, the highest point of the eaves on both properties is 3m. The Ecologist was re consulted and advised the proposed enhancements were satisfactory given the design of the dwellings.

A planning condition is recommended accordingly to secure the works as set out in the site plan and the provision of ecological enhancements and retention in perpetuity.

Habitat Mitigation

a) Recreational Impacts

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 planning permission would adversely affect the integrity of the New Forest, 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 the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. This contribution can be secured by a completed Legal Agreement prior to determination.

b) Air quality monitoring

Since July 2020 the Council is required to ensure that impacts on international nature conservation sites are adequately mitigated in respect of traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia). 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. 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. This contribution can be secured by a completed Legal Agreement prior to determination.

c) Nitrate neutrality and impact on Solent SAC and SPAs

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. Natural England have now raised this with the Council and other Councils bordering the Solent catchment area and have raised objections to any new application which includes an element of new residential overnight accommodation unless nitrate neutrality can be achieved or adequate and effective mitigation is in place prior to any new dwelling being occupied. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. The Council has a policy in its new Local Plan, which seeks to safeguard against any adverse impact and that suitable mitigation is in place to avoid any harmful impact on sites of importance for nature conservation. An Appropriate Assessment as required by Regulation 63 of the Habitat Regulations has been carried out, which concludes that the proposed project would have an adverse effect due to the additional nitrate load on the Solent catchment. As the Competent Authority, NFDC consider that there needs to be a mitigation project to provide this development with a nitrate budget. A Grampian Condition can be imposed and a further Appropriate Assessment carried out on discharge of this condition.

d) Bird Aware Solent Contributions

The application site is within 5.6km of the Solent and Southampton Water SPA which requires a contribution of £980 per 4no. bedroom dwelling and £834 for a 3no. bedroom dwelling. This contribution can be secured by a completed Legal Agreement prior to determination.

Air Quality Statement

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has

provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be:

- No kerbside development
- The internal layout design provides for the majority of window openings to be located on the rear and side of the dwellings therefore not directly facing the road which is the main emission release point
- There is no installation of solid fuel (wood or coal) domestic appliances or open fires to be provided within the layout of the property
- If provided, gas boilers shall meet the minimum standard of <40mgNOx/kWh
- The dwelling will be provided with an EV charging point
- Tree planting will take place within the development to contribute to green infrastructure (this can be secured as part of the landscaping condition).

Housing Land Supply

NFDC cannot currently demonstrate a five-year supply of deliverable housing land supply. In such circumstances para. 11d of the NPPF indicates that the tilted balance is engaged, whereby in applying the presumption in favour of sustainable development even greater weight should be afforded in the overall planning balance to the provision of new housing. The current proposal is for a modest level of housing provision and in the absence of any identified harm, there is little to weigh against the proposal.

Developer Contributions

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

- Habitat Mitigation
- Air quality monitoring
- Bird Aware Contributions

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	358	185	173	173	£80/sqm	£18,896.92 *

Subtotal:	£18,896.92
Relief:	£0.00
Total Payable:	£18,896.92

11 CONCLUSION

In light of the form of the development proposed, the proposal would have no harmful impact upon the character of the area, highway safety, ecological interests or neighbour amenity. The Habitat Mitigation contributions will be secured by S106 Agreement prior to a decision being issued.

Therefore, subject to conditions, the proposal would be in accordance with the policies of the Development Plan and is accordingly recommended for approval.

12 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:
 - Air quality monitoring contribution is £206
 - The Habitat Mitigation (Access Management and Monitoring) Contribution is £2,032
 - The Habitat Mitigation (Bird Aware Solent) Contribution is £1,814
 - The Habitat Mitigation (Infrastructure) Contribution is £13,318
 - Monitoring Charges: Recreational Habitat Mitigation commencement is £750
- 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:

- 9696 / 100 REV A Site, Block and Location Plan
- 9696 / 101 REV A Plot 1 Plans & Elevations
- 9696 / 102 Plot 2 Plans & Elevations
- 9696 / 103 Proposed Street Scenes, Garage Plans & Existing Plans
- 9696 / 104 SUDS Plan
- 9696 / 105 Existing Site Plan

Reason: To ensure satisfactory provision of the development.

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

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

5. The development hereby permitted shall not be occupied until the spaces shown on plan 9696 / 100 REV A for the parking and garaging of motor vehicles and cycles have been provided.

The spaces shown on plan 9696 / 100 REV A for the parking and garaging of motor vehicles and cycles shall be retained and kept available for the parking and garaging of motor vehicles and cycles for the dwellings hereby approved at all times.

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

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

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

7. The ecological enhancements hereby approved shall be undertaken in strict accordance with Site Plan 9696 / 100 REV A prior to first occupation of the dwellings hereby approved and thereafter retained in perpetuity unless otherwise first agreed in writing with the Local Planning Authority.

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

8. Before development commences above slab 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.

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

10. 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.

11. The first floor bathroom and hallway windows on the south elevation of Plot 1 of the approved building shall be:

- (i) obscurely glazed, and
- (ii) non-opening at all times unless the parts that can be opened are more than 1.7m above the floor,

and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties 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.

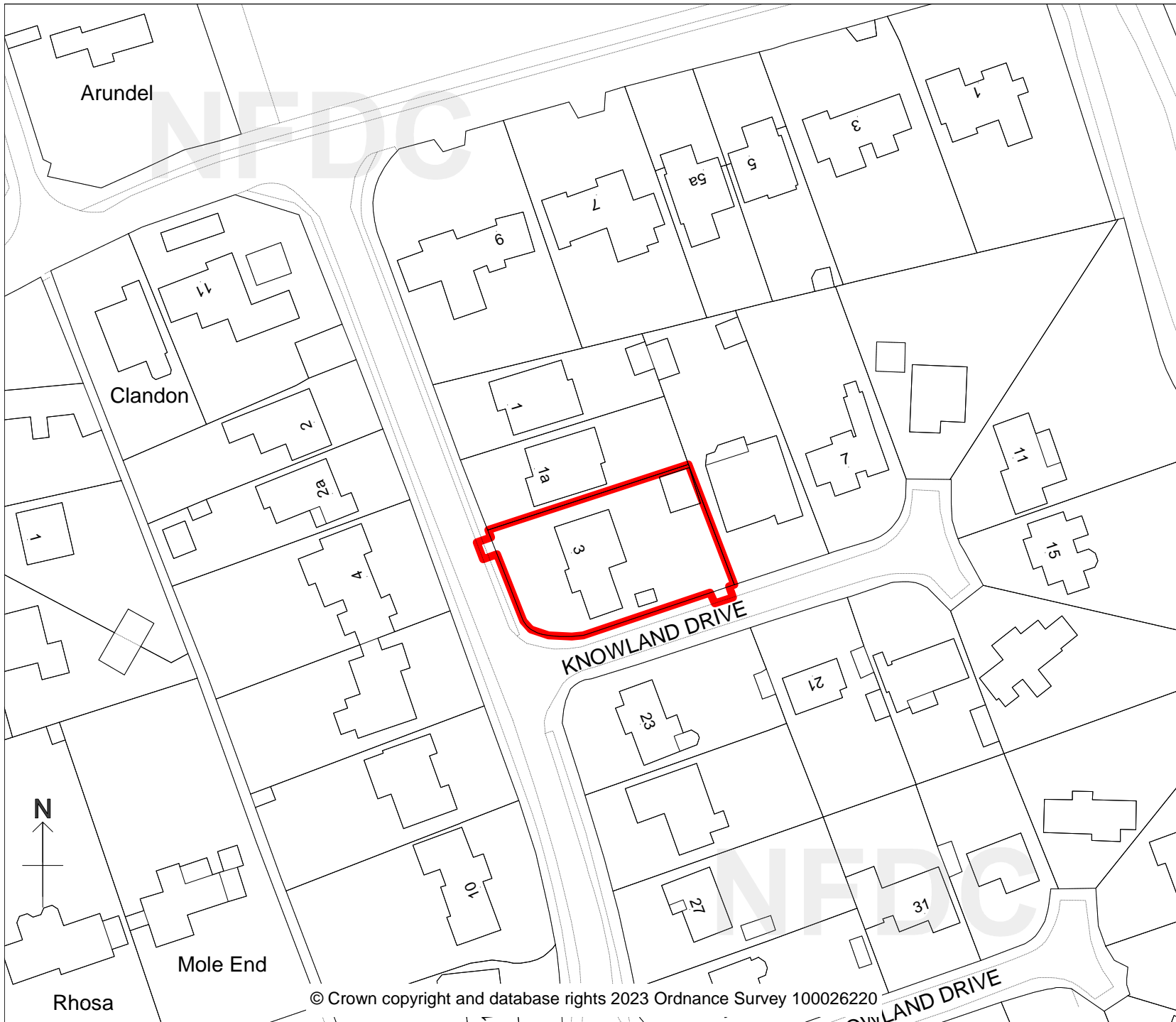
12. Before development commences, details of the means of disposal of surface water from the site and details and manufacturers specifications of the Sustainable Urban Drainage systems shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

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

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PLANNING COMMITTEE

July 2023

3 Knowland Drive
Milford on Sea

23/10450

Scale 1:1000

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