

Application Number: 23/10508 Full Planning Permission

Site: Land off ASHURST BRIDGE ROAD, SOUTH OF BARTLEY PARK, TOTTON

Development: Change of use from agriculture to recreation (public open space)

Applicant: Agent: New Forest District Council

Target Date: 11/08/2023

Case Officer: John Fanning

Officer Grant Subject to Conditions

Recommendation

Reason for Committee The proposal is brought to committee as the applicant is NFDC

Referral:

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of use
- 2) Amenity
- 3) Layout and landscaping

2 SITE DESCRIPTION

The proposal relates to a piece of agricultural land falling within the defined built-up area in Totton. A plot of land is roughly triangular, with a rail line running to the east, Ashurst Bridge Road (and the A326) running to the west and the existing Bartley Park to the north. The site lies with the Councils identified built-up area.

3 PROPOSED DEVELOPMENT

The application proposes the conversion of the land to form an extension to the existing Bartley Park open space provision.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/10500 Use of land for recreation (Public Open Space)	25/06/2018	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 ENV4: Landscape character and quality
Policy STR4: The settlement hierarchy
Policy STR6: Sustainable economic growth

Local Plan Part 2: Sites and Development Management 2014

DM8: Protection of public open space, private playing fields and sports grounds and school playing fields

TOT20: Extension to public open space south of Bartley Park

Relevant Legislation

NPPF

Relevant Advice

NPPG

6 PARISH / TOWN COUNCIL COMMENTS

Totton & Eling Town Council

This application seeks to renew a previous approved application (18/10500) which has now expired.

The land is currently un-grazed pasture land allocated to mitigate the loss of green space in more sustainable housing locations. It is felt this is a logical extension of the existing public space.

RECOMMENDATION PAR1: We recommend PERMISSION, for the reasons listed, but would accept the decision reached by the District Council's Officers under their delegated powers.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Network Rail - Southern Region

Request for applicant to engage with their Asset Protection service prior to commencement of works.

NFDC Tree Team

No objection

Health and Safety Executive

No objection

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

For: 0

Against: 1

- At present there is limited screening with adjacent neighbouring property from proposed site which presently has a low intensity of use which the proposal will substantially intensify resulting in potential for overlooking and loss of privacy - at minimum appropriate screening should be secured
- Potential interest in purchase of land if development does not come forward

10 PLANNING ASSESSMENT

Principle of Use

The proposal relates to a piece of agricultural land to the north of the railway line, south of the Bartley Park, which is allocated as public open space to be managed as Suitable Alternative Natural Green Space by Policy TOT20. The District and surrounding area contains many sensitive natural spaces and this policy is part of a wider strategy to lessen the pressure on these sensitive natural environments by providing access to new, additional locations within the district for residents to access and enjoy.

It is noted that an application was previously granted on the site for the same use in 2018 under application reference 18/10500. As the application was not implemented within 3 years this consent is not longer extant, however it is considered that the circumstances of the land and relevant policy circumstances remain predominately similar to when the previous consent was granted.

With regard to the above, it is considered that the principle of the use is acceptable.

Amenity

The site is relatively isolated, with the A326 to the west, the railway line to the east and the existing park to the north. There is one property adjacent to the site situated off Ashurst Bridge Road.

The scheme provides a number of positive benefits in terms of improving and providing additional access to facilities for local residents. At present the site has been left fallow and it is considered that the proposal would result in a potential intensification of the use of the land. While Bartley Park is an existing public recreation ground, the enlargement of the site and alterations to the access arrangements does have the potential to alter the nature and location of the associated impacts.

Notwithstanding this, while there will be some additional noise and activity, it is not considered that the general scope of activity would be likely to be intrinsically harmful or interfere with the residential amenity of the neighbouring property given the existing screening features between the land.

There will be some potential for increase in visitors to the site associated with the proposed improvement to facilities and amenities of the park. It is anticipated that the majority of the visitors to the site will be local residents. While the park does not have a defined car park it would appear there is presently very low uptake of on-road parking capacity along Ashurst Bridge Road.

Layout and landscaping

The application proposes the conversion of the land to serve as an area of public open space. The proposal will likely involve some loss of existing vegetation to provide access through to the existing park, as part of a wider scheme to improve the layout and facilities associated with the conjoined function of the new enlarged

park. It is considered that the proposal overall represents a betterment of the existing situation and as such no objections are raised in this regard.

11 OTHER MATTERS

N/A

12 CONCLUSION / PLANNING BALANCE

The application supports the Councils wider objectives of protecting the wider sensitive natural environments within the New Forest District Council area while also supporting the provision of potential new high quality public open spaces for Totton residents to enjoy in line with Local Plan: Policy TOT20: Extension to public open space south of Bartley Park. On this basis it is considered that the application should be recommended for conditional approval.

13 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. Timing

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. Approved plans

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

Drg No: To1.RL.01 (Red Line Plan) Dated: 10.06.2022, Received: 12.05.2023

Drg No: PP-11560038v2 (Location plan) Dated: 12.05.2023, Received: 12.05.2023

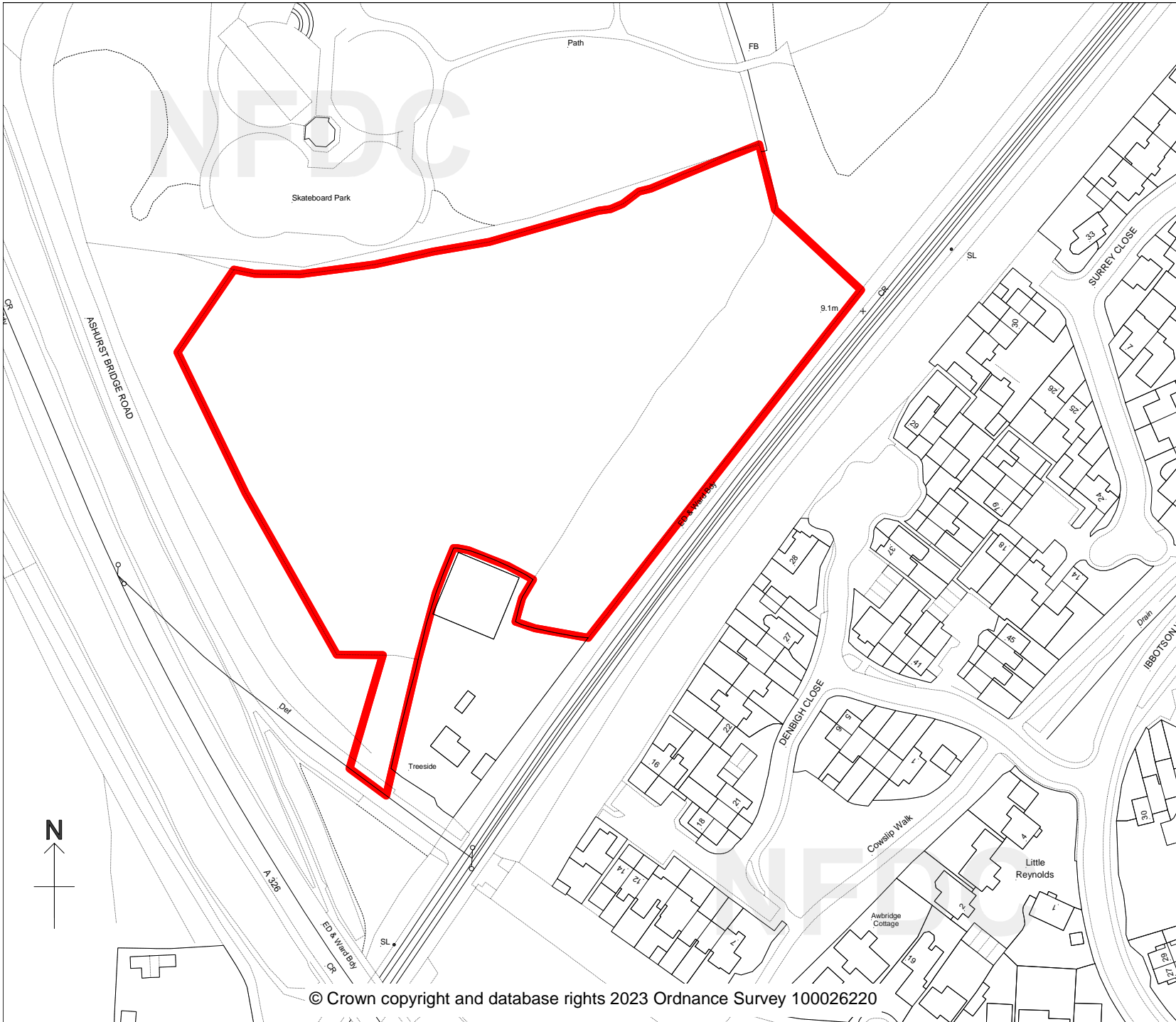
(Recreational Mitigation Proposal) Received: 12.05.2023

Reason: To ensure satisfactory provision of the development.

Further Information:

John Fanning

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

July 2023

Land off Ashurst Bridge Road
 South of Bartley Park
 Totton

Scale 1:1466

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