

Application Number: 23/10307 Full Planning Permission
Site: SPRINGBOURNE FARM, ROCKBOURNE SP6 3NS
Development: Residential dwelling and garage/store; demolition of existing agricultural barn, stables and dilapidated outbuilding
Applicant: Roddys Retreat Ltd
Agent: Pell-Stevens Architects
Target Date: 11/05/2023
Case Officer: Vivienne Baxter
Officer Recommendation: Service Manager - Grant
Reason for Referral to Committee: Parish Council Contrary View

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) principle of the development
- 2) impact on the character and appearance of the area/AONB
- 3) impact on the residential amenities of the area
- 4) highway/right of way matters including parking
- 5) ecology and bio-diversity

2 SITE DESCRIPTION

The site lies to the northern edge of Rockbourne along a farm track also in use as a public right of way. It is formed from part of a collection of former farm buildings and static caravan and small yard area to the south. There are other buildings in this complex and several paddocks also in the same ownership. The land is situated within the countryside and the Cranbourne Chase Area of Outstanding Natural Beauty.

The access track to the site rises from the road running through Rockbourne and the site is elevated with the land rising further to the south east where the site is bound by post and rail timber fencing and metal farm gates. The boundary to the track is hedging which presently screens the barn from wider views. Access into the site is to the north east off the track between the two barns.

3 PROPOSED DEVELOPMENT

The application follows the planning approval of the conversion of these buildings to residential use in December 2022 (ref 20/10975). The current proposals would have an identical appearance and siting to approved conversion scheme and the number of bedrooms would be the same.

The proposal entails the demolition of the buildings on site and their replacement with a single storey dwelling with sedum roof comprising open plan kitchen, dining and sitting room, utility room, three bedrooms (one ensuite) and a family bathroom

and a garage/store building accommodating two cars and two separate store areas. The access provisions would remain the same with a gravelled courtyard providing turning space.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10278 Removal of condition 11 of planning permission 20/10852 to enable the three dwellings to be completed as dwelling houses with unrestricted occupation	12/07/2023	Granted Subject to Conditions	Decided
20/10975 Conversion of existing agricultural barn to residential. Conversion of existing stables to garage/store; demolition of dilapidated outbuilding	01/12/2022	Granted Subject to Conditions	Decided
20/10852 Partial conversion, demolition & internal excavation of existing agricultural building into 3 x holiday lets; new wall to the retained section of barn	01/12/2022	Granted Subject to Conditions	Decided
19/11242 Conversion of existing agricultural buildings into 6 holiday lets	11/11/2019	Withdrawn by Applicant	Withdrawn

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
 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 IMPL1: Developer Contributions
 Policy IMPL2: Development standards
 Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Local Plan Part 2: Sites and Development Management 2014

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

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

Relevant Legislation

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004

Relevant Advice

NPPF
NPPG

6 PARISH / TOWN COUNCIL COMMENTS

Rockbourne Parish Council

PAR4: We recommend REFUSAL, for the reasons listed.

This plan is against New Forest District Council planning policy, which encourages tourist use but not residential.

The Parish Council also note that a similar application at this property was refused recently.

Following clarification:

Further to your call on this application and the response from Rockbourne Parish Council of PAR 4, recommend refusal, we would like to add that we have concerns about access and the sharing of the footpath with vehicles.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Rights of Way: Object due to turning being outside of the site area along the right of way but also recommend condition in the event of an approval

Ecologist: No objection in principle

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Background

Application 20/10975 for the conversion of existing buildings on site into a dwelling was approved under delegated powers in December 2022. This consent remains extant. There is also an associated application for other buildings at Springbourne Farm being converted into three holiday lets (20/10852). Members will recall from July this year, that this latter application was varied to allow the conversion to dwellings rather than specifically holiday lets (23/10278).

All of these three applications are extant meaning that permission already exists at Springbourne Farm for four dwellings (or one dwelling and three holiday lets). The proposal does not change this position.

Principle of Development

The site is situated within the countryside where new residential development is not usually permitted unless it is for agricultural or forestry workers or affordable housing as stated in Policy DM20 of Local Plan Part 2. The proposal does not identify that

the dwelling would be for these particular uses and it is therefore contrary to this policy. Approval of the previous scheme was considered acceptable in view of paragraph 80 of the NPPF which can allow for the conversion of redundant buildings where the immediate setting is enhanced.

However, the provisions of Para. 80 of the NPPF do not now apply as it is now proposed to demolish the existing buildings on site and construct a new dwelling. In principle therefore, the current proposal would be contrary to local and national policy.

However, given the conflict with policy, although the current proposal would result in an identical scheme, the fallback position needs to be considered in this case. The applicant has submitted evidence relating to the principle of the fall back position. It has been confirmed by the applicants that it is still physically possible to convert the existing buildings in accordance with the approved scheme and should permission not be forthcoming for this scheme, the extant permission would be implemented.

In considering the fallback position further, reference is made to a Court of Appeal decision (*Regina (Mansell) v Tonbridge and Malling Borough Council*) where it was submitted as supporting information, that the fall back position as a material consideration is not a novel concept but should 'keep in mind the scope for a lawful exercise of planning judgement by a decision-maker'. For the 'real prospect' of a fall back development to be implemented, '*it does not have to be probable or likely: a possibility will suffice*'. It goes on to say that there is no rule of law stating the 'real prospect' of a fall back development has to rely on permission being granted (as it has in this case) or the developer making use of any permitted development rights but that the particular circumstances of the case in hand should be considered.

Having regard to this, the fall back position is a material consideration and any differences between the extant and proposed schemes together with any changes in policy should be weighed against this. The proposal would have the same appearance as the extant scheme and would not have any greater impact on other material considerations (discussed below) which might result in a different recommendation. The current proposal is being considered under the same policy framework as the extant permission although it is noted that there have been updates with regard to, for example, Habitat Mitigation contributions.

The applicant has advised that the reasoning behind the proposal is to allow a more sustainable form of development highlighting that a new build would be quicker to construct than a conversion and as a result of materials and insulation, the property would have less demand on energy. This is in addition to the provision of a green roof with rainwater harvesting and water efficient sanitary ware.

Each case needs to be considered on its own individual merits. It is therefore concluded that whilst the proposal is contrary to both Policy DM20 and NPPF Para. 80 - and there have been no material changes to planning policy since the previous approval - the proposed scheme is identical in its impact to that approved in 2022 which could be implemented. On the basis that there would be no materially greater impact as a result of the current proposals when compared to the extant permission it would be difficult, in this instance to demonstrate planning harm and so justify a refusal of planning permission for this particular application.

Design and impact on local character and appearance of area including AONB

The proposed dwelling would reflect the design and siting of the extant permission. The existing structure is approximately 3m in height although in view of the site levels, this varies a little in both directions. The proposed dwelling would be split

level inside in order to accommodate these changes (as was the extant permission) and the resultant building with green roof would sit comfortably within its landscape setting.

The elevation facing the public right of way (NW) would have a row of small openings, similar to openings in the adjacent building (subject of a extant permissions for conversion to 3 holiday lets or dwellings) and as such, is not considered to adversely affect the character or appearance of the area or its setting.

The proposed garage/store building would reflect the height of the existing stable building and a small attached building to the rear of this and currently in a poor state of repair, would be removed completely. The new building would be identical to the extant permission and would represent an enhancement of the existing situation.

At present, the area between the existing buildings on site and the adjacent paddock area is partially hard surfaced. Much of this surfacing would be replaced by a smaller gravelled area for parking/turning and a grassed garden area with planting. The overall scheme would enhance the appearance of the area and landscaping can be secured by a condition.

The AONB office previously raised concern about the extent of glazing to the main habitable space to the property. The applicant has indicated on the proposed plans that these windows would include blinds/curtains. Consideration has been given to the imposition of a condition requiring such features to be used but discounted on the grounds that it would not be enforceable. However, having regard to the extent of glazing to the main living space of the dwelling, it is further noted that the ground floor of the proposed dwelling is some 0.7m below the proposed garden level with land beyond the site area continuing to rise towards a hedgerow approximately 90m away. With the combination of this lower setting together with - as recommended by the AONB office - the provision of a brise soleil above these glazed areas, some of which face towards the proposed garage /store building, it is considered that the impact of the glazing and potential light pollution would be minimised by the natural setting of the building and brise soleil. As such it would have an acceptable impact subject to a condition on no further window openings being added.

Residential amenity

The nearest residential properties are to the northwest of the access track, close to the road. However, whilst there is an extant permission for the conversion of adjacent buildings to this site into 3 dwellings, it is not considered that the proposed dwelling would suffer from limited amenity due to their proximity nor would it result in any loss of amenity for future occupant of the adjacent scheme.

Right of Way safety, access and parking

The proposed dwelling would utilise the track over which the applicant has stated that they have a right of access. This access would lead into the gravelled courtyard where parking and turning would be possible. The submitted plan indicates that large service vehicles could turn around using this access and the track and as such, the proposal is considered suitable for emergency service vehicles too.

The proposal includes adequate parking for a 3-bed dwelling - two spaces within the new garage building and, whilst not marked within the courtyard, there is adequate space to provide a further space within this area without harming the turning facility.

The proposed garage building also provides 2 separate storage areas which could accommodate cycle parking spaces. The installation of infrastructure to allow the provision of electric vehicle charging facilities, should future occupiers require it, could also be provided within the building and a condition can ensure this provision.

The parking and turning proposals are the same as the approved scheme to which neither the HCC Rights of Way Officer or the Parish Council raised any concerns. This was subject to compliance with standard conditions and informative's relating to the impact of construction and development on the right of way which would be imposed again should permission be forthcoming. The more recent comment from the Rights of Way Officer (Countryside Services) raises concern about the use of the track beyond the access gate together with the associated turning on a public right of way. In these respects, the right of access is a separate matter to planning and there would be no more harm to the users of the right of way than the extant permission.

Ecology and on-site Biodiversity

The buildings offer limited ecological benefit at present. Given the removal of hard surfacing and its replacement with a small garden area, there is scope to increase biodiversity within the site as well as the green roof proposed on the dwelling. Ecological enhancements are also referred to in the ecological appraisal and these can be secured through an appropriately worded planning condition.

Habitat Mitigation and off-site recreational impact

Habitat Mitigation

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant will need to enter into a Section 106 legal agreement, which secures the required habitat mitigation contribution as detailed below.

Phosphate neutrality and impact on River Avon SAC

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that

circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals, Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable the development's phosphate impact to be offset. Such a project has now been secured and a Grampian style condition can be imposed that will secure the appropriate level of phosphate mitigation.

Air Quality

To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. In this case, the applicant will need to enter into a Section 106 legal agreement, which secures the required air quality monitoring contribution as detailed below.

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, no solid fuel appliances and the installation of electric car charging points.

Developer Contributions

The extant scheme secured the following contributions:

- Air Quality Monitoring - £91 and
- Habitat Mitigation (infrastructure) £5,597 and (non-infrastructure) £813

These figures are at the 2022 rate and as there is no change to the number of bedrooms in the proposal, there is no requirement for any uplift to these figures.

However, a confirmatory deed will be required in order that the funds paid against 20/10975 can be transferred to the new application.

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

Type	Proposed Floor space (sq/m)	Existing Floor space (sq/m)	Net Floor space (sq/m)	Chargeable Floor space (sq/m)	Rate	Total
Dwelling houses	215	215	0	0	£80/sqm	£0.00 *

Subtotal:	£0.00
Relief:	£0.00
Total Payable:	£0.00

11 OTHER MATTERS

In view of the proposal resulting in the same layout and visual appearance as the extant scheme, further views of the Highway Authority and AONB office were not sought with the report being based on their previous comments.

12 CONCLUSION / PLANNING BALANCE

The proposal would have no materially greater impact on the character or appearance of the area nor result in any additional harm to users of the adjacent footpath compared to the extant scheme. Although a new dwelling would be contrary to Policy DM20 and NPPF Para. 80, in this case it is considered that the fall back position (the existing planning outweighs any harm a new dwelling would have in this location). Planning permission is therefore recommended subject to planning conditions and the prior completion of a legal agreement in order to secure the transfer of the appropriate contributions.

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 Air Quality Monitoring and Habitat Mitigation financial contributions
- ii) the imposition of the conditions set out below.
- iii)

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:

Planning and Heritage Statement
Sustainability Statement
Ecology Report
00-101 - location plan - existing
01-103 - block plan - existing
01-104 - site plan - existing
01-111 - ground floor plan - existing building A
01-112 - ground floor plan - existing building C
01-116 - existing elevations - building B
01-113 - existing elevations - building A
01-114 - existing elevations - building C
01-115 - ground floor plan - existing building B
03-103 - block plan - proposed
03-104 - site plan - proposed
03-105 - site section - existing and proposed
03-111 - ground floor plan - proposed
03-113 - roof plan - proposed
03-120 - NE elevation - proposed
03-121 - SW elevation - proposed
03-122 - SE elevation - proposed
03-123 - NW elevation - proposed
03-124 - section AA - proposed
03-130 - garage and stores - proposed

Reason: To ensure satisfactory provision of the development.

3. Before development commences, 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. 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) 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.

6. 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.

Reason: To ensure the achievement and long term retention of an appropriate quality of development 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.

7. The development hereby approved shall not be occupied unless
- 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;
 - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:
 - (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC) (adding, when it is in place and as applicable), in accordance with the Council's Phosphorus Mitigation Strategy / the Avon Nutrient Management Plan.

8. No development shall start on site until a construction method statement has been submitted to and approved in writing by the 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 construction works;
 - e) Access and egress for plant and machinery;
 - f) Protection of access track including pedestrian routes during construction, monitoring damage during construction and plans to restore post-construction;
 - g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - h) Address any further issues as outlined in the conditions requested by HCC Countryside Services.

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

Reason In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in accordance with Policy ENV3 of the Local Plan Part 1.

9. The development hereby permitted shall not be occupied until the spaces shown on plan 03-111 for the parking and garaging of motor vehicles and cycles have been provided. The spaces shown on plan 03-111 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.

10. Before first occupation of the dwelling hereby approved, a scheme for the provision of infrastructure and facilities to enable the installation of charging points for electric vehicles to serve the 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).

11. 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.

12. Prior to the commencement of works relating to the floor of the proposed dwelling, details of a hydrocarbon resistant membrane shall be submitted for approval in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details prior to the occupation of the dwelling.

Reason: In the interests of public safety and in accordance with Policy CCC1 of the Local Plan Part 1: Planning Strategy for the New Forest outside of the National Park.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, means of enclosure otherwise approved by Class A of Part 2 of Schedule 2 to the Order or additional openings in the external walls/roof shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the size of the plot and its location within the countryside and AONB, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area, the character of the countryside or AONB, contrary to Policies STR2, ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

14. No external lighting shall be installed on the site before details of such proposals have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the building would not be harmful to the Cranborne Chase Area of Outstanding Natural Beauty and Dark Skies Reserve contrary to the provisions of Policies, STR2 and ENV3 of the Local Plan Part 1 2016-2036 for the New Forest outside of the National Park.

15. The works hereby approved shall be undertaken in strict accordance with the Ecology Report (KP Ecology Ver 4 dated January 11th 2020) submitted with the planning application unless otherwise first agreed in writing with the Local Planning Authority. The identified ecological enhancements in Section 7.0 of the Ecology Report shall be implemented prior to first occupation of the dwelling hereby approved and thereafter retained in perpetuity.

Reason: To safeguard protected species and ensure ecological enhancements are delivered in association with the development 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 Policies DM1, and, DM2 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

Further Information:

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NFDC



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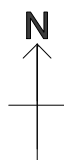
PLANNING COMMITTEE

September 2023

Springbourne Farm
Rockbourne

23/10307

NFDC



Scale 1:669

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