

Application Number: 23/10490 Full Planning Permission
Site: Land of 24 & 26 MOORLAND AVENUE, BARTON-ON-SEA,
NEW MILTON BH25 7DD
Development: Sever land and erect single-storey dwelling; removal of
outbuildings; parking; existing access retained
Applicant: Mr & Mrs M.Cowles & S.Grace
Agent: Kee Design
Target Date: 06/07/2023
Case Officer: Jessica Cooke
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 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 New Milton in a residential area. The application site comprises the rear garden of numbers 24 and 26 Moorland Avenue which are chalet bungalows with a frontage onto Moat Lane.

Moat Lane comprises single-storey bungalows, whilst the neighbouring stretch of Moorland Avenue to the rear of the application site comprises chalet bungalows.

3 PROPOSED DEVELOPMENT

The proposal seeks to construct a 2-bedroom single-storey bungalow in the rear gardens of 24 and 26 Moorland Avenue with access from Moat Lane.

4 PLANNING HISTORY

No relevant planning history

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

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Relevant Advice

NPPF 2021

NPPG

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022

SPD - Parking Standards

SPD - Housing Design, Density and Character

SPD - New Milton Local Distinctiveness

6 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: STRONGLY OBJECT (Non-Delegated)

1. Out of character as it
 - (a) introduces an incongruous roof form, so contrary to Local Distinctiveness study text on page 72 and 'Key Dimensions' text on page 73.
 - (b) introduces a high-level fence on the front boundary which is contrary to text on page 72.
2. Its siting along the rear boundary makes it of greater impact to rear neighbours and removes available rear amenity space
3. Potential conflict on this well used pedestrian/cycle route, so concerns on highway safety.
4. Historical archaeological reports from this area have not been represented in the planning application.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health Contaminated Land

Comment only - No concerns with the application.

HCC Rights of Way

Comment only - No comment

HCC Highways

Comment only - HCC Standing advice applies.

NFDC Archaeologist

Comment only - No objection subject to conditions.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- Concern with the access onto to Moat Lane, the development will cause disruption for residents and visitors, the lane has been deteriorated in the last 18 months due to Albany Close residents accessing gardens with trades persons.
- Additional dwelling likely to cause additional noise and light pollution to existing residents.
- Concern the submitted plans do not show that Moat Lane is a single road track, an additional property would add to this traffic and deterioration of the road.
- Access for the building and construction works will have to be from Moat Lane and will be disruptive for 6 months to a year and will cause deterioration to the road surface, concern with construction noise. Further concern with health and safety over heavy vehicles.
- Access and egress for emergency vehicles could potentially risk loss of life, ambulances access the lane regularly following an emergency call.
- Concern that the proposed access is on a blind bend.
- The planned dwelling is inappropriate and out of character for Moat Lane and would be detrimental to the environment and character.
- Concern with the size of the property.
- Concern with drainage as properties in Albany Close have issues with flood water in rear gardens, concern with additional flooding.
- Environmental impact of trees and plants being removed from Moat Lane and no replacements.
- Concern the removal of trees, shrubs and plants would decimate the landscape and habitats, trees have been removed on the site, question of whether this is legal.
- Concern with loss of trees in the garden, previous removal of trees in the lane has impacted the character of the lane.
- Concern the building work would result in the removal of shrubs on the land to access the site and hedgehogs would lose their habitat.
- Bats, owls etc. will be affected by the construction.
- The lane is a narrow single track with no pathway for pedestrians, it has a dead end with no turning point or access beyond no. 1, the lane is in use by children, pedestrians, older persons with walking difficulties, cyclist, mobility scooters and the addition of another dwelling would make it seem like an inner city rather than rural.
- The design is out of keeping with neighbouring properties and is on a blind bend which is narrow at this point.
- The proposal is symptomatic of overdevelopment, concern 24 Moorland Avenue would have an overbearing impact on the occupiers of the future dwelling, poor outlook from the rear kitchen window, oppressive feel inside the dwelling due to north facing windows, the 3.5 metre high roof would shade the gardens of 24 and 26 Moorland Avenue and be overbearing.
- An additional dwelling would cause unacceptable noise and disturbance to 22 Moorland Avenue, the roof form at 3.5m would be overbearing on the garden of 22 Moorland Avenue and result in loss of outlook, create an enclosed and oppressive feel and create harmful shading of the rear garden of no. 22 and Brickbank.

- Concern with additional noise and light pollution.
- Question as to whether case officer has visited the site, concern that a site notice was erected on Moorland Avenue rather than Moat Lane.
- Concern with inconveniences by deliveries and homeowners would not be able to access their homes until the work was complete.
- Moat Lane is a residential amenity used by pedestrians, concern that construction will result in an accident. Visitors may park in the lane or against neighbouring fences.
- The proposal will make the area overdeveloped with yet another back garden sold off to make way for a property that would look out of character and crammed in.
- Concern work had started as a workman with a transit type van was clearing bushes and shrubs, use of power tools.
- Concern that the site lies within a moated enclosure and no archeological report has been submitted.
- Concern that the frontage of the site was cleared during the application in an attempt to create more of a frontage to the plot and it is clear some clearance works have already been commenced within the application site and works need to cease and an archaeological report should have been provided.

For: 0

Against: 12

10 PLANNING ASSESSMENT

Principle of Development

The application site lies within the built-up area of New Milton 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.

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.

The proposal seeks to divide the rear gardens of the detached chalet bungalows at no. 24 and 26 Moorland Avenue and construct a detached single storey bungalow with an access onto Moat Lane. The character of the immediate area of Moat Lane is largely defined by single storey bungalows which are sited on varying polygon plot sizes. To the rear of the proposed dwelling, the development on Moorland Avenue is predominantly chalet bungalows and single storey bungalows of mixed styles and materials.

The proposed dwelling features mono pitched roofs and has an attractive appearance which is of architectural merit. Concerns have been raised regarding the design of the dwelling, however, whilst the proposal is not a traditional style of single storey bungalow, there is a considerable mix in character of development in the immediate area and as such the proposal raises no concerns in respect of its design.

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 33.3 dwellings per hectare (dph). The density of development on the nearby 2 and 2a Moat Lane is 38.46dph and 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 33.3dph is considered to be acceptable. Chapter 11 of the NPPF refers to making effective use of land and paras 124-125 specify how appropriate densities should be achieved to make efficient use of land and avoid homes being built at low densities.

Concerns were raised regarding loss of habitat and vegetation on the highway verge at the front of the site. This area falls outside of the application site. It forms the adopted highway extent and does not form part of this proposal. The site layout demonstrates some hedging and tree planting are proposed. A planning condition is recommended for the submission and implementation of a landscaping scheme.

With regard to the above planning assessment and having considered the third party objections received, it is concluded that the proposed dwelling has been designed sympathetically to the streetscene, which is of mixed character, and is of appropriate size and scale for its plot and would appear proportionate to its location within the streetscene. Whilst the proposal is not of a traditional style for a single storey bungalow, it is of architectural merit and there is a variety of development and materials within the streetscene of Moat Lane and Moorland Avenue which is visible to the rear. The density of development is acceptable within 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.

The proposal is a single storey bungalow which raises no concerns in respect of overlooking to neighbouring properties. The properties on Moorland Avenue are chalet bungalows whereby their rear windows would face the application site.

Whilst the relationship between these dwellings has a limited separation distance of 14m, the proposal is single storey and it has been designed in such a manner to preserve residential amenity by reason of its orientation on the plot and window placements on the elevations.

The built form is sited towards the rear boundary of the plot with properties of Moorland Avenue, with the proposed amenity space sited to the north whereby potential for overlooking into this space would predominantly be blocked by the built form of the proposal or be at an oblique angle. The spatial relationship of the proposed dwelling to the properties on Moorland Avenue would be similar to the

relationship of other existing bungalows of Moat Lane by reason of the limited separation distances in this vicinity. As such it is considered acceptable.

Concerns were raised regarding the outlook from the proposed kitchen window facing the boundary fence, however, this is a secondary and high level slimline window serving an open plan kitchen/living/dining room where the main light source of 5 panel patio doors faces to the north. This is considered to provide an acceptable level of amenity for future occupiers.

Further concerns were raised in respect of the relationship between the proposed development and 22 Moorland Avenue and Brickbank. The concerns relate to additional noise and disturbance by reason of the siting of the garden for the proposed dwelling bounding the garden of 22 Moorland Avenue. In relation to this point, the proposal is sited within the existing garden space for the 24/26 Moorland Avenue which is adjacent to no. 22 in any case. Whilst the level of activity associated with the garden of an independent dwelling may be marginally increased, it would remain modest for this small 2 bedroom dwelling and activity would be domestic in nature making its impact acceptable.

Additionally, the representation advises there would be an overbearing and shading impact of the proposal upon the rear gardens of nos. 22, 24 and 26 Moorland Avenue. However, the proposal is 3.8m in height at the highest point of the roof, which slopes down to 2.5m and the remaining element is 3.4m. The proposed height of the roof raises no concerns in respect of shading and overbearing impact on the amenity of these neighbouring properties.

The proposal is of an appropriate size for a 2no. bedroom dwelling and provides a satisfactory level of amenity space for the proposed dwelling. The proposal has been designed in a manner which reduces impacts on residential amenity of the future occupiers and raises no concerns in respect of impacts on existing neighbours. As such, it is not considered that the proposal would have 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.

Highway safety, access and parking

Moat Lane is a single track road with no parking restrictions. There is currently an existing rear access to 24 Moorland Avenue which is proposed to be used for the new dwelling and there would not be any new or altered access.

HCC Highways Authority were consulted on the application following a number of objections on highways grounds and as the proposal is for the creation of a new dwelling from an unclassified road where no new or altered access is proposed, HCC Standing Advice is applicable, of which the proposal complies.

Whilst this is not a requirement of a single dwelling in accordance with HCC Standing Advice, the proposal provides a turning area within the plot for vehicles to be able to leave the site in a forward facing gear. Highway safety concerns were raised in respect of pedestrians using Moat Lane with the additional dwelling, however, a number of other properties within Moat Lane benefit from access onto Moat Lane and one additional dwelling would not create a significant traffic generation and any additional vehicular movements would be readily absorbed into the existing highway network.

The proposal comprises 2no. bedrooms. In accordance with NFDC Parking Standards SPD (2022), the requisite parking spaces for a 2no. bedroom dwelling is

2no. on plot spaces. The dwelling is proposed with 2no. spaces and as such, the proposal complies with the NFDC Parking Standards SPD in relation to vehicle parking.

2 long stay and 1 short stay cycle parking spaces are required to be provided for a 2no. bedroom property in accordance with the Parking Standards SPD. A cycle store is provided and 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.

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

An Ecological Assessment was submitted as part of this application which has identified no harmful impacts would result from the proposal to habitats, though it is recommended that the site is cleared under ecological supervision to ensure no animals are harmed. Ecological enhancements are proposed in the Appendix of the report and a planning condition is recommended for the proposal to be implemented in accordance with the Ecological Assessment.

Concerns were raised by neighbours in respect of the removal of shrubs and vegetation to the front of the site on Moat Lane and the impacts on habitat and biodiversity. This area of shrub and vegetation falls outside of the defined red line boundary and is not within the ownership of the applicant, it therefore does not form part of this application.

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 a decision being issued.

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 a decision being issued

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.

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:

- The development has been designed to reduce users of the sites exposure to pollutants, the dwelling will feature heating systems that utilise low carbon technologies.
- The development is not classified as kerbside development
- The property will have the facility for the charging of electric vehicles
- The proposals incorporate the planting of trees and shrubs within the site

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 £4887
- Air quality monitoring £103

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	81.72	0	81.72	81.72	£80/sqm	£8,926.34 *

Subtotal:	£8,926.34
Relief:	£0.00
Total Payable:	£8,926.34

11 OTHER MATTERS

This section addresses other matters raised not covered in the planning assessment.

Objections were raised by neighbours and the Parish in respect of the archeological potential of the site and no archeological report being submitted as part of the proposal.

The NFNPA archeologist was consulted on the application and raised no objection to the proposal, however, recommended an Archeological Watching Brief of all ground works to be secured and conducted. Planning conditions are recommended for these works.

Comments were raised during the application that construction work and site clearance had begun in association with the application. The applicant advised this was his own van which he parks on his property and he had removed and replaced the previously existing cracked rear wall and gate and replaced it with a new gate, which he is entitled to do under Permitted Development Rights and this has no bearing on the application.

12 CONCLUSION / PLANNING BALANCE

It is considered that the proposal would not have a harmful impact upon the character of the area, highway safety, ecological interests or neighbour amenity. The Habitat Mitigation contributions will be secured by legal 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 subject to conditions.

13 RECOMMENDATION

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

- i) the completion by, of a planning obligation entered into by way of a Section 106 Agreement to secure habitat Mitigation and Air Quality contributions.
- 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:

- MAV 01 Location Plan and Street View
- MAV 02 Block Plan
- MAV 03 Site Plan
- MAV 04 Floorplans and Elevations
- Design & Access Statement
- 0586 Ecological Assessment by Peach Ecology

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. The development hereby permitted shall not be occupied until the spaces shown on plan MAV 03 Site Plan for the parking of motor vehicles and cycles have been provided.

The spaces shown on plan MAV 03 Site Plan 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.

5. 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).

6. The works hereby approved shall be undertaken in strict accordance with the Ecological Assessment methodology and details 0586 by Peach Ecology dated 26 April 2023 submitted in accordance with planning application 23/10490 unless otherwise first agreed in writing with the Local Planning Authority.

Before occupation of the dwelling hereby approved, and notwithstanding the submitted details, the scheme of the provision of ecological enhancements shall be submitted to and approved in writing with the Local Planning Authority. The development shall only be implemented in accordance with the approved details and the ecological enhancement measures retained in perpetuity.

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).

7. 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.

8. 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.

9. No demolition/development shall take commence until a programme of archaeological work has been secured, including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

No demolition/development shall take place other than in accordance with the approved Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To protect the character and archeological interest of the District in accordance with Policy DM1 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

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

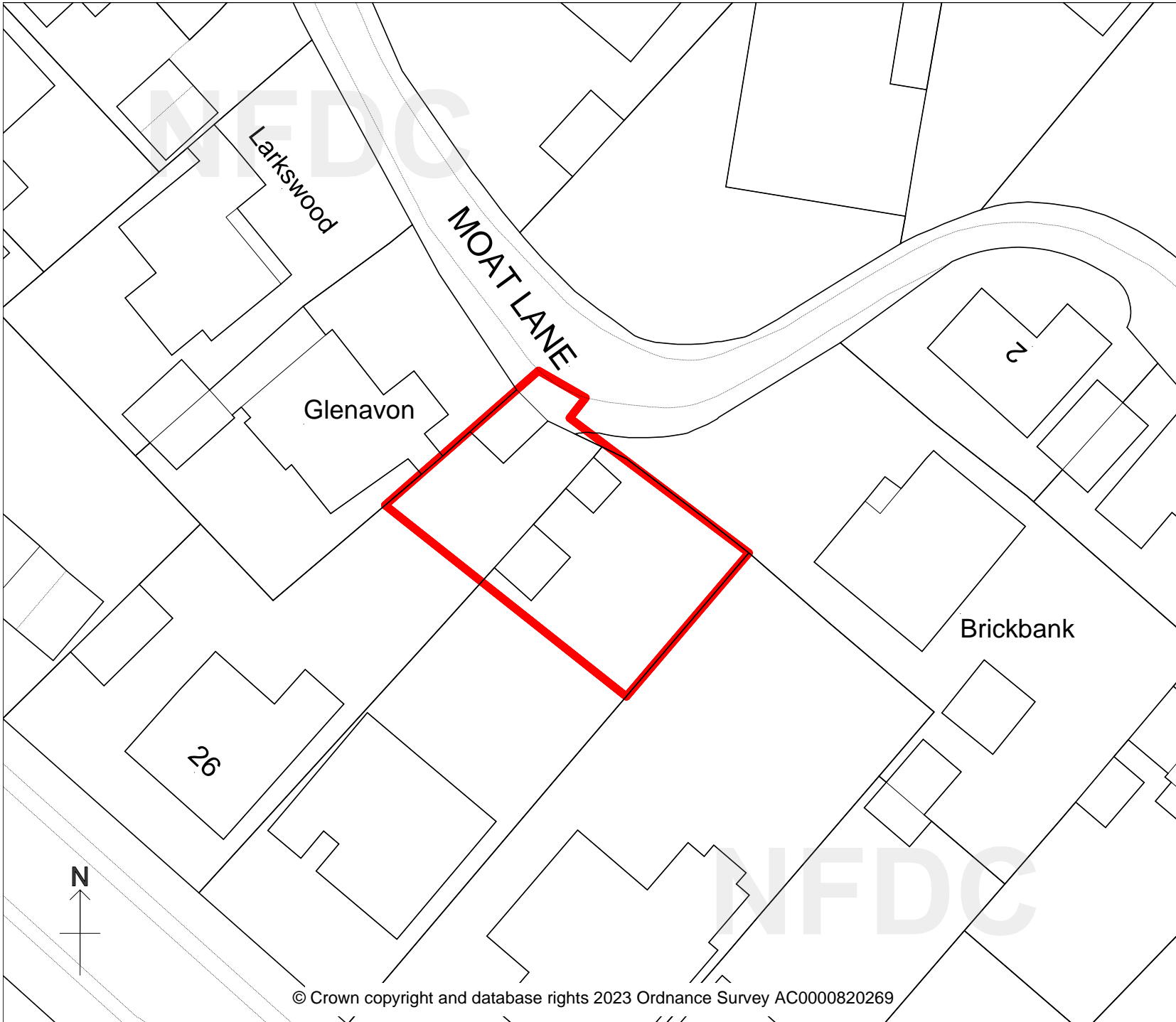
The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

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.

Further Information:

Jessica Cooke

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New Forest

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PLANNING COMMITTEE

September 2023

Land of 24 & 26 Moorland Avenue
Barton-on-Sea
New Milton
23/10490

Scale 1:406

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