

**Application Number:** 22/10854 Full Planning Permission  
**Site:** LAND WEST OF HILL STREET, CALMORE,  
NETLEY MARSH (PROPOSED LEGAL AGREEMENT)  
**Development:** Construction of 60 dwellings; creation of two new accesses  
from Hill Street, parking, landscaping, open space (including  
ANRG) and associated works  
**Applicant:** Bargate Homes Ltd and VIVID Housing Ltd  
**Agent:** Pegasus Group  
**Target Date:** 26/10/2022  
**Case Officer:** James Gilfillan  
**Officer Recommendation:** Service Manager - Grant  
**Reason for Referral  
to Committee:** Local Plan Strategic Site

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## 1 THE MAIN ISSUES

The issues are:

- A. The Principle of the Development
- B. Housing Mix and Affordable Housing
- C. Environmental Matters
  - i) Ecology and Protected Species
  - ii) Recreational Activity Impact on New Forest and Solent Habitats
  - iii) Nitrate Neutrality and Impact on the Solent Special Protection Area (SPA) and Special Area of Conservation (SAC).
  - iv) Recreational Activity Impact on Sites of IMportance for Nature Conservation (SINC)
- D. Highways, Access, Vehicular Parking and Storage
- E. Built Design and Density, Landscape, Trees and Design of the ANRG
- F. Flood Risk and Drainage
- G. Heritage Assets
- H. Residential Amenity
- I. Public Open Space and Recreation
- J. Other Matters

## 2 SITE DESCRIPTION

The application site is made up of agricultural fields located to the north of Salisbury Road to the north of Totton, close to the north east edge of the District, in Netley Marsh Parish. It is a small portion of the Strategic Allocation SS1 'Land to the North of Totton', that covers a much larger area of land either side of the A36 Salisbury Road which extends south to the existing built-up areas of Calmore.

The site is enclosed by the roads of Salisbury Road and Hill Street to the south and east, a private residential property, The Hollies, to the north, Green Lane Farm and Bridleway to the west. It is grassed and used for animal grazing. There is a small barn structure close to Hill Street, approximately halfway along the length of the

sites frontage to that road, where vehicle access is currently possible from Hill Street.

The land slopes gradually up to the north. There are mature trees and hedgerows along boundaries, many of the trees are protected by Preservation orders. A drainage ditch crosses the site flowing from west to east and is predicted to flood an area of the site eitherside of its route.

There are residential properties located sporadically along Hill Street. There is a Listed building, The Thatched Cottage, close to the north edge of the application site.

Beyond Hill Street to the east are fields and Testwood Lakes, an area of public open space, providing areas for nature conservation and recreation. A portion of the Testwood Lakes site is designated as a Site of Interest for Nature Conservation (SINC) and there is a gated pedestrian access from Hill Street, opposite the existing vehicle access to the application site, linking to paths throughout the Testwood Lakes site.

The area has a rural character owing to the dominance of agricultural uses, mature trees and very low density of the existing built form. However, the site falls within the defined built up area, as defined in the Local Plan which extended to accommodate the allocated strategic mixed-use site.

### **3 PROPOSED DEVELOPMENT**

"Construction of 60 dwellings; creation of two new accesses from Hill Street, parking, landscaping, open space (including ANRG) and associated works."

The full application proposes to demolish existing agricultural buildings and structures and erect 60 dwellings on the site, laid out in two distinct parcels on the north and south side of the site. Two new vehicular accesses from Hill Street would serve the parcels respectively. An area of green infrastructure, comprising open space, play space and drainage attenuation pond would be located between the two development parcels. Paths for pedestrians and cyclists would cross this space, linking the two development parcels to routes off site.

The scheme consists of a mix of house types and sizes, comprising terraced, semi-detached and detached houses, flats and maisonettes.

2x1-bed flats  
13x2-bed flats  
11x2-bed houses  
25x3-bed house  
9x4-bed houses

An electricity substation and water pumping station have also been included in the design and layout of the scheme. Off site highway works are also proposed.

### **4 PLANNING HISTORY**

Proposal	Decision Date	Decision Description	Status
21/10379 80 residential dwellings with associated alternative natural recreational greenspace (ANRG), public open space, landscaping, means of access and ancillary infrastructure (Screening Opinion) Strategic Site SS1	04/06/2021	EIA not required	Decided

### **Land North of the Hollies, Hill Street.**

22/10747. Development of 9 dwellings; open car ports, access, hard and soft landscaping and associated works

Under  
Consideration

### **Land North of Salisbury Road. (Bloor Homes)**

23/10268 Reserved Matters Application for the approval of appearance, landscaping, layout, and scale for 271 dwellings.

Under  
consideration

20/10997 Outline planning application with all matters reserved, except means of access to the highway network (junction arrangements) and associated highway improvements, for the demolition of existing buildings and the residential (C3) development of the site with up to 280 dwellings.

16/01/23

Grant subject to S.106 and Conditions Decided.

## **5 PLANNING POLICY AND GUIDANCE**

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

Strategic Site 1: Land to the north of Totton

Policy STR1: Achieving Sustainable Development

Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Policy STR3: The strategy for locating new development

Policy STR4: The settlement hierarchy

Policy STR5: Meeting our housing needs

Policy STR8: Community services, Infrastructure and facilities

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 HOU1: Housing type, size, tenure and choice

Policy HOU2: Affordable housing

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy CCC1: Safe and healthy communities

Policy CCC2: Safe and sustainable travel

### **Local Plan Part 2: Sites and Development Management 2014**

DM1: Heritage and Conservation

DM2: Nature conservation, biodiversity and geodiversity

DM9: Green Infrastructure linkages

### **Local Plan Part 1: Core Strategy 2009 (Saved Policy)**

CS7: Open spaces, sport and recreation

### **Supplementary Planning Guidance And Documents**

SPD - Air Quality in New Development. Adopted June 2022

SPD - Design of Waste Management Facilities in New Development

SPD - Housing Design, Density and Character

SPD - Mitigation Strategy for European Sites

SPD - Parking Standards

### **Relevant Legislation**

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 General duty as respects listed buildings in exercise of planning functions.

### **Relevant Advice**

NPPF 2023

Planning Practice Guidance (website based resource)

Tree Preservation Order: 38/03/T 9

## **6 PARISH / TOWN COUNCIL COMMENTS**

**Netley Marsh Parish Council:** Object due to the impact of the proposed accesses on the character and appearance of Hill Street, access should be via adjoining land from Salisbury Road and Hill Street is inappropriate for construction traffic. Also raise concern regarding the impact on Testwood Lakes a well used and valuable nature and recreation area.

**Totton and Eling Town Council:** Object to the impact of traffic generated by the development on highway safety along Hill Street and the demand on services and facilities in the local area.

## **7 COUNCILLOR COMMENTS**

**Cllr Tim Cook (Netley Marsh PC):** Objects to the proposal due to the harmful impact on the character of Hill Street by construction vehicles and alterations proposed.

## **8 CONSULTEE COMMENTS**

Comments have been received from the following consultees:

### **New Forest District Council.**

**Conservation Officer:** The scheme would erode the rural setting of two designated heritage assets, The Thatched Cottage and its Granary on Hill Street, amounting to Less than Substantial Harm. The preservation of heritage assets is a statutory requirement and great weight should be given to their preservation. The Less than Substantial Harm should be weighed against the public benefits of the scheme. The scheme would also have an impact on Non-designated heritage assets at Myrtle Cottage, Broadclyst Cottage and an old agricultural building at the Laurels, that harm should be considered in the planning balance. **Objection.**

**Ecologist:** The site is close to sensitive protected sites in the New Forest and Solent, the scheme would give rise to likely significant effects arising from recreational activities and the erosion of air and water quality with the potential to have an adverse impact on their integrity Mitigation is available and should be secured. the scheme has identified an acceptable approach to delivering 10% BNG on site. An Environmental Mitigation and Management Plan has been provided. Conditions advocated. **No Objection.**

**Environmental Health (Pollution):** Noise - Accept conclusion of noise assessment that properties at the edge adjacent to Salisbury Road would require acoustic mitigation measures. CEMP condition advocated. Lighting condition advocated. **No Objection**

**Environmental Health Contaminated Land:** The site is not identified as being contaminated however advocates a condition is imposed should unexpected contamination be identified. **No Objection.**

**Open Space Officer:** Raises comments about the design and layout of the open spaces, the overlap between Public Open Space, Play and ANRG. Also comments on detailed aspects of the landscape design future management and integration with drainage scheme.

**Strategic Housing:** Support the scheme for delivering 35% affordable housing in an appropriate tenure mix but seeks a higher proportion of the provision to be 1-bed units.

**Tree Officer:** Two arboricultural reports support the application, one for on site trees and one for off site trees. Both fairly assess the quality of existing trees. The scheme proposes adequate replacement planting to offset the small number of trees to be removed. Specialist construction has been advocated for two sections of path that would avoid impact on rootzones. the layout and arrangement of the development would preserve the trees around the site and would not introduce any unsustainable building-tree relationships. Conditions are suggested. **No Objection.**

**Urban Design:** Whilst not meeting the low density intention of the local plan concept masterplan evolution, the proposed layout with large central greenspace is supported, however concerns are raised regarding the response of the proposed scheme to its context and failure to achieve a transition to the rural edges of the site.

Building forms and elevations are not satisfactory, especially blocks of flats in the southern parcel, landscape design is not detailed enough to rely on a condition.

**Objection** (this pre-dates amended plans).

#### **Hampshire County Council.**

**Archaeologist:** The scheme is supported by a desk based assessment, a geophysical survey and a trenched evaluation. The evaluation report captures the outcomes of this assessment and no further action is required. **No Objection**

**Countryside Services:** Identifies the development would lead to increased use and pressure on the Green Lane Bridleway adjoining the site, the lane needs improvement to be able to accommodate this demand and the proportionate financial contribution offered should be secured. **No Objection**

**Education:** As part of the strategic site the scheme would contribute to the cumulative impact of the entire allocation on the provision of education services locally. A proportionate financial contribution towards the provision of additional school places for primary years has been agreed and should be secured. **No Objection**

**Highways:** Safe and sufficient access has been provided to the application site. Alterations to Hill Street will improve passing opportunities and the safety of the lane satisfactorily for the vehicle movements generated by the development. Off site highway improvements to support sustainable forms of travel have been identified and should be secured. The scheme would not give rise to a material impact on the operation of the junction between Hill Street and the A36. The scheme would contribute to the cumulative harm caused by the entire allocation to the capacity of the junction of the A36/A326 southbound slip road, a proportionate financial contribution should be secured. Access for adjoining land to be serviced from Hill Street should be preserved by way of appropriate S.106 obligation. **No Objection.**

**Lead Local Flood Risk Authority:** Sufficient survey assessment and modelling of the identified flood risk has been undertaken and sufficient drainage attenuation and flood resilience secured to ensure the site and the development is safe. Conditions are proposed. **No Objection.**

**Minerals and Waste Planning: No Objection**

### **Others**

**Natural England:** The scheme is likely to give rise to significant effects on designated sites in the New Forest and Solent, arising from recreational activity, degradation of air and water quality. Mitigation can avoid adverse impacts and should be secured. BNG and Environmental Mitigation should be secured, including details of a lighting strategy. The impact of additional use of Testwood Lakes nature reserve is recognised, but adequate solutions are identified by the supporting Ecological Appraisal. A condition seeking to ensure the surface water drainage scheme protects from a deterioration in water quality is requested. **No Objection**

**Hampshire & Isle of Wight Wildlife Trust:** Raise concerns that the supporting ecological appraisal has not fully assessed the potential impact on locally designated sites of interest for nature conservation and in particular the scheme will cause harm to nature conservation on their Testwood Lakes site. **Objection**

## **9 REPRESENTATIONS RECEIVED**

The following is a summary of the representations received.

- Impact on the character and appearance of the area, especially creating new accesses
- Impact on highway and pedestrian safety, including cyclists and horse riders, especially as Hill Street does not have pavements
- Period of construction would compromise wildlife and nature conservation
- Not enough new planting being included in the scheme
- Loss of privacy
- Impact of additional visits to Testwood Lakes
- New housing is required
- Access to Testwood Lakes should be facilitated to reduce vehicle trips

For: 0

Against: 9

## **10 PLANNING ASSESSMENT**

### **A. Principle of Development**

The site falls within the built up area as defined by the proposals map. It is part of a larger site allocated for residential led development by Strategic Site policy SS1 (Land North of Totton), set out in full below:

#### **Strategic Site 1: Land to the north of Totton**

- i. **Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:**
  - **At least 1,000 homes, dependent on the form, size and mix of housing provided.**

- A commercial core west of Pauletts Lane including around five hectares of land for business and employment uses.
- A community focal point in a prominent location including ground floor premises suitable for community use.
- Contributions to educational provision to include two hectares of land to be reserved for a primary school.
- On-site provision of formal public open space.

ii. The masterplanning objectives for the site as illustrated in the Concept Master Plan are to create a well-designed and integrated extension to Totton whilst maintaining the rural character of Hill Street and Pauletts Lane and a countryside edge to the New Forest National Park. Development will be required to:

- a. Create an integrated network of natural green spaces to frame development, using and enhancing important tree belts, hedgerows and woodland blocks (including Bog Plantation, Hatton's Plantation and Kilnyard Copse), and by making a positive feature of water courses, to connect new greenspace to existing footpaths and rights of way to Loperwood, Sharveshill Plantation, Wade Hill Drove and Testwood Lakes.
- b. Set development behind the ridgeline on the northern and northwestern edges to maintain an open landscape and an appropriate westbound transition from urban Southampton to the countryside edge of the New Forest National Park.
- c. Provide traffic calming and crossing points for the A36 (Salisbury Road) and creating a choice of vehicular routes including an alternative route west of Pauletts Lane between the A36 and Loperwood suitable for two-way traffic including buses, and an eastwest pedestrian and cycle route across Pauletts Lane.

iii. Site-specific Considerations to be addressed include:

- a. The need for an agreed comprehensive development framework for the whole allocation to ensure the effective coordination between multiple land interests to deliver an integrated, whole-site approach to the provision of access, community facilities, open space and natural recreational greenspace for habitat mitigation.
- b. Design and other appropriate measures to mitigate potential noise and air quality impacts from the M27/A31, A36 and the A326.
- c. To assess the need for, and to provide where necessary, enhancements to the A326 and A36 junctions to provide safe vehicular access for the development.
- d. The Grade II listed building Broadmoor Cottage, Pauletts Lane should be retained within an appropriate setting so that its significance can be appreciated.
- e. The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which would demonstrate that there will be no inappropriate development within Flood Zone 3b.

The application site is a relatively small part of the overall area subject to this policy. The concept masterplan supporting the policy in the Local Plan presents a very broad approach to the layout of development and open space across the wider site. That masterplan does not place the commercial core, employment land, community uses and land for education services on the land subject to this application. The lack of provision of such other uses by this application does not weigh against it.

When prepared the policy (criterion iii (a)) recognised a need for the multiple land ownership interests to come together and prepare a comprehensive development framework for the entire allocation in order to ensure delivery of an integrated, whole site, approach to the provision of routes across it, the mix of uses and facilities and spread of green space. It has not been possible to secure such a development framework, however this should not and can not preclude consideration of applications, assessment on their merits and discharge of the duty of the Local Planning Authority to determine planning applications made to it.

In this case, the site is somewhat isolated from the wider strategic site due to its position on the eastern edge of the allocation and the presence of Salisbury Road, but has the benefit of principles established by the outline permission granted on the land to the north and west (Bloor Homes 20/10997).

The provision of 60 homes on this site contributes positively to the target of delivering at least 1000 homes from the entire allocation. Being within the defined built up area and on land allocated for housing led development, the principle of the development is acceptable and accords with policies STR3, STR4 and STR5, making a positive contribution to the successful implementation of the development plans approach to meeting its identified housing needs.

#### Principle of development benefits

The scheme would have significant benefits associated with it. The Council can not currently demonstrate it has a 5year supply of housing land available, it is therefore imperative that the sites allocated for housing are brought forward in order to ensure the supply of housing meets identified need in terms of annual delivery rates and overall supply.

In such circumstances, the NPPF (para 11d) 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 market and affordable housing. The proposal is for a new residential development of 60 dwellings which would make a significant contribution to the housing land supply in the District of approximately two months supply. For reference, detailed consideration of the proposed Housing Mix and Affordable Housing offer is set out in the next section of the Planning Assessment.

Furthermore successful implementation of the Local Plan, by ensuring allocated sites deliver, significantly reduces the pressure to accept less desirable and less sustainable countryside locations and windfall sites subject to non-residential designations that are not planned for. Significant weight is afforded to this benefit. The scheme would have significant economic benefits during construction, involving extensive employment in a wide range of sectors across the construction industry. Construction workers bring spend into local shops and services, as in due course would residents of the scheme, as well as their use of services at home such as hairdressers, gardeners and decorators.



The scheme would have environmental benefits of delivering development on an allocated site in a sustainable location where local services and facilities can be accessed by modes of transport other than the private car. It would deliver modern housing built to the most up to date building regulations, providing energy efficiency and high levels of insulation.

The scheme would deliver social benefits of providing housing, in a mix of housing types and sizes, creating a mixed and balanced community as well as giving a wide choice. Furthermore it would provide a policy compliant level of 35% of the housing as affordable housing, with the appropriate mix of Shared Ownership, Affordable and Social Rent.

These benefits contribute positively to the delivery of a sustainable development as required by the NPPF and towards complying with policy STR1 of the development plan. Further consideration of details below will assess compliance with relevant policies and other material considerations.

#### Environmental Impact Assessment (EIA)

The proposed scheme was subject to a request from the applicant for the Council to adopt a Screening Opinion of the EIA regulations 2017. In concluding that the scheme was not EIA development it was considered that the scheme is a schedule 2 (10) Infrastructure Project. However, it does not cross any of the thresholds for such a form of development. It is not in a sensitive area, but is close to habitats in the New Forest and Solent.

The proposed scheme is a small element of a much larger allocation of approximately 1000 homes. As such, the in-combination effects require consideration. At that time, based on the location of the site subject to the screening request and other permissions and applications before the Local Planning Authority, it is considered that the scheme would not give rise to such impacts alone or in combination to constitute EIA development. Identified and predictable impacts can be mitigated through existing district wide mitigation strategies secured by S.106 and CIL contributions, site specific solutions secured by conditions and the design and layout of the scheme.

#### **B Housing mix and provision of affordable housing.**

Local Plan Policies HOU1 and HOU2 seek to ensure that new residential development provides a mix and choice of homes by type, size, tenure and cost. Current evidence suggests that there is a need for a greater proportion of new stock to be smaller-to-medium-sized homes (particularly so in the affordable housing tenures). A supporting table within the Local Plan (Figure 6.1 - below) sets out the need for different house types within the District.

	<b>1-2 bed</b>	<b>3-bed</b>	<b>4+ bed</b>
Affordable rental homes	60-70%	25-30%	5-10%
Affordable home ownership	55-65%	30-35%	5-10%
Market homes	30-40%	40-45%	20-25%

*Figure 6.1: Indicative need for different sizes and tenures of home*

- The scheme makes provision for a mix of house sizes and types that would follow the range advocated by local plan figure 6.1 supporting policy HOU1. Positively it provides for a mix of house types, terraced, semi-detached,

detached, flats and maisonettes. This supports a wide range of choices and costs within the market and housing needs.

Adopted policy HOU2 sets the targets for delivery of affordable housing Totton. In accordance with HOU2 i) the scheme is required to deliver 35% affordable housing, which the scheme does, by making 21 units available for affordable tenures. The provision is split 70:30 between 'affordable' (affordable rent and social rent) rent and affordable home ownership. The affordable rental properties would be split 50:50 between affordable and social rent in accordance with HOU2 criterion iii) and that provision is split 70:30 between rent and affordable ownership. This would be secured by a S.106 legal agreement.

Figure 6.1 supporting HOU1 also seeks to set out the combination of tenure and unit size. Whilst the Council's Strategic Housing team would prefer to see a higher number of 1 bed units, the table included in the development plan combines need for 1 and 2 bed units as a single category, therefore it would not be possible to require a higher percentage of 1-bed units specifically

The following table sets out the proposed housing mix.

<b>Tenure</b>	<b>1-bed</b>	<b>2-bed</b>	<b>3-bed</b>	<b>4-bed</b>
Affordable Rent	2	5	0	1
Social Rent	0	7	0	0
Affordable Home Ownership	0	4	2	0
Market	0	12	19	8

The tenure and size mix is sufficiently close to the broad principles of the identified housing needs that it would not undermine the benefit of providing affordable housing, nor would it result in the scheme being unacceptable.

As such, the scheme would deliver social benefits of providing housing, in a mix of housing types and sizes, creating a mixed and balanced community as well as giving a wide choice. Furthermore, it would provide a policy compliant level of 35% of the housing as affordable housing, with the appropriate mix of Shared Ownership, Affordable and Social Rent.

Therefore, subject to a s106 planning obligation securing the proposed affordable housing in perpetuity, the proposal accords with Local Plan Policies HOU1 and HOU2.

### **C. Environmental Issues**

#### **Ecology and Protected Species**

There are no protected or sensitive habitats on the site, which is predominately improved and semi-improved grassland. There are areas of dense scrub, species poor hedgerows and mature trees. There is also a slow flowing drainage ditch crossing the southern portion of the site.

Based on records of the presence of species within 2km of the site and the nature of the habitats identified on the site, the supporting Ecological Appraisal indicates that

the site has the potential to support Newts, Reptiles, Dormice, breeding birds and bats. The Council's Ecologist accepts that the survey and analysis captures all necessary ecological designations close to the site with the potential for to be effected.

There are no species present on site that would restrict the design, layout or principle of the development, but further surveys and implementation of mitigation measures identified in an Environmental Mitigation and Management Plan are required. This plan includes proposals to add bat tubes and bricks, log piles, dormice nest boxes, integrated swift bricks, insect hotels and hedgehog highways between gardens and open spaces. A suitably worded condition is imposed to ensure these measures are delivered.

Concerns are raised that bats inhabiting the area could be disturbed by inappropriate lighting, a detailed lighting strategy to minimise night time glare is secured by condition.

As described in the assessment of Landscape, all of the important mature trees would be retained, the existing ditch across the site and the majority of hedgerows around the boundaries would be retained, preserving their contribution to supporting biodiversity and the ecological baseline. A landscape strategy has been provided in support of the scheme, revised to address comments from the Environment Design Officer. The Environmental Mitigation and Management Plan also identifies a range of species to reinforce the hedgerows, water tolerant species to take advantage of SUDS features and wildflowers to enhance semi-improved grasslands on the site, that will need to be incorporated by the final landscape design. The NFDC Ecologist is content with these proposals and reliance on conditions to ensure delivery. A condition securing a schedule of provision to assist with monitoring is also included.

### Biodiversity Net Gain

The application is supported by a Biodiversity Metric Assessment'. The report sets out that the proposals will be able to deliver measurable net gain in biodiversity through using a recognised biodiversity metric to calculate the value of the site before and after the development. The principle of additionality has been applied within the calculations. Essentially the report sets out the various proposed measures that will help to deliver Biodiversity Net Gain, which include those mitigation measures along with other enhancement measures.

The Council's Ecologist is satisfied that there is sufficient BNG within the site to address its own policy requirements seeking a 10% gain. This will be subject to further monitoring and management of the BNG over a 30-year period. A set of ecological conditions are suggested to deal with BNG matters including a landscape and ecological management plan (LEMP) setting out exactly how ecology will be managed over a minimum 30-year period. This will be a linked document taking in all landscaped areas outside gardens and including all existing and new trees.

A financial contribution towards monitoring long term performance of BNG will be included in the S106 legal agreement. Long-term management of the BNG is a matter likely to be addressed by a management company which will need to be set up for the management of this aspect as well as public open spaces and drainage infrastructure.

The NFDC Ecologist is satisfied that the BNG metric reasonably reflects what is achievable on site. However, as the final landscape scheme will be subject to agreement by way of a condition, a further condition demonstrating that 10% BNG is still achieved would be reasonable.

### Recreational activity impact on New Forest and Solent Habitats

Policy ENV1 of the Local Plan requires developments proposing more than 50 dwellings to make provision for ANRG on site as part of the proposed scheme. The policy expects 8Ha of ANRG to be provided per 1000 residents.

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.

Such adverse impacts would be avoided by provision of 1.3ha of Alternative Natural Recreational Greenspace (ANRG) on the site as part of the design and layout of the scheme, in accordance with ENV1 and the design requirements of the Mitigation Strategy SPD.

Based on the Housing Mix (see Section B of the Planning Assessment), the proposed 60 homes generate a need for at least 1.3ha of ANRG. The proposed scheme delivers on-site ANRG, compliant with the policy requirements. There is a qualitative aspect to the design of the ANRG, this is discussed below in consideration of Landscape design. In principle the scheme can provide a sufficient quantity of ANRG to meet the policy requirements.

Furthermore, the applicant will enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy towards the costs of providing Access Management and Monitoring.

The applicant will also agree to provide the financial contribution towards protecting Solent sites from recreational pressure, in accordance with the Bird Aware Solent strategy which will also be secured through a Section 106 legal agreement.

### Nitrate neutrality and impact on the Solent SPA and SACs

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied.

These adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package to addressing the additional nutrient load imposed on protected European Sites by the development.

A Grampian style condition has been agreed with the applicant and is attached to this consent.

## Recreational Activity on Sites of Interest for Nature Conservation (SINC)

The site is close to the SINC at Testwood Lakes, a local nature conservation designation. This area of habitat does not share the same protection as the European Designated sites across the New Forest National Park and Solent. The operator of the open space at Testwood Lakes, Hampshire and Isle of Wight Wildlife Trust (HIWWT) and members of the public have raised concerns about the potential for impact on nature conservation. The site at Testwood Lakes provides two roles, providing for a range of recreational activities, formal and informal on lakes and walks throughout the open space, as well as improved ecological habitats and nature conservation education.

As a result of increased use over recent years, additional pressure has been placed on management of the site and greater occurrence of anti-social behaviour and damage has been reported. The HIWWT are concerned that residential development on the application site will result in increased trips to Testwood Lakes due to the presence of an existing footpath access from Hill Street opposite the application site.

Those existing paths pass through areas of the site where the priority is supporting Nature Conservation and recreation activities are not encouraged.

The ecological appraisal supporting the application assesses the potential for impacts to occur, identifying that the recreation opportunities are limited and visitors are directed to the southern part of the site, with the north area restricted for school education and bird watching. The appraisal concludes the ANRG and Public Open Space provided by the application scheme would provide an attractive source of informal recreation for residents of the scheme, which would also become a network of spaces with that provided on adjoining development sites in due course.

It is likely that the unacceptable behaviour of the minority of visitors to Testwood Lakes causes the damage raised in representations received, such behaviour and damage is difficult to plan for, mitigate or allege would occur as a result of this development.

There is nothing about the proposed development that would place unreasonable restrictions on the operation of Testwood Lakes Nature Reserve, nor have a significant adverse effect that in accordance with the 'agent of change' mitigation would be required before the development has been completed.

As an area of Public Open Space it would be inappropriate to prevent access from the application site to Testwood Lakes via the existing footpath from Hill Street, this would result in additional vehicle trips to the main entrance from Brunel Road and would be counter to the concept master plan for SS1 actively promoting the opportunity.

The experience of problems has not been surveyed, or analysed for consideration of mitigation and renewed management of the Testwood site to demonstrate that the scheme would give rise to unacceptable impacts to nature conservation to justify departing from the approach captured by the development plan and ensuring a network of green infrastructure to support the wellbeing of residents making use of designated open space.

Subject to conditions and obligations secured by a S.106 agreement, the scheme would mitigate impacts on sensitive protected habitats off-site in the New Forest and Solent. On site ecology can be preserved and enhanced. The scheme would comply with Policies ENV1 and DM2 contributing to the delivery of a sustainable development in

accordance with policy STR1.

#### **D. Highway Design, Access, Vehicular Parking and Storage**

Access to the site is currently restricted to a single point along Hill Street and a gate in the north boundary from The Hollies which is a private residential property adjoining the site. Both would be blocked to vehicle traffic by the proposed scheme.

The site has frontage to both Hill Street and Salisbury Road. The frontage to Salisbury Road is relatively short and any attempts to form a vehicular access directly from it could likely conflict with the bus stop and the existing Hill Street, Green Lane and Pauletts Lane junctions.

The concept masterplan suggests several development parcels along Hill Street, that could only take access from Hill Street. Furthermore, an access from Salisbury Road could likely only be able to serve the southern development parcel. The principle of the approach to taking access to the site from Hill Street is entirely appropriate. For reference, the Concept Masterplan does not set out any indicative primary access points for the residential land parcels north of the A36 Salisbury Road.

The scheme proposes to form two new vehicular accesses from Hill Street to serve the two proposed development parcels. Both accesses can be formed with minimal impact on the hedgeline and trees along Hill Street, whilst providing adequate visibility in both directions along Hill Street. Highway safety would be maintained as the hedgeline is set sufficiently far back from the edge of the existing carriageway that it would not need removal to achieve the required visibility.

Recognising that Hill Street is narrow and does not readily allow larger vehicles to pass, the scheme proposes works within the adopted highway to improve carriageway width as far as the southern access and form three passing positions further up the road to the north as far as the north access. This can be achieved within the extent of the adopted highway. This is considered to be a benefit to existing users and meets the needs of the development whilst ensuring the rural landscape character is preserved.

Within the site, it has been demonstrated to the satisfaction of Hampshire County Council Highways Officers that sufficient visibility and manoeuvring space is achieved to preserve highway and pedestrian safety. Swept path tracking plans for a variety of larger vehicles such as emergency vehicles, refuse wagons and home shopping vans have been provided demonstrating these vehicles can safely navigate the layout of the site, turn on site and enter and exit in a forward gear. Tracking plans demonstrate that a refuse vehicle can pass a van on Hill Street have also been provided. A condition can be used to ensure these enhancements are delivered in a timely manner.

In supporting the scheme the Hampshire County Council Officer has accepted that Road Safety Audits have been undertaken for internal and additional highway works satisfactorily addressing their comments at this stage. All works subject to a S.278 'Works in the Highway' assessment would require a stage 2 Road Safety Audit, securing the safety of the detailed design.

The additional vehicle movements that the scheme would generate would not have a detrimental impact on the capacity or safety of the junction between Hill Street and Salisbury Road. Trip distribution and growth scenarios have been modelled and accepted by Hampshire County Council Highway Officers and demonstrate sufficient capacity in the surrounding roads and junctions to accommodate flows.

The scheme is predicted to give rise to an increase of 33 two way AM peak hour trips and 34 two way PM peak hour trips. Based on the design of the scheme with its two accesses, the majority of these trips would be on the southern section of Hill Street only, where the improvements in carriageway width and passing would be secured

It should also be noted that the consented Bloor Homes scheme (20/10997) introduces a roundabout junction on Salisbury Road and proposes to change the speed limit along Salisbury Road. Coupled with pedestrian refuges and crossings of Salisbury Road the perception of Salisbury Road as a high-speed road could be reduced. All of which could reduce speeds past the junction between Hill Street and Salisbury Road, potentially improving highway accessibility and safety in the area.

The scheme would contribute to the overall growth in vehicle movements generated by the wider allocation, to the extent that harm would be caused to the free flow of traffic and safety of the junction between the A326 and A36. A proportionate financial contribution of £90,000 is proposed to be secured to contribute to a project designed to signalise the junction to preserve safety and efficient flow of vehicles through this junction.

The scheme proposes a north-south route through the green space on site for pedestrians and cyclists that would minimise the need for residents and visitors to walk along Hill Street, this would also be available to existing residents and their visitors, and will in time connect to off-site routes through the remainder of the strategic site allocation that will provide safe routes to Totton and facilities in Calmore local centre, as well as safe and attractive routes for informal recreation and dog walking.

Off-site works to improve facilities for pedestrians and cyclists in the area and to support access to bus facilities have been proposed. A shared pedestrian and cycleway would exit the southern corner of the site and extend alongside Salisbury Road to access the existing eastbound bus stop. An uncontrolled crossing with a refuge would provide improved access to the west bound bus stop and link to an improved pedestrian cycleway following Salisbury Road towards the Calmore roundabout, the link to the new ALDI and the football club. The works on the south side of Salisbury Road and the access to the bus stop match those already secured by the 'Bloor Homes' scheme (20/10997).

However these improvements are required to make this scheme acceptable in planning terms so will be secured appropriately through a S.106 planning obligation. These offsite improvements will contribute positively to supporting active travel and sustainable modes of travel.

The Hampshire Highways Officer advocates an obligation is secured by the S.106 legal agreement ensuring vehicular and pedestrian access for development of the adjoining land to the west of the site is made available.

In addition the scheme is required to make a proportionate financial contribution of £27,000.00 towards making improvements to the surface treatment of Green Lane bridleway that lies immediately adjacent to the west edge of the site and extends around the north of The Hollies to the north. This improvement is required due to the additional pressure placed on it by the new residents living on this and adjoining sites. It would make the route more accessible to existing users and residents of this and adjoining developments within the strategic allocation site. A direct link on to the bridleway would be provided that would allow pedestrians and cyclists to access new open space on adjoining developments

Representations received have raised concerns regarding the impact of construction vehicles on the safety and character of Hill Street. A suitable condition securing a Construction Management Plan is therefore attached in order to ensure the impact of delivery and construction vehicles on highway safety along Hill Street is minimised. The applicant has already shared initial details with Officers, proposing that all construction vehicles should enter the southern access and service a compound in the centre of the site. That access point would benefit from the increase width of Hill Street from its junction with Salisbury Road. Suitable conditions could secure these opening up works to be an early phase of implementation.

Due to the size of the two development parcels, the layout has not resulted in long sections of straight roads, or roads that aren't fronted by residential properties, as such motorists would not be encouraged to speed. Shared surface designs would be included at the end of cul-de-sacs where the volume of traffic and speeds would be very low.

### Vehicular Parking

A mix of on plot and courtyard parking would be provided to meet the parking needs of the development.

The scheme requires 133 spaces to be in accordance with the adopted parking standards SPD Table 1 (Residential Car Parking Standards) , recognising the combination of on plot, allocated spaces and unallocated courtyard spaces. The scheme provides those 133 spaces, however the on site provision and distribution does not accurately meet the ratios required by the SPD. There being a combined shortfall of 7.5 spaces for 15 of the 3bed houses. Those 3bed houses being provided with 2 parking spaces in contrast to the 2.5 spaces required by the SPD.

Sufficient communal parking spaces are provided in the two proposed parking courtyards for the number and size of the properties they will serve. However in order to provide each property with access to an Electric Vehicle Charging point it is intended to allocate one space to each property. The nine x 2-bed flats on the southern edge of the site would have access to 14 parking spaces. Nine of which would be allocated for EV charging, leaving five communal spaces. Similarly the six houses and two flats in the north east corner, would have use of 13 parking spaces. Eight would be allocated with EV charging leaving five shared spaces.

Ten visitor parking spaces have been provided on street and in parking courtyards throughout the site.

Notwithstanding the parking shortfall on the 3-bed dwelling element the overall arrangement is considered to be acceptable and is a consequence of the 2.5 space per dwelling average provision for 3-bed units and a desire to support more sustainable forms of travel.

### Storage

All houses have been provided with a bike store or garage large enough to store bikes. The flatted blocks have communal stores incorporated into their design, thereby ensuring support for active sustainable travel and reducing reliance on the private car.

Bin storage is shown on the proposed plans. The houses would have storage space in rear gardens, where access to the gardens is across driveways. A service strip between parking spaces in which to move a wheeled bin has also been included, thereby minimising potential conflict between neighbours.



The flats have communal storage built in to the design and layout of the buildings, ensuring the larger sized bins required for the volume of waste generated from the combined flats do not dominate the public realm or conflict with parking and manoeuvring space. Tracking plans demonstrate refuse wagons can service those bins stores.

The scheme has carefully balanced the need to provide appropriate and safe access whilst preserving the character and appearance of Hill Street. Being able to widen the road and provide passing bays, without significant impact on the landscape verges is a significant benefit to highway safety of all users. Similarly whilst the vehicular access points will require the loss of some hedgerow, that is limited to the openings themselves and the distinctive landscape edge to the road would not be lost to provide visibility splays. Subject to suitable conditions and a legal agreement, the scheme would preserve highway safety and secure benefits for cyclists and pedestrians and would contribute to delivering safe and sustainable travel in accordance with policy CCC2 and the accessibility expectations of SS1.

### **E. Built Design and Density, Landscape, Trees and Design of the ANRG**

The site is currently open fields largely used as paddock grazing. There are some small stable like stores and structures proposed for demolition to facilitate the proposed development. They are not of any historic or visual significance to justify retention or to resist their loss.

Local Plan Policy Strategic Site 1 (Land to the north of Totton) sets out the aim of the policy is:

"to create a well-designed and integrated extension to Totton whilst maintaining the rural character of Hill Street".

Local Plan Policy ENV3 (Design quality and local distinctiveness) sets out 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 by creating buildings, streets, places and spaces that are functional, appropriate and attractive. New development will be required to address specific design criteria (i) to (vii).

Local Plan Policy ENV4 (Landscape character and quality) sets out that where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context, addressing supporting design criteria (i) to (vi).

At this time the site is visually slightly dislocated from Totton as intervening parcels of SS1 have not brought forward or secured planning permission.

However, as the site forms part of the wider allocation there is no fundamental reason to resist its development on this basis, nor is it expected to be dislocated in the long term.

### **Site Layout and Housing Design.**

The Concept Masterplan in the Local Plan for SS1 indicatively identifies this parcel as being appropriate for built form development. That plan assumed a wide degree of comprehensiveness between different parcels, and indicatively considered a greater extent of built form could be delivered on the application site.

The scheme proposes to contain the built form in two distinct development parcels separated by a large area of greenspace between them. This results in a notably less imposing impact on the character of Hill Street compared to the indicative approach of the Concept Masterplan. The principle of this is supported by the Councils Environment Design Officer.

In order to maintain the landscape edge of Hill Street and its rural character, the development does not front any built form or individual driveways directly onto Hill Street. A terrace of four houses and a pair of maisonettes are positioned close to Hill Street in the north east corner of the site. These will be behind the existing hedgerow so retain that strong landscape character along Hill Street.

Houses would be orientated to engage with the roads on entering the site ensuring the appropriate arrangement of interaction, enclosure and surveillance of the streets, without impacting on the character of Hill Street.

Due to the size of the site, the roads through it are relatively short, and as such the layout is quite organic.

There is a variety of dwelling types; flats, terraces, semi-detached and detached houses and this ensures a variety in plot form and appearance.

Where appropriate views along roads are terminated by built form, to enclose the vista. However, those roads that approach the central greenspace allow the green space to fill the vista to give a sense of openness within the scheme.

Detached houses are arranged around the edge of the greenspace, on both its north and south side, presenting a low-density townscape, with individual plots, framed and fronted by landscape setting. This would ensure an appropriate interaction with the open space for passive surveillance, but without dominating the character of the open space and achieve transition to increased built densities beyond.

In a similar fashion, the development along the north-west edge of the site, where it engages with the treed corridor along Green Lane, would reduce in the scale and intensity of built form, with detached houses, wider gaps between properties and landscape setting.

In the southern parcel the density would be higher due to the inclusion of three storey blocks of flats and pairs of maisonettes. The buildings have been successfully redesigned in response to consultation responses to incorporate the additional accommodation within the roof forms and a vertical emphasis and design hierarchy. The single flat plan depth ensures those buildings are attractive and in scale with the houses making up the majority of the site and would not present a bulky built form that would be out of character with the setting.

In all cases, properties have front gardens and whilst cars will be visible in streetscenes, they are very much obscured on drives between properties and do not sit prominently between the footway and front elevations. These front gardens are large enough to make a positive contribution to the character and appearance of the site, but too small to be used for parking.

Garages and carports are used throughout to create enclosure to link some buildings to maintain frontage to streets. Similarly walls enclose rear gardens and parking areas to provide a more attractive and robust edge to the development.

Whilst there is a suite of house types repeated throughout the layout, many of the houses have been specifically amended to incorporate features to ensure they are visually attractive within their setting. Most notable are those houses at corners, where additional bay windows or the position of front doors and articulation on building footprints, has been specifically designed to engage with and enhance streetscenes and the public realm, responding to criticism raised by the NFDC Environment Design Officer. These changes will ensure delivery of an attractive place to be and positive environment for residents and their visitors.

There is a consistency in the architectural style and materials throughout the site. The elevational designs for the affordable units are considered to be indistinguishable in the wider streetscene and within the site.

The design of many of the proposed houses respond positively to the Forest Cottage style houses that are characteristic of Hill Street. The proposal incorporates similar roof forms, with chimneys materials, detailing and proportions.

Whilst the principle of a terrace of houses, as designed in the north east corner, plots 5-8 and the two maisonettes, units 9 and 10, could be acceptable, concerns of the Environment Design Officer have not been readily addressed by revised plans. Addition of chimneys to this terrace adds a positive detail, but it is the plan depth and size of the gable that compromises the design. The block of maisonettes has smaller scale roof form, with rear gable, and shallower side gables, in part obscuring the deeper gable of the adjoining terrace. This outstanding matter is not considered to fundamentally undermine the acceptability of the design and layout of the scheme.

Three of the detached properties facing on to the central greenspace replicate a barn like form, with low eaves, cropped gables, timber materials and pseudo barn doors. These houses are detached and positioned where they are more prominent from the open space and would be an acceptable alternative reflecting the largely rural setting of the area.

The layout retains sufficient space for tree planting in streets, parking courtyards and rear gardens. Due to the extent of tree coverage around the edges of the site and opportunity throughout the central greenspace for additional trees to bolster existing setting, there does not need to be rows of new trees planted in rear gardens that could conflict with residential amenity and compromise retention.

The electricity substation proposed for the southern plot would reflect the design and appearance of the garages proposed, so as to sit comfortably in the streetscene. the sewage pump station would be contained within a wall enclosure and positioned close to the west edge of the site, where it would contribute to limiting the extent of built form that would be readily visible from Salisbury Road across the adjoining land, dominating the boundary.

### Built Density

The Local Plan Strategic Site 1 Policy states the site shall deliver a minimum of 1000 dwellings. Whilst the Local Plan sets out a concept masterplan there is no policy impediment to any strategic site delivering more than the minimum provided other polices particularly in relation to design and development quality are fulfilled as required by ENV3.

Set alongside Local Plan policies there is Government advice as set out in the National Planning Policy Framework (2023). In particular alongside other requirements such as Section 12 (achieving well designed places), there is the advice in section 5 and section 11 on delivering a sufficient supply of homes and

making effective use of land including appropriate densities.

The Government urges Planning Authorities to ensure that developments make optimal use of land and avoid homes being built at low densities (NPPF, Paragraph 125) particularly given that such land constitutes a finite resource, and where there is a stated shortfall in available housing land. NFDC has such a shortfall – 3.07 years against a target of 5 years supply. The NPPF seeks to significantly boost the supply of new homes and encourages Councils, at para.124, to make efficient use of land available for development, taking in to account need for different types of housing, local market conditions and viability, the desirability of maintaining an area's prevailing character and the importance of securing well designed, attractive and healthy places.

In this case the density of the developable site when excluding open space, non-residential land and roads equates to around 22 dwellings per hectare (dph) overall. This built density is below what government policy aspires to as making best use of land but is considered justified here where the application site is located on the edge of the allocation site and alongside Hill Street which, as outlined, has a notable sylvan character.

This scheme should be considered to provide a well designed and attractive and healthy place to live, that would preserve the character of Hill Street, carefully manage the change desired by allocation of the site for development, deliver a viable development that secures policy compliant level of affordable housing and a wide choice of housing. It would therefore make efficient use of the site. This weighs significantly in favour of the scheme.

The layout, design and appearance of the scheme has evolved as far as the applicant is willing in response to criticisms of the original design, improving streetscenes, the design of individual corner houses, the flats and landscape setting. The character of Hill Street would be retained and the scheme would deliver a well designed attractive place to live all of which would outweigh the remaining minor concerns about plots 5-8. Overall the scheme would comply with design criteria of policy SS1, ENV3 and contribute to a sustainable development in accordance with STR1.

#### Landscape impact and Trees

Due to the historic use as grazing paddocks the notable landscape features are around the edge of the site, predominately along Hill Street and Green Lane bridleway. The centre of the site is open improved grassland paddocks and there is no evidence of hedgerows being present on site historically defining field boundaries. There is a ditch crossing the southern part of the site, falling in an eastern direction towards the ditch along Hill Street.

A Tree Preservation Order protects a number of these trees. All of the important mature trees around the site would be retained and preserved by the development, maintaining sufficient space to preserve their contribution to the landscape quality and rural character of the area.

The scheme is supported by an Arboricultural appraisal. The NFDC Arboricultural Officer agrees with the classification and assessment of the quality and status of the trees on site. That appraisal identifies that 2 of the 40 identified trees on site would need to be removed to facilitate the improved pedestrian access to the bus stop. Categorized as 'C' the Arboricultural Officer accepts their removal and recognises that the new tree planting shown would significantly outweigh the loss.

The appraisal also considers the potential impact of works proposed along Hill Street and Salisbury Road on trees off the site. One category C Hazel tree is proposed for removal where works to provide a pedestrian crossing of Hill Street is proposed. Whilst noting works in the highway could be undertaken by the Highway Authority without recourse to the considerations of the Planning Authority, the Arboricultural Officer is content that subject to securing appropriate construction techniques by condition, where works fall within rootzones, no unacceptable harm would be caused to the trees by those works.

The soft edge to Hill Street consisting of trees and hedgerows would be largely preserved. The two new accesses would require removal of sections of hedgerow and a low quality group of trees. However sporadic access drives and field gates are a feature of the area and the extent of hedgerow removal would not fundamentally undermine the character of Hill Street.

The approach taken to the layout of the development with the large central greenspace materially minimises the erosion of the rural character. Rather than viewing built form along the length of Hill Street, the size of the gap between the two development parcels preserves the far reaching views across much of the site to Hattons Plantation and the line of trees following Green Lane bridleway and the perception of spaciousness and depth to the site

It is acknowledged that whilst the new access points would open views of new built form, rather than open fields or the minimal existing built form, a balance has to be struck between meeting the expectations of allocating the land for housing, the benefits of delivering that housing and the positive consequences of laying the development out as described above.

A further benefit of the proposed site layout is the contribution to the character of Hill Street that new trees planted in the greenspace would have. Rather than being obscured by the new built form, they would be visible from Hill Street and present an attractive setting for the development.

The ANRG allows the opportunity for large growing tree specimens to be planted, including Oak, Beech, Lime and Pine trees. Trees throughout the built form, street trees and garden trees would include Acer, Alder, Birch, Rowan. These would enhance the site and setting of the development. Two trees are proposed for removal and the scheme proposes 112 new trees throughout the greenspace, streets and rear gardens.

The larger three storey blocks of flats are proposed adjacent to Salisbury Road, this would have a greater impact on views of the site and the existing landscape setting of the road, that the finer grain and smaller sized of properties along Hill Street. It would still be possible to retain the boundary and off site landscape, along with the trees on the opposite side of Salisbury Road would limit the impact of the change.

It is an inevitable consequence of the allocation of the site and surrounding land that the character of Salisbury Road will change, most notably as a result of the roundabout access proposed to the adjacent site. It is considered that the position of the flats would not unduly urbanise the road, and the dominance of landscape along the roadside would remain a predominant feature.

The ditch across the southern part of the site, is a relatively minor part of the site's landscape appearance, however it would be enhanced by being restored and brought in to use as part of the drainage strategy and would be an attractive feature of the proposed landscape.

## ANRG Design

Sufficient space is provided for provision of the quantitative aspect of ANRG. It does however have a qualitative requirement.

Whilst new trees would be planted within the ANRG, the principal appearance would be of an open field, with a variety of path options. The layout of the site with the central greenspace provides the dimension requirements of a main space with a radius of 60m. Adjoining openspace on either side of the site, the ANRG would not be enclosed by built form on all sides, enhancing the sense of openness. Footpaths would provide opportunities for a circular walk on site, with direct links into the residential areas, as well as off site paths, most notably Green Lane Bridleway that would be enhanced as a result of this application and provide links to open space on adjoining developments, enhancing the length of circular walks, key to diverting pressure from sensitive new forest habitats.

Due to the comparatively modest size of the scheme, it is not required to form any secondary ANRG spaces. However as described it would be possible in time to link to other ANRG that is expected to come forward on other development parcels north of Salisbury Road within Strategic Site 1 without crossing any roads.

The detailed design and future maintenance and management of the ANRG would be subject to a S.106 obligation requiring details and arrangements for a management company to be formed, an approach taken to all strategic Sites and would resolve comments of the NFDC Open Space Officer.

Subject to conditions the scheme preserves the health and wellbeing of existing important landscape features and due to its layout would strike a successful balance between implementing the local plan whilst maintaining the rural character of Hill Street. It would provide sufficient ANRG space, laid out and landscaped to positively integrate with the scheme and surrounding landscape to the benefit of residents and the protection of sensitive habitats in the New Forest. The scheme complies with requirements of policy STR1, ENV1, ENV3 and ENV4.

## Flood Risk and Drainage

There is a ditch crossing the southern portion of the site, this provides drainage from the site, flowing in an eastern direction off site towards Testwood Lake and the river Test beyond. The site is not included in the Environment Agency's existing flood risk areas, taking into account climate change there is a risk of fluvial flooding to occur on site over the lifetime of the development.

The ditch is also a source for surface water flooding during high rainfall events. That flood risk follows the route of the ditch, crossing the site towards Green Lane Farm. There is also a pipe across the southern portion of the site taking highway storm water. That pipe has collapsed and requires replacement as that degraded state contributes to the surface water flood experienced on site.

In order to support the drainage needs of the development, the existing ditches, culverts and highway pipe would be cleaned and replaced, enhancing flood resilience of the area, secured as part of a condition relating to the overall site drainage strategy.

On site ground conditions have not been fully analysed for percolation rates, however high water tables have been identified during geological surveys, and as such designing a scheme of soakaway tanks have not been pursued.

Instead the surface water drainage solution proposes to make use of the existing drainage ditch to dispose of surface water, considered to be an equally viable sustainable solution to drainage. In order to maintain existing greenfield run off rates, surface water would be captured and stored in an attenuation lagoon in the central greenspace, or held back by interceptors. Water flows out of this lagoon and the drainage network would be controlled to avoid inundation of the existing watercourse. The calculations that have been provided to demonstrate that the capacity of the lagoon will be sufficient has been made to the satisfaction of the Hampshire County Council Flood Risk Officers.

Due to the existing risk of fluvial flood risk, a small area of the existing ground levels on the southern side of the ditch would be raised to protect the houses from flood risk. This ground raising has been compensated for by an equivalent area of land being available to flood on the north side of the ditch. This is entirely reasonable and would direct any flood events away from the residential properties, a more vulnerable use, and preserve natural flooding to occur. Conditions will be imposed to ensure works are complete and finished floor levels achieved to maintain flood resilience.

Whilst surface water run-off from residential roofs and roads has low pollution risks, in accordance with the concerns raised by Natural England, the drainage scheme would include pollution control measures as a result of percolation through gravel and geo-textile sub-base and natural settlement and absorption by vegetation in the attenuation lagoon, thereby ensuring water quality is preserved in accordance with guidance.

A scheme of management and maintenance of the drainage network on site would be secured as part of the S.106 legal agreement obligation securing operation of a management company for all of the open spaces and infrastructure on the site.

The measures described would adequately manage on site drainage and flood risk, minimising the likelihood of any impacts down stream and by way of improvements to the existing highway drain crossing the site from the Salisbury Road, would reduce flood risks. This could contribute to the delivery of a sustainable development and accord with Local Plan policy CCC1 and sustainable drainage expectations of the NPPF.

## **G. Heritage Assets**

There are no designated or non-designated Heritage Assets on the site. Nor does it fall within, adjacent to or the setting of a Conservation Area. The consultation response from the NFDC Conservation Officer considered that less than substantial harm would be caused to designated heritage assets.

The Listed Buildings and Conservation Area Act 1990 requires Local Planning Authorities (LPA's) to have special regard to the desirability of preserving a Listed Building or its setting or any features of special architectural or historic interest which it possesses. The NPPF para.199 requires LPA's to place great weight on the conservation of heritage assets. Local Plan Policy DM1 places a similar onus on the preservation of all heritage assets, i.e. should harm be identified, the more important the asset, the greater the weight against the development should be.

There are designated and non-designated heritage assets in the area that are potentially affected by the Policy SS1 specifically identifies presence of a listed building within the allocation, to the south of this site on Pauletts Lane. However this and others in the wider area are too far away to be related to the site or affected by its development.

The heritage assets that are close enough to the application site to be considered in line with local and national guidance are outside the allocated site on the eastern side of Hill Street.

The designated heritage assets are Grade II listed buildings at:

- The Thatch, a residential property,
- The Granary, an outbuilding at the same property; and
- Little Testwood House an office building to the south east of the site on Salisbury Road.

It is considered that the integrity, fabric, special qualities and setting of the latter would not be affected by the proposals due to the separation distance, intervening open space and mature landscape therein.

The Thatch and Granary reside on the same plot, in excess of 75m from the application site, set back from Hill Street in mature grounds and beyond several existing properties along Hill Street. The application is supported by a Heritage Asset Statement that assesses its significance, evolution of its relationship with the surroundings and the application site.

The integrity of the built form and fabric of the Thatch and Granary listed buildings would not be affected by the proposals, as would their existing plot and relationship together. The relationship of the proposals with the Listed Buildings would be limited to the introduction of built form along Hill Street and the minor change in the experience of passing along that road to arrive at the Listed Buildings. .

The relationship of the Listed Building to the agricultural activities in the area has long since been separated and there is no visual connection between the Listed Building and the proposed houses, in which they would be viewed together. The minor increase in built form visible from Hill Street in front of the Listed Buildings would it is considered not unduly dominate the street scene to harm its setting thereby preserving its significance.

In contrast with the conclusion of the NFDC Conservation Officer, it is presented here that there would be no harm to designated heritage assets and the scheme would preserve their significance.

The Heritage Asset Statement considers other buildings along Hill Street to be non-designated heritage assets (NDHA). Those with a direct relationship to the application site are:

Myrtle cottage;  
Agricultural outbuilding at the Laurels  
Broadclyst Cottage.

These buildings are much closer to the development site, located opposite the site and the houses proposed for the north corner. Their relationship with the site is much as that of the Listed Building, benefiting from the rural setting, the change to which would be more readily perceived due to the proximity and visual relationship.

However, that impact would it is considered be minor harm and has more relevance to the change in character of the area in principle than their heritage value. There would be no change to the landscape edge of the road north of the proposed northern access, the important trees at the front of The Hollies would be unaffected and the design of the proposed houses opposite would respect that of these NDHA's



One further property along Hill Street close to the application site, Pippins, is also considered to be a NDHA. However, it is located almost 200m east of Hill Street, in its own setting of fields and mature trees. As with those further along Hill Street the impact would be to the overall character of the area, rather than the significance of the heritage asset.

There is high desirability for preserving the setting, special architectural features and historic interest of the listed buildings close to the site. By avoiding any impact on those features the significance of the designated heritage assets close to the site would be preserved as required by S.66 of the Listed Building Act, the NPPF and DM1. In accordance with para 203 of the NPPF the very minor impact on the significance of the NDHA's should be taken into account. However a balanced judgement should have suitable regard to the scale of the harm and the significance of the asset. In this case the harm is very minor so should only make a very minor contribution against the scheme.

The potential for the site to contain archaeological features or remains has been extensively considered by desk top surveys, site samples and trenched investigations, all undertaken to the satisfaction of the Council's Archaeologist. The conclusions of which do not require any further intervention.

#### **H. Residential Amenity**

There are few residential properties in the area, mainly located sporadically on the opposite side of Hill Street. In addition there are two properties within the wider SS1 allocation that neighbour the site at Green Farm to the west and The Hollies to the north.

There would be no direct shading, dominance or loss of outlook of the existing residential properties along Hill Street due to the separation distances and layout of the scheme in relation to those properties.

The privacy of residents of Hill Street would be preserved except for Pippins Lodge, that would be visible from houses within the north development parcel. Plots 29 and 30 would have views towards the roadside garden, however the angle of the views and distance of 22 and 30m to the boundary would largely preserve their privacy, however the scheme provides space for a scale of new trees that would further minimise the potential impact.

The amenity of the occupiers of Green Farm, to the west, would be preserved, as none of the proposed houses would be located close enough to have an impact.

The house to the north known as The Hollies has its principal elevation facing the application site. The scheme proposes five houses backing on to this boundary, however only 3 are likely to have an impact on the amenity of the neighbour. The houses are set far enough from the boundary to avoid any shading or dominance detrimental to residential amenity. Rear gardens in excess of 10m, coupled with additional planting along the boundary and the size and layout of the rear garden for The Hollies would ensure privacy of the occupiers is preserved.

Within the site, the layout secures sufficient sized gardens and back-to-back distances to preserve the amenity between residents and a normal arrangement of mutual overlooking would occur between neighbouring properties.

The houses would all be provided with gardens capable of meeting their private amenity needs. Some of the flats would be provided with their own gardens. The

two blocks of flats would not be readily served by shared grounds but would have Juliet balconies making a very positive contribution to the internal amenity of the flats and close access to the open space on site.

The properties on the southern parcel, have the potential to suffer disturbance from the noise of vehicles travelling along the A36 Salisbury Road. The blocks of flats have been located in that position to provide a degree of screening for the rest of the houses. A noise assessment has been provided to support the scheme which indicates the properties in the flats should have acoustic mitigation incorporated into the fabric of the building and especially the windows. The Councils Environmental Health Officer has considered this impact and accepts the findings and suggests a condition to ensure mitigation is secured to ensure appropriate internal amenity.

The Environmental Health Officer requests a condition is imposed securing details of external lighting to ensure it would not undermine the amenity of residents. Such a condition is not merited for this residential scheme that does not require intense or extensive lighting, out of the ordinary for such a scheme.

As such, subject to suitable conditions, the proposal accords with Local Plan Policy ENV3 criterion (ii).

### **I. Public Open Space and Recreation**

The scheme is required to make provision of public open space to meet the needs of the future site residents in line with Local Plan requirements. In addition to the ANRG, provision is made for on-site provision of informal open space, play provision and off-site formal recreation.

The housing mix requires a total of 0.56ha of public open space. Based on the requirements of saved Local Plan Policy CS7 "Open spaces, sport and recreation" the need consists of:

- Play Space - 0.03ha
- Informal Open Space - 0.32ha
- Formal Open Space - 0.2ha

The scheme accommodates the quantitative requirements for play and informal open space on site. The informal open space is distributed throughout the site, not just part of the central greenspace, thereby contributing to an attractive setting and routes through the residential areas. Two areas of play have been identified within the central greenspace. These should be suitably equipped to cater for the needs of different age groups and managed slightly differently with respect to their interaction with the wider ANRG space. A condition would be imposed seeking play strategy details and will overcome comments raised by the NFDC Open Spaces Officer.

These open spaces would be accessible to the wider public, who would benefit from the network of paths through this and adjoining sites, the open space and play provision on provided in the area that will result in an attractive place for informal recreation on the doorstep of residents positively enhancing the residential environment and minimise the desire for regular trips to the sensitive habitats in the New Forest.

The central greenspace includes a drainage attenuation lagoon. This is not expected to have water in it all the time and the banks around the edge would not be so severe to prevent access and use as informal recreation space, however it is not relied upon to achieve the quantitative requirements of open space. It could provide an attractive feature within the landscape and an opportunity for a diverse mix of wildlife and plant due to the wetter ground conditions it is likely to give rise to.

The concept masterplan encourages development of this site to make provision to allow residents access to Testwood Lakes Nature Reserve, an area of public open space to the east of the site. The proposed scheme does not rely on that site to meet its open space needs. There is an access for pedestrians to Testwood Lakes from Hill Street opposite the existing vehicular access to the application site. That access from the application site would be narrowed for pedestrian use and would allow residents to access the paths and facilities in Testwood Lakes on foot. Designated as an area of Public Open Space by the development plan it is entirely appropriate to support use of this existing facility for informal recreation uses by all residents.

Concerns raised by representations received regarding the impact of anti-social behaviour on the nature conservation and recreation objectives of Testwood Lakes are acknowledged but are an existing social problem and there is no evidence to suggest residents of the scheme would specifically give rise to increases in their occurrence.

Whilst the operator, Hampshire & Isle of Wight Wildlife Trust, would prefer to manage visits through the existing vehicle access and car park off Brunel Road, it would be somewhat perverse to prevent pedestrian access from the scheme to an existing pedestrian route and direct residents to drive to an access 1 mile away.

The scheme is required to provide 0.2ha of formal open space. In this case policy SS1 requires provision of formal facilities within the allocated site. Whilst this site is not large enough on its own to be able to make comprehensive provision, it can make a proportionate financial contribution towards the provision of a multi-use games area and a cricket pitch, identified as appropriate by para.9.47 of the Local Plan and Infrastructure Delivery Plan, this would be secured by a S.106 legal agreement.

Along with the contribution towards improving the adjacent Green Lane bridleway, the recreation and amenity needs of residents would be met by the design and layout of the scheme. Conditions and legal agreement obligations can ensure appropriate quality of landscape, path construction and play equipment is secured, maintained and monitored. The combination of the spaces and facilities provided will contribute to the delivery of an attractive place to live and recreate that meets the policy requirements, the amenity and wellbeing of residents, preserves sensitive New Forest habitats and delivery of a sustainable development.

As such, subject to suitable conditions and a planning obligation, the proposal provides suitable on-site public open space and makes suitable off-site contributions towards off-site formal provision in line with the requirements of Local Plan Policy SS1 criterion (i) fourth bullet point and Local Plan Policy CS7.

## **J. Other matters**

### **New Forest Habitats 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<sub>x</sub>, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations.

Given the uncertainties in present data, a contribution to be secured through a S.106 agreement 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.

#### Land Contamination

Due to the historic use of the site for agriculture there is a small risk of the ground being contaminated. A precautionary condition managing identification of unexpected contamination during construction has been proposed by the NFDC Environmental Health Officer and is attached accordingly.

#### Education

As part of the wider SS1 allocation, the scheme would give rise to numbers of school age children that could not be accommodated in existing schools, despite the capacity identified across the wider Totton network of schools. A proportionate financial contribution of £247,571.00 would be secured by a S.106 legal Agreement, to be used to provide additional primary age school places. There is sufficient capacity in Secondary age schools, that no impact requiring mitigation would occur.

#### Minerals Safeguarding

Hampshire County Council as Minerals Planning Authority do not believe the site to be underlain by viable mineral resources and therefore have no objection.

#### Air Quality and Pollution

The scheme is supported by an Air Quality assessment. That report concludes the air quality in the area can safely support residential development without risk to human health, nor would the transport generated by the development and cumulatively with adjoining developments represent a risk in the future. The scheme will make provision to support sustainable forms of travel and installation of electric vehicle charging equipment to minimise any further impact on air quality.

A dust management plan as part of a Construction Management Plan would avoid excessive short term impacts during construction, a condition could be used to secure such a plan and is merited due to the size of the scheme likely to result in new residents being on site before all dust generating construction has been completed, it would also protect existing residents from such nuisance.

#### Developer Contributions

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

Heads of terms

Air Quality Monitoring contribution: £6,180

#### Recreational Habitat Mitigation:

- Infrastructure Habitat Mitigation Provision of 1.3ha of publicly accessible ANRG, with future transfer to Management Co. provision of management plan.  
Phased delivery of ANRG
- Non-Infrastructure Habitat Mitigation (Access Management and Monitoring):  
£49,678
- Bird Aware Solent: £45,892

#### Highways:

- Provision of £90,000 towards A326/A31 southbound off slip junction capacity improvement project.
- Provision of off site highway, bus stop and crossing improvements
- Provision of £27,000 towards Green Lane Bridleway improvement project
- Ensure vehicular access to adjoining land for development is not prevented

#### Education:

- Provision of £247,571 towards Primary age school infrastructure

#### Monitoring Charges:

- Recreational Habitat Mitigation Commencement Checks: £808.00
- Affordable Housing Monitoring: £808.00
- Recreational Habitat Mitigation on site monitoring: £11,608
- Biodiversity Net Gain on site monitoring: £4,980
- Public Open space on site monitoring: £6,542

#### Affordable Housing:

- Secure 21 units in the proposed housing and tenure mix.  
Secure phased provision.

#### Recreation

- Secure informal open space provision of 0.32ha
- Secure on site play area provision of 0.03ha
- Phased provision prior to occupation of penultimate dwelling and transfer to management company
- Provision of £23,880 towards formal public open space towards the provision and maintenance of offsite sports facilities to include one or more of the following:  
MUGA Sports pitches in wider SS1;  
Cricket pitch within locality of Totton;  
Other off site sports facilities within the vicinity of the development;

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	4574.9	0	4574.9	4574.9	£80/sqm	£499,719.65 *
Social Housing	1792	0	1792	1792	£80/sqm	£195,741.46 *
			0	0		£0.00 *

Subtotal:	£695,461.11
Relief:	£183,059.69
Total Payable:	£499,719.65

## 11 CONCLUSION / PLANNING BALANCE

The site is allocated for mixed use development by Policy SS1 of the Local Plan Part 1: Planning Strategy. The principle of development is therefore in accordance with strategic policies STR3, STR4 and STR5.

The proposal has received local objections that are not supported by the technical advice of consultees such as the Highway Authority, Natural England and Lead Local Flood Risk Authority. No substantive alternative evidence has been submitted to set aside the views of statutory consultees. The development of part of this allocated site will undoubtedly change and have an urbanising impact on the local character, but this must be balanced against the allocation of the site and the need to deliver new housing including an element of affordable housing.

It would make a positive contribution towards successful implementation of the development plan and meeting the housing needs of the District. The mix of house types, styles and especially the policy compliant 35% provision of affordable housing, accords with Local Plan policies HOU1 and HOU2, is a significant benefit and should be given great weight in favour of the scheme.

The design, layout and appearance of the scheme would positively integrate with the landscape setting, preserve residential amenity, highway safety and designated heritage assets.

Minor harm would arise to two non-designated heritage assets, however such a minor impact should attract very little weight against the scheme in the overall planning balance.

The Council has carried out an Appropriate Assessment under the Habitat Regulations (as amended) at this stage and concluded that the impact of additional Nitrogen entering the Solent will cause harm but that a scheme of mitigation can be brought forward to neutralise such harm. Furthermore an Appropriate Assessment of the recreational impacts demonstrates harm would occur to protected habitats in the New Forest and Solent, but that mitigation is delivered on site and by obligations in the S.106 legal agreement. Protect important landscape features on and around the site, support ecology and deliver bio-diversity net gain.

The scheme has economic, environmental and social benefits that, along with compliance with the development plan, would secure a sustainable development. The Council cannot demonstrate it has a 5 year supply of land for housing therefore the NPPF directs a presumption in favour of sustainable development. There are no significant impacts that demonstrably outweigh the identified benefits and therefore this sustainable development is 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: £6,180

Recreational Habitat Mitigation:

- Infrastructure Habitat Mitigation Provision of 1.3ha of publicly accessible ANRG, with future transfer to Management Co. provision of management plan.
- Phased delivery of ANRG
- Non-Infrastructure Habitat Mitigation (Access Management and Monitoring): £49,678
- Bird Aware Solent: £45,892

Highways:

- Provision of £90,000 towards A326/A31 southbound off slip junction capacity improvement project.
- Provision of off site highway, bus stop and crossing improvements
- Provision of £27,000 towards Green Lane Bridleway improvement project
- Ensure vehicular access to adjoining land for development is not prevented

Education:

- Provision of £247,571 towards Primary age school infrastructure

Monitoring Charges:

- Recreational Habitat Mitigation Commencement Checks: £808.00
- Affordable Housing Monitoring: £808.00
- Recreational Habitat Mitigation on site monitoring: £11,608
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- Public Open space on site monitoring: £6,542

Affordable Housing:

- Secure 21 units in the proposed housing and tenure mix.
- Secure phased provision.

Recreation

- Secure informal open space provision of 0.32ha
- Secure on site play area provision of 0.03ha
- Phased provision prior to occupation of penultimate dwelling and transfer to management company
- Provision of £23,880 towards formal public open space towards the provision and maintenance of offsite sports facilities to include one or more of the following:
  - MUGA Sports pitches in wider SS1;
  - Cricket pitch within locality of Totton;
- Other off site sports facilities within the vicinity of the development;

- 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:

Site Location Plan	Ref: 21.014.001 P2 rec'd 27/06/23
Topographical Survey	HGP 21.014.002 P1
Proposed Layout – Roof	Ref: 21.014.100 P6
Proposed Ground Layout	Ref: 21.014.101 P9 rec'd 28/07/23
Proposed Boundary Finishes	Ref: 21.014.105 P5
North Parcel – Block Plan	Ref: 21.014.110 P5
North Parcel – Streetscenes	Ref: 21.014.111 P3
North Parcel – Streetscenes	Ref: 21.014.112 P3
South Parcel - Block Plan	Ref: 21.014.113 P5
South Parcel – Streetscenes	Ref: 21.014.114 P4
South Parcel – Streetscenes	Ref: 21.014.115 P4
Maisonette Block 1 Affordable	Ref: 21.014.500 P2
Apartment Block 1 Affordable	Ref: 21.014.501 P8
Apartment Block 2 Affordable	Ref: 21.014.502 P8
House Type 1 Affordable	Ref: 21.014.503 P2
House Type 1 Affordable Handed	Ref: 21.014.504 P2
House Type 2 Affordable	Ref: 21.014.505 P2
House Type 2 Affordable Handed	Ref: 21.014.506 P1
House Type 3 Affordable	Ref: 21.014.507 P4
Maisonette Block 2 Private	Ref: 21.014.508 P7
Maisonette Block 2 Private Handed	Ref: 21.014.509 P7



House Type 1 Private	Ref: 21.014.510 P4
House Type 1 Private Handed	21.014.511 P4
House Type 2 Private	21.014.512 P4
House Type 2 Private Handed	Ref: 21.014.513 P5
House Type 2 Private Bay Variation	Ref: 21.014.514 P4
House Type 2 Private Bay Variation Handed	Ref: 21.014.515 P4
House Type 3 Private	Ref: 21.014.516 P4
House Type 3 Private Handed	Ref: 21.014.517 P4
House Type 3 Private Bay Variation	Ref: 21.014.518 P4
House Type 3 Private Bay Variation Handed	Ref: 21.014.519 P4
House Type 3 Private Side Garden	Ref: 21.014.520 P4
House Type 3 Private Side Garden Handed	Ref: 21.014.521 P4
House Type 4 Private	Ref: 21.014.522 P4
House Type 4 Private Handed	Ref: 21.014.523 P4
House Type 5 Private	Ref: 21.014.524 P4
House Type 5 Private Handed	Ref: 21.014.525 P4
House Type 6 Private	Ref: 21.014.526 P4
House Type 6 Private Handed	Ref: 21.014.527 P4
House Type 7 Private	Ref: 21.014.528 P5
Garages	Ref: 21.014.215 P6
Outbuildings and Garages	Ref: 21.014.216 P5
Materials Palette Character Area 1	Ref: 21.014.250 P3
Materials Palette Character Area 2	Ref: 21.014.251 P4
Materials Palette Character Area 3	Ref: 21.014.252 P3
Engineering Layout, Road Dimensions, Visibility Splays	Ref: 6717-MJA-SWXX-DR-C-001 P5

Proposed Road & House FFLs	Ref:6717-MJA-SW-XX-DR-C-002 P6
Drainage Strategy Layout	Ref :6717-MJA-SW-XX-DR-C-003 P11
Refuse Vehicle Tracking Layout	Ref: 6717-MJA-SW-XX-DR-C-500 P6
Fire Appliance Vehicle Tracking Layout	Ref: 6717-MJA-SW-XX-DR-C-501 P6
Estate Car Tracking Layout	Ref: 6717-MJA-SW-XX-DR-C-502 P6
Internal Visibility Splays	Ref: 6717-MJA-SW-XX-DR-C-510 P3
Existing Services Coordination Drawing	Ref: 18716-HYD-XX-XX-FR-Y-3000 P03
Tree Protection Plan	Ref: 21042-11
Tree Protection Plan (off-site works, S278)	Ref: 21042-10
Landscape Strategy Plan	Ref: DD481L01 G
ANRG-POS Plan	Ref: DD481L02 I
Pond Section	Ref: DD481L04 A

Reason: To ensure satisfactory provision of the development.

### 3. Phasing

Prior to the commencement of development on site a plan and strategy for the phased delivery of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. It shall demonstrate how the scheme will be delivered and proportionate delivery of ANRG and POS will be provided to match the needs of occupation. The approved strategy shall then be implemented unless with prior written consent to any variation.

Reason: In order to ensure timely and appropriate delivery of the development and to ensure it meets the recreation and habitat mitigation needs and in accordance with Policies STR1 & ENV1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and CS7 of the New Forest District Core Strategy 2009.

### 4. CMP

Prior to the commencement of development on site a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include, but not limited to, the following details:

- Development contacts, roles and responsibilities
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- Details of parking and traffic management measures, site compound, delivery routes and storage areas.
- Measures to control light spill and glare from any floodlighting and security lighting installed.
- Pest control

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction. The development shall only be carried out in accordance with the CMP so approved.

Reason: In the interests of highway, pedestrian safety and residents amenity and to reflect the phased requirements of condition No.3 of this permission and in accordance with CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

#### 5. **Southern access and Hill St widening first works.**

The first works to be undertaken pursuant to this planning permission shall be to form the southern access from the adopted highway as shown on the plans hereby approved. No foundation excavations shall be undertaken on site until the carriageway widening on Hill Street, up to the junction with the southern access, shown on the approved plans has been completed.

Reason. In order to ensure safe access for construction vehicles and avoid conflict with existing users of Hill Street in the interests of highway safety and amenity and in accordance with policy CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2023.

#### 6. **Pre commencement tree meeting**

Prior to the commencement of works (including site clearance, demolition and construction works related to S.278 offsite highway works) 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend the pre-commencement site meeting as specified within the submitted Barrell Tree Consultancy Manual for Managing Trees on Development Sites V3.0 SGN 1: Monitoring tree protection

Reason: To safeguard trees and natural features which are important to the visual amenities and ecological value of the area and in accordance with policies ENV3, ENV4 of the New Forest District Local Plan Part 1: Planning Strategy and DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014.

**7. Details of noise mitigation prior to commencement of construction of flats**

Prior to the commencement of construction of the first block of flats (plots 35-47) details of the measures to achieve appropriate internal sound and ventilation amenity in accordance with the Noise assessment ref:R8915-1 rev 4 received 29/06/23 shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented during construction of the relevant building and complete before first occupation of the relevant flat. Where necessary the measures shall be maintained and retained.

Reason: In the interests of achieving appropriate internal amenity for residents and in accordance with policy CCC1 of the New forest District Local Plan Part 1: Planning Strategy 2020.

**8. Secure details of play equipment before DPC**

Prior to the commencement of development above damp proof course, the details and layout of the play equipment, street furniture and surface treatment of the areas shown for play on the plans hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall demonstrate compliance with EN1176, include a schedule of maintenance and timetable of delivery. The approved details shall then be implemented in accordance with the agreed time table and thereafter retained for public use and maintained in accordance with the maintenance schedule.

Reason: In order to provide appropriate play opportunities and in accordance with policy CS7 of the New Forest District Core Strategy 2009 and ENV3 of the New Forest District Local Plan Part 1: planning strategy 2020.

**9. Scheme of on site lighting for ecology and character**

Prior to the commencement of development above damp proof course, a "site wide sensitive lighting design strategy for biodiversity" in line with BCT / ILP Guidance Note 08/18 'Bats and artificial lighting in the UK' for all areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- 1) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important commuting routes used to access key areas of their territory, for example, for foraging;
- 2) Identify and take account dedicated bat roost features provided by the development; and
- 3) show how and where external lighting will be installed (through the provision of appropriate lighting contour (lux) plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places and that dark corridors will be maintained.

All external lighting shall be installed in accordance with the specifications and locations set out in the agreed strategy, and these shall be retained and maintained thereafter to preserve the strategy.

Reason: In the interests of visual amenity and supporting ecology in the area in accordance with policy ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014.

## 10. **Water Efficiency and Nutrient Neutrality**

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. **Unexpected contamination**

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the [Local] Planning Authority in writing, until an investigation and risk assessment has been undertaken in accordance with Environment Agency's technical Land Contamination Risk Management (LCRM) guidance. Where remediation is necessary a remediation scheme must be prepared to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the [Local] Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

## 12. **Detailed Landscape**

Secure detailed landscape scheme, implementation, management and maintenance

Before development commences above damp proof course a scheme for landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall be in broad accordance with the Landscape Strategy shown on plan ref:DD418 rev G received 27/06/23 and incorporate the ecological mitigation and enhancement measures proposed by the Environmental Mitigation and Management Plan Ref:784-B026661 received 04/09/23 and 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, construction details and the materials to be used;
- (d) other means of enclosure, street furniture, bins, bollards, benches, the design of the bridge across the drainage ditch and drainage basin in/outlet headwalls;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

Occupation shall not occur until the scheme has been approved, which shall then be implemented in accordance with the implementation scheme and shall thereafter be retained and maintained in accordance with the approved maintenance schedule.

Reason: To ensure appropriate and timely provision of hard and soft landscape and in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

**13. EV Charging**

Before first occupation of the dwelling(s) 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 dwellings shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided before the approved dwellings has been occupied and shall thereafter be retained in accordance with the approved details.

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

**14. Details of road, path, cycleway design/junctions**

Prior to the commencement of development on site, details of the construction, design and junctions between routes, of all roads, driveways, cycleways and footways, including any traffic calming measures, signage and surface line painting on the site shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented and thereafter maintained in accordance with a schedule of a maintenance that shall be submitted to and approved in writing prior to first occupation.

Reason: In the interests of ensuring an appropriate design, ensure appropriate connectivity and future maintenance and in accordance with policies ENV3 and CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

**15. North access prior to first occupation.**

No property in the north parcel as shown on the approved plans shall be occupied until the vehicular access serving that parcel from Hill Street has been completed in accordance with the approved plans.

Reason: In order to ensure sufficient and safe vehicular access is provided.

**16. Parking, drives, garages, carports.**

No dwelling shall be occupied until its respective access, driveway, garage, carport or courtyard parking has been provided as shown on the approved plans. Garages shall be retained for the parking of vehicles and no doors shall be added to carports.

Reason: In the interests of ensuring sufficient parking in accordance with CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the Parking Standards SPD 2022.

17. **Bike stores, rear garden access and communal bike storage.**

No dwelling shall be occupied until its respective bike store and access to that store, as shown on the approved plans, has been provided. The communal bike stores for the flats, as shown on the approved plans shall install 'Sheffield style' racks to the required number of spaces, prior to first occupation of respective block of flats. The communal stores shall thereafter be retained.

Reason: In the interests of supporting sustainable forms of travel and in accordance with CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

18. **Bin stores for flats prior to occupation.**

No flat in plot numbers 39-47 as shown on the approved plans shall be occupied until the communal bin store shown in Apartment block 2 is available for use. The store shall be retained for the storage of waste thereafter.

Reason: In the interests of efficient waste collection, appearance of the site and pedestrian safety in accordance with policy ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

19. **Surface water drainage.**

Concurrent with implementation of the scheme hereby approved, the surface water drainage scheme as shown in the MJA Consulting Flood Risk Assessment and Development Drainage Strategy ref:CP/22/0223/6717 received 22nd Aug 2023 and the Pluvial Modelling Report received 11th May 2023, shall be implemented and available to serve the north parcel of the development prior to first occupation of the dwellings on that parcel and to serve the south parcel prior to first occupation of the dwellings in that parcel.

The flood compensation area shown on the drainage plan, enhancement of the drainage ditch and replacement of the highways drain as shown in the report and plans shall be completed prior first occupation of the site.

A maintenance and management schedule for the approved drainage strategy shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved and thereafter implemented, in accordance with the timetable enclosed therein.

Reason: In order to ensure sufficient and appropriate sustainable drainage for the site and area and in accordance with policies STR1, CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.



20. **Ensure minimum finished floor levels**

The finished floor levels of the dwellings hereby approved shall be in accordance with that shown on the MJA Consulting Drainage Strategy Layout plan ref:6717-MJA-SW-XX-DR-003-C rev P11 received 22/08/23.

Reason: In order to protect the properties from the risk of flooding over the life of the development and in accordance with policy CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

21. **Implement EMMP**

The recommendations and conclusions of the Environmental Mitigation and Management Plan ref:784-B026661 received 04/09/23 shall be implemented and followed throughout implementation of the development hereby approved. No dwelling shall be occupied until a plan and schedule showing the location of the installation of the enhancement features proposed by chapter 7 of the EMMP has been submitted and approved in writing. The plan and schedule shall then be implemented as agreed in advance of each respective dwelling being occupied. The installed features shall thereafter be retained.

Reason: In the interests of supporting ecology and mitigating the effect of development and in accordance with STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014.

22. **Boundaries as per approved plans.**

Boundary enclosure of individual plots shall be completed as indicated on the approved plans prior to occupation of the relevant dwelling.

Reason: In the interest of visual amenities and residential privacy and in accordance with policy ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

23. **Materials and details as per materials palette character area plans.**

Prior to the commencement of construction of a dwelling in each character area, precise details of the proposed external facing materials to be used in the construction of the dwellings in the character area shall be submitted to and approved in writing. The approved materials shall then be used in accordance with the details shown on the respective Material Palette Character Area plans.

Reason: In the interests of ensuring delivery of important design details and the appearance of the scheme and area and in accordance with policy ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

**24. Arboricultural method statement**

The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Barrell Tree Consultancy Arboricultural assessment & method statement received 27th June 2023 ref: 21042-AA6-PB and Tree Protection Plan Ref: 21042-11.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area in accordance with policies ENV3 and ENV4 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

**25. Off Site Arb works**

Prior to the commencement of off site highway works as shown on MJA Consulting plan 'Hill Street General arrangement' ref:617-MJA-SW-XX-DR-C-602 rev P3 received 03/07/23 a method statement and engineering drawings for all highway construction works within the rootzones of trees shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented during the construction of those works.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area and in accordance with policies ENV3 and ENV4 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

**26. Provide pedestrian cycleway links.**

Prior to occupation of the penultimate dwelling hereby approved, the pedestrian and cycleway links to the boundaries with Green Lane bridleway, Salisbury Road and Hill Street, as shown on the approved plans, shall be provided. The paths shall remain open for public use (except in case of maintenance).

Reason: In the interests of permeability, good design, active travel and safe access to public open space and in accordance with policies ENV1, ENV3, CCC2 and SS1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

**27. Biodiversity Net Gain.**

Prior to commencement of development above slab level a revised Biodiversity Net Gain scheme and metric calculation, and a Monitoring and Management Plan covering a period of 30 years from commencement of development has been submitted for approval to the local planning authority. The Biodiversity Net Gain Monitoring and Management Plan shall include:

- Methods for delivering BNG;
- Responsibilities for delivering BNG – during and after construction;
- Description of the habitats to be managed;

- Ecological trends and constraints on site that might influence management;
- Clear timed and measurable objectives in the short, medium and long-term for BNG - Detail objectives for all habitats (target condition) and define key indicators to measure success;
- Define appropriate management options and actions for achieving aims and objectives;
- A commitment to adaptive management in response to monitoring to secure the intended biodiversity outcomes;
- Preparation of a work schedule;
- Details for a formal review process when objectives are not fully reached;
- Key milestones for reviewing the monitoring;
- Establish a standard format for collection of monitoring data to make it repeatable and consistent;
- Identify and define set monitoring points (representing the key habitats on site) where photographs can be taken as part of monitoring to record the status of habitats on site.

The monitoring and associated reports shall be undertaken and provided to the LPA as a minimum in years 2, 5, 10, 20 and 30 from commencement of each separate development phase.

No occupancy of any dwelling shall take place until the Plan has been agreed in writing by the LPA.

Reason: In order to ensure the detailed landscape scheme ensures the development delivers and maintains a minimum 10% uplift in the site's biodiversity value in accordance with the policies STR1, of the New Forest District Local Plan Part 1: Planning Strategy 2020, DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and the Interim Ecology and biodiversity Net Gain advice note 2022.

## 28. **Provide a schedule of ecology mitigation**

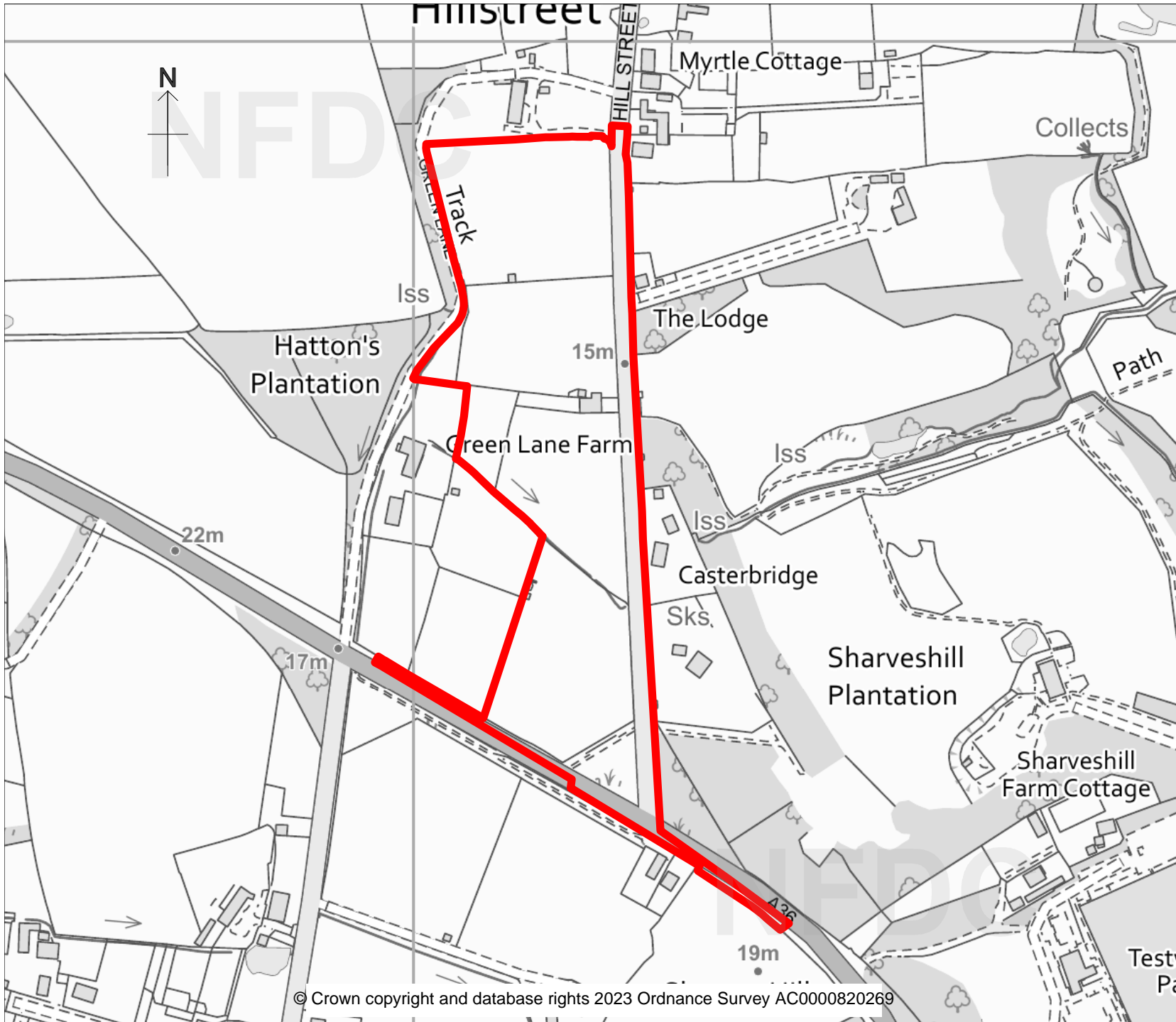
Prior to the commencement of development above damp proof course, a schedule of the position, layout and location of all ecological enhancements proposed on plot, as indicated by the Ecological Mitigation and Management Plan ref: B026661 received 04/09/23 shall be submitted to the Local Planning Authority.

Reason: For monitoring delivery of ecological mitigation and enhancements and in accordance with DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014.

### **Further Information:**

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# New Forest

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## PLANNING COMMITTEE

November 2023

Land West of Hill Street  
 Calmore  
 Netley Marsh  
 22/10854

Scale 1:3500

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