

Application Number:	22/10747 Full Planning Permission
Site:	LAND NORTH OF THE HOLLIES, HILL STREET, CALMORE SO40 2RX
Development:	Development of 9 dwellings; open car ports, access, hard and soft landscaping and associated works
Applicant:	Osman Homes Limited
Agent:	Atlas Planning Group
Target Date:	26/09/2022
Case Officer:	James Gilfillan
Officer Recommendation:	Service Manager - Grant
Reason for Referral to Committee:	This application is brought to committee because it forms part of Strategic Site SS1 - Land North of Totton.

1 MAIN ISSUES

The issues are:

- a) The Principle of the Development
- b) Housing Mix, Built Design and Density
- c) Landscape and Trees
- d) Highways, Access and Vehicular Parking
- e) Residential Amenity
- f) Heritage Assets
- g) 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 SPA and SAC
- h) Affordable Housing
- i) Other Matters

2 SITE DESCRIPTION

The application site is made up of fields, located to the west of Hill Street close to the north east edge of the district, in Netley Marsh Parish. It is a very 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 has a short frontage to Hill Street, the 'Bloor Homes' section of SS1 wraps around the north and west edges. Along the southern edge of the site is Green Lane Bridleway. There is an existing field gate entrance to the site from Hill Street.

There are mature trees and hedges around and across the site, forming three fields. Many of the trees are protected by a preservation order.

There are residential properties located sporadically along Hill Street. There is a

Listed Building, the Thatch Cottage, opposite the site on the opposite side of Hill Street.

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

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

The full application proposes to erect 9 detached houses across the site, consisting of:

- 2x2-beds
- 3x3-beds
- 4x4-beds

A new access would be formed from Hill Street to serve the development. Green infrastructure comprising Public Open Space and Alternative Natural Recreational Greenspace would be provided, with routes for pedestrians and cyclists to cross the site and access adjoining land would be provided.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description
Application Site		
21/11130 New field access, track and gate, closing up of existing access, landscaping and associated works.	27/09/2021	Granted Subject to Conditions
Adjoining Sites		
22/10854 - Land West of Hill Street. Construction of 60 dwellings with two accesses from Hill Street.	08/09/2023	Resolved to Grant, subject to S.106.
23/10628 - Land North of Salisbury Road (Bloor Homes) Reserved matters application for 271 homes pursuant to outline application 20/10997		Under consideration
20/10997 - Land North of Salisbury Road (Bloor Homes) Outline planning application with all matters reserved, except means of access to the highway network, for the demolition of existing buildings and the residential (C3) development of the site with up to 280 dwellings.	16/01/2023	Granted subject to S.106 and Conditions.

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 STR4: The settlement hierarchy
Policy STR5: Meeting our housing needs

Policy STR9: Development on land within a Minerals Safeguarding Area or Minerals Consultation Area
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 CCC2: Safe and sustainable travel
Policy IMPL1: Developer Contributions
Policy IMPL2: Development standards

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 - Housing Design, Density and Character
SPD - Mitigation Strategy for European Sites
SPD - Parking Standards

Relevant Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990
S.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/G 8

6 PARISH / TOWN COUNCIL COMMENTS

Netley Marsh Parish Council: Recommends refusal. Hill Street is not suitable for the likely increase in traffic, there are concerns over drainage issues and the design of the properties are too tall and not in keeping with the rural location.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

New Forest District Council

Conservation Officer. Identifies the presence of a Grade II listed building opposite the site, including a listed outbuilding on that site. Objects to the lack of a comprehensive heritage assessment, that has resulted in the suburban approach to the design and layout of the site and buildings, which harms the setting of the grade II listed buildings.. This leads to less than substantial harm to the significance of the designated heritage assets.

Ecologist. Identifies the scheme would increase recreational activity and have impacts on air and water quality having an adverse impact on protected New Forest and Solent habitats, however mitigation has been identified and should be secured. No concerns regarding the proposed development, subject to conditions securing ecological enhancements on site.

Environment Team. Scheme needs to better connect with bridleway, allow for comprehensive development with adjoining land, too much hard surface in open space, separate pavements are inappropriate to the context, house design is not under pinned by contextual analysis, plots 2 and 3 have short rear gardens and plot 1 will be in shade. Further concerns are raised in respect of landscape species and planting density proposed, queries feasibility of ANRG in close proximity to Veteran Oak Tree where access should be restricted.

Environmental Health Contaminated Land. Historic grazing and potential landfill has potential for contamination. Ground workers should use standard personal protection equipment during construction.

Environmental Health (Pollution). Comment that the site is close to the M27 and A326 and a noise assessment should be undertaken. Construction Impacts should be assessed and managed by way of a Construction Management Plan. Conditions are suggested in both respects.

Open Space Officer. Comments that the scheme fails to provide sufficient open space in accordance with policy CS7. Contributions could mitigate lack of on site formal and childrens play. Provides detailed comments on footpaths, landscape, maintenance access and ecology features.

Tree Team. Subject to conditions the scheme retains and preserves the setting of important and protected trees on and adjacent to the site.

Hampshire County Council

Countryside Services. No objection subject to conditions and securing contributions towards enhancing Green Way Bridleway.

Education. No objection subject to securing a contribution towards primary age education facilities.

Lead Local Flood Risk Authority. Scheme falls below the threshold of schemes to be assessed.

Highways. The design of the access provides safe access to the site for the scale of vehicle movements and includes sufficient visibility along Hill Street. Provision is made for pedestrian connectivity with adjoining land and Green Lane Bridleway. Conditions securing these features and a Construction Traffic Management Plan are proposed.

Others

Hampshire Fire & Rescue Service Comment regarding ensuring access to the properties meets the building regulations requirements and construction minimises fire risk.

Hampshire Swifts. Seeks provision of ecological measures to support crevice nesting birds such as Swifts and House Sparrows.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- Highway and pedestrian safety on Hill Street would be compromised by additional vehicle movements. Conflict with drives for houses opposite.
- The character of hill street would be harmed by the development
- Any route joining the site to the Bloor Homes site should not allow vehicle access
- Impact on the amenity and privacy of residents, vehicle movements and head lights disturbing residents opposite.
- Impact on the character of the area.

For: 0

Against: 4

10 PLANNING ASSESSMENT

A) Principle of the Development

The site falls within the built up area as defined by the proposals map. It is a small part of a much larger site allocated for residential led mixed use development by Strategic Site policy SS1 (Land North of Totton).

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, suggesting this site was appropriate for residential development.

At this time, the site is somewhat isolated from the existing built up area 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) and the resolution to grant on land to the south (Bargate Homes 22/10854).

The provision of 9 homes on this site makes a small but positive contribution 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 plan's adopted strategy 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 housing. The proposal is for a new residential development of 9 dwellings which would make a small contribution to the housing land supply in the District, but a contribution that can be delivered quickly due to the small infrastructure needs of the development and construction required to 'open up the site'.

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 economic benefits during construction, involving 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.

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.

B) Built Design, Density and Housing Mix.

The site is currently open fields largely used as paddock grazing. There are no structures on the site.

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".

At this time the site is visually detached from Totton as intervening parcels of SS1 have not been delivered 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 remain isolated in the long term.

Concerns that the scheme does not allow for comprehensive development by making use of land adjoining to the south are given little weight. Such land is outside the control of the applicant and is relatively small.

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 the entire application site could accommodate built form.

The scheme proposes nine detached houses in a variety of sizes, designs, layouts and garden sizes, presenting an organic layout with a high degree of spaciousness. That layout has been driven by a desire to retain the mature hedgerows and trees on the site. The hedgerows currently divide the site into three fields. This has given rise to three development parcels.

The first on the east edge provides the vehicular access in to the site from Hill Street with a single house set behind the existing hedge, addressing the access junction, but retaining that strong landscape character along Hill Street, whilst ensuring appropriate engagement and passive surveillance of the access in to the site.

The design and proportions of that house would be heavily influenced by the design of New Forest cottages characteristic of the area and prevalent along Hill Street. A private garden, parking spaces and a car port would be provided on the plot, contained by hedgerow boundaries on a spacious plot with space around it.

The existing hedge on the site would provide a backdrop to the first house. An area of public open space would provide an attractive link between the existing bridleway and proposed route across the application site, addressing the concern presented by the NFDC Design Officer. The access road would curve northwards to make use of an existing opening in the hedge.

The second development parcel would consist of four detached houses arranged in a cluster around a courtyard off the access road. The courtyard access would not be so pinched to prevent visual interaction between the houses and the access road and open space beyond, or that views into the courtyard would be so restricted that the presence of the rear elevation of house 5 close to the road would be an extensive part of the streetscene. Whilst not a pure agricultural courtyard style development it does have similarities to such an approach, especially given the proposed materials including slate roof, timber boarding and porches.

The access road would extend further north to limit the extent of hedgerow to be removed to access the third development parcel on the west side of the site. The road would open out into a more informal shared space design.

The third development parcel is occupied by the four detached 4-bed houses. These will have defined plots, separation from landscaped boundaries between the plots and site boundaries, with on plot parking contained within those landscape boundaries. This low density spacious arrangement would be entirely appropriate to the location of the site. The architectural style is relatively traditional and would sit comfortably together. The same suite of materials would complement the spacious layout and rural character of the area.

Inclusion of a separate footway beside the access road, does have a suburban appearance, however it is not unreasonable to provide such a feature, which will be commonplace for other residential developments along Hill Street. However, the footway does not extend to the edge of Hill Street, where there is no such feature for it to tie into and does not contribute to an over engineered junction with Hill Street.

The layout of the scheme maintains the landscape edge of Hill Street and its rural character, a key consideration of the strategic site policy. The development does not front any built form or individual driveways directly onto Hill Street. The new access would open up the frontage, but in contrast, the existing access would be replaced with new hedgerow, that would extend to the north east corner. House 1 will be located behind the existing hedgerow, retaining that strong landscape character along Hill Street. The marginal increase in openness along the Hill Street frontage to deliver the access would not materially alter the character of Hill Street to the extent of being detrimental.

The scheme delivers a design and layout that would sit comfortably on the site, provide a successful transition in layout and character at the rural edge of the built up area and preserve the appearance of Hill Street.

Housing Mix and Built Density

Local Plan Policy HOU1 seeks 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.

The scheme proposes 9 houses, all of which would be detached. It provides the following mix of sizes.

- 2x2-bed
- 3x3-bed
- 4x4-bed

Such a mix does not meet exactly the indicative mix presented by the Local Plan, nor the preference for the majority to be smaller sized properties. However, as the scheme only proposes nine dwellings, the disproportionate number of larger properties would not have a material impact on the overall balance and supply of a mix across the wider Strategic Site.

It is considered that the mix proposed would still offer choice across a range of needs, which is key to freeing up housing and allowing residents to 'right-size' to houses that meet their needs.

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 15 dwellings per hectare (dph) overall. This built density is significantly 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, achieves a step down in density from the scheme to the south (Bargate 22/10854) and alongside Hill Street which, as outlined, has a notable sylvan character and low density. Paragraph 124 of the NPPF, does present the balance of these factors as important to achieving efficient use of land.

With respect of the aspiration of the Development plan to achieve a mix of housing tenure it should be noted that the scheme does not meet the thresholds set by Local Plan policy HOU2 for the provision of Affordable Housing.

At 9 dwellings and below the 1000Sq.m cumulative gross internal floorspace the scheme does not achieve either threshold. Had the scheme surpassed either threshold the viability of such a small scheme may have struggled to sustain a contribution towards affordable housing and remain viable in any event.

The scheme delivers a design and layout that would sit comfortably on the site, provide a successful transition in layout, density and character at the rural edge of the built up area and preserve the appearance of Hill Street. It would deliver social benefits of providing housing in a mix of sizes, contributing to a mixed and balanced community across the wider strategic allocation. In doing so the scheme strikes an appropriate balance of making efficient use of the land, preserving the character of the area and aspirations of Local Plan policies STR1, ENV3 and HOU1.

C. Landscape, Trees and Open Space

Landscape impact and Trees

The site has historic use as grazing paddocks, however there are still notable hedgerow across the site. The centre of the site is open semi improved grassland, with dense scrub, species poor hedgerows and large mature trees around the edges. The site does have a rural agricultural character.

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. As described above, the layout of the scheme uses the hedgerows to form development parcels and frames the development, retaining a strong predominance of landscape.

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. None of the trees identified by the assessment require removal to facilitate the development, or specialist construction techniques. Some sections of hedgerow require removal to facilitate the access across the site, however the area removed would be a very small percentage of the overall length of hedgerow on site.

Protective fencing is advocated to avoid accidental damage during construction and an appropriately worded condition will be attached.

The soft edge to Hill Street consisting of trees and hedgerows would be largely preserved, 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, especially given the opportunity to extend new hedgerow along the site frontage.

The approach taken to the layout of the development to form discreet development parcels with a low density and gaps between built form due to the size of the hedgerows contributes to the perception of spaciousness and minimises the erosion of the rural character.

It is acknowledged that whilst the access to serve this scheme would open views of new built form, rather than open fields, that built form is largely limited to a single dwelling and glimpsed views of others in the distance. 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 the area that new trees planted in rear gardens would have. Due to the size of the plots, the trees proposed to be planted in rear gardens would not dominate those gardens to the extent of being detrimental to the amenity of residents, placing them at risk of removal.

ANRG Design

Whilst the scheme is below the threshold in ENV1 for delivery of ANRG on site, policy SS1 is clear that all schemes within its identified area need to contribute proportionately to the ANRG provision. Sufficient space is provided for provision of the quantitative aspect of ANRG, however a pragmatic approach is taken to the dimensions of the layout of the ANRG on smaller sites where the area required can not achieve the radius of the spaces advocated by the SPD on European Site Mitigation.

Due to the comparatively modest size of the scheme and the amount of ANRG required, there is little opportunity to provide a variety of habitats or extensive landscaping therein, the ANRG provided on site would sit alongside similar space on the adjoining land to the north, to be provided by the scheme under consideration from Bloor Homes. In doing so the space would have a sense of openness and in the respect of users from both sides of the boundary seamless walking routes through greenspace, without crossing roads or passing through the proposed built up residential areas.

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.

D) Highways, Access and Vehicular Parking

Access to the site is currently limited to a single gated access along the frontage to Hill Street. Planning permission was granted to replace that access with a alternative field access broadly in the location of that now proposed. Whilst representations received accuse the applicant of using that application to set a precedent for the scheme now proposed, each application is assessed on its merits for the purpose it is intended to serve.

The concept masterplan, provided by the Local Plan suggests several development parcels along Hill Street, that could only take access from Hill Street. This application site is one such 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.

Representations received also encourage access to this site be taken via the adjoining land to the west (Bloor Homes). As that land is in third party ownership and is not guaranteed to be delivered, it would not be reasonable to assume that an adopted vehicular route would be arrive at the boundary on that site, or that either party could be forced to do so by the Planning Authority as no such provision is included in the adopted policy.

The application site has direct frontage to an adopted highway and Hampshire County Council Highways are satisfied that a safe access can be achieved to serve the development. Hedgerow will be removed to form the access and further trimming back would be required to achieve visibility splays, the scheme proposes to form a new section of hedgerow on the north portion of the frontage where the existing access is to be closed.

Due to the scale of the development, it is not considered to have a material impact on the volumes of traffic along Hill Street to the extent that it would be reasonable or proportionate to require the developer to undertake alterations to the layout of the highway along Hill Street. The Transport Assessment supporting that application calculates the scheme would give rise to 5 vehicular trips in the AM peak and 4 in the PM peak.

The adjoining 60 dwelling scheme (Bargate Homes) requires highway improvements to Hill Street in order to maintain highway safety, so any cumulative impacts would be mitigated for. There are no proposals to allow vehicular access from this site to the adjoining Bloor homes site that would result in additional vehicular flows on to Hill Street.

Hampshire County Highways officers have requested a condition is imposed to secure a construction traffic management plan. This is considered appropriate and a necessary tool to manage and minimise the effect of construction on highway safety along Hill Street. It would not be reasonable to preclude the development from occurring until the improvements required by the Bargate scheme to the south have been delivered. At only nine units the build programme would not be long or result in movement of significant numbers of Heavy Goods Vehicles on a daily basis.

All properties across the strategic site are identified as contributing to increased vehicle movements through the junction between the A36 and A326, that cumulatively will result in unsafe levels of queuing and congestion requiring mitigation. A proportionate contribution of £13,500 towards an improvement project will be secured.

Due to the proximity of the site to the existing Green Lane bridleway, the scheme would give rise to increased use and therefore pressure on the bridleway requiring mitigation. Relying on work undertaken to assess the scale of works required to re-surface the bridleway to a state capable of meeting the demand a proportionate financial contribution of £4,052 will be secured.

It would not be proportionate to expect this small scheme to make any further off site improvements to support pedestrians and cyclists in the wider area. As described in section D, this scheme would accommodate a route for cyclists and pedestrians from its north boundary with the Bloors site, to the end of Green Lane bridleway where it meets Hill Street. Including this link would significantly enhance connectivity throughout the entire section of the strategic site north of Salisbury Road and is a significant benefit of the scheme due to the benefit it would deliver for all residents, including existing residents of Hill Street, to access new green open space safely.

Within the site, the scheme at 9 units falls below the scale normally considered for adoption by Hampshire County Highway Authority. Plans demonstrate that a refuse wagon can enter and exit in a forward gear, in order to serve all of the houses and maintain highway safety.

Safe pedestrian access is provided throughout the site, primarily by way of designated footway beside the access road. A shared surface design would be incorporated at the west end, where the four larger houses are arranged around courtyard.

In accordance with the adopted parking standards SPD, the housing mix proposed requires 23.5 parking spaces. The scheme proposes 28 spaces. All the houses would have at least two parking spaces. Six of them would have three or more spaces. The parking standards require 3-bed units to have 2.5 spaces, however there are three 3-bed houses with only two spaces each. The layout does allow for further parking on site that is unlikely to prejudice on site safety and manoeuvring. In addition two visitor spaces are provided and other space could be relied upon by visitors without compromising access and manoeuvring. It is considered that the approach to parking would not be unacceptable.

The plans show storage structures for every house to accommodate bins and bikes, making provision to support sustainable means of travel.

Whilst the vehicular access will require the loss of some hedgerow, new hedgerows would be added to the streetscene. 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) Residential Amenity

There are few residential properties in the area, mainly located sporadically on the opposite side of Hill Street. One detached residential property adjoins the site, Carnoustie House, positioned to the north of the application site. Whilst the application site is described as 'Land north of the Hollies', the site does not adjoin the site of the Hollies, separated by Green Lane bridleway.

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

Similarly, based on the Reserved Matters application for the layout of housing on the adjoining Bloor Homes site, the amenity and privacy of residents of those new houses, would be preserved.

Representations received from Myrtle Cottage raise concerns regarding a loss of amenity due to the position of the proposed access and vehicle movements generated by the scheme, most particularly head lights shining through windows. The nature and scale of movements would be residential in character. The layout of the access and volume of traffic along Hill Street and in and out of the site minimises the time that vehicles would be waiting at the junction, or shine lights across Hill Street to the extent that amenity would be compromised to the extent that revisions to the scheme would be justified.

Due to the spacious layout the amenity and privacy of occupiers of the proposed houses would be preserved. Where there is a degree of overlooking between neighbouring houses, such as rear facing windows to units 2, 3 and 4, it would not result in a detrimental impact. Furthermore due to the separation distances, there would not be an impact from residents of the adjoining Bloor Homes site. Generous sized gardens would readily meet the private recreation needs of residents.

The Councils Environmental Health Officer has suggested a noise assessment should be undertaken to ensure the proximity of the site to the M27 would not compromise residential amenity. It is considered that such a requirement would be disproportionate for the scale of the scheme, especially give its location in relation to the motorway, but also the extent of development and scale of mature landscape that encloses it.

F) 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 paragraph 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 no designated or non-designated Heritage Assets on the site. Nor does it fall within, adjacent to or affect 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. As such, the proposal should be considered against NPPF paragraph 202.

There are designated and non-designated heritage assets in the area that are potentially affected by the proposed scheme. Policy SS1 specifically identifies the 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 subject to this application 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;

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 . 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, nor would their existing plot and relationship together. The potential impact of the proposals on the Listed Buildings would be limited to the introduction of built form on Hill Street and the minor change in the experience of passing along that road to arrive at the Listed Buildings, as aspects of their setting.

Their significance, in relation to their setting is heavily associated with their role and relationship to the agricultural activities historically undertaken in the area. However, that relationship has long since been broken, through the provision of alternative farmhouse accommodation, erection of a house on land immediately to the north, breaking up of the farming activities and now the allocation of the land, subject to this application, for development.

Despite the location of the application site, opposite the listed building, due to the layout of the proposed scheme, the design of plot 1 having a traditional New Forest vernacular prevalent in the locality, retention of the large Oak tree, closure of the existing site access and retention and enhancement of the mature hedgerows on the site, there would not be a significant change to the visual relationship between the application site and the listed building.

Furthermore the siting of plot 1 and the design of the house, having a traditional New Forest vernacular, would sit comfortably with the character and appearance of Hill Street, reflecting the sporadic pattern of development along the road, minimising potential impact on significance arising from the implementation of delivery of the allocation.

Despite these factors the NFDC Conservation Officer concludes that less than substantial harm would be caused to the significance of the Listed Building. In line with NPPF paragraph 202, it is considered that the public benefits, described above, of the proposal would clearly outweigh the identified less than substantial harm.

Other buildings along Hill Street would be considered to be non-designated heritage assets (NDHA). Those with a relationship to the application site are:

- Myrtle cottage;
- Agricultural outbuilding at the Laurels
- Broadclyst Cottage.

These buildings are located opposite the site along Hill Street. Their relationship with the site and its contribution to their significance is similar as that of the Listed Buildings, whereby they benefit from the application site's contribution to the overall rural setting and character of the area.

In accordance with para 203 of the NPPF any 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. As with the relationship between the scheme and the designated heritage assets, there would be no impact on their respective plots, individual fabric and built form or their

group relationship, as such it is considered that any impact would be associated with the change in character of the area in principle rather than the heritage value of the area.

There is high desirability for preserving the setting, special architectural features and historic interest of the listed buildings close to the site. The design and layout of the scheme minimises the level of impact on those features which is outweighed by the public benefits of the scheme. The designated heritage assets close to the site would be preserved as required by S.66 of the Listed Building Act, the NPPF and local plan policy DM1.

G) Environmental Matters

i) Ecology and Protected Species

There are no protected or sensitive habitats on the site, which is predominately semi-improved grassland. There are areas of scattered scrub, species poor hedgerows and mature broad leaved trees.

There are no species present on site that would restrict the design, layout or principle of the development, however the scheme has been designed to retain the majority of the hedgerows and the mature trees that are suitable supporting habitats for foraging and commuting bats, nesting and foraging birds, hedgehogs, reptiles and invertebrates. The Councils Ecologist accepts the findings of the supporting ecological appraisal that the survey and analysis captures all necessary ecological designations close to the site with the potential for to be effected.

Whilst detailed landscape plans have been provided that would enhance bio-diversity and support ecology across the site, there is no ecological mitigation or enhancement plan proposing features to be incorporated in the buildings or site such as bat and bird boxes, bee bricks, hedgehog gaps or similar, a suitably worded condition is imposed to ensure such measures are identified and delivered. This would meet the requests of the representation received from Hampshire Swifts. It will also seek details of site lighting in order to ensure it does not interfere with nighttime foraging.

In this instance it is not considered proportionate to require the scheme to achieve 10% bio-diversity net gain. The scheme would qualify by reason of its site area, rather than quantity of development. Retention of existing mature trees and hedgerows would complement the enhancements described above the bio-diversity delivered on adjoining sites.

ii) Recreational activity impact on New Forest and Solent Habitats

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 0.23ha 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, the proposed 9 homes generate a need for at least

0.23ha 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.

iii) Nitrate neutrality and impact on 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.

Air Quality impact on New Forest habitats

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

The applicant will agree to a financial contribution towards the monitoring strategy adopted by the Air Quality SPD.

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.

H) Affordable Housing

With respect of the aspiration of the Development plan to achieve a mix of housing tenure it should be noted that the scheme does not meet the thresholds set by Local Plan policy HOU2 for the provision of Affordable Housing.

At 9 dwellings and below the 1000Sq.m cumulative gross internal floorspace the scheme does not achieve either threshold. Had the scheme surpassed either threshold the viability of such a small scheme may have struggled to sustain a contribution towards affordable housing and remain viable in any event.

I) Other Matters

Public Open Space.

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 should be made for on-site provision of informal open space, play provision and off-site formal recreation.

The housing mix requires a total of 0.1ha 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 - 0.007ha (70 Sq.m)
- Informal Open Space - 0.06ha (600Sq.m)
- Formal Open Space - 0.04ha (400Sq.m)

The scheme has not made provision for these quantitative requirements. As described above, in section F, there is sufficient provision of ANRG. An area of open space, to the south of the proposed access, would be informal open space, along with further areas that frame the residential plots and retention of existing hedgerows on site that would also contribute to the landscape setting and appearance of the of the site. However this would not amount to the required 600Sq.m.

Due to the size of the development it would not be appropriate to seek to deliver play equipment to the equivalent of 70 Sq.m area on site. The ANRG would not preclude play and the hard surfaced area in front of units 6-9 would also provide a good alternative for informal play.

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 of £3,582.00 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.

Set out at sections B and D, the scheme provides a shared pedestrian and cycle route from the north boundary to the end of Green Lane bridleway. Such a route, with access in to the Bloor Homes site would allow residents of both schemes to access the public open space and the bridleway for safe travel to other parts of the wider SS1 site, creating a positive link for connectivity throughout the area, for

recreation and active travel, such a feature makes a significant contribution towards the amenity and recreation needs residents.

Whilst the absolute spatial requirements of the policy have not been met, It is considered that the combination of open space and facilities being provided is appropriate and would not prejudice the amenity or well being of residents.

Drainage.

The site is not at risk of flooding. There is a ditch along a section of the southern boundary that flows in to the existing roadside ditch. A surface water drainage scheme has been designed to capture surface water in underground attenuation tanks and discharge to the ditch at current greenfield run off rates. This complies with the principles of the sustainable drainage hierarchy expected by the NPPF. A condition will be imposed to ensure installation and future maintenance is secured.

Ground Contamination.

The concern raised by the NFDC Contaminated Land Officer does not require intervention through consideration of the planning application. There would be no risk to the development or its residents, nor would the wider environment be at risk of harm during construction.

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 £39,320 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.

Air Quality.

The site is set a sufficient distance from nearby roads identified as carrying significant volumes of traffic, nor does the layout of the scheme place any houses on the edge of the existing or proposed roads, avoiding any potential impacts from vehicle emissions. The supporting Planning Statement indicates an intent to incorporate air source heat pumps and electric vehicle charging points can readily be secured by way of condition.

The NFDC EHO advocates a Construction Management Plan, that could deal with minimising the generation of dust on site. A similar requirement has been made by Hampshire CC Highways Officers, so is attached.

Developer Contributions

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

Habitat Mitigation

- Infrastructure Habitat Mitigation Provision of 0.23ha of publicly accessible ANRG, with future transfer to Management Co. provision of management plan
- New Forest habitats recreation mitigation – Non infrastructure £8,538.00
- New Forest Habitat Air Quality monitoring £927.00
- Solent bird aware - £7,700.00

Monitoring fees.

- Commencement £808.00
- ANRG/Open space monitoring £6,542.00

Highways

- Provision of £13,500 towards A326/A31 southbound off slip junction capacity improvement project
- Provision of £4,052.00 towards Green Lane bridleway improvement project

Public Open space.

- Provision of informal open space on site
- Provision of £3,582.00 towards formal public open space towards the provision and maintenance of off site sports facilities to include one or more of the following:
MUGA sports pitches in wider SS1;
Cricket pitch with locality of Totton;
Other off site sports facilities within the vicinity of the development.

Education

- Provision of £39,320 towards Primary age school infrastructure

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

CIL Summary Table

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargable Floorspace (sq/m)	Rate	Total
Dwelling houses	1276.02	0	1276.02	1276.02	£80/sqm	£139,380.65 *

Subtotal:	£139,380.65
Relief:	£0.00
Total Payable:	£139,380.65

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. 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.

It would make a positive contribution towards successful implementation of the development plan and providing choice not provided to date, meeting the housing needs of the District.

The design, layout and appearance of the scheme would positively integrate with the character of the area, landscape setting, preserve residential amenity and highway safety. Public benefits of the scheme would readily outweigh the less than substantial harm to the significance of designated heritage assets.

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 enhancements.

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 by, 01/12/24, of a planning obligation entered into by way of a Section 106 Agreement to secure

Habitat Mitigation

- Infrastructure Habitat Mitigation Provision of 0.23ha of publicly accessible ANRG, with future transfer to Management Co. provision of management plan
- New Forest habitats recreation mitigation – Non infrastructure £8,538.00
- New Forest Habitat Air Quality monitoring £927.00
- Solent bird aware - £7,700.00

Monitoring fees.

- Commencement £808.00
- ANRG/Open space monitoring £6,542.00

Highways

- Provision of £13,500 towards A326/A31 southbound off slip junction capacity improvement project
- Provision of £4,052.00 towards Green Lane bridleway improvement project

Public Open space.

- Provision of informal open space on site
- Provision of £3,582.00 towards formal public open space towards the provision and maintenance of off site sports facilities to include one or more of the following:
 - MUGA sports pitches in wider SS1;
 - Cricket pitch with locality of Totton;
 - Other off site sports facilities within the vicinity of the development.

Education

Provision of £39,320 towards Primary age school infrastructure

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:295/DP/109 rec'd 24/06/22

Block Plan ref:295/DP/200 rec'd 20/11/23

Plot 1 Floor Plans ref:295/DP/201 rec'd 17/11/23

Plot 1 Elevations ref:295/DP/202 rec'd 17/11/23

Plot 2 Floor Plans ref: 295/DP/203 rec'd 24/06/22

Plot 2 Elevations ref: 295/DP/204 rec'd 24/06/22

Plot 3 Floor Plans ref: 295/DP/205 rec'd 24/06/22

Plot 3 Elevations ref: 295/DP/206 rec'd 24/06/22

Plot 4 Floor Plans ref: 295/DP/207 rec'd 24/06/22

Plot 4 Elevations ref: 295/DP/208 rec'd 24/06/22

Plot 5 Floor Plans ref: 295/DP/209 rec'd 24/06/22

Plot 5 Elevations ref: 295/DP/210 rec'd 24/06/22

Plot 6 Floor Plans ref: 295/DP/211 rec'd 24/06/22

Plot 6 Elevations ref: 295/DP/212 rec'd 24/06/22

Plot 7 Floor Plans ref: 295/DP/213 rec'd 24/06/22

Plot 7 Elevations ref: 295/DP/214 rec'd 24/06/22

Plot 8 Floor Plans ref: 295/DP/215 rec'd 17/11/23

Plot 8 Elevations ref: 295/DP/216 rec'd 17/11/23

Plot 9 Floor Plans ref: 295/DP/217 rec'd 24/06/22

Plot 9 Elevations ref: 295/DP/218 rec'd 24/06/22

Car barns ref:295/DP/219 rec'd 24/06/22

Bicycle and Bin Store ref:295/DP/220 rec'd 24/06/22

Landscape Plan Drg No.345_PN_01 rev F rec'd 20/11/23

Soft Landscape Plan - ANRG Drg No.345_PN_02 rev F rec'd 20/11/23

Soft Landscape Plan - East Drg No.345_PN_02 revF rec'd 20/11/23

Soft Landscape Plan - West Drg No.345_PN_02 revF rec'd 20/11/23

Reason: To ensure satisfactory provision of the development.

3. **Details of Construction Materials**

Prior to the commencement of construction above damp proof course, full details of all the materials to be used on the external elevations as indicated on the approved plan shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented.

Reason: To ensure an acceptable appearance of the building in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. **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. **Tree protection**

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 Eco Urban Arboricultural: Arboricultural Implications Assessment and Method Statement for Land to the north of 'The Hollies', Hill Street, Calmore Ref: 211369-AIA 5 received 09/01/23 and Tree Protection Plan

Reason: To protect the said trees in the interests of the visual amenities and character of the locality, 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.

6. Tree protection meeting

Prior to the commencement of any works (including site clearance, demolition and construction works) 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site meeting to inspect all tree protection measures and confirm that they have been installed in the correct location and to the specifications as shown in the submitted Eco Urban Arboricultural: Arboricultural Implications Assessment and Method Statement for Land to the north of 'The Hollies', Hill Street, Calmore Ref: 211369-AIA 5 received 09/01/23 and Tree Protection Plan.

Reason: To safeguard trees and natural features which are important to ecology and the visual amenities of the area and in accordance with policies ENV3 & ENV4 of the New Forest Local Plan Part 1: Planning Strategy 2020 and DM2 of the New Forest Local Plan Part 2: Sites and DM policies 2014.

7. Connecting link

Prior to the commencement of development above Damp Proof Course of the houses hereby approved, detailed designs and construction drawing of the shared pedestrian-cycle way across the site from the north boundary to Green Lane bridleway, as shown on the approved plans, shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented prior to first occupation of the development hereby approved and thereafter retained and there shall be no boundary feature erected so as to impede the free flow of users.

Reason: The application site forms one part of a strategic site allocation and in the interests of securing accessible and joined up green infrastructure it is essential that there is appropriate connectivity between different parts of the strategic site and in the interests of the well being and amenity of residents and sustainability and in accordance with Policies STR1, ENV3, CCC2 and SS1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

8. Access

The development hereby permitted shall not be brought into use until the vehicular access from Hill Street, as shown in principle on the approved plans, has been completed and visibility splays of 2.4 metres by 43 metres have been provided. Nothing over 0.6m in height above the level of the carriageway shall be placed or permitted to remain within the visibility splay.

Reason: In the interests of highway safety.

9. **Parking, drives, carports.**

No dwelling shall be occupied until its respective access, driveway, carport and parking have been provided as shown on the approved plans. No doors or other forms of enclosure 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.

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

11. All soft landscape shall be carried out in accordance with the approved plans and details within one year of commencement of development and maintained thereafter.

If within a period of five years from the date of planting of any tree/plant, that tree/plant, or its replacement, is removed, uprooted, destroyed or dies, another tree/plant of the same species and size as that originally planted shall be replanted in the first available planting season, unless with prior written agreement of the Local Planning Authority to a revised species, size or location.

Reason: To ensure the achievement and long term retention of an appropriate quality of development and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

12. **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.

13. Prior to the commencement of development a revised ecological mitigation, enhancement and management plan shall be submitted to and approved in writing. The Plan shall set out the measures to protected habitats and species during construction, measures to enhance ecology on site to include but not limited to, the measures raised by consultee responses on the application, and details of delivery and management of the enhancements.

The agreed details shall then be implemented as agreed.

Reason: In the interests of mitigating the impact of the development and ensuring ecological enhancements are delivered 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.

14. **Boundary details.**

Prior to the commencement of development above damp proof course, details of the boundary enclosure to the site and individual plots, including any gates, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented prior to occupation of the relevant plot and where appropriate maintained in accordance with the requirements of condition 11.

Reason. In the interests of the character and appearance of the site and in accordance with ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

15. **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.

16. **Bike and bin storage.**

No dwelling shall be occupied until its respective bike and bin stores as shown on the approved plans have been provided.

Reason: In the interests of supporting sustainable forms of travel and the appearance of the site in accordance with ENV3 & CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

17. **Surface water drainage.**

Prior to occupation of the development, the drainage strategy shown in principle in the Aegaea FRA and Surface Water Drainage Strategy received 24/06/22 shall be implemented.

A maintenance and management schedule for the installed 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.

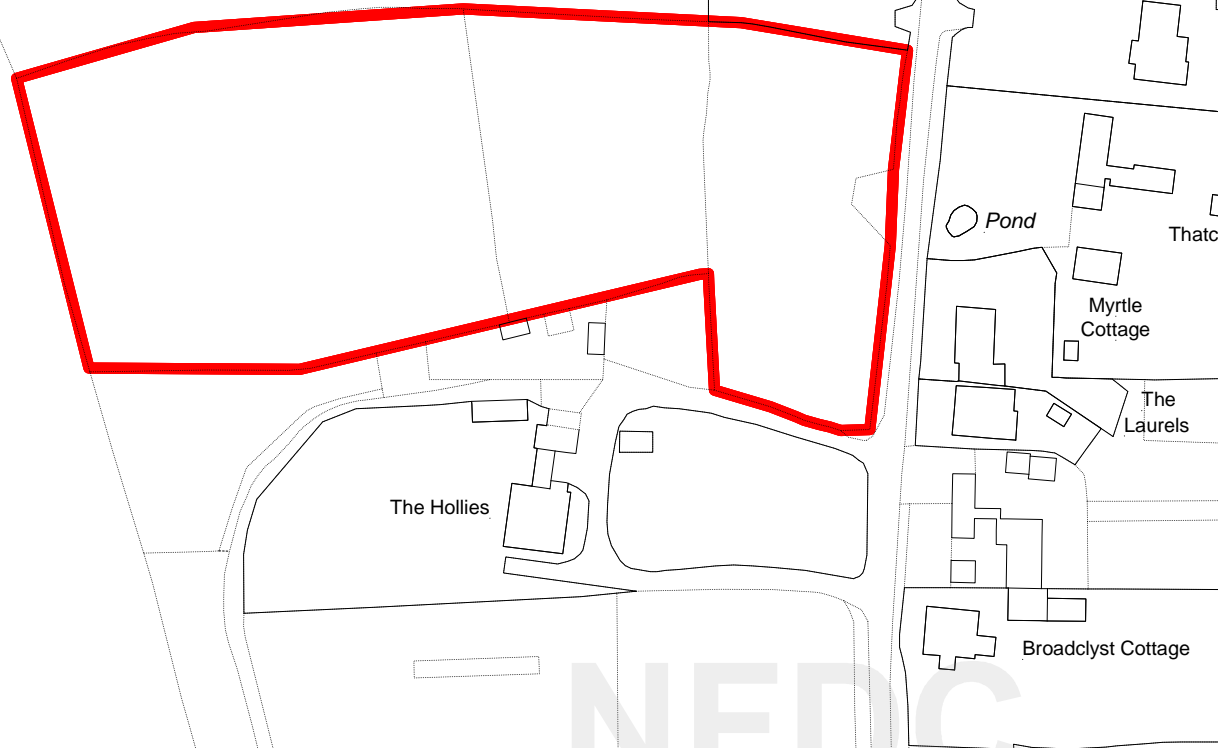
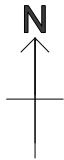
Reason: In order to ensure sufficient and appropriate sustainable drainage for the site and area, to protect important and protected landscape features and in accordance with policies STR1, ENV3, ENV4 and CCC2 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.

Further Information:

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NFDC



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DISTRICT COUNCIL

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New Forest District Council
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Lyndhurst
SO43 7PA

PLANNING COMMITTEE

December 2023

Land North of The Hollies
Hill Street
Calmore
22/10747

Scale 1:1500

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