

Application Number: 23/11262 Full Planning Permission
Site: SPRINGBOURNE FARM, ROCKBOURNE SP6 3NS
Development: Demolition of existing barn consented for conversion to 3 dwellings; replacement new barn to provide terrace of 3 dwellings with parking
Applicant: Roddys Retreat Ltd
Agent: Pell-Stevens Architects
Target Date: 29/01/2024
Case Officer: Vivienne Baxter
Officer Recommendation: Service Manager - Grant
Reason for Referral to Committee: Contrary Parish Council view.

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the area/Natural Landscape
- 3) Impact on the residential amenities of the area
- 4) Highway matters including parking and rights of Way
- 5) Ecology and habitat matters

2 SITE DESCRIPTION

The site lies at the edge of the village of Rockbourne along a track which also serves as a public right of way. It contains a single storey barn parallel to the track but separated by planting. It benefits from a vehicular access off the track to the north-east. Adjoining land to the south-east and south contains other farm buildings and a mobile home. The land rises to the rear (south-east).

3 PROPOSED DEVELOPMENT

The application follows planning approval for the conversion of the building into three holiday lets and a subsequent permission to remove the holiday let restriction. The current proposal would have an identical appearance and siting to the approved conversion scheme and the number of bedrooms and parking spaces would remain the same.

The proposal is for the replacement of most of a barn with a terrace of three single storey dwellings each comprising two bedrooms, bathroom, open plan kitchen, dining, sitting area and entrance lobby/utility area. There would be a rear patio to each property with garden raised up beyond this towards the boundary. Each dwelling would have two parking spaces, an external store and provision for charging electric vehicles. The south western section of the barn would be retained.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10307 Residential dwelling and garage/store; demolition of existing agricultural barn, stables and dilapidated outbuilding (adjacent barn)	12/02/2024	Granted Subject to Conditions	Decided
23/10278 Removal of condition 11 of planning permission 20/10852 to enable the three dwellings to be completed as dwelling houses with unrestricted occupation	12/07/2023	Granted Subject to Conditions	Decided
20/10975 Conversion of existing agricultural barn to residential. Conversion of existing stables to garage/store; demolition of dilapidated outbuilding (adjacent barn)	01/12/2022	Granted Subject to Conditions	Decided
20/10852 Partial conversion, demolition & internal excavation of existing agricultural building into 3 x holiday lets; new wall to the retained section of barn	01/12/2022	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
Policy ENV3: Design quality and local distinctiveness
Policy IMPL1: Developer Contributions
Policy IMPL2: Development standards
Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park

Local Plan Part 2: Sites and Development Management 2014

DM20: Residential development in the countryside

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development. Adopted June 2022
SPD - Design of Waste Management Facilities in New Development
SPD - Mitigation Strategy for European Sites
SPD - Parking Standards

Neighbourhood Plan

N/A

National Planning Policy Framework 2023

National Planning Policy Guidance

Plan Policy Designations

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Rockbourne Parish Council PAR 4 We recommend REFUSAL, for the reasons listed.

The refusal is based on the following grounds:

- Allowing the change would be contrary to Policy STR2 re protecting the AONB
- Allowing the change would be contrary to Policy STR3 re promoting development in
- accessible locations
- Finally, the proposals are likely to result in considerably greater traffic density on a well used public footpath (note HCC Countryside Service have opposed the adjoining application for demolition/new build residential on the grounds of adverse impact to public safety on the footpath)

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Rights of Way: No objection subject to conditions

NFDC Ecologist: No objection subject to securing measures in ecology report

Natural England: Offer advice

9 REPRESENTATIONS RECEIVED

None

10 PLANNING ASSESSMENT

Background

Application 20/10852 for the conversion of the building into three holiday lets was approved under delegated powers in December 2022. Members will recall a subsequent application (23/10278) for the removal of the restrictive holiday let occupancy condition which was determined favourably at Planning Committee in July 2023. These permissions both remain extant meaning there is planning permissions for either three holiday lets or three dwellings on the site

There is also an extant permission for the replacement of an adjacent barn with a single storey dwelling on land within the same ownership. This planning consent was granted in February 2024 following a resolution to grant at the end of 2023 (23/10307). The planning history for this property is similar to the current site.

Principle of Development

The site is situated within the countryside where new residential development is not usually permitted unless it is for agricultural or forestry workers or affordable housing as stated in Policy DM20 of Local Plan Part 2. The proposal does not identify that the dwelling would be for these particular uses and it is therefore contrary to this policy. Approval of the previous scheme was considered acceptable in view of

paragraph 84 of the NPPF which can allow for the conversion of redundant buildings where the immediate setting is enhanced.

However, the provisions of Para. 84 of the NPPF do not now apply as the proposal is to demolish the existing building on site and construct three new dwellings. In principle therefore, the current proposal would be contrary to local and national policy.

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

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

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

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

Each case needs to be considered on its own individual merits. Whilst the proposal is contrary to both Policy DM20 and NPPF Para. 84 - and there have been no material changes to planning policy since the previous approval - the proposed scheme is identical in its impact to those approved previously and which could be implemented. On the basis that there would be no materially greater impact of the current proposals when compared to the extant permission it would be difficult in this instance, to demonstrate planning harm and so justify a refusal of planning permission for this particular application.

Impact on the character and appearance of the area/Natural Landscape

The existing building (known as building B) comprises a linear structure of some 54m in length, parallel to the access track. To the rear (south-east) of this, the land slopes up and is divided into paddock areas with post and rail fencing marking the south-eastern boundary of the site around 16m from the rear of the building.

The majority of this building would be demolished with approximately 13m to the south west being retained - the application provides limited details for this smaller retained section which would remain in association with the use of the adjoining land in the same ownership. The proposed dwellings would be 9m from this retained section, separated by the proposed parking for two of the dwellings and access to the existing static caravan, and in the same layout as the extant permission.

Previously, in order not to result in the building becoming more intrusive, the floor level within the structure was proposed to be lowered slightly in order to achieve adequate head height and this combined with the levels with land sloping up to the rear would maintain a low key development which would have a limited visual impact from the footpath which runs from the village to the end of the track to the rear of the site, which is around 140m away from the buildings at its closest point. This lower floor level is reflected within the proposed plans and the scheme would have a limited impact on the wider area as a result. In view of the levels within the site, it is noted that the proposed ridge would be level with the top of the 1m high boundary fence to the south east.

The front of the existing building is currently partly screened by overgrown vegetation. This would be protected during construction as it provides suitable habitat for nesting birds. Behind this would be an existing path, which would be retained in order to allow access into the units. Each dwelling would have bathroom and bedroom windows in this front elevation. The retention of this landscaped area would offer an appropriate landscape setting for the new dwellings, respecting the rural countryside location. Although the application is supported with a planting maintenance schedule, no detailed landscaping scheme has been submitted but this can be secured by condition.

Whilst the proposed openings would be slightly different to the existing high level windows along this front elevation, there would be fewer openings, a rhythm would remain and the overall appearance would reflect that of the extant permission. To the rear of the building, patio doors and full height windows are proposed to each unit. However, in view of the lower floor level and raised garden area, combined with the proposed brise soleil at eaves level across the rear of the building, the full height of these features would not be readily visible nor would there be significant light implications within the Natural Landscape. This pattern of fenestration reflects the extant permission.

It is considered appropriate to impose conditions relating to materials and external lighting - as per previous planning permissions.

Residential amenity

The site is some distance from the nearest residential properties which are closer to the road, almost 200m away. There would be no loss of privacy or light and traffic movements would be negligible (having regard to the extant permissions) so as not to lead to unacceptable additional noise and disturbance. Any potential noise would be domestic in character and would be of a similar scale and intensity to that of the extant schemes. As such it would have a relatively modest impact on amenity so as to be acceptable.

Highway safety, access, right of way and parking

The proposal includes two access points off the track in the same layout as the extant permissions. The parking provision is also the same, offering two parking spaces for each dwelling along with provision for charging electric vehicles. The

Highway Authority has previously considered proposals at the site for both holiday lets and the conversion of the existing to dwellings and not raised any objections. Given these extant permissions coupled with the fact that traffic generation and layout would not be materially different the Highway Authority has not been consulted in this instance. Further, although previous consents required infrastructure to be secured for electric vehicle charging points this is now covered by changes to the Building Regulations and so a planning condition to secure this provision is not required.

With regard to the adjacent public right of way, Hampshire County Council Countryside Services have advised that they have no objection to the proposal providing the right of way is free of obstruction at all times and recommend a condition.

Ecology

There have been no objections raised to the proposal from an ecological point of view as the buildings do not appear to accommodate any significant wildlife habitats. Biodiversity can be addressed through appropriate landscaping. Ecological enhancements in the form of native hedge planting, three bat bricks and three bird boxes are identified in Section 6.0 of the Ecological Assessment. A condition is recommended to ensure that these ecological enhancements are implemented prior to first occupation of the dwellings and then retained in perpetuity.

Habitat Mitigation and off-site recreational impact

Habitat Mitigation

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

Phosphate neutrality and impact on River Avon SAC

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

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

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

Air Quality

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

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be no combustion appliances, electric car charging points and native planting within the landscaping.

Developer Contributions

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

- Habitat Mitigation
- Air Quality Monitoring
- Habitat Mitigation Monitoring
-

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	206	206	0	0	£80/sqm	£16480 *

Subtotal:	£0.00
Relief:	£0.00
Total Payable:	£16,480

11 OTHER MATTERS

N/A

12 CONCLUSION / PLANNING BALANCE

The proposal is identical in appearance to the extant permission, albeit in a new building rather than a conversion. Taking this fall back position, it is considered that the proposal would not have an adverse impact on the character or appearance of the area nor adversely affect highway safety or residential amenity over and above extant schemes and as such, would be acceptable in these circumstances.

Subject to the prior completion of a S106 agreement to secure the transfer of habitat mitigation and air quality financial contributions already made, the application is considered acceptable in this instance.

13 RECOMMENDATION

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

- i) the completion of a planning obligation entered into by way of a Section 106 Agreement to secure the transfer of Habitat Mitigation and Air Quality Monitoring financial contributions from previous permissions to the current scheme and
- 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:

Planning and Heritage Statement & Appendix
Planting maintenance schedule
Ecological Impact Assessment dated 31 January 2024
Air Quality Statement
101-01 - location plan
101-02 - aerial image
101-04 - block plan - existing
101-05 - site plan - existing
101-10 - existing floor plan - Building B
101-11 - existing floor plan - Building B
101-12 - existing roof plan - Building B
101-13 - existing roof plan - Building B
101-20 - site section A-A existing
101-21 - site section B-B - existing
101-30 - existing NW elevation - Building B
101-31 - existing SE elevation - Building B
101-32 - existing elevations - Building B
103-04 - block plan - proposed
103-05A - site plan - proposed
103-06 - site/floor plan - proposed
103-10 - floor plan - proposed
103-11A - floor plan - proposed
103-12A - roof plan - proposed
103-13 - roof plan - proposed
103-22 - section D-D - proposed
103-23 - section D-D - proposed
103-29A - proposed elevation - Building B
103-30 - NW elevation - proposed
103-31A - SE elevation - proposed
103-32 - SW/NE elevation - proposed
103-33 - NE elevation - existing barn - proposed

Reason: To ensure satisfactory provision of the development.

3. Before development commences, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

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

4. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) a method and programme for its implementation and the means to provide for its future maintenance.

No development shall take place unless these details have been approved and then only in accordance with those details.

Reason: To ensure that the development takes place in an appropriate way and to comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy and Policy DM2 of the Local Plan Part 2. for the New Forest District outside of the National Park.

5. The development hereby approved shall not be occupied unless
- A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the local planning authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
 - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:
 - (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

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

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

6. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;

- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of access track including pedestrian routes during construction, monitoring damage during construction and plans to restore post-construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas;
- (h) Address any further issues as outlined in the conditions requested by HCC Countryside Services.

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

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality and in accordance with Policy ENV3 of the Local Plan Part 1 for the New Forest outside of the National Park.

7. The development hereby permitted shall not be occupied until the spaces shown on plan 103-05 rev.A for the parking of motor vehicles have been provided. The spaces shown on plan 103-05 rev.A for the parking of motor vehicles shall be retained and kept available for the parking of motor vehicles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

8. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method. In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.

The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

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

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

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

Reason: In view of the physical characteristics of the site and its location in the countryside and Natural Landscape, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area or the character of the countryside and Natural Landscape, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

11. No external lighting shall be installed on the site before details of such proposals have first been submitted to and approved by the Local Planning Authority in writing. The external lighting to be undertaken only in accordance with the approved scheme.

Reason: To ensure the development would not be harmful to the Cranborne Chase Natural Landscape and Dark Skies Reserve contrary to the provisions of Policies STR2 and ENV4 of the Local Plan Part 1 2016-2036 and DM20 of the New Forest Local Plan Part 2 (Sites and Management Plan) 2014 for the New Forest outside of the National Park..

12. The works hereby approved shall be undertaken in strict accordance with the Ecological Impact Assessment (KP Ecology Ver 1 dated January 31st 2024) submitted with the planning application unless otherwise first agreed in writing with the Local Planning Authority. The identified ecological enhancements in Section 6.0 of the Ecological Impact Assessment shall be implemented prior to first occupation of the dwellings hereby approved and thereafter retained in perpetuity.

Reason: To safeguard protected species and ensure ecological enhancements are delivered in association with the development in accordance with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1 and DM2 of the Local Plan (Part 2: Sites and Development Management) for the New Forest District outside the National Park

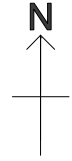
13. All external works (hard and soft landscape) shall be carried out in accordance with the approved plans and details within one year of commencement of development and maintained thereafter as built and subject to changes or additions only if and as agreed in writing with the Local Planning Authority.

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

Further Information:

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NFDC

NFDC

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PLANNING COMMITTEE

March 2024

Springbourne Farm
Rockbourne

23/11262

Scale 1:1000

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

53.0m

57.6m

