

**Application Number:** 23/10037 Full Planning Permission  
**Site:** AVON FARM, RINGWOOD ROAD, AVON, SOPLEY  
BH23 7BQ  
**Development:** Conversion of West Range Barn to single dwelling and The  
Stable to Annex associated with the function of the main  
Farmhouse Building; External alterations to replace existing  
windows and doors  
**Applicant:** Messers Bath  
**Agent:** Evans & Traves LLP  
**Target Date:** 21/04/2023  
**Case Officer:** Jessica Cooke  
**Officer Recommendation:** Grant Subject to Conditions  
**Reason for Referral  
to Committee:** Contrary to Policy DM20

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## 1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Impact on the Green Belt
- 3) Design, site layout and impact on local character and appearance of area
- 4) Listed Buildings and Heritage
- 5) Highway Safety
- 6) Residential amenity
- 7) Impacts on Ecology
- 8) Air Quality
- 9) Habitat Mitigation

## 2 SITE DESCRIPTION

The application site relates to an attractive group of outbuildings associated with Avon Farm, and occupies a prominent location situated along the main road between Sopley and Ringwood. This complex of buildings including Avon Farmhouse are arranged around a rectangular courtyard, sitting alongside the main road. The buildings are individually and curtilage Grade II listed buildings and comprise the principle farmhouse, which is divided into two elements, one of which is being rented out as a dwelling known as 'Dairy House'. The outbuildings are currently in ancillary use to the farmhouse, including workshop, domestic storage and office use. A large garden area serving the farmhouse lies to the west, with the River Avon just beyond.

Historically, the buildings were used for agricultural activities, but the farming use ceased many years ago. There are two accesses into the site from main road, and car parking is currently provided within the existing courtyard.

The site lies within a rural context. A terrace of 5 cottages lie to the north of the site, and there are some scattered dwellings in the locality. Directly opposite the site are agricultural buildings and fields currently. The site lies within the countryside and designated Green Belt. To the west of the application site, within 200m, is the River Avon Special Protection Area and Ramsar site, and the River Avon SAC. The application is also within 200m of the River Avon System (Bickton to Christchurch) SSSI.

### 3 PROPOSED DEVELOPMENT

The proposal seeks to convert the West Range Barn to a single dwelling. In addition, the existing stable is proposed to be converted to an annexe associated with the main farmhouse building. Internal and external alterations are proposed to replace existing windows.

This application is effectively a resubmission of application 18/11595 which the Council approved on 24 January 2020. However, this was not implemented and the permission expired. There is a separate associated application for Listed Building Consent.

### 4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
23/10037 Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building; internal Alterations; external alterations to replace existing windows and doors (renewal of planning permission ref: 18/11595)			Under consideration
20/10617 Emergency repair works to rebuild wall and remedial works to the Dairy House (Application for Listed Building Consent)	02/03/2021	Granted Subject to Conditions	Decided
18/11595 Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building. External alterations to replace existing windows and doors	24/01/2020	Granted Subject to Conditions	Decided
18/11596 Conversion of West Range Barn to single dwelling and The Stable to Annex associated with the function of the main Farm House Building; Internal alterations; External alterations to replace existing windows and doors (Application for Listed Building Consent)	24/01/2020	Granted Subject to Conditions	Decided
18/10155 Re-build north-west elevation of The Coach House Barn (Application for Listed Building Consent)	19/03/2018	Granted Subject to Conditions	Decided

### 5 PLANNING POLICY AND GUIDANCE

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

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV2: The South West Hampshire Green Belt  
Policy ENV3: Design quality and local distinctiveness  
Policy HOU1: Housing type, size, tenure and choice  
Policy IMPL1: Developer Contributions  
Policy IMPL2: Development standards  
Policy STR1: Achieving Sustainable Development  
Policy STR5: Meeting our housing needs  
Policy IMPL1: Developer Contributions  
Policy IMPL2: Development standards

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

DM1: Heritage and Conservation  
DM20: Residential development in the countryside

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

SPD - Air Quality in New Development. Adopted June 2022  
SPD - Parking Standards

### **Relevant Advice**

NPPF 2023

### **Constraints**

Listed Building Grade: Grade II

### **Plan Policy Designations**

Green Belt  
Countryside

## **6 PARISH COUNCIL COMMENTS**

**Sopley Parish Council:** happy to accept a decision under delegated officer powers.

## **7 COUNCILLOR COMMENTS**

No comments received.

## **8 CONSULTEE COMMENTS**

### **Environment Agency**

Comment only - initially raised an objection and withdrew their objection following the submission of a Flood Risk Assessment.

### **NFDC Ecologist**

Comment only - no objection.

### **NFDC Conservation Officer**

Comment only - no objection subject to conditions.

## **9 REPRESENTATIONS RECEIVED**

No representations received.

## 10 PLANNING ASSESSMENT

### Principle of Development

The site lies outside any established settlement boundary and within a sensitive area of open countryside designated as part of the South West Hampshire Green Belt. Policies STR1 and STR3 of the Local Plan seek to protect such areas from inappropriate and harmful development.

Local Plan Part 2 Policy DM20 states that residential development in the countryside will only be permitted where it is for a replacement dwelling, affordable housing or an agricultural worker's dwelling. The policy goes on to state that in all cases, development should be of an appropriate design, scale and appearance, in keeping with the rural character of the area.

In assessing the proposal against this policy, the proposal is not a replacement dwelling, nor is it for an agricultural worker or for affordable housing. On this basis, this proposal for a new dwelling in the countryside does not accord with policy. While there is nothing in the policy which specifically relates to the conversion of existing buildings into new separate residential uses, it is clear that the proposal for new residential development in the countryside is only in accordance with policy DM20 if it is a replacement dwelling, or for affordable housing or an agricultural worker - which this proposal is not.

Paragraph 84 of the NPPF however, acknowledges a set of circumstances whereby isolated homes in the countryside may be acceptable. Part b) allows for the development whereby it represents the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. Part c) then sets out that a development that would "re-use redundant or disused buildings and enhance its immediate setting" can be acceptable. As such the conversion of the building could be acceptable under the terms of the NPPF. This assessment is carried out further below.

### 5 year Housing Land Supply

In light of the recently published NPPF (December 2023), planning applications registered before 19 December 2023 remain subject to the policies of the previous NPPF in relation to the requirement to demonstrate a five-year housing land supply.

NFDC cannot currently demonstrate a five-year supply of deliverable housing land. In such circumstances, para. 11d of the NPPF indicates that the 'tilted balance' is engaged, whereby the presumption in favour of sustainable development is to be applied. In such circumstances even greater weight should be afforded in the overall planning balance to the provision of new housing when weighed against any identified harm.

The remainder of the report will consider the proposal against the policies of the development plan and consider all other material considerations. The report concludes with a balancing exercise being undertaken and consideration of the benefits of the scheme against any identified harm as required by paragraph 11d) of the NPPF.

### The South West Hampshire Green Belt

Guidance in relation to development within the Green Belt is contained within Chapter 13 of the NPPF, the advice of which is broadly echoed within Policy ENV2 of the Local Plan Part 1 which attaches great importance to protecting the Green

Belt. NPPF Paragraph 142 advises that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, with the essential characteristics of Green Belts being their openness and permanence.

The application site lies outside of the defined built-up area and within the Green Belt where NPPF Paragraph 152 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved, except if it can be demonstrated that very special circumstances exist (paragraph 154 of the NPPF). National policy further requires local planning authorities to ensure substantial weight is given to any harm to the Green Belt.

However, NPPF Paragraph 155 sets out other forms of development which are not inappropriate within the Green Belt provided they preserve openness. Para 155 subparagraph (d) includes the re-use of buildings provided that the buildings are of permanent and substantial construction. In this instance, the proposal comprises the re-use of existing permanent buildings within the Green Belt which are considered to be of substantial construction and capable of conversion. As such, the proposal is not considered to constitute inappropriate development.

The proposal is therefore considered to comply with Local Plan Part 1 Policies ENV2: The South West Hampshire Green Belt, STR1 Achieving Sustainable Development and NPPF Paragraphs 152-156. In summary, the strong emphasis of government policy to encourage new housing through the conversion of existing buildings (NPPF para 157) and the general need for new housing, weighs materially in favour of the proposal.

#### Design, site layout and impact on local character and appearance of area and impact on Listed Buildings

S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on the LPA to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Local Plan Part 2 Policy DM1 states that development proposals should conserve and seek to enhance the historic environment and heritage assets, with particular regard to local character, setting, management and the historic significance and context of heritage assets. This includes a balancing exercise between impact on Heritage Assets against public benefits which is also referred to in the National Planning Policy Framework (NPPF) 2023.

Local Plan Policy ENV3 (Design quality and local distinctiveness) is relevant to this application and requires that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. In particular, development should be:

- Functional: well connected to surrounding uses, and logically laid out so that different elements work well together in a manner that is safe to access, easy to navigate, convenient to use and that makes effective use of both developed land and open spaces;
- Appropriate: sympathetic to its environment and context, respecting and enhancing local distinctiveness, character and identity; and
- Attractive: visually appealing and enjoyable to be in.

NPPF Chapter 16 relates to conserving and enhancing the historic environment. Para 203 sets out that in determining applications, LPAs should take account of the desirability of sustaining and enhancing the significance of the heritage asset. Para

205 states that in considering the impact of development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Any harm or loss of the significance of the heritage asset should require clear and convincing justification (Para 206).

The proposal (alongside the related application for Listed Building Consent) is effectively a resubmission of applications 18/11595 and 18/11596 (Listed Building Consent) which were approved in 2020 but lapsed as they were not implemented in time. The proposal remains the same as the previously approved scheme and the principle of converting the West Range Barn to a new dwelling and converting the stable building to an annexe is acceptable in light of these decisions. In reaching the previous decisions to approve the proposal, the Council's Conservation Officer found that the proposal would equate to less than substantial harm to the Listed Buildings and their setting because the creation of a new dwelling on the site would result in the 'breaking up' of Heritage Assets, and the subdivision of the outbuilding would erode the existing group setting of a farmhouse and its ancillary buildings. In accordance with paragraph 208 of the NPPF, this less than substantial harm to a heritage asset therefore needs to be weighed against the public benefits of the proposal.

In the previously approved applications, a balancing exercise took place in relation to the proposal securing the repair and renovation of the Cob building, which is a Building at Risk within the existing garden of the farmhouse. It was stated the proposed conversion would be tantamount to 'enabling development' and would accord with the criteria set out under Paragraph 84 (b) of the NPPF, which states that 'decisions should avoid the development of isolated homes in the countryside' unless it accords with the criteria of the subparagraphs, including that the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. It was subsequently considered that this would provide an overriding benefit in respect of the long term interests of the heritage assets. The proposal remains as submitted previously and therefore this benefit is applicable to the current scheme. In addition, there would be material benefits in that the redundant Listed Buildings would be brought back into viable use and the alterations to the Listed Buildings would include some sensitive and beneficial works (as described in more detail in the assessment of the related application for Listed Building Consent). The benefits of the proposal as a whole, are therefore considered to outweigh the less than substantial harm identified by the Conservation Officer in the previous proposal. Importantly, the Conservation Officer was consulted on the current application and raised no objection to the proposal.

With regard to the above planning assessment and the proposal remaining the same as the previously approved scheme, it is concluded that the proposed conversion of the Listed Buildings to a dwelling and annexe has been designed sympathetically by virtue of the design, positioning and orientation on the plot. The proposed development is not considered to be out of keeping with the context or the streetscene and the proposed use would, through the re-use of the vacant buildings, also enhance the setting of the buildings. The proposal is considered to accord with Policy DM, Policy ENV3 and the NPPF.

#### Highway safety, access and parking

The proposal would retain the existing access into the site and therefore Hampshire County Council's Standing Advice applies. The site benefits from a large internal courtyard serving both the proposed new dwelling and the converted annexe building.

The proposal comprises one 3no. bedroom new dwelling and one 2no. bedroom annexe. NFDC Parking Standards require 2.5 spaces per 3-bedroom dwelling and 2 spaces per 2-bedroom dwelling. The grounds of Avon Farm and the internal courtyard provide a number of parking spaces for the existing and proposed residential accommodation and sufficient turning space is provided on the plot. As such, the proposal raises no concerns in respect of parking.

One additional dwelling would not create significant traffic generation and any additional vehicular movements would be readily absorbed into the existing highway network.

In terms of cycle storage, a store is proposed within The Barn for use by the West Range Barn and a store for the annexe is proposed in the eastern former stables, which both provide sufficient space to store the requisite cycles in accordance with the NFDC Parking Standards SPD.

As such, the proposal is considered to have no adverse impacts upon highway safety.

### Residential amenity

The application site is currently in residential use, and the proposed conversion to an annexe and 1no. new dwelling would be a modest provision of housing, and it would not be expected that the proposal would result in an unacceptable increase in noise and activity levels associated within residential accommodation.

The level of accommodation and room sizes proposed is acceptable and all habitable rooms have access to natural light and the proposal is therefore acceptable in terms of impacts on the amenities of future occupiers.

As such, the proposal would have no adverse impacts upon neighbouring properties in respect of noise, light, visual intrusion and privacy due to the orientation, positioning of the buildings on the plot and the level of separation from neighbouring residential properties.

### Ecology and On Site Biodiversity and protected species

As of 2nd April 2024, developers must deliver achievement of Biodiversity Net Gain (BNG) on 'smaller' sites such as this as a requirement of planning permission. However, as the application was submitted before this date, the requirement for BNG is not legally mandatory in this instance.

The Council's Ecologist was consulted on the application and raised concerns that the submitted surveys were out of date. A subsequent ecological impact assessment by KP Ecology was submitted by the applicant and the West Range Barn was identified as supporting summer day roosts for Serotine, Soprano Pipistrelle and Common Pipistrelle bats. The Council is required to consider the likelihood of a licence being granted by Natural England. The three derogation tests are:

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative; and
- Favourable conservation status of the species must be maintained.

In relation to the first two derogation points, the overriding public benefits of the proposal relate to the conservation of the Cob building, which is the Building at Risk and the conservation of the heritage assets which are to be converted, and there is

not considered to be a satisfactory alternative to enable these works. The Council's Ecologist advised the third test of maintaining a favourable conservation status is achievable.

A planning condition is recommended accordingly to secure the works as set out in the submitted Ecological Impact Assessment and the provision of ecological enhancements and their future retention.

### Habitat Mitigation

#### a) Recreational Impacts

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest European sites, in view of those sites' 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. This contribution was secured by Legal Agreement dated 4 April 2024 and a subsequent Deed of Variation was completed 13 May 2024.

#### b) Air quality monitoring

Since July 2020 the Council is required to ensure that impacts on international nature conservation sites are adequately mitigated in respect of traffic-related nitrogen air pollution (including NO<sub>x</sub>, nitrogen deposition and ammonia). Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. A financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes), managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. This contribution was secured by Legal Agreement dated 4 April 2024 and a subsequent Deed of Variation was completed 13 May 2024.

#### c) 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 Mobilisatie 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 Statement

In response to the requirements of the recently adopted 'Air Quality Assessments in New Development Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be:

- No installation of solid fuel (wood or coal) domestic appliances or open fires to be provided in the proposed dwelling
- Installation of electric vehicle charging point in each property. To be free standing in the courtyard
- Domestic heating systems to be by way of an air source heat pump and solar thermal and solar pv system.

In relation to the last mitigation measure, Listed Building Consent may be required for these measures.

#### Developer Contributions

As part of the development, the following will/has been secured via a Section 106 agreement:

- Uplift in fees from application ref. 18/11595 for:
  - Habitat Mitigation (infrastructure)
  - Habitat Mitigation (non infrastructure)
  - Air Quality

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	157	157	0	0	£80/sqm	£0.00 *
Dwelling houses	130	130	0	0	£80/sqm	£0.00 *

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

## 11 CONCLUSION & PLANNING BALANCE

Planning Committee Members will be aware that Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out the starting point for the determination of planning applications:

*'If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'*

As set out earlier in this report, NPPF paragraph 11 clarifies the presumption in favour of sustainable development.

Paragraph 11(c) states for decision making this means approving development proposals that accord with an up-to-date development plan without delay. The lack of a demonstrable five-year land supply, however, means that the titled balance in NPPF paragraph 11(d) is engaged for this application.

In conclusion, the application is effectively a resubmission of the previously approved 18/11595 planning application, and the relevant Habitat Mitigation contributions will be secured by legal agreement prior to a decision being issued.

Special regard has been be paid to the desirability of preserving the setting of the Listed Building as set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In accordance with paragraph 207 of the NPPF, the proposal equates to less than substantial harm whereby the public benefits are to be weighed against this harm.

In balancing out the benefits and harm of the proposal, it would provide social and economic benefits including employment for construction workers and increased spending in local shops. The proposal would provide an additional dwelling, although a very modest contribution to the Councils land supply. Most importantly, the proposal would secure the long term use / future of the historic buildings and would secure the repair and renovation of the Cob building, which is a Building at Risk within the existing garden of the farmhouse. The proposal would result in a new dwelling within the countryside which is contrary to Policy DM20. However, national policy is broadly supportive of the sustainable reuse of existing buildings within the countryside, particularly where there are clear heritage benefits.

In accordance with paragraph 11(d) of the NPPF the benefits of the proposal have been weighed against the identified harm. It is considered that the proposal would be of significant benefit in that the redundant Listed Buildings would be brought back

into use, thus securing the long term viable future of the heritage assets. In addition, the inclusion of the repair and renovation works to the small Cob outbuilding which is a Building at Risk, provides a considerable heritage benefit, which together outweigh the less than substantial harm to the significance of the Heritage Assets and therefore a policy exception is acceptable in this case. As such, the recommendation is one of permission.

## 12 RECOMMENDATION

### Grant Subject to Conditions

#### 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 Design and Access Statement
- Heritage Statement by Forum Heritage Services
- Addendum to FHS Heritage Statement
- Ecology Report by KP Ecology (July 2019)
- Air Quality Statement
- Flood Risk Assessment
- Ecological Impact Assessment (EclA)
- 2016-28-11 Location Plan
- 2016-28-12 Block Plan
- 2016-28-13 Existing Site Plan
- 2016-28-14 REV A Existing Ground Floor Plan
- 2016-28-15 Existing First Floor Plan
- 2016-28-16 REV A Existing Courtyard Elevations
- 2016-28-17 Existing Elevations
- 2016-28-18 REV D Proposed Site Plan
- 2016-28-19 REV C Ground Floor Plan as Proposed
- 2016-28-20 REV B Proposed First Floor Plan
- 2016-28-21 REV B Proposed Courtyard Elevations
- 2016-28-22 REV C Proposed Elevations

Reason: To ensure satisfactory provision of the development.

3. The building hereby approved identified as 'The Stables' shall only be used in conjunction with the existing accommodation as an extended family unit ancillary to the use of Avon Farm House as a single dwelling house and at no time shall this building be used or occupied as a separate independent dwelling.

Reason: To provide the Local Planning Authority with the opportunity to properly assess the planning implications of subdivision of the property and whether it would be harmful to the amenities of the area and significance of the Heritage Assets.

4. Prior to the construction works on the 'West Range 'building hereby approved, a schedule of works to repair and renovate the Cob building annotated on the 2016-28-18 REV D Proposed Site Plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved repair and renovation works to the Cob building shall be completed and implemented in full, prior to the commencement of works to the West Range building.

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

5. The development hereby approved shall be undertaken in strict accordance with the Ecological Report by KP Ecology (dated 2 July 2019) and Ecological Impact Assessment (EclA) (dated 27 June 2023) submitted with planning application 23/10037 unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policies ENV3, ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policies DM1, DM2 and DW-E12 of the Local Plan for the New Forest District outside the National Park (Part 2: Sites and Development Management).

6. 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.

7. Before the commencement of development, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) the details of the boundary wall to include its materials, design, appearance and detailing;
- b) the details of the post and rail fence;
- c) a sample panel of brickwork showing the brick, bond, mortar and joint details for the boundary wall hereby approved, which shall be made available on site for the inspection and approval of the Local Planning Authority.

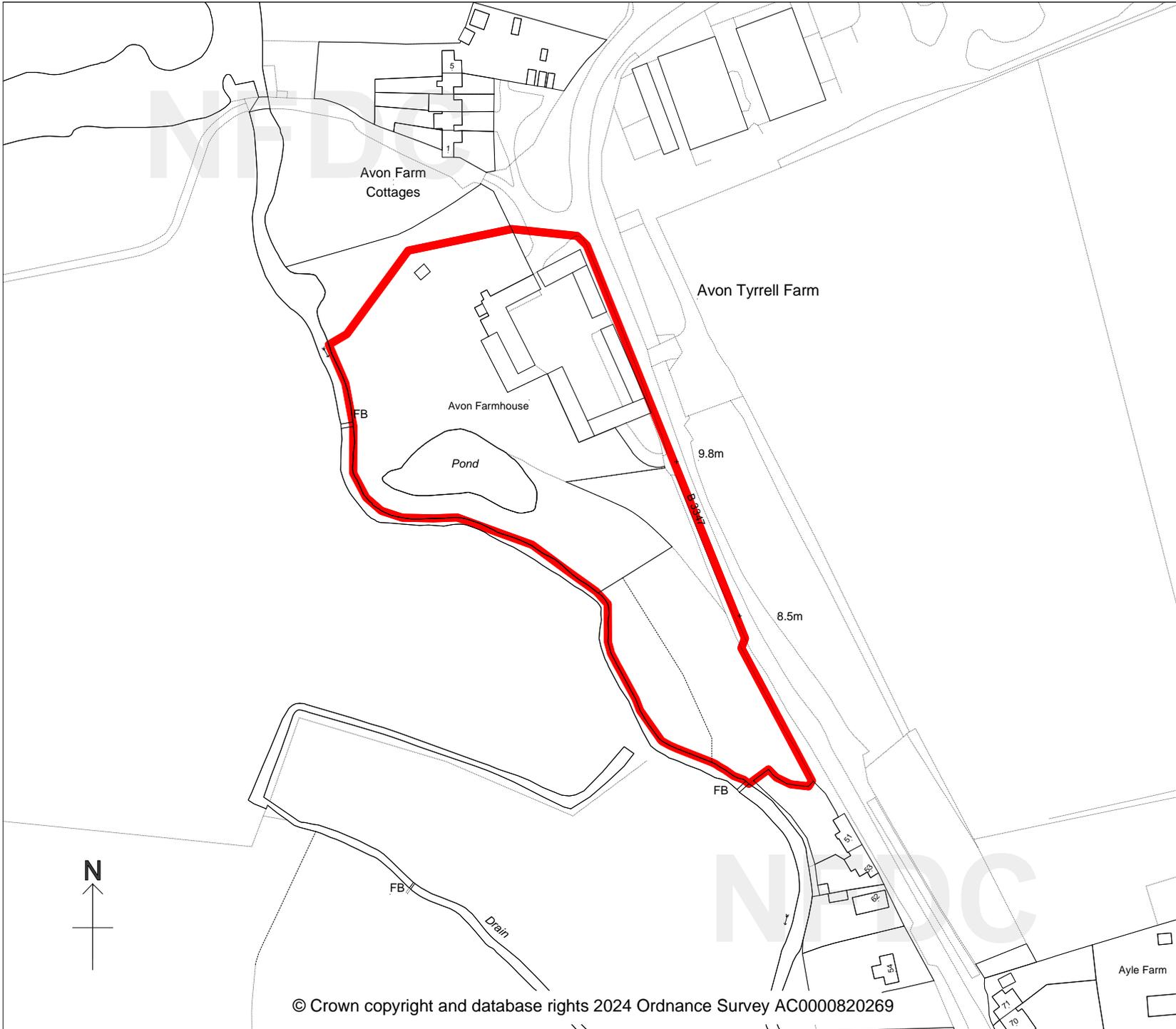
Development shall only take place in accordance with those details that have been approved.

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

**Further Information:**

Jessica Cooke

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# New Forest DISTRICT COUNCIL

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## PLANNING COMMITTEE

June 2024

Avon Farm  
Ringwood Road  
Avon  
23/10037 and 23/10038

Scale 1:2000

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