

Application Number: 24/10173 Outline Planning Permission
Site: Land adj HILL VIEW, RINGWOOD ROAD, SOPLEY BH23 7BE
(SUBJECT TO LEGAL AGREEMENT)
Development: Construction of dwelling (Outline application - access, layout and scale only)
Applicant: Mrs Mitchell
Agent: Jerry Davies Planning Consultancy
Target Date: 23/04/2024
Case Officer: Jessica Cooke
Officer Recommendation: Grant Subject to Conditions
Reason for Referral to Committee: Contrary to Policy

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. Residential amenity
5. Highway Safety
6. Impacts on Ecology
7. Air Quality
8. Habitat Mitigation

This application is to be considered at Committee due to the recommendation being contrary to Policy DM20 of the Local Plan.

2 SITE DESCRIPTION

The site to which the application relates is a parcel of land in the countryside and Green Belt, within a linear group of dwellings fronting Ringwood Road at the north-western extent of Sopley. The site was formerly within the curtilage of a residential property to the north-west known as Hill View, although subdivision is sought to create an independent dwelling. The surrounding land is in a mix of residential and agricultural uses.

3 PROPOSED DEVELOPMENT

The proposal seeks outline planning permission for the construction of a new dwelling (access, layout and scale only).

4 PLANNING HISTORY

20/11361 - To erect a self-build three-bedroom chalet bungalow in a farmhouse style - refused 09/02/2021 - appeal dismissed

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR3: The strategy for locating new development

Policy CCC2: Safe and sustainable travel

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

DM2: Nature conservation, biodiversity and geodiversity

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

Plan Policy Designations

Green Belt

Countryside

6 PARISH / TOWN COUNCIL COMMENTS

Sopley Parish Council: We recommend PERMISSION, but would accept the decision reached by the District Council's Officers under their delegated powers.

The plans for the house are generally in line with others in the road, (if a little uninspiring, but probably to the applicant's advantage). And the infilling of this site would complement the rhythm of dwellings, filling in an obvious gap. There appear to be no environmental reasons for the development not to go ahead.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

NFDC Ecologist

Comment - raised an initial objection and requested further information that was subsequently provided; is satisfied that the outstanding concerns could be addressed by planning condition and raised no objection subject to conditions.

HCC Highways

No objection - additional information is requested as part of any future full application.

9 REPRESENTATIONS RECEIVED

1 letter of objection received:

- Objection to the plans put forward; concern that the applicant has used a neighbour's plans. Each property in the street is different and concern that the applicant has submitted a copy of the neighbouring property.

10 PLANNING ASSESSMENT

Principle of Development and Background

The site lies outside of a defined built-up area 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 Policy DM20, 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.

However, in this case, the conflict with Policy DM20 needs to be considered in the light of the site's planning history. A previous application (ref. 20/11361) was refused by the Council in February 2021 for the erection of a self-build three-bedroom chalet bungalow on the site due to a conflict with Policy DM20 and also due to impacts upon the openness of the Green Belt. the reason for refusal in respect of Policy DM20 read:

'The design, layout and appearance of the proposed dwelling would be contrary to Policy ENV3 of the Local Plan Part 1, Policy DM20 of the Local Plan Part 2 and the Rural Residential Design Guide, which require development to be in keeping with the rural character of the area and should not result in significant harmful impacts upon the countryside.'

An appeal against the refusal was made and this was subsequently dismissed, but only on the grounds of a conflict with the Habitat Regulations, the Inspector found that the proposal did not conflict with other policies in national and local planning policies. In respect of Policy DM20, the Inspector noted

'there would be no harm to the character and appearance of the area and no conflict those aims of LP1 Policy ENV3 that seeks to ensure that proposals are in keeping with the rural character of the area, sympathetic to their context, strengthening the character and identity of the locality. The Council's decision notice also alleges a conflict with Policy DM20 of the New Forest District (outside the National Park) Local Plan Part 2 2014 (LP2) on the basis of harm to the rural character of the area. However, my findings on this issue indicate that no such conflict would arise for this reason.'

However, the Inspector did not make comment on the *principle* of Policy DM20, which is to restrict residential development within the countryside. On this basis, whilst the proposal does not accord with Policy DM20, the appeal decision is a material consideration which carries significant weight in this instance. The Inspector additionally afforded great weight to national Green Belt policy, which is set out in the section below.

The South West Hampshire Green Belt

The application site lies outside of the defined built-up area and within the 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.

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 (which are set out in 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.

NPPF Paragraph 154 states that the construction of new buildings should be regarded as inappropriate development in the Green Belt, but then lists 7 exceptions to this. The fifth of these exceptions, listed in subparagraph (e), indicates that limited infilling in villages is not inappropriate development. The Appeal Inspector gave significant weight in his decision to the then Paragraph 145(e) of the NPPF (now Paragraph 154(e) of the latest version of the NPPF).

In this instance, the application site is situated within the village of Sopley, which is classed as a small rural village within the Local Plan settlement hierarchy (as described in Policy STR4). Importantly, the site lies within a long row of existing dwellings on the east side of Ringwood Road, and so the proposal is considered to constitute 'limited infilling in villages' - which was the conclusion reached by the previous appeal inspector, who further noted:

'Some of the exceptions in the Framework require consideration of effects on openness as to whether development would be inappropriate in the Green Belt, but that is not the case for the exception at 145(e). Effects on openness are, by implication, already considered and accepted within that exception. As such the development would not run contrary to the fundamental aims of Green Belt policy to prevent urban sprawl by keeping land permanently open, nor to the essential characteristics of Green Belts, namely their openness and permanence. Therefore...there would be no conflict with national policy for the Green Belt, no harm to the Green Belt and, by extension no conflict with the aims of LP1 Policy ENV2.'

As such, the proposal is not considered to constitute inappropriate development in the Green Belt. The Appeal Inspector concluded that *'the proposal would not conflict with Green Belt policy and would not harm the character and appearance of the area.'*

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. More specifically, the proposal is

considered to comply with subparagraph 154(e) of the NPPF, and the development's impact on the Green Belt would therefore be acceptable.

Site layout and scale

This application seeks outline planning permission for scale, layout and access only. Access is explored further in the section below. In relation to the scale and layout of the site, the proposed dwelling would be set back from the road by between 10-15m by reason of the slanted frontage.

The building line of Ringwood Road is relatively consistent, though the frontages of the dwellings are not strictly linear and rather have a more organic rhythm. The siting of the proposed dwelling is set back from its neighbouring property Hill View, but would be consistent with the pattern of development further to the south-east where the neighbouring property Avoncroft Farm lies. The set back position of the dwelling would leave sufficient space for vehicles on the frontage along with sufficient space for meaningful landscaping in accordance with the rural character of the road.

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

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

The proposed height of the dwelling would be 6.5 metres, which would limit the height of the dwelling to that of a chalet bungalow. The character of this stretch of Ringwood Road is predominantly chalet bungalows with a small number of two-storey houses. The two neighbouring properties to the north of the site are both chalet bungalows. A neighbour objection was raised in respect of the proposal copying the design of the neighbouring bungalow, however, this application seeks outline permission for scale, layout and access only and the design would be considered at the reserved matters stage.

As such, the scale of the dwelling is considered to be of an appropriate height in the context of the streetscene. In addition, the proposed width and depth of the dwelling would not be at odds with the properties on the road, so overall, it is concluded that the proposal would be of an appropriate scale and would therefore comply with Policy ENV3 of the Local Plan.

Highway safety, access and parking

Ringwood Road is a 'B' class road with parking restrictions. The proposal would utilise the existing access into the site. This application for Outline Planning Permission seeks approval of the access, layout and scale only. For this reason, the number of bedrooms is not specified on the plans.

Policy CCC2 of the Local Plan Part One requires new development to provide sufficient car and cycle parking and provide measures necessary to enable the development to be accommodated in a safe and sustainable manner.

Whilst bedroom numbers are not specified at this stage, the proposed front elevation would be set back from the front boundary of the site by between 10-15m by reason of the slanted frontage, which would leave sufficient space for a number of vehicles. The Highway Authority were consulted on the proposal and raised no objection to the proposal, noting visibility splays are acceptable. However, the Highway Authority have requested that the vehicle access gate be set back a minimum of 6m from the carriageway and that the full extent of the driveway and parking area be clearly defined on the plans. This can be secured through a planning condition as part of this application.

As such, the proposal is not considered to result in adverse impacts upon highway safety, access and parking and is considered to comply with Policy CCC2 of the Local Plan Part One and the NFDC Parking Standards SPD.

Residential amenity

Policy ENV3 of the NFDC Local Plan Part 1 requires the impact on the residential amenity of existing and future occupiers to be taken into consideration in making planning decisions. NPPF Para. 135, subparagraph (f) states development should promote health and wellbeing, with a high standard of amenity for existing and future users.

In relation to residential amenity, the proposed dwelling would be of a modest height at 6.5m, and its siting on the plot would be likely to result in only limited shading of the neighbouring property. The plot is sufficiently large and the siting of the dwelling on the plot would have an acceptable spatial relationship with the neighbouring properties. Therefore, whilst recognising that more precise design details will need to be considered at reserved matter stage, it is considered that the proposed dwelling could be provided without having a harmful impact upon residential amenities and it therefore complies with the amenity related provisions of Policy ENV3 of the Local Plan Part One.

Ecology 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.

Policy DM2 of the Local Plan Part Two seeks to conserve nature and enhance biodiversity and states that the Council will use planning conditions to provide mitigation and where appropriate, enhancement measures.

The Council's Ecologist was consulted on the application and initially raised an objection to the proposal, expressing concerns relating to protected species (reptiles) and requesting that further information be submitted. A Reptile Precautionary Method Statement was duly submitted which concludes that no suitable habitats for reptiles are present. The Method Statement notes that the grass on the site is intended be kept short, but as a precautionary measure it is suggested that a further walkover survey be undertaken before development commences. The Council's Ecologist has expressed concerns regarding the site inspection being undertaken by a contractor rather than a suitably qualified ecologist and has requested further information relating to measures to be taken should reptiles be found on site. A planning condition is recommended accordingly to secure this, as well as securing the provision of ecological enhancements. Subject to the inclusion of the condition to secure the ecological enhancements, the proposal is considered to comply with Policy DM2 of the Local Plan Part Two.

Habitat Mitigation

Policy ENV1 of the Local Plan Part One states that development will only be permitted where the Council is satisfied that the necessary mitigation, management or monitoring measures are secured in perpetuity as part of the proposal so that there will not be adverse impact upon any of the International Nature Conservation sites within the District.

Whilst the Appeal Inspector did not find conflict with the Development Plan in respect of the matters set out above, with regard to the Habitat Regulations, he concluded that:

'My findings in respect of European Sites bring the proposal into conflict with the development plan as a whole. As these findings also mean that I am unable to agree to the project under the Habitats Regulations, this matter must be decisive'

and he dismissed the appeal only on this matter. As part of this application, the applicant has sought to address the requirements of the Habitat Regulations and Policy ENV1 of the Local Plan Part One to overcome this reason for refusal, this is set out in the paragraphs below.

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. The necessary contribution was secured by a completed Legal Agreement dated 5th June 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_x, nitrogen deposition and ammonia). Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. A financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. This contribution was secured by a completed Legal Agreement dated 5th June 2024.

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:

- Use of domestic heating solutions utilising low carbon technologies - Likely to include roof and/or ground mounted PV array; air source heat pump.
- No kerbside development - The development is set back 10m+ from the kerbside
- Installation of electric vehicle charging point

Policy IMPL2 relates to development standards and places a requirement on new developments to make provision to enable the convenient installation of charging points for electric vehicles. Whilst this was previously secured by planning condition by the Council, changes to the Building Regulations require the provision of electric charging points and therefore it is not considered necessary to secure this by planning condition.

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.

Developer Contributions

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

- Habitat Mitigation - Infrastructure
- Habitat Mitigation - Non-Infrastructure
- Air Quality Monitoring

Community Infrastructure Levy (CIL)

New Forest District Council charge the CIL on all new residential dwellings in its area. The money will be used to support development by funding infrastructure that the Council, the local community and neighbourhoods need; for example, habitat mitigation measures or community facilities. The Levy is charged in pounds (£) per square metre on new floorspace, measured as Gross Internal Area (GIA) at a rate of £80 per square metre, plus indexation, for all new residential development.

Outline planning permissions which create new residential floor space will be liable to pay CIL when the development is built and the CIL Liability will be calculated at the Reserved Matters stage. An indication of the CIL liability is below and has used the proposed floor space provided in CIL Form 1: Additional Information Form with this application.

CIL Summary Table

Demolition (sq/m):

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	170		170	170	£80/sqm	£19,929.23 *

Subtotal:	£19,929.23
Relief:	£0.00
Total Payable:	£19,929.23

* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:

$Net\ additional\ new\ build\ floor\ space\ (A) \times CIL\ Rate\ (R) \times Inflation\ Index\ (I)$

11 CONCLUSION / PLANNING BALANCE

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 154 (e) sets out the exception criteria for inappropriate development, of which limited infilling in villages within the Green Belt does not constitute inappropriate development.

The proposal would result in a new dwelling within the countryside which is contrary to Policy DM20. However, in this case, the conflict with Policy DM20 needs to be considered in the light of the site's planning history and the appeal decision for application 20/11361 which affords great weight to national Green Belt policy. 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 Council's housing supply. In addition, the proposal accords with other national and local policies and it would be of an appropriate scale for the rural character of the area. Whilst the proposal is contrary to Policy DM20, in taking account the appeal decision on this site, a departure from Policy DM20 is acceptable in this instance.

The relevant Habitat Mitigation contributions have been secured by legal agreement as part of this application and a Grampian Condition has been imposed to secure phosphates mitigation which satisfies the requirements of the Habitat Regulations and Policy ENV1 of the Local Plan Part One. Consequently, this addresses the reason the appeal was dismissed on the site and as such, the proposal is acceptable on this matter.

In addition, the scale, layout and access proposed are acceptable, therefore the recommendation is accordingly one of approval.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. No development shall commence until the appearance of the development and the landscaping of the site, (herein referred to as the "reserved matters"), have been submitted to and approved in writing by the Local Planning Authority, and the development shall only be carried out in accordance with the details which have been approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

3. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the 'reserved matters' to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4. The development permitted shall be carried out in accordance with the following approved plans:

- Location Plan
- Dwg.01A Proposed Site Layout Plan
- Dwg.02A Proposed Plans
- Preliminary Ecological Appraisal Report by KJF Consultancy
- Reptile Precautionary Working Method Statement by KJF Consultancy
- Planning Statement
- Air Quality Statement

Reason: To ensure satisfactory provision of the development.

5. Before the commencement of development, details of a parking layout and turning space for the dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with those details and shall thereafter be retained.

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.

6. The development hereby approved shall be undertaken in strict accordance with the Preliminary Ecological Appraisal Report by KJF Consultancy dated 15.02.2024 and the Reptile Precautionary Working Method Statement dated 24.05.2024. Notwithstanding the submitted details, before development commences, a scheme of ecological enhancements and a programme for the implementation of these enhancements shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details.

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

7. Prior to the commencement of the development, and notwithstanding the recommendations made in the Reptile Precautionary Working Method Statement submitted as part of the application, the following measures and

details shall, as stated below, be carried out / submitted to and approved in writing by the Local Planning Authority:

- a) A walk-over survey of the site shall be carried out only by a suitably qualified ecologist to check for the presence of reptiles. The walk-over survey shall only be carried out during the active reptile survey window (March to October).
- b) Following the walk-over survey taking place by a suitably qualified ecologist, the details and results of that survey shall be submitted to the Local Planning Authority, irrespective of whether reptiles are found on site.
- c) If reptiles are found on site during the walk-over survey, then prior to any development taking place on the site, a scheme for the translocation of any reptiles found on the site shall be submitted to and approved in writing by the Local Planning Authority and that scheme of translocation shall then be implemented in accordance with the approved details before the commencement of development.

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).

8. 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.

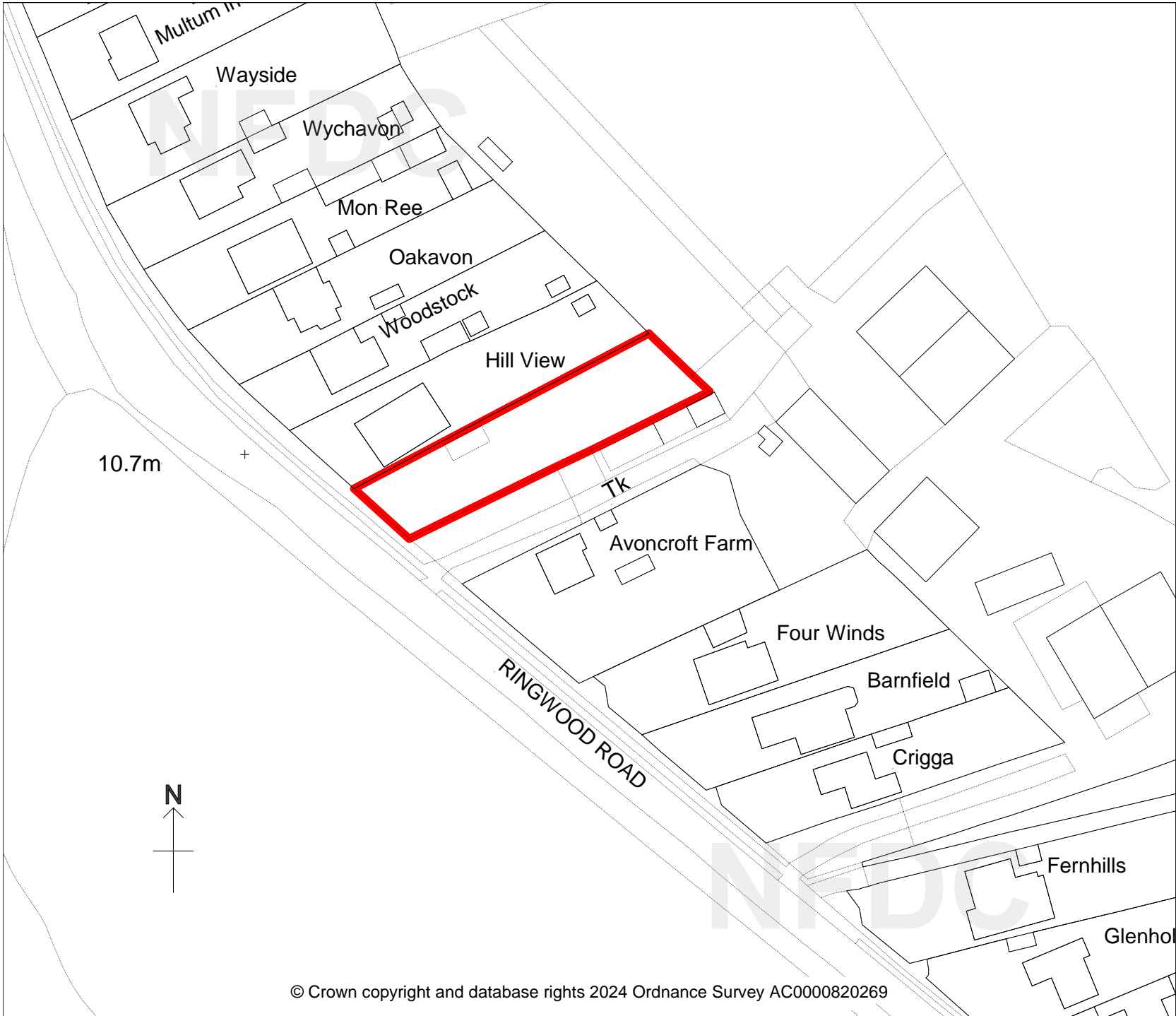
The development shall be carried out in accordance with and subject to the approved proposals.

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).

Further Information:

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New Forest
DISTRICT COUNCIL

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PLANNING COMMITTEE

July 2024

Land adj to Hill View
Ringwood Road
Sopley
24/10173

Scale 1:1000

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