

**Application Number:** 24/10595 Variation / Removal of Condition

**Site:** SS16 LAND NORTH OF, STATION ROAD,  
FORDINGBRIDGE, SP6 1JW (NB: PROPOSED LEGAL  
AGREEMENT)

**Development:** Variation of Condition 2 of Planning Permission 23/10316 to  
allow the following amendments -  
Substitution of private house types including mix change  
which maintains the approved 198 home total, and conversion  
of a number of car barns/ports to garages

**Applicant:** Cala Homes (Thames) Ltd

**Agent:**

**Target Date:** 07/10/2024

**Case Officer:** Stephen Belli

**Officer Recommendation:** Grant Subject to Conditions

**Reason for Referral to Committee:** Application relates to one of the Council's Strategic Sites

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## 1 SUMMARY OF THE MAIN ISSUES

- 1) Principle of development including 5-year land supply, tilted balance, and housing mix policies set out in Local Plan
- 2) Site layout, design of dwellings, and impact on the character and appearance of the area, and impact on residential amenities of neighbours
- 3) Access and highway safety relating to site layout and car parking
- 4) S106 contributions
- 5) Planning Balance and Conclusions

## 2 SITE DESCRIPTION

The site forms the whole of Strategic Site 16 which represents the most southerly of the three strategic development sites to the north and west of Fordingbridge. The site is separated at its north-eastern tip by the former railway line bridge on Marl Lane from which pedestrian access can be gained to the southern edge of Site 17. A composite plan of all three strategic sites can be seen within the Local Plan along with the specific policies for Site 16 on pages 161-175 of the Local Plan.

The site comprises an area of pasture land and scrub woodland approximately 17.4 hectares (43 acres) in area situated between Fordingbridge to the east and Ashford to the west. The site is bisected by the Allen Water watercourse which runs north to south across the site in a river valley. The western side of the site rises up from

Allen Water (also known as the Allen Brook) to form a relatively level platform of agricultural pasture land. The land levels also rise up from the river valley to the east bordering Marl Lane.

Access to the site is via an existing vehicular access directly from Station Road and indirectly from a private road access which serves Allenbrook Nursing and Residential Care Home situated in the south eastern corner of the site. The red line site boundary excludes the care home, its grounds and car park, but includes the vehicular and pedestrian access to it.

The site is generally well screened from Station Road by the mature belt of trees along that boundary but is more open to view from Marl Lane where views of the open land on either side of the Allen Brook can be seen.

### **3 PROPOSED DEVELOPMENT**

#### Background information

The background to this application is set out in the submission . The application is supported by a letter setting out the costs of the archaeological work to be undertaken on the site in the light of the discovery of a Roman settlement has resulted in a review of the layout. The original costs for archaeological investigation work as set out in the applicant's affordable housing viability was quoted as being of the order of £25,000 but with the increased costs of survey, geophysical survey work, excavation work, equipment and plant hire and the additional costs of full recording this has considerably increased to over £900,000. The archaeological works have been required by the Council's Archaeology advisors who confirm the necessity of doing such work and the importance of the remains. The site is revealing multiple finds on a settlement which has been continuously occupied for over 400 years and these finds all have to be fully analysed and recorded as part of the archaeological record.

Given the large scale of these increased costs, the applicants have considered various options to try and recoup these costs but decided at an early stage not to impact the 42 units of affordable housing which was negotiated and considered in detail as part of the viability exercise. The applicants also ruled out increasing the number of dwellings overall. After detailed consideration the applicants have decided to propose selective plot changes increasing the number of larger 4 bedroom units whilst reducing the number of 2 and 3 bedroom units, as well as some selective changes to 3 bed units with slightly larger 3 bed units. In addition, they have increased the number of garages which they state gives a better sales value for the plot. All the changed house types have already been approved on other parts of the site so there is nothing new being introduced that has not already been approved under the earlier permission in terms of house types. Members will recall the quality of the development as proposed in the earlier application was remarked upon at Committee.

#### The proposal

The application submitted has been made under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary condition 2 of the earlier planning permission granted under 23/10316 for 198 dwellings on the same site.

Condition 2, commonly called the plans list condition, sets out the approved plans under the earlier application. The current application seeks the following variations of the approved plans –

*Substitution of private house types including mix change which maintains the approved 198 home total, and conversion of a number of car barns/ports to garages*

An application under S73 is made to vary the terms of conditions imposed on the earlier planning permission in this case by varying the approved plans. The application, if approved, will result in a fresh 'standalone' planning permission which the applicant can choose to implement instead of the original planning permission 23/10316 which continues to exist and is unaffected by the decision made.

It is possible to attach conditions to any S73 permission which may duplicate the conditions imposed on the earlier permission or which may vary the terms of those conditions. The original conditions and planning permission decision notice dated 09/04/24 can be viewed under reference 23/10316.

In this case the earlier permission was subject to a Section 106 Agreement and further comments are made on this towards the end of this report.

This S73 application makes no change to the overall number of dwellings permitted which remains at 198. Neither does the application make any changes to the number or type of affordable housing dwellings which remains as originally approved at 42 with the original housing mix and tenure of the affordable homes also maintained. The site layout remains as per the original permission and there is no change to areas of public open space, play areas or ANRG (areas of alternative natural recreational greenspace). Neither is there any change to the principal access into the site or access roads and layout within the site other than by reference to car parking spaces, and garages/car barns (see report below).

The application does however change the open market housing mix of the original permission.

In addition, the application seeks a variation of the design of the car barns and car ports which are open fronted structures to enclose them with garage doors, and to add further surface car parking spaces to serve individual plots where needed. The change and breakdown in spaces is analysed below under Access and Highway Safety considerations.

### Current Scheme

As part of officers' consideration of the application and taking into account objections and concerns put forward, discussions took place with the applicants and amended plans were received on 5 September 2024. Given the limited nature of the changes which has been to the good there was no need for any re-consultations with statutory and non-statutory consultees, albeit the Town Council have been notified out of courtesy and asked if they want to add to their submitted comments. In addition, the two neighbours directly affected at Ashford Close by a single house plot change have been re-consulted.

The amended details now submitted have resulted in the following changes compared again the original planning permission, which is what Members now have to consider.

The number of 4 bedroom units has been increased by 8, the number of 2 bed units has been reduced by 7, and the number of 3 bed units has been reduced by 1.

For details of parking matters and proposed changes see the Highways section of the report below. There have also been some minor changes to the proposed house

types

The amended housing mix is now as follows with the original approval in brackets

- 16 x 1 bed flats (16)
- 42 x 2 bed flats and houses (49)
- 79 x 3 bed houses (80)
- 61 x 4 bed houses (53)

The house type changes swap the submitted types for others which fit better on the plots, but which were still included in the suite of house types agreed with the original permission.

#### **4 PLANNING HISTORY**

**23/10316** Application for full planning permission to provide 198 dwellings (including affordable housing provision), new pedestrian and cycle routes, landscaping, parking, public open space, Alternative Natural Recreational Greenspace, improvement of existing access, drainage and all other necessary on site infrastructure; and demolition of former outbuildings and agricultural buildings.  
SS16 LAND NORTH OF, STATION ROAD, FORDINGBRIDGE SP6 1JW (NB: SUBJECT TO LEGAL AGREEMENT)

Application approved 9/04/2024 subject to S106 Agreement. Works now commenced and conditions being discharged.

**19/10006** Environmental impact Assessment Screening Request  
SITE 16 LAND NORTH OF, STATION ROAD, FORDINGBRIDGE

EIA not required – decision made 11/02/2019

**20/10522** Development of 240 dwellings, a new access off Station Road, 10.7ha of public open space (SANG, formal open space and informal open space), associated private amenity space, off-street car parking and access roads." (Outline Application with details only of Access)

LAND NORTH OF, STATION ROAD, FORDINGBRIDGE SP6 1JW –

Infinite Homes Ltd.

Application withdrawn 22/04/22

#### **5 PLANNING POLICY AND GUIDANCE**

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

Strategic Site SS16: Land at Station Road, Fordingbridge

STR1: Achieving Sustainable Development

STR5: Meeting our housing needs

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

ENV3: Design quality and local distinctiveness

HOU1: Housing type, size, and choice

CCC2: Safe and Sustainable Travel

IMPL1: Developer contributions

IMPL2: Development standards

### **Supplementary Planning Guidance and other Documents**

- SPD Mitigation Strategy for European Sites 2021
- SPD Parking standards 2022
- SPD Housing design, density and character 2006
- Developer contributions towards air quality
- SPD Air quality in New Development 2022
- Waste Strategy 2022-2027
- SPD Planning for Climate Change 2024

### **Relevant Legislation**

#### **Planning and Compulsory Purchase Act 2004**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that “where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise

#### **Habitat Regulations 2017**

63 – assessment of implications for European sites etc.

64 – considerations of overriding public interest

### **Relevant Government advice**

#### **National Planning Policy Framework December 2023 (NPPF)**

#### **National Design Guide 2021**

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

### **Fordingbridge Town Council**

Recommend REFUSAL under PAR4. One of the reasons FTC objected to application 23/10316 was because the density of housing is consistent with an urban development, rather than a rural market town close to a National Park. This application for a Variation of Condition 2 increases the density on this site and this brings with it associated traffic and parking issues and will adversely impact the character of the development. FTC also wouldn't wish to see properties moved closer to the boundary with Ashford Close.

## **7 COUNCILLOR COMMENTS**

None received.

## 8 **CONSULTEE COMMENTS**

The following comments in summary have been received. Comments listed below have been reviewed and updated following the most recent amended plans submissions in August 2023.

**Active Travel England** - No Comments

**Archaeology** - No objections

**Cranborne Chase National Landscape** – No objections

Additional residents will bring added pressures from visitors to the National Landscape which needs mitigating. Consider no additional impact on lighting on Dark Skies Reserve.

**Hampshire and Isle of Wight Fire Service** – No comments

**Hampshire County Council (HCC) Highway Authority** - No objections

Car parking is a matter for the District Council to consider.

**HCC Local Lead Flood Authority (LLFA)** - No objections

**HCC Minerals and Planning** - No comments

**HCC Countryside Service (Rights of Way)** – No objections

No comments to make other than draw attention to standard advice regarding developments that may affect public rights of way.

**New Forest District Council (NFDC) Conservation** - No comments

**NFDC Ecologist** - No objections

**NFDC Environmental Protection** – No objections

Would refer to earlier application and conditions required to deal with any pollution and air quality.

**NFDC Strategic Housing** - No comments

**NFDC Trees** - No objections

Refer to previous conditions on earlier application to protect trees on site

## 9 REPRESENTATIONS RECEIVED

13 letters of objection raising the following concerns

- Increased no. of bedrooms increases number of residents which in turn impacts further on local infrastructure
- Increase in number of residents results in more traffic
- Increase in house footprint and garages impacts on character of development and adversely impacts open spaces and design of layout.
- Noting increase archaeological costs, the proposal is only of benefit to the developer
- Site is visible from public vantage points - extra costs should be absorbed by developer rather than making the impact of the development worse.
- Adverse impact on Ashford Close residents from additional overlooking, resident numbers and proximity of larger higher units where site levels are also markedly higher than Ashford Close. If changes are needed they should be directed away from Ashford Close
- Loss of light, privacy and amenity for Ashford Close residents
- Dangerous increase in footprint will cause subsidence
- Access is unacceptable and blind dangerous point of access onto Station Road
- Not suitable access for larger vehicles
- Adverse impact on highway network with even more traffic
- Extra residents means extra parking on adjoining streets.
- Extra impact on air quality
- More residents having to travel outside for work etc.
- Increased numbers will destroy ancient woodland

## 10 PLANNING ASSESSMENT

### **Principle of development, five year housing land supply, tilted balance, and Local Plan policy on housing mix**

#### The Principle of development

Local Plan policies support the principle of development on this site namely Policy STR1 on sustainable development, STR3 regarding the location of new development, STR4 relating to Fordingbridge's place in the hierarchy of settlements, STR5 meeting our housing need, and Strategic Site 16 Policy relating to this site.

The principle of development here is firmly established by the allocation of strategic site 16 in the Local Plan and the extant planning permission which has been implemented with work underway to provide the access roads into and around the site to serve the new dwellings. The development has already been found to be acceptable on the basis of the agreed 198 dwellings and site layout and house types set out in the earlier permission.

This application therefore has much narrower considerations based on what are the changes from the original to the new application and what are the various impacts of those changes. As set out above, an application under Section 73 results in the grant of a fresh planning permission. Therefore, notwithstanding the preceding paragraph, the whole application is back for reconsideration. Members therefore need to review the application in full however the very recent planning history is a material consideration afforded significant weight.

#### Housing Land Supply and NPPF Tilted Balance

In determining planning applications there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of

the Act). Material considerations include the National Planning Policy Framework (NPPF).

NPPF Paragraph 11 clarifies what is meant by the presumption in favour of sustainable development. It states that for decision making it means:

- c. approving development proposals that accord with an up-to-date development plan without delay; or*
- d. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [8], granting permission unless:*
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For reference, NPPF (p. 6) Footnote [8] above sets out:

*This includes, for applications involving the provision of housing, situations where:*

- a. the local planning authority cannot demonstrate a five year supply (or a four year supply, if applicable, as set out in paragraph 226) of deliverable housing sites (with a buffer, if applicable, as set out in paragraph 77) and does not benefit from the provisions of paragraph 76; or*
- b. where the Housing Delivery Test indicates that the delivery of housing was below 75% of the housing requirement over the previous three years*

Para 76 of the NPPF states the following -

*Local planning authorities are not required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing for decision making purposes if the following criteria are met[40]:*

- a) their adopted plan is less than five years old; and*
- b) that adopted plan identified at least a five year supply of specific, deliverable sites at the time that its examination concluded*

*As an exception to this, the policy contained in paragraph 76 and the related reference in footnote 8 of this Framework should only be taken into account as a material consideration when dealing with applications made on or after the date of publication of this version of the Framework as is the case with this application.*

So, whilst the Council is not able to identify a 5 year supply of housing land it is the case the timing of the submission of this application means that as a result of the Local Plan being still less than 5 years old the tilted balance is not actually engaged.

Notwithstanding this point however, the Council has recently prepared a Housing Action Plan in light of the last round of scores against the Housing Delivery Test. One of the actions is to progress our strategic sites and encourage housing delivery in areas identified for growth.

The application is simply a variation of the original permission on a Strategic Site, and the Committee needs to consider if the changes now put forward are acceptable.

It is considered that subject to the consideration of the changes below, the principle for development is acceptable.



Local Plan Policy \_

a) Whole site housing mix

The proposal changes the overall housing mix as follows with comparison with the original planning permission in brackets and a % breakdown over the site

- 16 x 1 bed = (8% - no change from original approval)
- 42 x 2 bed = (21% - down by 4% from original approval)
- 79 x 3 bed = (40% - no change from original approval)
- 61 x 4 bed = (31% - up by 4% from original approval)

Amalgamating the smaller units on the site this equates to 29% being 1 and 2 bedroom, with 40% being three bedroom. This equates to 69% being 1,2, and 3 bed compared to 31% being 4 bed.

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

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

The table above shows that the housing mix suggests a breakdown with an emphasis on smaller homes compared to larger homes.

The table above however is supporting text rather than policy. The policy is as follows -

***HOU1*** - *The strategy is to ensure that all residential development helps to address the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost. The policy objectives are to improve the diversity of housing choice, and to achieve an overall balance of housing provision in general accordance with housing needs evidence. Each development should contribute appropriately to improving housing diversity wherever possible, taking into account the location, size and characteristics of the site, the form of development proposed and the viability of the scheme*

The proposal amends the original mix but not to an unreasonable extent and would still provide a number of flats and smaller dwellings which meets the aspirations of the local plan

to provide smaller homes as well as a good proportion of 3 bed family homes. The four flatted blocks on the site providing a mix of 1 and 2 bed units with two bedded homes. It is considered that the overall percentage change of the housing mix is still acceptable and meets with the policy wording set out above.

The overall housing mix still compares favourably with other strategic sites dealt with so far in Fordingbridge with more of an emphasis on 1,2 and 3 bed units.

Local Plan policy HOU2 requires affordable housing. In this case there is no change to the affordable housing position secured by the earlier permission. This will be followed through to this new application by virtue of the clause in the Section 106 Agreement that says any Section 73 application on the same site will be subject to the same clauses set out in the Agreement. Those clauses secure the affordable housing units and their permanent use for residents in housing need.

In conclusion the amended proposal still reasonably meets Local Plan Policy, and the change is not so significant as to warrant a sustainable policy objection.

The report now turns to other environmental matters.

### **Site layout and design, and impact on local amenities**

#### a) Site layout and design

Noting that the changes proposed do not result in any overall adverse landscape impact both in short range views and longer range impact on protected landscapes (New Forest National Park, and Cranborne Chase National Landscape), the principal consideration is what impact do the changes have on site layout and design.

Policy ENV3 of the Local Plan states that development should contribute positively to local distinctiveness, quality of life and enhance the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate in appearance and attractive. New development should be accessible for those with different needs with realistic levels of car parking, and attractive and appropriate green spaces. The Local Plan includes a concept Masterplan on which any new developments that come forward should be based unless the developer can show any changes to that concept masterplan are improvements or equal in quality.

A concern has been expressed by the Town Council and others that the density of the site has increased which will in turn exacerbate earlier concerns raised regarding the impact on local infrastructure. As set out above, the number of units has not changed from the permitted scheme and as such, with the site area remaining the same the density of the site has not increased contrary to the comments of the Town Council. There is a change in the size and arrangement of some of the buildings but this is not an increase in density. The increase in built footprint over the whole site will however be imperceptible. There is no change to the significant quantum of public open space and ANRG and play areas. Using the Council's open space calculator which is based on standard dwelling occupancy figures the actual estimated population increase arising from the increase in bedroom spaces equates to 12 persons which overall is only a 2% increase over the original estimated number of occupiers (564 to 576). Consequently, there are no sustainable grounds on which to object relating to density. As set out above, the correct term is not an increase in density so much as an increase in intensity of built form to open space. The number of plot changes proposed is 22 out of 198 plots which represents a 11% change. Members are reminded

that 198 dwellings have already been approved on the site.

The changes from car barns to closed garages simply results in a garage door on an otherwise open fronted building and makes no difference in footprint. The original density approved on the site equates to 25 dwellings per hectare and this is unchanged. A lower density than that recommended by government in making best use of land was reduced in the original approval to take into account the sensitive nature of the site and area.

The correct consideration here is the intensity of the buildings on the site – larger houses on the plot affected. The applicant has submitted in their amended proposal a table of changes. This sets out a plot by plot description of the changes now proposed compared with both the original approval and the final amended scheme.

Officers have however considered all 22 plot changes and in every case the proposed larger unit still fits acceptably on the plot, giving sufficient room for parking and gardens and having an acceptable relationship with adjoining plots and existing adjoining residential properties on Ashford Close. There have been some changes made from the original submission to improve on earlier proposed changes. Some of the plots have reverted to 3 bedroom units but with a single storey garden room extension for instance which has no material impact on plot coverage. Some of the changes to bungalows to two storey units have had no material impact on plot coverage and no adverse impact on the street scene now proposed. The change to a larger 4 bedroom house facing Ashford Close has reverted back to the original 3 bed unit and this in turn addresses the third party representation.

Officers are satisfied that the changes requested have now been incorporated and there are no objections on site layout.

In house design terms Members commented that they were pleased with the high standard of design and local distinctiveness shown in the original approval. The changes in house types select house types already approved and as such retain the high standard of design quality exhibited on the original approval. The original approval showed attractive dwellings and the current variation application uses the same house types in a different way on the site. Officers consider the proposal still represents a good standard of design in line with the policy requirements set out in Local Plan policy ENV3.

#### b) Energy and sustainability

Local Plan policy IMPL2 states that new development should meet or exceed the following standards and requirements to help minimise their environmental impact and/or to be adaptable to the future needs of occupiers over their lifetime -

- All dwellings to be wheelchair adaptable set out in the Building Regulations
- Higher standards of water use efficiency currently use of 110 litres per person per day
- Provision of high speed fibre broadband to all property thresholds.
- Provision of services to allow electric vehicle charging

The scheme has been designed to be in accordance with Policy IMPL2

Policy STR1 requires dwellings to be adaptable to future climate change.

To complement the good quality house designs the applicants submitted an Energy and Sustainability Statement with their original application and confirm that the same details are to be carried forward with the variation application (except in relation to air source heat

pumps – see below). The statement sets out to demonstrate that by following a fabric first approach and with the implementation of renewable technology, the development will reduce carbon emissions over the Building Regulations Part L 2021 baseline, which in itself presents a 31% reduction over previous regulatory standards.

Extra insulation and measures to control future overheating of dwellings in summer and heat loss and energy efficiency measures in winter aligned with the latest Building Regulations. The orientation of dwellings and arrangements of glazing and cross ventilation has also been factored into the estate design.

In addition, the following measures are considered technically feasible for this development.

- Solar panels for electricity generation
- Air source heat pumps

The energy strategy for this development has been advanced and the developers are now proposing to introduce some Air Source Heat Pumps (approximately 60% of plots will remain Gas + PV & 40% of plots will have ASHP)

The details of any solar PV panels will need to be agreed as part of the detailed house plans to be submitted at condition stage. All homes will also be fitted with high speed broadband and will employ water saving appliances to bring it within the required Building Regulations limit. All homes will also have electric vehicle charging points fitted rather than just the cabling supplied as with other volume house builders.

The carbon reductions and use of renewable technologies will accord with Policies STR1 and IMPL2 of the New Forest District Council Local Plan 2016-2036, Part 1: Planning Strategy (Adopted July 2020).

The applicants have addressed the Council's recent SPD on Planning and Climate Change. In light of the above Officers consider that the proposal is in line with Local Plan Policy IMPL2 and goes some way toward the net zero carbon aspirations set out in the more recent SPD.

#### c) Impact on residential amenities

Ashford Close estate is the only residential boundary with the new development that is directly affected both by the original application and this variation application. There are properties bordering Marl Lane to the east and Station Road to the south but in both those cases the residential element of the scheme has no direct boundary with those road frontages and the properties there remain unaffected by the current application. Part of the site also borders two properties north of the Allenbrook Care Home but again there are no changes in that part of the site that affect those properties directly.

The proposed variations affecting Ashford Close relate to the following plots -

- **59/60** – change from a pair of three bed semis to a pair of four bed detached dwellings, and a change from car barns to some closed garages.
- **67** – change from car barn to garage but no change in position of building
- **69** – change from smaller three bed detached to larger four bed detached, and change of car barn to garage with no change in position of that building.
- **70** – change from car barn to garage but no change in position of building
- **77** – change to a larger three bed dwelling

The amendments made to the application in relation to plot 69 have now addressed any concerns. The applicants have agreed to revert to the originally approved 3 bed dwelling.

Consequently, in terms of impact on adjoining properties all the changes now proposed are deemed acceptable.

All the other comments set out above made by local objectors have been noted but there is no evidence to substantiate any of those concerns and no sustainable grounds to reject the proposed changes as now amended.

The proposal is now in line with Local Plan policy ENV3 which guards against any unacceptable impact on residential amenity.

In overall terms there are no objections on site layout and design, and the proposal is considered to be in line with Policy ENV3.

### **Access and highway safety relating to site layout and car parking**

Local Plan policies CCC2 is the key material consideration in this case. This requires sufficient parking and a safe and accessible layout. In terms of car parking, the Council has jurisdiction over setting an appropriate level of parking on the site rather than the Highway Authority. The Council can also take into account highway safety matters relating to parking where there may be conflicts between cars and pedestrians.

The Council has adopted a Parking Standards SPD in 2022 which sets out advice on parking for residential and other types of development. This is based on the size of the dwelling and sets out an appropriate number of spaces for that size of property with some variation depending on whether the parking is provided on plot or in a communal location.

The following is the recommended provision in each case. Where there are parts of a space specified this requires the total number of spaces to be counted over the whole development. Whilst garages inevitably do not get used for parking they still count as a space for the purposes of the SPD standards.

In addition, the size of spaces has also increased to 2.5m x 5m to take into account the number of larger family cars now on the market. With a 6m length for parallel spaces. A minimum size of garages is also recommended. Provision is also made for electric charging points in the Standards with at least one charging point per residential unit. Finally, the standards also require cycle parking for each dwelling either in lockable positions, communal buildings or in secure outbuildings.

1 bed dwelling	1.4 spaces communal	or	2.0 spaces on plot
2 bed dwelling	1.5 spaces communal	or	2.0 spaces on plot
3 bed dwelling	1.9 spaces communal	or	2.5 spaces on plot
4 or more bed dwelling	2.1 spaces communal	or	3.0 spaces on plot

The originally approved scheme showed a total of 483 parking spaces with the current application now demonstrating 506 spaces which is sufficient to deal with any increased population brought about by the increase in larger dwellings.

Officers have considered parking on a plot by plot basis taking into account the changes to the housing mix. It is considered that the current proposal as amended meets the parking standards; the design and position of the spaces is convenient to the intended user; is safe

also for pedestrian circulation; and taking into account the small additional population with the varied scheme (12 extra persons) the additional total parking spaces now proposed is acceptable. The ratio of open car barns to garages is also acceptable. All garages whether built as an integral part of the dwelling or as an outbuilding will have permitted development rights withdrawn to restrict them changing to living accommodation, and all car barns will be required to be maintained as open structures thereby making them more likely to be used for parking. Concerns expressed have therefore been taken into consideration. However, the parking arrangements meet the standards in the parking SPD. Electric charging points are also provided for each dwelling and apartment. The proposal as amended is considered to be in line with Local Plan Policy ENV 3, CCC2 and the Parking Standards SPD.

### **S106 clauses and contributions**

The earlier approval under 23/10316 was the subject of a section 106 agreement to secure a range of obligations. The Agreement also contained a clause that specified in the event of a Section 73 Variation application being submitted on the same site the obligations and contributions contained in the Agreement would bite also on the S73 application should that be approved. This also includes all the affordable housing requirements which remain unchanged by this variation application.

Officers have checked any potential uplift in contributions arising out of a change in the housing mix for open market dwellings. The only uplift required is in respect of the contribution towards Habitat Mitigation (Access Management and Monitoring) which is calculated by direct reference to the housing mix and the number of bedrooms in each dwelling.

The contribution set out in the Agreement was index linked and stated as £172,181. The new uplifted figure should be £175,602 which is an uplift of £3421.00. The matter of collecting this small uplift sum can be achieved via a Section 106 Unilateral Undertaking to be completed by the applicant and the sum paid prior to the grant of planning permission.

Consequently, it is advised that the recommendation should include this as a requirement prior to the grant of planning permission.

## **11 OTHER MATTERS**

### **Objections raised**

- Subsidence – there is no evidence to demonstrate that the development will be unsafe in relation to impact on neighbouring properties.
- Neither is there any objection from the Highway Authority regarding additional population and that the local highway network will be adversely affected. The proposal results in a small uplift in residents living on the site and the highway layout is demonstrated to be unchanged.
- There is no objection to the principal access into the site which remains unchanged
- There is no evidence that ancient woodland will be harmed. All existing trees of merit are protected with a Preservation Order. The proposals make no change in impact.

### **Conditions**

As mentioned previously the Local Planning Authority can impose the same or varied conditions as were shown on the earlier permission. Officers have analysed each of the conditions imposed previously and have either repeated those conditions or amended them to suit and refer to details already approved under the condition discharge process currently

underway in relation to the earlier permission. Where details have already been approved conditions will be amended to refer to those details.

The applicants have taken the opportunity to provide a new complete plans list with all the amended drawings and the originally approved drawings that have not been amended.

#### Environmental matters

Other matters relating to environmental factors such as construction impacts, environmental protection and habitat mitigation relating to impact on protected sites and species have all been considered under the earlier planning permission and are not changed or further impacted by the current variation application.

## **12 CONCLUSION / PLANNING BALANCE**

The principle of development is already established by the earlier extant planning permission. This variation application seeks to amend the housing mix leaving affordable housing unchanged, changing the house types on certain plots, and amending the car parking arrangements for the site. There are no wider environmental implications, including any impact on habitats which have not already been considered and included either by way of conditions or the allied S106 Agreement. The proposal is for a development that will contribute significantly to the Council's open market and affordable Housing

The changes contained in the application do not adversely affect the housing mix or the scale and appearance of the development. The proposal has no wider environmental harm on landscapes of importance or designated or non-designated heritage assets all of which have been considered in the earlier approval. The development would be safe from a highway safety point of view. The proposal is considered to be in general accordance with Local Plan Policies relating to Strategic Site 16 and to Policies HOU1, ENV3 and CC2 in particular. The proposal represents sustainable development and has an acceptable impact on adjoining residential properties and is also in line with the broad principles and guidance set out in the latest National Planning Policy Framework. The planning balance in this case is therefore one of approval.

## **13 RECOMMENDATION**

Delegated Authority be given to the Service Manager Development Management to grant PLANNING PERMISSION

Subject to

i) The prior completion of a Section 106 Agreement Unilateral Undertaking to secure the uplift sum of £3421.00 in relation to Habitat Mitigation (Access Management and Monitoring); and

ii) the imposition of the conditions set out below.

### **Proposed Conditions:**

#### **1. Time Limit**

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. Plans List

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

<b>Overall site</b>		
21-1119 LP01	<b>C</b>	Location Plan
21-1119 SL01	<b>Q</b>	Site Layout 01 (Coloured Layout 1:1000)
21-1119 SL02	<b>Q</b>	Site Layout 02 (1:500) - Block Plan
21-1119 SL03	<b>Q</b>	Site Layout 03 (1:1000)
21-1119 TN01	<b>F</b>	Tenure plan
21-1119 PT01	<b>L</b>	Parking Typology
21-1119 SS05	<b>C</b>	Key Site Section
<b>Documents</b>		
21-1119 DAS Addendum		Design & Access Statement Addendum
21-1119 DAS		Design & Access Statement
Accommodation Schedule	<b>Q</b>	Accommodation Schedule
Accommodation Schedule Summary	<b>Q</b>	Accommodation Schedule Summary
<b>Flats</b>		
FB-A e	<b>C</b>	Flat Block A - Elevations
FB-A p	<b>C</b>	Flat Block A - Plans
FB-B e	<b>C</b>	Flat Block B - Elevations
FB-B p	<b>C</b>	Flat Block B - Plans
FB-C e	<b>C</b>	Flat Block C - Elevations
FB-C p	<b>C</b>	Flat Block C - Plans
FB-D e	<b>C</b>	Flat Block D - Elevations
FB-D p	<b>D</b>	Flat Block D - Plans
<b>House Types</b>		
HT-02A.e1	<b>B</b>	House Type 02A Front elevation
HT-02A.e2	<b>B</b>	House Type 02A Elevations
HT-02A.p	<b>B</b>	House Type 02A Plans
HT-02B.e1	<b>C</b>	House Type 02B Front elevation
HT-02B.e2	<b>C</b>	House Type 02B Elevations
HT-02B.p	<b>C</b>	House Type 02B Plans
HT-02C.e1	<b>C</b>	House Type 02C Front elevation
HT-02C.e2	<b>C</b>	House Type 02C Elevations
HT-02C.p	<b>C</b>	House Type 02C Plans
HT-02D.e1	<b>B</b>	House Type 02D Front elevation



HT-02D.e2	<b>B</b>	House Type 02D Elevations
HT-02D.p	<b>B</b>	House Type 02D Plans
HT-02E.e1	<b>B</b>	House Type 02E Front elevation
HT-02E.e2	<b>B</b>	House Type 02E Elevations
HT-02E.p	<b>B</b>	House Type 02E Plans
HT-03A.e1	<b>B</b>	House Type 03A Front elevation
HT-03A.e2	<b>B</b>	House Type 03A Elevations
HT-03A.p	<b>A</b>	House Type 03A Plans
HT-03C.e1	<b>C</b>	House Type 03C Front elevation
HT-03C.e2	<b>C</b>	House Type 03C Elevations
HT-03C.p	<b>C</b>	House Type 03C Plans
HT-03D.e1	<b>B</b>	House Type 03D Front elevation
HT-03D.e2	<b>C</b>	House Type 03D Elevations
HT-03D.p	<b>B</b>	House Type 03D Plans
HT-03E.e1	<b>B</b>	House Type 03E Front elevation
HT-03E.e2	<b>C</b>	House Type 03E Elevations
HT-03E.p	<b>A</b>	House Type 03E Plans
HT-05A.e1	<b>B</b>	House Type 05A Front elevation
HT-05A.e2	<b>B</b>	House Type 05A Elevations
HT-05A.p	<b>A</b>	House Type 05A Plans
HT-05B.e1	<b>C</b>	House Type 05B Front elevation
HT-05B.e2	<b>D</b>	House Type 05B Elevations
HT-05B.p	<b>C</b>	House Type 05B Plans
HT-05C.e1	<b>C</b>	House Type 05C Front elevation
HT-05C.e2	<b>C</b>	House Type 05C Elevations
HT-05C.p	<b>E</b>	House Type 05C Plans
HT-06A.e1	<b>D</b>	House Type 06A Front elevation
HT-06A.e2	<b>D</b>	House Type 06A Elevations
HT-06A.p	<b>C</b>	House Type 06A Plans
HT-06B.e1	<b>B</b>	House Type 06B Front elevation
HT-06B.e2	<b>C</b>	House Type 06B Elevations
HT-06B.p	<b>C</b>	House Type 06B Plans
HT-06C.e1	<b>B</b>	House Type 06C Front elevation
HT-06C.e2	<b>B</b>	House Type 06C Elevations
HT-06C.p	<b>B</b>	House Type 06C Plans
HT-07A.e1	<b>C</b>	House Type 07A Front elevation
HT-07A.e2	<b>C</b>	House Type 07A Elevations
HT-07A.p	<b>D</b>	House Type 07A Plans
HT-07B.e1	<b>C</b>	House Type 07B Front elevation
HT-07B.e2	<b>D</b>	House Type 07B Elevations
HT-07B.p	<b>D</b>	House Type 07B Plans
HT-07C.e1	<b>B</b>	House Type 07C Front elevation
HT-07C.e2	<b>B</b>	House Type 07C Elevations

HT-07C.p	B	House Type 07C Plans
HT-08A.e1	B	House Type 08A Front elevation
HT-08A.e2	B	House Type 08A Elevations
HT-08A.p	B	House Type 08A Plans
HT-08B.e1	C	House Type 08B Front elevation
HT-08B.e2	B	House Type 08B Elevations
HT-08B.p	C	House Type 08B Plans
HT-08C.e1	B	House Type 08C Front elevation
HT-08C.e2	B	House Type 08C Elevations
HT-08C.p	C	House Type 08C Plans
HT-08D.e1	B	House Type 08D Front elevation
HT-08D.e2	B	House Type 08D Elevations
HT-08D.p	C	House Type 08D Plans
HT-08E.e1	B	House Type 08E Front elevation
HT-08E.e2	B	House Type 08E Elevations
HT-08E.p	C	House Type 08E Plans
HT-09A.e1	B	House Type 09A Front elevation
HT-09A.e2	B	House Type 09A Elevations
HT-09A.p	B	House Type 09A Plans
HT-09B.e1	C	House Type 09B Front elevation
HT-09B.e2	C	House Type 09B Elevations
HT-09B.p	D	House Type 09B Plans
HT-12A.e1	C	House Type 12A Front elevation
HT-12A.e2	D	House Type 12A Elevations
HT-12A.e3	D	House Type 12A Elevations
HT-12A.p	C	House Type 12A Plans
HT-12B.e1	D	House Type 12B Front elevation
HT-12B.e2	E	House Type 12B Elevations
HT-12B.e3	E	House Type 12B Elevations
HT-12B.p	D	House Type 12B Plans
HT-13A.e1	D	House Type 13A Front elevation
HT-13A.e2	D	House Type 13A Elevations
HT-13A.p	E	House Type 13A Plans
HT-13B.e1	B	House Type 13B Front elevation

HT-13B.e2	<b>B</b>	House Type 13B Elevations
HT-13B.p	<b>B</b>	House Type 13B Plans
HT-13C.e1	<b>F</b>	House Type 13C Front elevation
HT-13C.e2	<b>F</b>	House Type 13C Elevations
HT-13C.p	<b>F</b>	House Type 13C Plans
HT-14A.e1	<b>C</b>	House Type 14A Front elevation
HT-14A.e2	<b>C</b>	House Type 14A Elevations
HT-14A.p	<b>C</b>	House Type 14A Plans
HT-14B.e1	<b>C</b>	House Type 14B Front elevation
HT-14B.e2	<b>C</b>	House Type 14B Elevations
HT-14B.p	<b>C</b>	House Type 14B Plans
HT-14C.e1	<b>B</b>	House Type 14C Front elevation
HT-14C.e2	<b>C</b>	House Type 14C Elevations
HT-14C.p	<b>C</b>	House Type 14C Plans
HT-15.e1	<b>D</b>	House Type 15 Front elevation
HT-15.e2	<b>D</b>	House Type 15 Elevations
HT-15.p	<b>D</b>	House Type 15 Plans
HT-16A.e1	<b>C</b>	House Type 16A Front elevation
HT-16A.e2	<b>C</b>	House Type 16A Elevations
HT-16A.p	<b>C</b>	House Type 16A Plans
HT-16B.e1	<b>A</b>	House Type 16B Front elevation
HT-16B.e2	<b>B</b>	House Type 16B Elevations
HT-16B.p	<b>A</b>	House Type 16B Plans
HT-17A.e1	<b>B</b>	House Type 17A Front elevation
HT-17A.e2	<b>C</b>	House Type 17A Elevations
HT-17A.p	<b>B</b>	House Type 17A Plans
HT-17B.e1	<b>B</b>	House Type 17B Front elevation
HT-17B.e2	<b>C</b>	House Type 17B Elevations
HT-17B.p	<b>C</b>	House Type 17B Plans
HT-17C.e1	<b>B</b>	House Type 17C Front elevation
HT-17C.e2	<b>C</b>	House Type 17C Elevations
HT-17C.p	<b>B</b>	House Type 17C Plans
	<b>Plot Drawings</b>	
P 3-5.e1	<b>C</b>	Plot 3-5 Front elevation
P 3-5.e2	<b>D</b>	Plot 3-5 Elevations
P 3-5.p	<b>B</b>	Plot 3-5 Plans
P 72-73.e1	<b>B</b>	Plot 72-73 Front elevation
P 72-73.e2	<b>B</b>	Plot 72-73 Elevations
P 72-73.p	<b>A</b>	Plot 72-73 Plans
P 76-77.e1	<b>C</b>	Plot 76-77 Elevations
P 76-77.e2	<b>C</b>	Plot 76-77 Front elevation

P 76-77.p	B	Plot 76-77 Plans
P 121-123.e1	B	Plot 121-123 Front elevation
P 121-123.e2	B	Plot 121-123 Elevations
P 121-123.p	B	Plot 121-123 Plans
Court.p1	D	Courtyard plans (1 of 2)
Court.p2	D	Courtyard plans (2 of 2)
Court.e1	D	Courtyard elevations (1 of 4)
Court.e2	D	Courtyard elevations (2 of 4)
Court.e3	D	Courtyard elevations (3 of 4)
Court.e4	D	Courtyard elevations (4 of 4)

### Ancillary Building

CB01.pe	B	Car Barn Type 1 - plans & elevations
CB02.pe	B	Car Barn Type 2 - plans & elevations
CB03.pe	D	Car Barn Type 3 - plans & elevations
CB04.pe	C	Car Barn Type 4 - plans & elevations
CB05.pe	B	Car Barn Type 5 - plans & elevations
CB06.pe	D	Car Barn Type 6 - plans & elevations
CB07.pe	A	Car Barn Type 7 - plans & elevations
G01.pe	A	Garage Type 1 - plans & elevations
G01A.pe	A	Garage Type 1A - plans & elevations
G02.pe	A	Garage Type 2 - plans & elevations
G02A.pe	A	Garage Type 2A - plans & elevations
G03.pe	A	Garage Type 3 - plans & elevations
G03A.pe	A	Garage Type 3A - plans & elevations
G03B.pe	A	Garage Type 3B - plans & elevations
G04A.pe	C	Garage Type 4A - plans & elevations
G04B.pe	A	Garage Type 4B - plans & elevations
G04C.pe	A	Garage Type 4C - plans & elevations
G05.pe	D	Garage Type 5 - plans & elevations
G06.pe	B	Garage Type 6 - plans & elevations
G07.pe	A	Garage Type 7 - plans & elevations
BS01.pe	B	Bike Store 1 - plans & elevations (Flat A)
BS02.pe	B	Bike Store 2 - plans & elevations (Flat D)

### I-Transport drawing list

ITB17592-GA-001	C	Proposed Site Access Arrangement
ITB17592-GA-004	F	Proposed Site Access Arrangement and Long Section
ITB17592-GA-006	C	Proposed Station Road Connection
ITB17592-GA-008	C	Proposed Marl Lane Improvement Scheme
ITB17592-GA-019	A	EV Charging Facilities
ITB17592-GA-020	A	Refuse Collection Strategy
ITB17592-GA-021	A	Marl Lane Pedestrian / Cycle / Service Vehicle Access

Mayer Brown drawing list		
15034/P09	e	Character Areas
15034/R04	g	Landscape Framework and Recreational Mitigation Strategy
15034/P17	f	Landscape Masterplan
15034/P23	g	Public Open Space
15034/P20	f	Open Land and Landscape
15034/P24	i	Soft Landscape Proposals
15034/P26	f	Hard Landscape Proposals
15034/P27	f	Landscape Framework Plan
15034/P29	e	Boundary Plan

Reason: To ensure satisfactory provision of the development and to comply with policies set out in the New Forest Local Plan Part 2 (2014) and New Forest Local Plan Part 1 (2020)

### 3. Site Levels

The development shall be carried out in accordance with the following plans submitted under planning permission 23/10316 in relation to phase 1 of the development -

1-349, 350, 353, 354, 357, 358, 359, and 360 all submitted on 11 April 2024.

Prior to the commencement of any part of the development outside of phase 1, details of all intended land and site levels, including finished floor levels for all buildings, existing and proposed levels of public open space areas (including ANRG and all drainage basins and swales), and the existing and proposed site contours, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.

Reason: To ensure that the development takes appropriate account of, and is responsive to, existing changes in levels across the site.

### 4. Phasing of development

The development shall be carried out in accordance with the programme and phasing plan P.01 rev A submitted on 11 April 2024 under planning permission 23/10316.

The phasing plan as so agreed shall be implemented in full unless any written variation has been agreed beforehand in writing with the LPA.

Reason: To ensure the development is fully completed in an acceptable timetable and in accordance with the approved plans hereby permitted

### 5. Final details of road and footways/cycleways infrastructure works

The development shall be carried out in accordance with the following plans submitted on 30 April 2024 under planning permission 23/10316 -

- SA00395-1-336-C-SW-DET
- SA00395-1-337-C-SW-DET
- SA00395-1-338-C-SW-DET

The final surfacing materials for all roads, footways and cycleways shall be agreed in accordance with details to be submitted to and approved in writing by the LPA, within 3 months of the commencement of any development outside of Phase 1.

No dwellings shall be occupied until the approved details have been fully implemented in accordance with the agreed phasing plan.

Reason: In the interest of highway safety and to meet the access needs of the development

#### 6. **Construction Traffic Management Plan (CTMP)**

The development shall be carried out in accordance with the CTMP dated 27 March 2024 ITB17592-011C received on 11 April 2024 submitted under planning permission 23/10316.

The approved details shall be implemented before the development hereby permitted is commenced and retained throughout the duration of construction.

Reason: In the interests of highway safety.

#### 7. **Access visibility**

Prior to occupation the visibility and forward visibility at the site access onto Station Road as set out in the approved plans GA 001 rev C, GA 004 rev F, and GA 006 rev C shall be provided. All such visibility shall be maintained thereafter with no vegetation over 600mm within such splays.

Reason: In the interests of highway safety.

#### 8. **Car & Cycle Parking**

The development shall be carried out in accordance with the approved car parking plan 21 1119 PT 01 rev L and cycle storage plan 00395 012 submitted under planning permission 23/10316 on 29/07/24.

The car parking spaces, garages, car barns, and a timber shed to be provided for each non flatted dwelling for cycle storage shall be completed and made available for use prior to the occupation of the dwelling to which those parking facilities relate and shall be retained as such thereafter. Car parking facilities for the flatted dwellings along with cycle storage shall be available prior to first occupation of the flatted block to which the facilities relate. All car parking spaces shall be allocated to the plot as shown on the approved car parking plan, with all visitor spaces identified as such.

Reason: To ensure sufficient car parking and cycle parking is provided on a phased basis prior to occupancy of individual units.

9. **Electric charging points and electrical infrastructure works**

Prior to the occupation of any individual dwelling facilities to enable the charging of electric vehicles to serve that dwelling shall be put in place as shown on the following approved plans submitted under planning permission 23/10316

- Electric charging points plan 00395-014-ASHFORD-A-SITE-SCH submitted 20/08/24
- Zaptec Go and Zaptec Pro charging points coloured black submitted 29/08/24
- Electricity substation plan MU3488 E004 REV 01 submitted 29/08/24
  - Brickwork - Weinerberger Nutcombe Multi (B1)
  - Roof Tiles - Russell Lothian Terracotta (RM02)
  - Doors – black.

Reason: In the interests of sustainability and to ensure that opportunities for the provision of electrical charging points are maximised in line with Local Plan IMPL2 policy expectations.

10. **Waste Collection Strategy**

Prior to the occupation of any dwelling a waste collection strategy shall be submitted to and approved in writing with the LPA. The Strategy shall indicate how wheeled bins are to be stored on the site and the details, location and size of any bin collection areas. The development shall be carried out in full accordance with the approved details. The development shall be carried out and completed in a phased manner prior to the occupancy of individual units.

Reason: To ensure a satisfactory form of development compliant with Local Plan policy ENV3

11. **High Speed Fibre Broadband**

Prior to the occupation of each dwelling in the development hereby approved, the necessary infrastructure required to enable high speed fibre broadband connections shall be provided within the site up to property thresholds, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of sustainable development, in accordance with local and national planning policy.

12. **Landscape and ecological management and maintenance plan (LEMP)**

Prior to occupation of any dwelling a long term landscape and ecological management and maintenance plan taking into account any final approved landscaping and biodiversity management plans shall be submitted to and agreed in writing with the LPA. The Plan shall cover all soft landscaping, ANRG, POS, drainage basins and other areas outside of any domestic garden on the site, including all management measures associated with ecological assets on the site. The management and maintenance of these

areas and assets shall be carried out in accordance with the plan so approved.

Reason: In the interests of the protection of landscape and ecological assets on site and their continued protection and enhancement in accordance with Local Plan policies STR1, ENV3 and DM2

**13. Biodiversity net gain monitoring and management plan (BNG MMP)**

The development shall be carried out and the site shall be managed and monitored on the basis of the BNG MMP prepared by Hankinson Duckett Associates HDA ref: 996.6 July 2024 and submitted under planning permission 23/10316 submitted on 31/07/24.

If there are any changes to management on the site brought about by the subsequently approved LEMP then the original BNG MMP shall be re-visited, and amendments made as necessary. Any necessary amended BNG MMP shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation so as to ensure that the long term 10% ecological gain remains.

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

Reason: To ensure the development delivers and maintains a minimum 10% uplift in the site's biodiversity value in accordance with the policies of the New Forest District Local Plan Review 2016-2036.

**14. Works to be in accordance with Ecological assessment**

The development shall be undertaken in accordance with the recommendations of the Ecological Assessment submitted under planning permission 23/10316 (HDA, 2023 including any amendments and addendums submitted dated July 2023) and associated appendices including:

- Appendix C: Bat Survey Report;
- Appendix D: Dormouse Survey Report; 3
- Appendix E: Water Vole and Otter Survey Report;
- Appendix F: Badger Survey Report;
- Appendix G: Breeding Bird Assessment;
- Appendix H: Reptile Survey Report (NOTE: Including the reptile method statement provided in Section 5); and
- Appendix I: Great Crested Newt HSI and eDNA Survey Report.

There shall be no variation to the approved details unless first agreed in writing with the Local Planning Authority. The implemented measures shall be maintained thereafter in accordance with the approved details.

Reason: To mitigate the impact of the development on the ecology of the site and to provide biodiversity enhancements in accordance with the NPPF and the submitted Ecological Assessment in accordance with Local Plan Part 2 Policy DM2.



**15. Wildlife enhancements**

The development shall be undertaken in accordance with the Wildlife Enhancement Plan prepared by Hankinson Duckett Associates HDS ref: 996.6 rev A dated September 2024 and the plot ecological enhancement schedule received on 19/09/24 submitted under planning permission 23/10316.

The details as approved shall be completed for each house and apartment block at construction scaffold stage or earlier as appropriate, and prior to occupation of the plot to which it relates and maintained as such thereafter.

Reason: To ensure that biodiversity enhancement measures are delivered throughout the development; and to ensure that a key aspect of sustainability is delivered in accordance with Local Plan policies DM2 and ENV 3.

**16. External and house lighting details**

The development shall be carried out in accordance with the lighting plan 01 rev P5, the outdoor lighting report submitted on 3 August 2023 under planning permission 23/10316.

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details and shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior approval from the local planning authority. There shall be no additional house lighting including welcome or security lights unless prior written approval has been first granted to the details and lux levels of such lighting from the Local Planning Authority.

Any lighting installed within the development shall not exceed the following maximum values of vertical illuminance at the facade of any residential premises in accordance with Environmental Zone E1: 2 lux pre-curfew (07:00-23:00hrs) and 1 lux post-curfew (23:00- 07:00hrs) in accordance with Guidance Notes for the Reduction of Obtrusive Light (GN01:2021) by the Institute of Lighting Professionals (ILP).

Reason: In the interests of the protection of important wildlife species in accordance with Local Plan Part 2 Policy DM2, and to ensure that the development does not have a deleterious impact on the International Dark Skies Reserve.

**17. Phosphate mitigation and water efficiency**

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).

#### 18. **Tree protection method statement for old railway line works**

No development, demolition or site clearance works shall take place in the vicinity of the proposed cycleway connection to the former railway line until the following information has been submitted to and agreed to in writing with the Local Planning Authority:

- A method statement and engineering drawings for the installation of new pedestrian path to the old Railway line path.

Development shall only take place in accordance with these approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

#### 19. **Tree and hedgerow protection**

The trees and hedgerows on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Barrell Tree Consultancy Arboricultural impact appraisal and method statement Ref: 22105-AA3-CA dated 14<sup>th</sup> July 2023 under planning permission 23/10316 with the accompanying Tree Protection Plan Ref: 22105-4

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

**20. Inspection of cellular confinement system**

Within 21 days of the completion of the installation of the Cellular Confinement System as set out in the submitted Barrell Tree Consultancy Arboricultural impact appraisal and method statement Ref: 22105-AA3-CA dated 14<sup>th</sup> July 2023 with the accompanying Tree Protection Plan Ref: 22105-4, photographic evidence demonstrating that the works have been completed in accordance with the submitted Barrell Tree Consultancy Manual for Managing Trees on Development Sites V3.0 shall be submitted to the Local Planning Authority.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

**21. Final hard and soft landscaping details and landscape framework**

Within three months of the commencement of development, the following outstanding details of hard and soft landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- a detailed landscape framework plan covering the whole site and larger scale hard and soft landscaping plans and details to cover sections of the site.
- tree planting details including species, size, protection, staking methods, irrigation, mulching and any other details.
- details of all soft landscape planting including plant species, size and numbers
- a specification for the protection and establishment of all new planting (e.g., temporary fences, rabbit guards, mulching);
- details for hard surfacing (where not a part of the highway) and the materials to be used to include details of all bridges and boardwalks
- details of fences, walls, piers, bollards and all other means of enclosure including typical elevations showing any decorative brickwork, soldier courses etc.
- details of all street and open space furniture (railings, bollards, seats, bins,) and all bin collection points
- a method statement and programme for hard and soft landscaping implementation
- at least two interpretation boards relating to the ANRG and ecological interest
- details of all service routes and any necessary tree protection measures or root barrier systems
- existing and proposed levels for all pathways, cycleways and boardwalks including details of any stepped sections
- All external works for domestic and public spaces (hard and soft landscape) shall be carried out in accordance with the approved plans and details in accordance with the phasing plan condition set out above and maintained thereafter as planted/built and subject to changes or additions only if and as shown in the landscape management plan and maintenance plan or as agreed in writing with the Local Planning Authority.

No occupancy of any dwelling shall take place until the above details have been agreed in writing by the LPA.

Reason: To ensure that the development takes place in an appropriate and to comply with Policy ENV3 and the site-specific Policy in the local plan

**22. Landscaping inspection and maintenance on a phased basis**

Following the planting of new trees and soft landscaping on site and as may be agreed in any final landscaping proposals in line with the conditions of this planning permission, notice shall be given to the Local Planning Authority Tree Officer or other authorised officer on a rolling 12 month basis from commencement, or at the end of the development whichever is the sooner, to inspect the trees and other landscaping that have been planted.

If it is found that the planting is not in accordance with the agreed landscaping proposals including any necessary maintenance, further works and/or replacement planting shall be undertaken in the first available planting season following the inspection. All domestic garden trees shall be maintained for a minimum period of 5 years from planting or re-planting and all trees and soft landscaping within public areas shall be maintained for a minimum of 30 years from planting or re-planting. If any planted areas fail or trees and/or shrubs die or become damaged or diseased within the maintenance periods referred to, they shall be replaced with the same species (unless a written variation has been agreed beforehand with the LPA) in the next available planting season.

Reason: To ensure the development is fully completed in full accordance with any agreed landscaping scheme and maintained thereafter to comply with Local Plan Policies DM2, STR1, and ENV3

**23. Long term management of public areas and facilities**

Prior to first occupation detailed proposals for the management and future maintenance of all public open space, highways, footways, cycleways, flood detention and SuDs basins and swales, play areas and equipment, street and open space furniture, and ANRG areas within the site should these not be formally adopted by the Council, or Town Council shall be submitted to and agreed in writing with the LPA.

All such areas shall be managed in perpetuity for open access to the public and maintained as such thereafter in accordance with any agreed management plan and as required by the allied Section 106 Agreement attached to this permission.

Reason: To ensure that such areas are properly managed and maintained as public open spaces and ecological assets in the public interest

**24. Details of play equipment and associated facilities**

Prior to occupation of any of the dwellings hereby approved a detailed specification of the detailed site layout (including any changes of levels) and design of all new play equipment and street furniture to be provided within the proposed LEAP and LAP and any other play on the way facilities within the site shall be submitted to and approved in writing by the LPA.

In addition, details of the intended informal all-purpose recreational space in the north western part of the site including any necessary ground remedial works and a management and maintenance regime for that area shall be submitted for approval by the Local Planning Authority.

The play details and associated facilities as may be agreed shall be provided and made available for use prior to the first dwelling being occupied, or in line with a phasing plan of provision to be agreed as part of this condition.

All play equipment and street furniture, and other facilities in connection with the use of the play areas, ANRG and other areas of POS shall be kept available for the public use in perpetuity and maintained in accordance with any provisions set out in other conditions or as part of any Section 106 Agreement attached to this permission.

Reason: In the interests of the proper provision, design and retention of play facilities and other public open space areas to serve the development in accordance with saved Core Strategy policy CS7 and Local Plan Policies ENV 3 and ENV13

**25. Minerals safeguarding**

The development shall be carried out in accordance with the recommendations and method statement set out in the Outline Materials Management Plan - Minerals dated 21 March 2024 submitted under planning permission 23/10316.

Reason: To ensure that any minerals found on the site can be re-used

**26. Final drainage details**

The development shall be carried out in accordance with the following approved plans under planning permission 23/10316 - Plans 1-399, 400, 403, 404, 407, 408, 409, & 410 submitted on 11/04/24 under planning permission 23/10316.

Prior to the commencement of development outside of phase 1 as indicated on the plan submitted on 26/06/24 under planning permission 23/10316, final detailed drawings of all SuDS retention basins, swales and attenuation tanks together with any headwalls and outflow details including existing and proposed contours, long and short cross sections, shall be submitted for approval to the LPA. The drainage details so approved shall be completed in accordance with the details as may be agreed and in any event prior to the first occupation of any dwelling on the site outside of phase 1

Reason: To ensure that the design of such basins is appropriate and acceptable in the interests of the visual appearance of the development so as to comply with Local Plan policy ENV 3.

**27. Works in accordance with drainage strategy and FRA**

The development shall be carried out in accordance with the submitted MB Flood Risk Assessment and Drainage Strategy dated July 2023 submitted under planning permission 23/10316, and completed on a phased basis in accordance with the phasing condition as set out above.

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include maintenance schedules for each drainage feature type and confirmation of ownership. Future maintenance shall be carried out in accordance with the approved details.

Reason: To ensure that an adequate and satisfactory drainage system and flood risk measures are in place to serve the development.

**28. Construction environmental and ecological management plans (CEMP and CEcMP)**

The development shall be carried out in accordance with the I Transport CEMP dated March 2024 and the HDA CEcMP dated March 2024 submitted under planning permission 23/10316 on 11/04/24.

Dust soiling sampling shall be carried out on street furniture, cars and window sills within 100 metres of the site boundary and the results provided to the LPA when the first such tests are carried out and future testing shall follow this unless otherwise advised. Measures to control the emission of dust and dirt during construction shall be as set out in the CEMP.

Reason: To comply with Local Plan policies STR1 and ENV3 and in the interests of the protection of ecological assets on site and their continued protection and enhancement in accordance with Local Plan policies STR1, ENV3 and DM2

**29. Noise assessment and mitigation measures**

The development shall be carried out in accordance with the recommendation/mitigation measures as set in the 30 July 2024 Noise Assessment report R9570-1 Rev 4 submitted under planning permission 23/10316. The measures required shall be implemented and in place for the affected dwellings prior to their occupation, and retained thereafter.

Reason: In the interests of the health and living conditions of residents on the site in accordance with Local Plan policy CCC1

**30. Construction: Hours of Operation**

Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1830 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays, unless in the case of any emergency works that may be required urgently i.e. works that require immediate action in relation to public health and safety and the safety of the construction workforce.

Reason: To safeguard residential amenities.

**31. Removal of contaminants**

Prior to any demolition, site clearance, removal of floor slab and foundation

excavations associated with the disused barn type structures on site a Method Statement shall be submitted for written approval to the LPA with regards to asbestos, hydrocarbons and any other ground contamination in the central southern portion of the site. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority together with a proposed remediation and removal plan.

The approved details shall be implemented throughout the duration of construction in that development phase, unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS5 of the Local Plan for the New Forest District Council outside the National Park (Core Strategy) and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

### 32. **Watching Brief - contaminated land**

During any (site clearance, removal of floor slab and) foundation excavations a suitably qualified contaminated land consultant shall carry out a **watching brief** with regards to asbestos, hydrocarbons and any other ground contamination. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled water, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CCC1 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park and Policy DM5 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

### 33. **Archaeology**

The site investigation shall be carried out in accordance with the Written Scheme of Investigation received on 11 April 2024 submitted under planning permission 23/10316.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation and provision made for analysis, publication and dissemination of results and archive deposition has been secured, the details of which shall be submitted to and agreed in writing with the LPA.

A single information board relating to archaeological investigation shall be

installed on the site to be agreed with the LPA as part of the details above. The approved information board shall be installed prior to first occupation.

Reason: To ensure that any archaeological survey results, site evaluations and finds are properly recorded

**34. Materials and final drawings for dwellings**

Within three months of the commencement of development hereby permitted a full final elevation and floor plan for each dwelling type including all materials (manufacturer names, type and colour) to be used on all dwellings, garages and car barns i.e. facing bricks, wall renders, weatherboarding, tile hanging including finish and colours, joinery details, roofing materials, eaves boards, ridge tiles, solar and photovoltaic panels or other renewable energy measures including the finish colour of the EV charging box to be used on individual plots, together with the materials and colour of rainwater goods, soil and vent pipes, meter boxes including their intended finish (and position on the building), shall be submitted to and agreed in writing by the LPA. The development shall be completed in accordance with the details as may be agreed.

Reason: In the interests of the appearance and character of the development and to comply with New Forest Local Plan policy ENV3

**35. Window and door details**

Within three months of the commencement of any of the dwellings hereby permitted the material and colours of all new windows with typical reveal and cill details, external doors, garage doors, and rooflights (including flashings to be used with flush fitting preferred) shall be submitted to and agreed in writing by the LPA together with the details of opening of windows with all windows to be sash or balanced casement rather than top hung except for fanlights. The development shall be completed in accordance with the details as may be agreed.

Reason: In the interests of the appearance and character of the development and to comply with New Forest Local Plan policy ENV3

**36. Maintenance of car parking spaces, garages and car ports**

Notwithstanding the provisions of the Town and Country General Permitted Development Order 2015 as amended, or any new re-enactment, the garages and car barns hereby approved (whether integral or as outbuildings/extensions to the dwelling) shall not be converted into additional living accommodation but shall be kept available for the parking of private motor vehicles. All car barns shall be retained in perpetuity as open structures and shall not be fitted with external doors other than those shown on the approved plans.

Reason: To ensure a reasonable and adequate level of parking is retained for the dwellings hereby permitted and to prevent ad hoc parking on pavements, cycle/footways and verges in the interests of highway safety for both pedestrians and vehicles.



**37. No further access to former railway line**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order revoking or re-enacting that order, no access, vehicular or pedestrian, other than that shown on the approved plan, or as may be agreed in connection with the other conditions of this permission, shall be formed onto the former railway line running along the north western boundary of the site.

Reason: In the interests of the environmental protection and character of the area and in accordance with Policies ENV3, ENV4 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

**38. Removal of permitted development rights on dwellings**

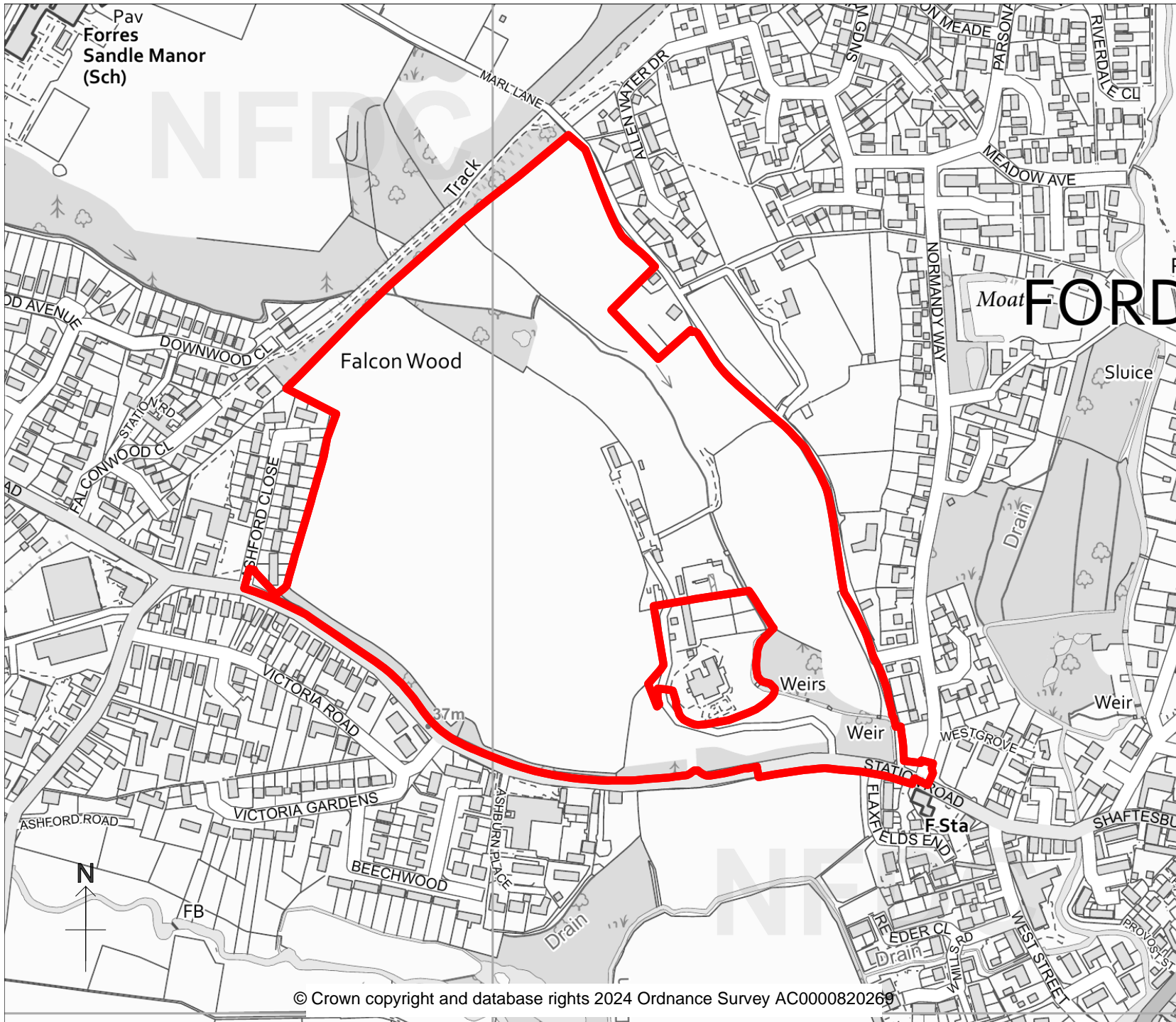
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any revocation, amendment or re-enactment of that Order) no extension otherwise approved by Classes AA, A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise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

Reason: In view of the high quality design and layout of the development the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual character and appearance of the dwellings and amenities of the area and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

**Further Information:**

Stephen Belli

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# New Forest

DISTRICT COUNCIL

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 Development Management  
 New Forest District Council  
 Appletree Court  
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 SO43 7PA

## PLANNING COMMITTEE

October 2024

SS16 Land North of  
 Station Road  
 Fordingbridge  
 24/10595

Scale 1:4628

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