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| Application Number: | 23/10887 Full Planning Permission |
| Site: | Land adjacent to ASPEN COTTAGE, HYTHE ROAD, MARCHWOOD SO40 4WU (PROPOSED LEGAL AGREEMENT) |
| Development: | 1 no. 3-bed dwelling |
| Applicant: | Mr Langdale |
| Agent: | Edward Heron MRICS Limited |
| Target Date: | 08/11/2023 |
| Case Officer: | Sophie Tagg |
| Officer Recommendation: | Service Manager - Grant |
| Reason for Referral to Committee: | Contrary Parish Council view |

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Residential amenity
- 4) Highway safety, access and parking
- 5) Ecology and habitat mitigation

2 SITE DESCRIPTION

The site comprises a level parcel of land measuring approximately 18m front to back, by 15m wide, located within the built-up area of Marchwood. The site fronts onto the public highway. Hythe Road is a main route through Marchwood but is defined as an unclassified road. The site was formerly used as garden land for the adjoining property known as Aspen Cottage to the north-west. The site has one point of access onto the road. There was previously a high conifer hedgerow planted on highway land limiting visibility from the site access, but this has now been removed.

There is a ribbon of development extending both sides along the highway and to the north and south of the road in this part of Marchwood at the edge of the settlement. Most properties are detached apart from a newer estate which lies to the south-east, which includes more dense terraced forms of development. The neighbouring properties immediately to the north-west and the south-east are detached and varied in appearance in terms of materials and design. Aspen Cottage to the north-west is rendered with a slate tiled roof, and No.1 The Aveburys is brick and timber clad with a clay tiled roof and solar panels. The plot sits adjacent to the rear garden areas of No.16 Spindlewood Way and No.18 Willow Drive.

3 PROPOSED DEVELOPMENT

The proposal seeks to construct a 3-bedroom detached dwelling. A kitchen, living area and wc would be provided on the ground floor and 3 bedrooms (one with

en-suite) and a bathroom would be provided at first floor. A cycle store and refuse store are proposed to the rear of the property.

In January 2020, planning permission was granted for a 3-bedroom detached dwelling on the site. That permission was not implemented and has lapsed. This new planning application has similarities to the previous lapsed permission, but it proposes a dwelling with a different footprint location and design, it does not include a car port, and it proposes a different parking layout. The red line boundary is also different, removing land outside the ownership of the Applicant within Aspen Cottage because the land has now been severed and is in separate ownership. The access arrangements remains the same, with the access being shared by Aspen Cottage and the proposed dwelling.

4 PLANNING HISTORY

| Proposal | Decision Date | Decision Description | Status |
|--|---------------|-------------------------------|-----------|
| 18/10888 House; detached garage | 22/01/2020 | Granted Subject to Conditions | Decided |
| 18/10651 House; detached garage | 25/06/2018 | Withdrawn by Applicant | Withdrawn |
| 18/10636 Two-storey side extension; roof alterations; front porch; outbuilding | 05/07/2018 | Granted Subject to Conditions | Decided |

5 PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (NPPF)

NPPF Para.131: The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

NPPF Para.135: "Achieving well designed places" requires development to be sympathetic to local character and history, including the surrounding built environment and landscape setting and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

NPPF Ch. 5 - Delivering a sufficient supply of homes

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development

Policy STR3: The strategy for locating new development

Policy STR5: Meeting our housing needs

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

Policy ENV3: Design quality and local distinctiveness

Policy HOU1: Housing type, size, tenure and choice

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Policy CCC2: Safe and sustainable travel

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Parking Standards

SPD - Air Quality in new development

SPD - Planning for Climate Change

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Marchwood Parish Council:

September 2024 (in response to amended plans)

Objection - The committee considered the entry/exit from and to the property would be detrimental as sight lines would not be clear and onsite inadequate passing and turning was proposed. The proposed development was cramped and not in keeping with the street scene.

October 2023 (in response to the application as initially submitted)

Recommend Permission - No objection subject to conditions relating to previous applications 18/10651 that an open fronted carport instead of a garage serve the dwelling and always be available as car parking. It was felt this would maintain highway safety and prevent the proposed garage being utilised as an additional dwelling.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Ecologist

No objection :

There is a likely cumulative impact on the New Forest European Sites from recreational disturbance, so recreational habitat mitigation should be provided in line with the adopted mitigation strategy.

The proposal will need to mitigate its effects to become nutrient-neutral.

The site falls within 5.6km of Solent and Southampton Water SPA at the closest point. As such, it would be necessary to contribute towards recreational habitat mitigation in line with the adopted mitigation strategy. An appropriate assessment considering these points is required.

HCC Highways

No comment - follow HCC Standing Advice

9 REPRESENTATIONS RECEIVED

1 letter of objection received from nearby resident:

- Concern regarding use of garage and impact on turning circle
- Need for a construction & traffic management plan

(Officer Note: A garage does not form part of the proposals and the car port previously approved has been removed from the plans. See Officer Planning Assessment regarding the need for a construction and traffic management plan.)

10 PLANNING ASSESSMENT

Principle of Development

The site comprises an infill plot within the built-up area of Marchwood, lying within the settlement boundary. The overall principle and details of a new 3-bedroom two-storey dwelling on the site have already been agreed in 2020 under application reference 18/10888. This planning history is a material consideration in this case.

The application site lies within the built-up area, where in accordance with policy STR1 and STR3 there is a presumption in favour of new housing. However, the benefits of the proposal in terms of new housing provision must be weighed against the potential harm caused, which is examined in the following sections.

It needs to be noted that the Council cannot currently demonstrate a five-year supply of deliverable housing land. In such circumstances (and given the application was registered before the latest version of the NPPF was published on 19th December 2023), those policies which are most important for determining the application are considered to be out of date as per the NPPF footnote 8 to paragraph 11.

Paragraph 11(d) states where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted 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.

Taking the first limb of paragraph 11(d), there are specific policies in the NPPF which protect areas or assets of particular importance referred to within footnote 7 of the NPPF. Therefore, a judgement will need to be reached as to whether policies in the Framework in respect of these areas of importance (in this case, habitat mitigation sites) provide a clear reason for refusing the development.

The second limb of paragraph 11(d), namely whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'), will need to be applied if it is judged that there are no clear reasons for refusing the development, having applied the test set out in the first limb.

The remainder of this report will assess the application against the relevant policies of the development plan and relevant material considerations. The report concludes with a balancing exercise as per the requirements of paragraph 11d, limb 2 in the NPPF.

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

Policy ENV3 of the Local Plan stipulates that new development will be required to be well-designed to respect the character, identity and context of the area's towns. Moreover, the policy states that new development will be required to create buildings, streets and spaces which are sympathetic to the environment and their context in terms of layout, landscape, scale, height, appearance and density and in relationship to adjoining buildings, spaces and landscape features.

It is recognised that the introduction of an additional dwelling would result in a reduction in the existing spatial gap between Aspen Cottage and 1 The Aveburys. However, it would be reflective of the existing pattern of development where the dwellings are closely spaced with the adjacent boundaries. Due to the size of this gap and the length of the plot, and having regard to the siting of the dwelling, it is considered that the plot is large enough to be able to accommodate an additional dwelling without harming the character of the surrounding area. This conclusion is entirely consistent with the Council's previous decision to approve a dwelling on this site in 2020.

The proposed dwelling measures 9.2m in width by 5.9m deep and would be set back off the road by 6m (which is 0.5m further back than the previously approved dwelling), which respects the general building line along the road. The height of the new dwelling would be set at just over 7m, which would be lower than 1 The Aveburys but about 1m higher than the extended Aspen Cottage, which is similar to the height previously found acceptable.

The immediate vicinity is characterised by varying designs, with brick, render and cladding all used. The new dwelling would be faced in brickwork and timber cladding, with a tiled roof and uPVC windows. These materials would be in line with other properties in the immediate area and, subject to agreeing the exact materials by condition, are considered acceptable.

Overall, the development of this infill plot would not have a materially detrimental impact on the street scene and local character, and would have no greater impact on the character and appearance of the area than what was previously approved in 2020. The plot size is reflected in other properties in the immediate area. As such, it is considered the proposal complies with the design criteria of Policy ENV3 of the Local Plan. It is considered that the concerns raised by the Parish Council on grounds of being a cramped form of development could not be substantiated and do not warrant a refusal recommendation.

Residential amenity

Policy ENV3 requires the impact of development proposals upon the amenity of existing and future occupiers to be taken into consideration, in relation to residential amenity. It therefore needs to be considered whether the relationship of the development to neighbouring properties would be acceptable in respect of loss of privacy, loss of light and overbearing impacts.

The proposed first floor bedrooms would face the road, with obscurely glazed windows serving a landing and bathrooms situated to the rear. Given the level of separation between the properties, the additional massing of the proposed dwelling is not considered to result in loss of light or have an overbearing impact upon the occupiers of neighbouring properties either side. Additionally, with the proposed obscure glazing, it is not considered the proposal would result in harmful overlooking of neighbouring properties to the rear, in line with what has been

previously approved. As such, it is considered the proposal complies with the amenity related provisions of Policy ENV3 of the Local Plan.

To ensure an acceptable relationship to neighbouring properties is maintained, it is felt that permitted development rights for extensions and outbuildings and side facing first floor windows should be removed.

Highway safety, access and parking

The application has been assessed against Policy CCC2 of the Local Plan, which seeks to ensure that there is sufficient car and cycle parking and the provision of infrastructure to support the use of electric car charging.

The site benefits from a vehicular access onto Hythe Road, an unclassified road, which is not proposed to be altered. The access would be shared with Aspen Cottage. Three off-street parking spaces to serve the new dwelling are proposed, which meets the requirements of the parking standards SPD in conjunction with the parking provision serving Aspen Cottage. The suitable surfacing of the driveway can be controlled by the proposed landscaping condition. In addition, secure cycle storage is proposed to the rear of the property.

The plans show a visibility splay which extends along the whole frontage. The large conifer hedgerow which previously caused highway safety concerns in the 2018 application has now been removed. A condition is proposed requiring there to be no planting, structure or other obstruction greater than 600mm in height placed within the visibility splay. It is considered that this addresses the concerns of the Parish Council regarding visibility.

A condition is proposed requiring a construction environment management plan to be submitted prior to works commencing to ensure that the works are effectively managed.

The amount of additional movements generated by 1 x 3-bed dwelling is not considered to be significant as was previously found to be acceptable. It is considered that the access would be appropriate to serve the proposed development. The plans show that cars would be able to enter and exit the site in forward gear by being able to turn within the site. In this case, it is considered reasonable to remove permitted development for outbuildings and fences within the curtilage to ensure that sufficient turning space is retained.

Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Officers are satisfied that the proposals would not be of severe detriment to the operation and safety of the local highway network. Overall, it is considered that the proposal would not result in severe harm to public highway safety, and sufficient car parking would be provided to serve the development. The proposal is considered to comply with Policy CCC2 of the Local Plan.

Policy IMPL2 relating to development standards places a requirement on new developments to make provision to enable the convenient installation of charging points for electric vehicles. This is now dealt with through the Building Regulations and, as such, a condition is no longer required.

Ecology

The Council's Ecologist raises no objection to the works. The proposal seeks to provide 1no. swift box on the rear elevation and 1no. bee brick on the west elevation as per the proposed plans. It should be noted that the application was registered prior to the mandatory Biodiversity Net Gain requirement being introduced, meaning the proposal would not be subject to these requirements.

Air Quality

In line with the Air Quality SPD for new development, the Applicant has provided a completed Air Quality Statement which details 3 appropriate mitigation measures.

Climate Change

In line with the Planning for Climate Change SPD, the proposal seeks to provide solar PV panels to the front facing roof of the dwelling, and includes the installation of an electric vehicle charging point and cycle storage.

Habitat Mitigation and off-site recreational impact

Policy ENV1 of the Local Plan considers the impact of development on Habitat Sites. There a number of impacts that need consideration:

a) Recreational Impacts

The site lies in close proximity to the New Forest SAC, SPA and Ramsar site and the Solent and Southampton Water SPA, Ramsar site and Solent Maritime SAC. The proposals would result in an additional residential dwelling. There is a likely cumulative impact on the New Forest European Sites from recreational disturbance. 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 planning permission would adversely affect the integrity of the New Forest SAC, SPA and Ramsar site, and the Solent and Southampton Water SPA, Ramsar site and Solent Maritime SAC, 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 the adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Council's Mitigation Strategy or mitigation to at least an equivalent effect. The Agent has confirmed that the contributions towards the Council's mitigation package will be paid via a S106 Legal Agreement.

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. The Agent has confirmed that

the contributions towards the Council's mitigation package will be paid via a S106 Legal Agreement.

c) Nitrate neutrality and impact on Solent SAC and SPAs

There is existing evidence of high levels of nitrogen and phosphorus in the water environment, with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. Natural England have now raised this with the Council and other Councils bordering the Solent catchment area and have raised objections to any new application which includes an element of new residential overnight accommodation unless nitrate neutrality can be achieved or adequate and effective mitigation is in place prior to any new dwelling being occupied. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. The Council has a policy in its new Local Plan which seeks to safeguard against any adverse impact and to ensure that suitable mitigation is in place to avoid any harmful impact on sites of importance for nature conservation. An Appropriate Assessment as required by Regulation 63 of the Habitat Regulations has been carried out, which concludes that the proposed project would have an adverse effect due to the additional nitrate load on the Solent catchment. As the Competent Authority, the Council considers that there needs to be a mitigation project to provide this development with a nitrate budget. For this reason, a Grampian Condition will be imposed and a further Appropriate Assessment carried out on discharge of this condition.

Developer Contributions

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

- Air quality monitoring contribution of £109
- The Habitat Mitigation (Access Management and Monitoring) Contribution of £956
- The Habitat Mitigation (Bird Aware Solent) Contribution of £875
- The Habitat Mitigation (Infrastructure) Contribution of £6583

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

| Type | Proposed Floorspace (sq/m) | Existing Floorspace (sq/m) | Net Floorspace (sq/m) | Chargeable Floorspace (sq/m) | Rate | Total |
|-----------------|----------------------------|----------------------------|-----------------------|------------------------------|---------|--------------|
| Dwelling houses | 100.28 | 0 | 100.28 | 100.28 | £80/sqm | £11,755.90 * |

| | |
|----------------|------------|
| Subtotal: | £11,755.90 |
| Relief: | £0.00 |
| Total Payable: | £11,755.90 |

11 CONCLUSION / PLANNING BALANCE

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

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

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

Paragraph 11(c) states for decision making this means approving development proposals that accord with an up-to-date development plan without delay.

The lack of a demonstrable five-year supply of land for housing development, however, means that the presumption in favour of sustainable development in NPPF paragraph 11(d) is engaged for this application, specifically the second limb which states permission should be granted unless:

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'.

As such, this concluding part of the report will undertake the so called "titled balance" required by paragraph 11d(ii) of the NPPF.

The planning assessment sets out that the site is located in the built-up area and the proposal would make an additional contribution to the district's housing supply, whilst ensuring residential amenity, highway safety and the character of the area are not harmed as a result. The proposal is considered acceptable with regard to adopted local and national planning policy, supplementary planning documents and other material planning considerations. In this case, it is also important to note that an additional dwelling has previously been accepted on the plot, and notwithstanding the differences between the two proposals, the development's impact is still considered acceptable.

In terms of Policy ENV3, the proposal would be well-designed to respect the character, identity and context of the area, and would be sympathetic to the environment and its context in terms of layout, landscape, scale, height, appearance and density. Additionally, the proposal would be acceptable in its relationship to adjoining buildings in terms of the amenity of existing and future occupiers. Having regard to Policy CCC2 of the Local Plan, the proposal is not considered to result in a harmful impact upon highway safety, and the proposal provides sufficient car and cycle parking and the provision of infrastructure to support the use of electric car charging.

Any identified demonstrable harm is considered to be adequately mitigated from by the imposition of appropriately drafted conditions or planning obligations. As such, the adverse impacts of the proposal are not considered to significantly and demonstrably outweigh the benefits.

It is on this basis that the application is recommended for approval with delegated authority given to the Service Manager Development Management for the completion of a Section 106 Agreement to secure contributions to mitigate the

development's recreational and air quality impacts on designated European sites, and subject to relevant conditions set out below.

12 RECOMMENDATION

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

- i) the completion of a Section 106 Agreement to secure contributions to mitigate the development's recreational and air quality impacts on designated European sites
- ii) the imposition of the conditions set out below.

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

KA 2023 J33 A100 REV B
KA 2023 J33 A101 REV B
KA 2023 J33 A102 REV C
KA 2023 J33 A103
KA 2023 J33 A200
KA 2023 J33 A201.

Reason: To ensure satisfactory provision of the development.

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

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

4. The first floor windows on the north (rear) elevation of the approved dwelling shall at all times be glazed with obscure glass as shown on the approved plan. The landing window shall additionally be fixed shut at all times, whilst the en-suite and bathroom windows shall only be operable if the windows are permanently fitted with opening restrictors, the details of which shall be submitted to and approved in writing by the Local Planning Authority before the approved dwelling is first occupied.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. Before development commences, the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order), no other first floor windows other than those hereby approved shall be inserted into the building unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

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

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

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

All new trees and shrubs shall be planted in the first available planting season prior to or immediately following the dwelling hereby approved being occupied.

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

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes 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 physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual 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.

9. There shall be no planting or other obstructions to the visibility splays shown on the approved plan drawing number KA/2023/J33/A102/REV C that is greater than 600mm in height. The visibility splay shown shall be maintained in perpetuity to serve the new dwelling and Aspen Cottage.

Reason: In the interests of highway safety and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

10. No development or related construction works shall take place on the site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:

- Development contacts, roles and responsibilities.
- Public communication strategy, including a complaints procedure.
- Dust Management Plan (DMP) including suppression, mitigation and avoidance measures to control dust and the spillage of mud onto the road.
- Noise reduction measures, including use of acoustic screens and enclosures, the type of equipment to be used and their hours of operation.
- Use of fences and barriers to protect adjacent land, properties, footpaths and highways.
- Details of contractor parking and traffic management measures.
- Details of site set up, construction compounds and materials / plant storage areas.
- Measures to control light spill and glare from any floodlighting and security lighting installed.
- Pest control.

The approved details shall be implemented before the development hereby permitted is commenced and shall be retained throughout the duration of construction. The development shall only be carried out in accordance with the CEMP so approved.

Reason: In order that the Local Planning Authority can properly consider the effect of the works on residential amenity [and highway safety] and in accordance with Policy ENV3 of the Local Plan Part 1 Planning Strategy.

11. The development hereby permitted shall not be occupied until the parking spaces and cycle store shown on approved plan have been provided. The spaces shall be retained and kept available for the parking of vehicles and storage of cycles for the dwelling hereby approved at all times.

Reason: To ensure adequate parking provision is made and in the interest of highway safety and in accordance with Policy CCC2 of the Local Plan Part 1 Strategy for the New Forest outside of the National Park.

12. The ecological enhancements shown on the approved plans (comprising 1 Swift Bird Box and 1 Bee Brick) shall be installed prior to occupation of the dwelling hereby approved and shall be retained thereafter.

Reason: To deliver ecological enhancements in accordance with Policies STR1 and DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

13. The development hereby permitted shall not be occupied until:

- a) 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;
- b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and

The mitigation package shall include a timetable for implementation and measures for retention and maintenance of that mitigation package, which shall thereafter be implemented.

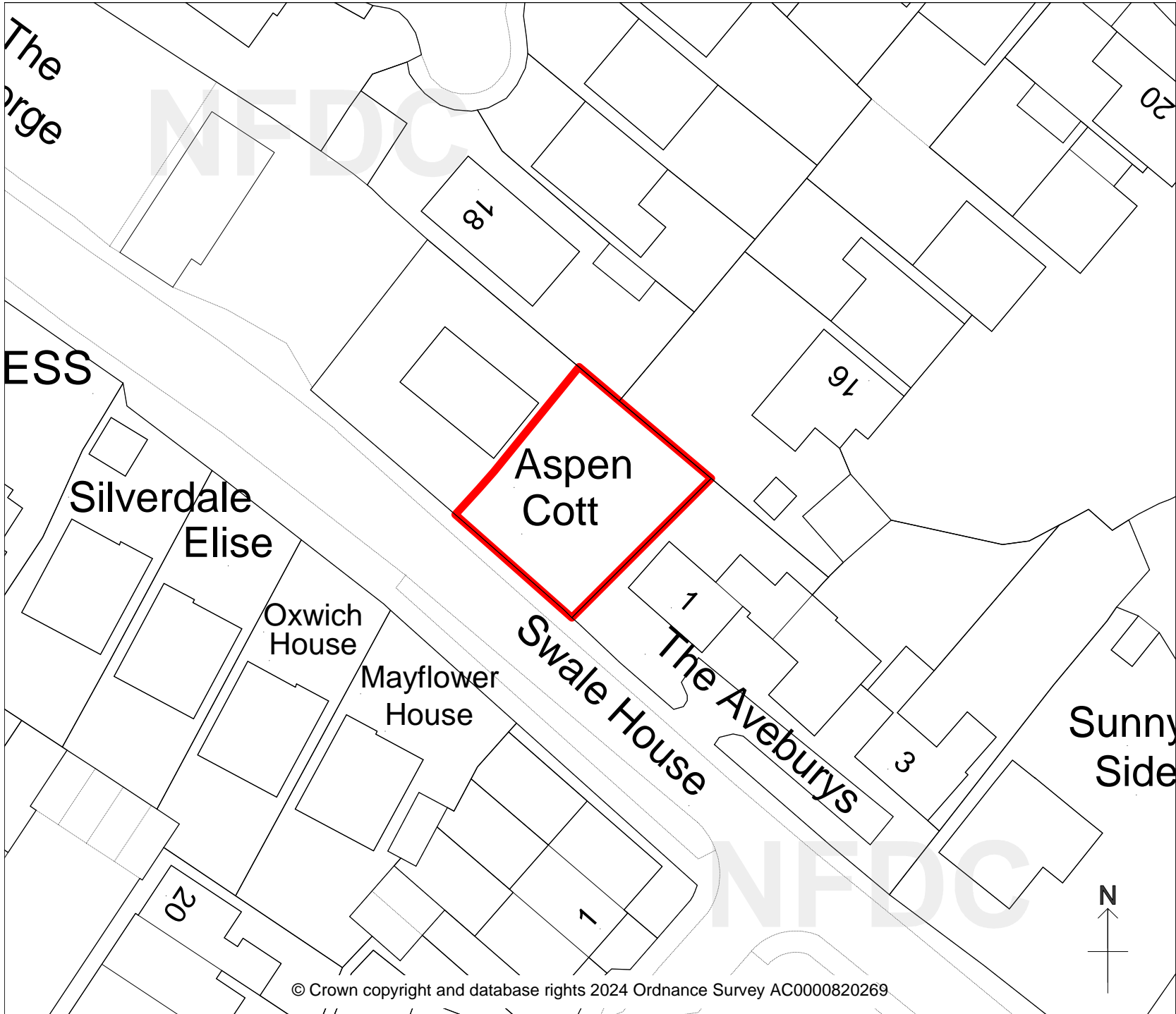
Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. The PUSH Integrated Water Management Strategy has identified that there is uncertainty as to whether new housing development

can be accommodated without having a detrimental impact on the designated sites within the Solent. Further detail regarding this can be found in the appropriate assessment that was carried out regarding this planning application. To ensure that the proposal may proceed as sustainable development, there is a duty upon the local planning authority to ensure that sufficient mitigation for is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Council have had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017.

Further Information:

Sophie Tagg

Telephone: 023 8028 5439



New Forest DISTRICT COUNCIL

Tel: 023 8028 5000
www.newforest.gov.uk

Mark Wyatt
Service Manager
Development Management
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

PLANNING COMMITTEE

November 2024

Land adj to Aspen Cottage
Hythe Road
Marchwood
23/10887

Scale 1:500

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