

Application Number: 16/10688 Full Planning Permission

Site: BLEAK HILL FARM, BLEAK HILL, ELLINGHAM,
HARBRIDGE & IBSLEY BH24 3PX

Development: Use of barn as 1 residential dwelling; single-storey extension &
associated alterations; detached garage; boundary wall

Applicant: Mr Haigh

Target Date: 12/07/2016

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Policy

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Countryside outside the New Forest

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

Objectives

1. Special qualities, local distinctiveness and a high quality living environment
3. Housing
7. The countryside
8. Biodiversity and landscape

Policies

Core Strategy

- CS1: Sustainable development principles
- CS2: Design quality
- CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)
- CS10: The spatial strategy
- CS15: Affordable housing contribution requirements from developments
- CS24: Transport considerations
- CS25: Developers contributions

Local Plan Part 2 Sites and Development Management Development Plan Document

- DM2: Nature conservation, biodiversity and geodiversity
- DM3: Mitigation of impacts on European nature conservation sites
- DM20: Residential development in the countryside

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

Section 38 Development Plan
Planning and Compulsory Purchase Act 2004
National Planning Policy Framework

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - Mitigation Strategy for European Sites
SPD - Parking Standards
SPG - Residential Design Guide for Rural Areas

6 RELEVANT PLANNING HISTORY

- 6.1 Use as residential dwelling (west barn) - prior approval application (10488) Prior approval not required on the 18th May 2015
- 6.2 Use as residential dwelling (old dairy) - prior approval application (10401) Prior approval not required on the 11th May 2015

7 PARISH / TOWN COUNCIL COMMENTS

Ellingham and Harbridge Parish Council: The Parish Council propose to recommend permission under option PAR 3 to NFDC with the following comments:-

- The Parish Council is delighted the new owners have taken on board the Parish Council's comments from previous applications.
- The Parish Council request the applicant consider mitigating any light pollution with the use of blinds and request the Case Officer condition that any external lighting has Passive Infrared sensors.
- The Parish Council request the detached double garage is conditioned for non-habitable use only.
- As with previous comments, the members wish for the lean to on the northern elevation to be set back in order to define the original Hampshire barn.
- The Parish Council request the screening wall on the southern elevation is created with reclaimed bricks and lime mortar to match the existing dairy and is also under planted to help soften its appearance.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

- 9.1 Hampshire County Council Highway Engineer: No highway objection subject to condition
- 9.2 Ecologist: No objection subject to condition
- 9.3 Land Drainage : No objection subject to condition
- 9.4 Environmental Health (historic land use): No objection subject to conditions

10 REPRESENTATIONS RECEIVED

None

11 CRIME & DISORDER IMPLICATIONS

No relevant considerations

12 LOCAL FINANCE CONSIDERATIONS

If this development is granted permission and the dwellings built, the Council will receive £1152 in each of the following six years from the dwellings' completion, and as a result, a total of £6912 in government grant under the New Homes Bonus will be received.

From the 6 April 2015 New Forest District Council began charging the Community Infrastructure Levy (CIL) on new residential developments.

Based on the information provided at the time of this report this development has a CIL liability of £0.00.

Tables setting out all contributions are at the end of this report.

13 WORKING WITH THE APPLICANT/AGENT

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council take a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome.

This is achieved by

- Strongly encouraging those proposing development to use the very thorough pre application advice service the Council provides.
- Working together with applicants/agents to ensure planning applications are registered as expeditiously as possible.
- Advising agents/applicants early on in the processing of an application (through the release of a Parish Briefing Note) as to the key issues relevant to the application.
- Updating applicants/agents of issues that arise in the processing of their applications through the availability of comments received on the web or by direct contact when relevant.
- Working together with applicants/agents to closely manage the planning application process to allow an opportunity to negotiate and accept amendments on applications (particularly those that best support the Core Strategy Objectives) when this can be done without compromising government performance requirements.
- Advising applicants/agents as soon as possible as to concerns that cannot be dealt with during the processing of an application allowing for a timely withdrawal and re-submission or decision based on the scheme as originally submitted if this is what the applicant/agent requires.
- When necessary discussing with applicants/agents proposed conditions especially those that would restrict the use of commercial properties or land when this can be done without compromising government performance requirements.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

14 ASSESSMENT

- 14.1 This application relates to an attractive traditional former farm building known as 'North Barn', which is the northerly building within the existing farm courtyard at Bleak Hill. The existing building is a traditional barn constructed from a brick plinth with timber cladding on its elevations under a pitched tiled roof and has some traditional features such as large barn door openings and cropped gables. The building has had some unfortunate modern additions to the front and side with asbestos roof and blockwork. To the rear of the building is a small grassed area enclosed by a post and rail fence with open fields further beyond. The single storey buildings along the western boundary within the courtyard are within the application site but are shown to be retained.
- 14.2 This planning application proposes the change of use of the barn into a dwelling together with external changes and alterations. The application also proposes a detached garage and boundary wall. Access is provided to the side of the building where there is a unmade track which also serves the barn buildings to the west.
- 14.3 The barn lies amongst a traditional farm courtyard of single storey buildings with the farm house to the east and at one time the whole site was a working farm with open fields to the rear. Although the barn has been altered over the years, it would appear that the barn and surrounding farmstead may have existed for over 100 years. To the west of the barn is a further collection of farm buildings which are separated by an access track.
- 14.4 The barn and surrounding farm buildings are all vacant and in disrepair. Two recent Prior Approval Applications have been approved for the change of use of the barns to the west of the site and the single storey run of buildings within the courtyard into two separate dwellings (West Barn and Old Dairy respectively), but no works have commenced. There have been no previous applications at North Barn. The farm house to the east is currently being renovated and this has now been separated from the other farm buildings.
- 14.5 The character of the area is very rural in which there are a few detached dwellings located nearby, but generally, there are open fields and paddocks in a countryside setting with trees and vegetation defining the boundaries. The group of farm buildings and farm house make a positive contribution to the rural character of the area.
- 14.6 Starting with the policy position, Local Plan Part 2 Policy DM20 is applicable and relates to residential development in the countryside. The policy states that residential development in the countryside will only be permitted where it is for a replacement dwelling, affordable housing or agricultural worker's dwellings. The policy goes on to state that in all cases, development should be of an appropriate design, scale and appearance in keeping with the rural character of the area, and should not be harmful to the rural character of the area by reason of traffic and other activity generated or other impacts.

- 14.7 In assessing this policy, the proposal is not a replacement dwelling, nor is it for an agricultural worker or for affordable housing. On this basis, the proposal for a new dwelling in the countryside does not accord with the policy criteria. While there is nothing in the policy which specifically relates to the conversion of existing buildings into residential uses, it is clear that the proposal for new residential development in the countryside is only permitted if it is a replacement dwelling, or for affordable housing or an agricultural worker.
- 14.8 In terms of central government guidance, it is clear that there is a general steer towards the conversion of vacant and former agricultural buildings into residential dwellings. Paragraph 55 of the National Planning Policy Framework is applicable and seeks to promote sustainable development in rural areas, and housing should be located where it will enhance or maintain the vitality of rural communities. The guidance states that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting.
- 14.9 A further consideration is the recent changes to government legislation as set out in the Town and Country (General Permitted Development) Order 2015, which permits the change of use of an agricultural building to residential use without requiring planning permission, subject to a Prior Approval Application. In this case, the change of use requires planning permission because the two neighbouring buildings have recently been permitted to be converted to a dwelling under the Prior Approval Application procedure and utilised the 450 square metre limit, which means that there is no further scope to for the change of use of other buildings within this group of farm buildings.
- 14.10 In assessing the policy position, it is clear that there is now greater support from national guidance and policy to convert former agricultural buildings into dwellings. It should also be noted that the barn could be converted into a dwelling under the Prior Approval Procedure if the amount of floor space together with the neighbouring farm buildings was reduced.
- 14.11 The building is a traditional barn, which is likely to have existed on the site for more than 100 years. Although there have been some more modern additions to the building, the barn is showing signs of disrepair and is in need of significant investment to secure its long term retention, which would be beneficial to the character of the area. The proposal to convert the barn to a dwelling would secure the long term retention of the building, which adds further weight to supporting the principle of the dwelling on the site, which would otherwise be contrary to policy. Moreover, given the close proximity to the farm house and other farm buildings that have been approved to be converted into dwellings, if the barn was to be changed to other uses, this could create a poor relationship.
- 14.12 Accordingly, in balancing the issues, it is considered that a policy exception can be made in this case in that the proposal to change the use of the barn into a dwelling would be appropriate in this instance. However, this would be subject to other considerations including design and residential amenity.

- 14.13 In assessing the effect on the character and appearance of the area, as described above, the barn is a traditional former agricultural building which makes a positive contribution to the rural character of the area. It is proposed to replace the main roof with natural slate and new Larch timber weatherboarding on its cladding. The existing lean-to on the side and front elevations (west and south) would be removed and replaced with a new lean-to addition. New rooflights are proposed on the north elevation together with two first and ground floor windows. On the first floor side elevations the existing windows would be replaced. On the south elevation a number of new first and ground floor openings are proposed together with a new 2.1 metre high brick boundary wall.
- 14.14 While it is unfortunate that a number of new window openings are proposed in the front and rear elevations, for the most part, the view from the south which faces the public realm would be screened by a new traditional brick wall. There are improvements to the materials used on the building including natural cladding. Overall it is considered that the proposed changes would be acceptable, and that there would be a number of wider improvements through the removal of unsightly materials and building elements. It is also considered that the proposed detached garage would be of an appropriate design in this location.
- 14.15 With regard to residential amenity, the site lies adjacent to a farm house to the east which is currently being renovated. The proposed residential use of the building would have a different impact than if the barn was used for agricultural purposes. At one time, all of the farm buildings would have been used in association with the farmhouse, but the farm buildings and dwellings appear to have been severed off and there is no longer a working farm. There are some benefits of the barn being used for residential purposes in terms of a reduction in noise and disturbance. In terms of privacy, there is currently a first floor window in the side elevation which faces the farmhouse, and it is proposed to re-use this window to serve the dwelling. The window has been shown to be fitted with obscure glass, which would maintain a reasonable level of privacy and it would be necessary to impose a condition to secure this.
- 14.16 In terms of car parking and highway related matters, access would be provided from an existing gate from the gravel track leading to a car parking and turning area to the rear of the building. It is considered that sufficient space would be provided for car parking and it is not anticipated that the proposal would prejudice public highway safety.
- 14.17 In terms of ecological matters, the Ecologist states that the ecological survey is appropriate and suitable recommendations are made to provide mitigation and compensation which mean the development would be in accordance with policy CS3 and it would be desirable to secure their implementation by a suitably worded planning condition.
- 14.18 The proposed development would require contributions to be made towards affordable housing. On 19th May 2016 the Government issued planning guidance setting out the specific circumstances in which contributions for affordable housing and tariff style planning obligations (section 106 agreements) should not be sought from small scale and self-build development. This guidance has been reissued following the order of the Court of Appeal dated 13th May 2016 (*West Berkshire District Council and Another v The Secretary of State for Communities*

and Local Government). The planning guidance specifies the circumstances in which contributions should not be sought as follows:

“Contributions should not be sought from developments of 10 units or less and which have a maximum combined gross floorspace of no more than 1,000 sqm;

In designated rural areas, local planning authorities may choose to apply a lower threshold of 5 units or less...;

Affordable housing and tariff style contributions should not be sought from any development consisting only of the construction of a residential annex or extension to an existing house”

This national guidance is at odds with Policy CS15 of the Council's Core Strategy. In these circumstances, the law gives no priority to either the Council's Core Strategy or to the Government's national guidance. It is for the decision maker to assess both policies as “material considerations” and to decide which should have greater weight in the determination of a planning application. However, the Secretary of State, through his Inspectors can be anticipated to give greater weight to the Government's national guidance unless there are exceptional circumstances which indicate otherwise.

Whilst the need for affordable housing in this District is pressing, this in itself does not give rise to the sort of circumstances that can be considered exceptional. Therefore it is recommended that no affordable housing or tariff style contributions are sought from this development, in accordance with national Planning Practice Guidance, contrary to the provisions of Policy CS15 of the Core Strategy.

- 14.19 In accordance with the Habitat Regulations 2010 an assessment has been carried out of the likely significant effects associated with the recreational impacts of the residential development provided for in the Local Plan on both the New Forest and the Solent European Nature Conservation Sites. It has been concluded that likely significant adverse effects cannot be ruled out without appropriate mitigation projects being secured. In the event that planning permission is granted for the proposed development, a condition is recommended that would prevent the development from proceeding until the applicant has secured appropriate mitigation, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard.
- 14.20 In conclusion, it is considered that in principle, the conversion of the barn to a dwelling would be acceptable, and the proposed external changes to the building have been shown to be sensitively designed and would be appropriate to this rural context. In addition given that under the new legislation the conversion of the building to residential would now not require planning permission, it is considered that no affordable housing contributions should be required in this particular case.
- 14.21 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the

like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

CIL Summary Table

Description of Class	GIA New	GIA Existing	GIA Net Increase	CIL Liability
Self Build (CIL Exempt)	260.58		260.58	£21,728.36 *

15. RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

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

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

2. The development permitted shall be carried out in accordance with the following approved plans: 1680/P01, Site Plan, Elevations, Floor Plans, Survey of existing building, Details of wall .

Reason: To ensure satisfactory provision of the development.

3. The development hereby approved shall be constructed from the following materials unless otherwise agreed in writing by the Local Planning Authority:

Main Barn: Spanish SIG 37
 Cladding - Larch to weather naturally
 Side and south lean-to barn: Sinusoidal Black corrugated sheet
 Windows: Aluminium with grey RAL 7024
 Rainwater goods - Black aluminium
 Flue: Painted black
 Garage: Sinusoidal Black corrugated sheet

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :
- (a) the existing trees and shrubs which have been agreed to be retained;
 - (b) a specification for new planting (species, size, spacing and location);
 - (c) areas for hard surfacing and the materials to be used;
 - (d) other means of enclosure;
 - (e) the details of any external lighting within the site or on the building
 - (f) a method and programme for its implementation and the means to provide for its future maintenance.

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

Reason: To ensure that the development takes place in an appropriate way and to prevent inappropriate car parking to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

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

Reason: To ensure the achievement and long term retention of an appropriate quality of development and to comply with Policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

6. No development shall be carried out until proposals for the mitigation of the impact of the development on the New Forest and Solent Coast European Nature Conservation Sites have been submitted to and approved in writing by the local planning authority, and the local planning authority has confirmed in writing that the provision of the proposed mitigation has been secured. Such proposals must:

- (a) Provide for mitigation in accordance with the New Forest District Council Mitigation Strategy for European Sites SPD, adopted in June 2014 (or any amendment to or replacement for this document in force at the time), or for mitigation to at least an equivalent effect;
- (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 maintenance and monitoring of any Suitable Alternative Natural Green Spaces which form part of the proposed mitigation measures together with arrangements for permanent public access thereto.
- (c) 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 New Forest and Solent Coast Nature Conservation Sites in accordance with Policy DM3 of the Local Plan Part 2 and the New Forest District Council Mitigation Strategy for European Sites Supplementary Planning Document.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order, 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 sites location, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the Conservation Area in accordance with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park and policy DM1 of Local Plan Part 2 Sites and Development Management Document.

8. The first bathroom floor window on the rear (south) elevation and the first floor bedroom window on the side (east) of the approved building shown hatched black shall at all times be glazed with obscure glass.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

9. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions relating to contamination no 10 to 12 have been complied with.

If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 13 relating to the reporting of unexpected contamination has been complied with in relation to that contamination.

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 waters, 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 outside the National Park (Core Strategy) and Policy DM4 of the Local Plan For the New Forest District outside the National Park. (Part 2: Sites and Development Management).

10. An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

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 waters, 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 outside the National Park (Core Strategy) and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

11. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

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 waters, 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 outside the National Park (Core Strategy) and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

12. The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of 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 waters, 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 outside the National Park (Core Strategy) and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

13. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 9, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 10, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 11.

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 waters, 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 outside the National Park (Core Strategy) and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

14. A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period as stated in the remediation scheme, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

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 waters, 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 outside the National Park (Core Strategy) and Policy DM4 of the Local Plan for the New Forest District outside the National Park. (Part 2: Sites and Development Management).

15. The works hereby approved shall be undertaken in strict accordance with the Ecological Survey methodology and details by KP Ecology LTD dated 5th May 2015 unless otherwise first agreed in writing with the Local Planning Authority.

Reason: To safeguard protected species in accordance with Policy CS3 of the Local Plan for the New Forest District outside of the National Park (Core Strategy) and Policy DM2 of the Local Plan for the New Forest District outside the National Park (Part 2 : Sites and Development Management).

Notes for inclusion on certificate:

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, New Forest District Council takes a positive and proactive approach, seeking solutions to any problems arising in the handling of development proposals so as to achieve, whenever possible, a positive outcome by giving clear advice to applicants.

In this case all the above apply and as the application was acceptable as submitted no specific further actions were required.

2. In discharging condition No 6 above the Applicant is advised that appropriate mitigation is required before the development is commenced, either by agreeing to fund the Council's Mitigation Projects or otherwise providing mitigation to an equivalent standard. Further information about how this can be achieved can be found here <http://www.newforest.gov.uk/article/16478/>
3. As part of the mitigation, and the works hereby approved shall take place and overseen by an appointed appropriately competent person (i.e. ecological clerk of works) and on completion the appointed person shall provide written confirmation to the Council that works have complied with the approved details.

Further Information:

Major Team
Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

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

David Groom
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Planning and Building Control
New Forest District Council
Appletree Court
Lyndhurst
SO43 7PA

**Planning Development
Control Committee**

July 2016

Item No: 3r

Bleak Hill Farm
Bleak Hill
EHI
16/10688
SU1311

Scale 1:1250

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

