

Application Number: 16/11027 Full Planning Permission

Site: SLAUGHTER HOUSE, SKY END LANE, HORDLE SO41 0HG

Development: Use of land as residential curtilage; house; garage; barn; access; demolition of existing buildings (AMENDED PLANS)

Applicant: Mr Baldwin

Target Date: 27/09/2016

Extension Date: 09/11/2016

1 REASON FOR COMMITTEE CONSIDERATION

Recommendation contrary to Policy CS15 (Affordable housing contribution requirements from developments), as no affordable housing contribution is sought. Also contrary to Policy DM20 related to residential development in the countryside.

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Countryside
Green Belt

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

CS2: Design quality;
CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation);
CS6: Flood risk
CS10: The spatial strategy

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
DM5: Contaminated Land
DM20: Residential development in the countryside

National Planning Policy Framework

7. Requiring good Design
9. Protecting Green Belt Land

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

Advisory Note on the Implementation of Core Strategy Policy CS15 - Affordable Housing (Nov 2012)
Parking Standards SPD (Oct 2012)
SPD - Mitigation Strategy for European Sites
Residential Design Guide for Rural Areas of the New Forest

6 RELEVANT PLANNING HISTORY

- 6.1 15/99075 - Use as two dwellings (Prior Approval Application) - 17/02/2016 Prior Approval not required
- 6.2 12/99075 - 2 two-storey dwellings; access; parking; landscaping; demolition of existing - 02/10/2012 Refused
- 6.3 88/NFDC/40085 Erection of a workroom & office - 04/01/1989 Refused
- 6.4 88/NFDC/37961 Addition of a workroom and office and construct car park - 19/07/1988 Refused
- 6.5 76/NFDC/06262 Alterations and additions of two store rooms and construction of a canopy over entrance doors - 23/11/1976 Granted
- 6.6 XX/LYB/12145 Extension to provide cold rooms in existing slaughter-house - 03/09/1969 Granted
- 6.7 XX/LYB/07268 Erection of additions to existing slaughterhouse - 14/07/1961 Granted

7 PARISH / TOWN COUNCIL COMMENTS

Hordle Parish Council: recommend permission

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

- 9.1 Hampshire County Council Highways Engineer: Vehicular access would be via the existing access onto the highway in Sky End Lane which currently serves the site. A total of 3 on site car parking spaces would be provided together with turning facilities which would allow vehicles to enter and leave the site in a forward gear. There are no details of any facilities for the parking of cycles. The level of parking to be provided in respect of the proposed dwellings complies with that recommended in the Parking SPD. A previous application at the site ref 15/11763 for 2 new dwellings was recommended for refusal by the Highway Authority on the grounds of the inadequate width and visibility at the existing vehicular access to the site onto Sky End Lane. On the basis that the proposed barn is for domestic use, it is the Highway Authority's view that the current proposals which are now for a single dwelling and barn are unlikely to result in an increase in vehicular movements at the site over and above those which might currently take place at the site. The proposed dwelling is located in excess of 45 metres from the highway

therefore in accordance with guidance contained within Manual for Streets facilities should be provided within to allow a fire appliance to turn within the site. Given the current layout this is unlikely to be achievable, however the alternative provision of a sprinkler system might be considered subject to Building Regulations approval. The parking and turning areas shown should be secured by condition. Details of cycle parking and bin facilities should be provided in accordance with the SPD, also secured by condition.

- 9.2 Ecologist: No objection subject to securing the ecological mitigation/compensation/enhancement measures outlined in the ecology report by condition. Also give informative on reptile management.
- 9.3 Environmental Health (Contaminated Land): No objection suggest an informative note.
- 9.4 Tree Officer: The main area of redevelopment is to the north of the site and in close proximity to large, prominent trees. These trees have been protected by Tree Preservation Order TPO/0032/16 and are considered a constraint on development. The TPO includes 7 individual trees and 1 group of 3 Oaks. These are predominantly situated along the northern boundary and provide an important buffer and green screen between the site and properties along Sky End Lane, while contributing to the wider landscape and are important to the character of the area. The Arboricultural Impact Assessment and Method Statement details the tree work and removals that will be carried out to facilitate the development. These are of little significance to the site or local area and the works suggested are considered as routine management. Clarification is required as to the stages of development and the timing of events with the demolition of the current outbuildings in respect of exposure of root protection areas following demolition. Clarification is required on the tree protection fencing in respect of T1 and G3 on the plan, this should be installed outside of the RPA and remain in situ for the duration of the development and be illustrated within the Tree Protection Plan. The position of soakaways and the installation of new utilities should be illustrated on a plan. No objection subject to tree protection conditions.
- 9.5 Southern Gas Networks – give informatives on the proximity of the site to their apparatus.

10 REPRESENTATIONS RECEIVED

- 10.1 Seventeen comments have been received from fifteen separate parties.
- 10.2 5 representations object to the proposal for the following reasons:
- The scale of dwelling proposed is contrary to policy for new dwellings in the countryside;
 - Visual impact and inappropriate design, which is not in keeping with the area;
 - Urbanisation of the countryside;
 - The dwelling is too large
 - Loss of agricultural land;
 - The garden is very large and may form the basis for further residential development;

- The barn is large and could form the basis for continued commercial use;
- Potential for harm to trees;
- Ecological impacts
- Loss of privacy;
- Loss of highway safety;
- Traffic generation
- The site is inaccessible by emergency vehicles;
- The Council's neighbour notification procedure is criticised;
- Land drainage queries are raised

10.3 7 representations support the proposal for the following reasons:

- Removal of the existing buildings and clutter from the site would be to the betterment of visual amenity
- The dwelling is large but of good quality, contemporary and innovative design
- One large dwelling is preferable to the fall-back position of two smaller units here

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

If this development is granted permission and the dwelling built, the Council will receive £1152 in each of the following six years from the dwelling's 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 £59,245.60. 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 amended plans were requested to address concerns over the size of the garden curtilage, to reduce the size of the barn and obscure glaze high level windows. Amended plans were received which made the application acceptable as amended and no specific further actions were required.

14 ASSESSMENT

- 14.1 The proposal relates to a piece of land to the south east of Sky End Lane, Hordle, beyond the built up area and within Green Belt. It is proposed to demolish all existing buildings on the site and erect a 5 bedroom contemporary dwelling, garage and barn, with a garden area and paddock to the south. Access to the site would be via a narrow, unmade track from Sky End Lane. The character of the area has a semi-rural feel, and the style and types of properties are of a mixture of designs comprising bungalows, chalet style bungalows and two-storey dwellings. There are a number of mature oak trees within and bounding the site.
- 14.2 The main issues to consider in determining this application are the impact the development would have upon the openness of the Green Belt, whether the introduction of a large detached dwelling of the scale and design proposed would be compatible with the character of the area, the impact on highway safety, potential impacts on adjoining residential amenity and environmental impacts on ecological interests and protected trees.
- 14.3 The application site is located within the Green Belt and therefore the proposal must be assessed against Green Belt policies. The National Planning Policy Framework (NPPF) suggests that the construction of new buildings in the Green Belt is inappropriate other than for specific exceptions. One of these exceptions is the partial or complete redevelopment of previously developed sites (brownfield land), which would not have a greater impact on the openness of the Green Belt. The application site is evidently a brownfield site and in the light of the NPPF a judgement needs to be made on whether the proposed redevelopment would have a greater impact on the openness of the Green Belt. If it is concluded that the proposal would have a greater impact on the openness of the Green Belt then the proposal must be deemed to be inappropriate development. The NPPF makes it clear that inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.

- 14.4 In respect of Green Belt openness, existing development on the site is comprised mainly of the former slaughterhouse store and workshop, with numerous other smaller storage outbuildings, garages, greenhouses and structures, which are outlined in red on the proposed site plan. The existing buildings are of poor visual appearance and the site is generally untidy, although the applicant has made recent efforts to tidy up. A volumetric calculation has been submitted which demonstrates that existing structures equate to 2,184 cubic metres in volume. The applicant has agreed to reduce the size of the proposed barn structure, such that the cumulative volume of proposed buildings (dwelling, barn and garage) is 1,896 cubic metres. This equates to a 288 cubic metre reduction in built form over the site. Given there is no increase in built-form, it is felt that the proposal would have no greater impact on the openness of the Green Belt, and as such the proposal must be deemed appropriate development within the Green Belt.
- 14.5 The proposed development would undoubtedly change the appearance of this land with the provision of new buildings, however they will replace existing buildings and the site is not elevated and is not prominent within the Green Belt. It would be set well back from Sky End Lane and be well screened by trees and hedgerows to all boundaries. Due to the site's lack of prominence and removal of existing buildings and clutter, the proposal will not impact significantly upon the openness of the Green Belt, which weighs in favour of the proposal.
- 14.6 Policy DM20 of the Local Plan Part 2 restricts development of new dwellings in the countryside, but allows replacement dwellings. While there is no dwelling on the site, it does benefit from a prior approval application in 2015, which granted the change of use of two former slaughterhouse buildings to two dwellings. The principle of residential development on this site was therefore established by that application. This lawful fallback position is clearly material to consideration of this application and should be given weight.
- 14.7 The proposed dwelling is admittedly large, however it would not harm the openness of the Green Belt, as outlined above. The proposed siting does not encroach into the most open part of the site, nestling into the northern portion, with a backdrop of mature trees, which assist with its integration into the landscape. The Tree Officer is satisfied that the development can be accommodated without causing harm to these trees. The design and materials are of very contemporary appearance, but are not unacceptable in this locality, as the site is very separate from the more conventional dwellings fronting Sky End Lane. The site is not elevated and is not prominent within the landscape, being set well back from Sky End Lane and well screened by trees and hedgerows to all boundaries. The impact of the proposal upon the landscape and visual receptors is therefore very limited.
- 14.8 Considering the applicant's fallback position to provide two dwellings on the site by way of converting two buildings of dubious design quality, officers consider a pragmatic stance should be adopted in this instance. This would result in an admittedly large dwelling, but of contemporary, innovative and meritorious design. Consequently a dwelling of the quality proposed may be supported, contrary to the provisions of Policy DM20, subject to conditions to remove permitted development rights to extend the dwelling or erect further outbuildings.

- 14.9 The site also has a lawful commercial use and it is accepted that some form of commercial redevelopment could resume here. If the storage use were to become operational again, then this would potentially have a much greater environmental impact than the development now proposed. A reinstated storage use would generate a greater quantum of vehicle movements than the proposed development. Visually and aesthetically, the proposed development would deliver greater environmental benefits, including retention/enhancement of trees and the paddock area, removal of structures and open storage, drainage improvements and the ecological improvements defined by the ecological survey.
- 14.10 Vehicular access would be via the existing access onto the highway in Sky End Lane which currently serves the site. A total of 3 on site car parking spaces would be provided together with turning facilities which would allow vehicles to enter and leave the site in a forward gear. It is accepted that the site access suffers from inadequate width and visibility at Sky End Lane. However the applicant could implement ref. 15/11763 for 2 new dwellings and on the basis that the proposed barn is for domestic use, it is the Highway Authority's view that the current proposals which are now for a single dwelling and barn are unlikely to result in an increase in vehicular movements at the site over and above those which might currently take place at the site. With regard to accessing the site by emergency vehicles, an amended plan has been received showing the requisite turning circle for fire appliances. However, it is acknowledged that installation of a sprinkler system could alleviate concerns in respect of fire appliance access, subject to Building Regulations approval.
- 14.11 The main area of redevelopment is to the north of the site and in close proximity to large, prominent trees, which have recently been protected by Tree Preservation Order. The protected trees are predominantly situated along the northern boundary and provide an important buffer and green screen between the site and properties along Sky End Lane, while contributing to the wider landscape and are important to the character of the area. The potential tree impacts of the development have been addressed by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan submitted with the application. Having reviewed these documents, the Tree Officer is satisfied that the arboricultural impacts of the development are acceptable, subject to conditions to clarify several points with regard to protection of retained trees. Overall it is considered that the development is capable of delivering enhancements to trees within and bounding the site, specifically by demolishing existing buildings which lie over the roots of trees and reinstating the ground in accordance with an appropriate arboricultural method statement.
- 14.12 The application is accompanied by a detailed ecology survey. The proposal seeks to create new habitat and features of ecological interest on the site. The Ecologist is satisfied that the ecological impact of the development would be acceptable and indeed is satisfied that the development is capable of delivering biodiversity enhancements. This would be subject to compliance with the recommendations of the ecological survey and implementation of appropriate landscaping
- 14.13 Given their height (dwelling 7.2m, barn 5.4m) and position, the new buildings would have no material impact on the light, outlook or privacy of nearby residential properties. The windows facing the rear of nos. 25 and 27 Sky End Lane would be high level, obscure glazed and separated adequately so no loss of privacy would occur. Similarly, the retained trees

and under-storey on the northern boundary of the site, together with outbuildings to the rear of nos. 25 and 27 dictate that no overbearing presence would be experienced by adjoining occupiers. There are a couple of gaps in the boundary vegetation, but these could be plugged by heavy standard trees, details of which can be addressed by landscaping condition. Overall, there is an opportunity to improve residential amenities given that the storage use is not subject to any restrictive conditions and the poor condition of the buildings and land, as removal of the existing buildings and clutter from the site would be to the betterment of visual amenity.

- 14.14 With regard to the comments of notified parties not addressed above; the size of the garden has been reduced from that initially submitted. The majority of the land edged red will be retained as a paddock and woodland, all of which will remain within Green Belt. A condition will be applied to any approval to ensure the garden curtilage of the dwelling and paddock remain as specified, to prevent the erosion of the countryside and Green Belt, through the creep of domestic paraphernalia. The size of the barn has been reduced since the initial submission and its use for commercial purposes may be restricted by condition. A query is raised over land drainage of the current field peripheries, which is beyond the realm of this planning application. However, the applicant has indicated that it is intended to improve ditch drainage around the paddock area. It is also proposed to incorporate Sustainable Urban Drainage Systems (SUDS) into the design of the dwelling, so the proposal will not make land drainage any worse than the current situation.
- 14.15 The proposal is for a net gain of 1 no. dwelling, where contributions towards habitat mitigation would be required, in addition to any CIL liability. The proposed development has a CIL liability, but is likely to be exempt on the basis of the CIL Self-Build procedure. The applicant will need to apply for exemption at the appropriate time, following the grant of any approval. However, 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. CIL exemption dictates payment of the full habitat mitigation contribution (including management and monitoring).
- 14.16 On 28th November 2014 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 to 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.

- 14.17 While 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.
- 14.18 In summary, the proposal considered to be appropriate development in the Green Belt. Its design is considered to be of good quality and the environmental benefits of the scheme weigh in its favour. The proposed development could take place without detriment to the ecology, trees or amenities of the wider area, and without adversely affecting highway safety. Therefore, subject to conditions to ensure that the scheme’s specific benefits are fully delivered, the application is recommended for permission. Also subject to receipt of no new material objections from notified parties or consultees on the amended by 15th November 2016, Members are requested to delegate authority to the Service Manager Planning and Building Control, in line with the recommendation.
- 14.19 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.

Section 106 Contributions Summary Table

Proposal:			
Type of Contribution	NFDC Policy Requirement	Developer Proposed Provision	Difference
Affordable Housing			
No. of Affordable dwellings	0	0	0
Financial Contribution	0	0	0
Habitats Mitigation			
Financial Contribution	£5,350	£5,350	0

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	710.51		710.51	710.51	£80/sqm	£59,245.60 *

Subtotal:	£59,245.60
Relief:	£0.00
Total Payable:	£59,245.60

* The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the All-in Tender Index Price published by the Build Cost Information Service (BICS) and is:

Net additional new build floor space (A) x CIL Rate (R) x Inflation Index (I)

Grant Subject to Conditions

15. RECOMMENDATION

That the Service Manager Planning and Building Control be **AUTHORISED TO GRANT PERMISSION** subject to:

- i) the receipt of no new material objections to the submitted amended plans before 15th November 2016
- 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: 16-121/011 Rev A, 16-121/012 Rev A, 16-121/013 Rev A, 16-121/014 Rev A, 16-121/015 Rev A, 16-121/101 Rev B, 16-121/16E and 16-121/017

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 building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.

4. No development, demolition or site clearance shall be undertaken until an amended Construction/Demolition Method Statement has been submitted to and been approved in writing by the Local Planning Authority, detailing the following information;

- Amended Tree Protection Plan;
- A plan illustrating the location of service routes, including the position of soakaways;
- Revised Method Statement subject to the location of service routes and position of soakaways as stated in section 7.9 of the Arboricultural Impact Assessment;
- Location of site compound and mixing areas;

Thereafter the development shall only take place in accordance with the approved details.

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

5. The trees 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 amended Arboricultural Impact Assessment, Method Statement and Tree Protection Plan and in accordance with the recommendations as set out in BS5837:2012.

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

6. 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) details of the external lighting to be installed;
- (f) a method and programme for its implementation.

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 has an appropriate landscaped setting, to safeguard biodiversity interests, and to comply with Policies CS2 and CS3 of the Core Strategy for the New Forest District outside the National Park.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

8. Development shall take place fully in accordance with the recommendations set out in the Lowans Ecology & Associates Biodiversity Survey Assessment dated March 2016, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard biodiversity interests in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any re-enactment of that Order) no extension, roof alterations or outbuildings otherwise approved by Classes A, B, C or E of Part 1 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 site, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area, openness of the Green Belt or neighbouring residential amenity, in accordance Policies CS2 and CS10 of the Core Strategy for the New Forest District outside the National Park.

10. The covered terrace and first and second floor void areas within the approved dwelling and shown on drawing no. 16-121/013 Rev A shall not be used for or converted to habitable accommodation at any time.

Reason: The conversion of this space to additional habitable accommodation would be contrary to Policy DM20 of the Local Plan Part 2, which seeks to limit increases to floorspace of countryside dwellings in the interests of limiting the impact of built development on the site and its countryside setting.

11. Prior to occupation of the dwelling hereby approved all outbuildings, containers, plant, machinery and materials currently stored in the open on the site shall be removed from the site and the ground reinstated in accordance with the approved plans and landscaping arrangements.

Reason: In the interest of the visual amenities of the locality and to preserve the openness of the Green Belt in accordance with Policies CS2 and CS10 of the Core Strategy for the New Forest District outside the National Park

12. The barn, garage and paddock area identified on drawing no. 16-121/16E shall not be used for any commercial purposes.

Reason: The introduction of a commercial use in this location would cause harm by virtue of the poor access arrangements and relationship to residential properties, which would be contrary to Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

13. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework.

Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method.

In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations.

The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy CS6 of the Core Strategy for the New Forest District outside the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

14. 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.

15. Before use of the development is commenced provision for parking, shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development to comply with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

16. Before use of the development is commenced provision for turning to enable vehicles to enter and leave in a forward gear shall have been provided within the site in accordance with the approved plans and shall be retained thereafter.

Reason: In the interest of highway safety, in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

17. No development shall start on site until plans and particulars showing details of the provisions of bin/cycle storage within the site have been submitted and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details before the use of the development is commenced and shall be retained thereafter.

Reason: To ensure adequate provision within the site, in accordance with Policy CS2 of the Core Strategy for the New Forest District outside the National Park.

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.

Where the matter is not routine and we are refusing an application or we accepted amendments or contacted the applicant re submission of amended plans or agreeing to deal with as submitted etc. we must clearly explain using free text (inserted by the Case Officer) how in dealing with the application we were positive and proactive and acted in accordance with Article 35 saying exactly what happened in this case

2. The Council's Ecologist advises that consideration should be given to mitigation for reptile species would be required if development does not proceed after summer 2017, as if grazing of the area ceases vegetation may have the opportunity to become more conducive to presence. Appropriate management of the site, in consultation with your ecologist would reduce the likelihood of impact.
3. The Council's Contaminated Land Section advise that there are a number of sites near to this property which have had past contaminative uses. It is possible that some contamination may have migrated through the ground and groundwater. Whilst the Authority has no evidence to suggest that this is the case, any observed presence of contamination during any ground invasive works should be reported to the Local Authority Environmental Health Officer and works halted whilst the matter is considered. It is advisable to obtain specialist advice concerning the potential for contamination and its recognition. Under the National Planning Policy Framework, where a site is affected by contamination, responsibility for securing a safe development and/or new use, rests with the developer and/or landowner and as a minimum requirement the land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
4. In discharging condition no. 14 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/>

5. An extract of Southern Gas Networks mains records of the proposed work area is available to view on the Council's website for your guidance. This plan only shows the pipes owned by SGN in their role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If they know of any other pipes in the area they will note them on the plans as a shaded area and/or a series of x's. The accuracy of the information shown on this plan cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but you should look out for them in your area. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 28 days.

On the mains record you can see their low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant.

Damage to their pipes can be extremely dangerous for both your employees and the general public. The cost to repair pipelines following direct or consequential damage will be charged to your organisation.

Further Information:

Major Team

Telephone: 023 8028 5345 (Option 1)



New Forest
DISTRICT COUNCIL

Tel: 023 8028 5000
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David Groom
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**Planning Development
Control Committee
November 2016**

Item No: 3h

Slaughter House
Sky End Lane
Hordle
16/11027
SZ2794

Scale 1:2500

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

