

Application Number: 25/10422 Outline Planning Permission

Site: Land south of SALISBURY ROAD, CALMORE, NETLEY MARSH SO40 2RQ (NB: PROPOSED LEGAL AGREEMENT)

Development: Outline application with all matters reserved except for access from Salisbury Road for a phased residential development of up to 93 dwellings, to include a policy compliant mix of private and affordable homes (Use Class C3), associated infrastructure including vehicular, cycle and pedestrian access, areas of open space, ANRG and play provision, sustainable drainage and landscaping

Applicant: Shorewood Homes

Agent: SLR Consulting

Target Date: 31/07/2025

Case Officer: James Gilfillan

Officer Recommendation: Service Manager - Grant

Reason for Referral to Committee: One of the Councils' Strategic sites

1 SUMMARY OF THE MAIN ISSUES

The issues are:

- A. The Principle of the Development, Housing Land Supply and Presumption in favour of Sustainable Development
- B. Housing Mix and Affordable Housing
- C. Design, Landscape, Trees and Open Space
- D. Highways and Access
- E. Flood Risk and Drainage
- F. Residential Amenity
- G. Heritage
- H. Ecology and Habitat Mitigation
 - i) Ecology and Protected Species
 - ii) Recreational Activity Impact on New Forest and Solent Habitats
 - iii) Nitrate Neutrality and Impact on the Solent Special Protection Area (SPA) and Special Area of Conservation (SAC).
- I. Other Matters including Developer Contributions

2 SITE DESCRIPTION

The application site is made up of agricultural fields, commercial parking and former garden land, on the southern side of Salisbury Road, to the north of Calmore on the edge of Totton. The application site is part of the Strategic Site 'Land North of Totton' allocated for mixed-use development by Local Plan policy SS1. The Local Plan allocation covers a much larger area of land surrounding the application site. Given it is allocated for development in the Local Plan the application site falls within the built-up area of Totton as defined by the local plan policies map.

There are residential dwellings adjoining the application site on Pauletts Lane to the south east and immediately to the west is a large residential dwelling (Calmore Croft House). The former gardens of Calmore Croft House provide some of the land within the application site and is enclosed by the application site on three sides of its curtilage. Calmore Croft House has its own vehicular access from Salisbury Road that crosses the land within the application site.

There is an area of small industrial units to the west using the existing access track along the west edge of the planning application site, from which some of the application site is formed.

There are mature trees across the centre of the application site and around the northern, eastern and southern boundaries protected by an Area Tree Preservation Order made in 1988. There is a shallow ditch on a north-south axis across the northern part of the site, extending to a ditch parallel to Salisbury Road. The application site land levels are varied with an approximate 10m drop in levels between the north-west and south-east.

3 PROPOSED DEVELOPMENT

Outline application with all matters reserved except for access from Salisbury Road for a phased residential development of up to 93 dwellings, to include a policy compliant mix of private and affordable homes (Use Class C3), associated infrastructure including vehicular, cycle and pedestrian access; areas of open space, ANRG and play provision, sustainable drainage and landscaping

The Matters under consideration by this application are:

- Principle: The principle of up to 93 dwellings across the application site and the provision of Public Open Space (POS) and Alternative Natural Recreational Greenspace (ANRG).
- Access: The means of accessing the site on foot, cycle and by car from the adjoining routes and roads.

The detailed Matters of; Appearance, Landscaping, Layout and Scale of the development; are reserved for consideration by future applications.

The planning application is supported by detailed proposals of one access for all modes of travel from Salisbury Road, to serve the site. Detailed plans also propose shared cycle-pedestrian (non-vehicular) access will be provided from Salisbury Road and Pauletts Lane.

Four parameter plans are provided to support the principle of the development.

- An Access and Movement Parameter Plan.
- A Land Use Parameter Plan.
- A Building Heights Parameter Plan.
- A Green Infrastructure Parameter Plan.

These plans set out the extent of land proposed for development, with a range of building heights across that land, on site management of surface water drainage and retention of existing landscape features to contribute to the provision of adequate Public Open Space (POS) and Alternative Natural Recreational Greenspace (ANRG). Opportunities to provide links to adjoining land for cyclists and pedestrians are indicated.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
None on the application site.			

Relevant applications close to the application site.

Adjoining land.

<u>Former Calmore Croft Farm</u> 26/10052 Reserved Matters application for appearance, landscaping, layout and scale pursuant to outline planning permission ref. 24/10199 "Erection of up to 22,000sqm of employment use for logistic/warehouses (Use Classes B2 and B8) and ancillary office space" and discharge of conditions 2, 6, 7, 8, 11, 17, 21, 22 and 26.		Under consideration	
24/10199 Outline planning application for the erection of up to 22,000sqm of employment use for logistic/warehouses (Use Classes B2 and B8) and ancillary office space with all matters reserved except for access.	08/05/2025	Granted Subject to Conditions	Decided

Land to the north of Salisbury Road.

<u>Bargate Homes. Hill Street</u> 22/10854 Erection of 60 dwellings with access from Hill Street.	18/02/2025	Granted subject to conditions	Decided
<u>Bloor Homes.</u> 24/10268 Reserved Matters Application for the approval of appearance, landscaping, layout, and scale for 269 dwellings, pursuant to Outline Planning Permission 20/10997	20/12/2024	Granted Subject to conditions	Decided
20/10997 Outline planning application with all matters reserved, except means of access to the highway, for the demolition of existing buildings and the residential (C3) development of the site with up to 280 dwellings, ANRG, and open space,	16/01/2023	Granted Subject to Conditions	Decided
<u>Bloor Homes (Phase 2)</u> 25/10449. New residential dwellings (Use Class C3), including new primary vehicular access with footways and cycleways, multi-functional community hub, and ANRG, POS and drainage infrastructure.		Under consideration	

Other sites within Local Plan policy SS1

<u>Land north of Cooks Lane.</u> 22/10219 Development of up to 196 Dwellings, including accesses from Cooks Lane and Pauletts Lane, provision of POS, ANRG and Drainage (Outline Application with details only of Access).	16/10/2025	Granted Subject to Conditions	Decided
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Land at Loperwood. 25/11154. Construction of 38 dwellings with access from Loperwood and associated internal roads, landscaping, public open space, utilities and drainage infrastructure		Under consideration	

5 PLANNING POLICY AND GUIDANCE

Relevant Legislation

Planning and Compulsory Purchase Act 2004.
 Planning (Listed Buildings and Conservation Areas) Act 1990
 National Parks and Access to the Countryside Act 1949
 Levelling Up and Regeneration Act ('LURA') (2023)

National Planning Guidance

National Planning Policy Framework (NPPF) 2024
 National Planning Policy Framework (NPPF) 2025 (Consultation draft)
 Planning Practice Guidance

Local Plan 2016-2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development
 Policy STR2: Protection of the countryside, Cranborne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park
 Policy STR3: The strategy for locating new development
 Policy STR4: The settlement hierarchy
 Policy STR5: Meeting our housing needs
 Policy STR8: Community services, Infrastructure and facilities

Strategic Site 1: Land to the north of Totton
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV3: Design quality and local distinctiveness
 Policy ENV4: Landscape character and quality
 Policy HOU1: Housing type, size, tenure and choice
 Policy HOU2: Affordable housing
 Policy CCC1: Safe and healthy communities
 Policy CCC2: Safe and sustainable travel
 Policy IMPL1: Developer Contributions
 Policy IMPL2: Development standards

Local Plan Part 2: Sites and Development Management 2014

DM1: Heritage and Conservation
 DM2: Nature conservation, biodiversity and geodiversity

Local Plan Core Strategy 2009 (saved policy)

CS7: Open spaces, sport and recreation

Supplementary Planning Guidance And Documents

SPD - Air Quality in New Development.
 SPD - Housing Design, Density and Character

SPG - Landscape Character Assessment
SPD - Mitigation Strategy for European Sites
SPD - Parking Standards
SPD - Climate Change

Tree Preservation Order: 1425/18/88

Strategic Flood Risk Assessment 2024.

Infrastructure Development Plan 2020

Emerging New Forest Local Plan:

On February 4th 2026 a report to Cabinet recommended that this Council start the public consultation stage into the Regulation 18 version of the new Local Plan. This Regulation 18 version of the Plan will represent an early point in the plan-making process. At this stage, the National Planning Policy Framework (NPPF) paragraph 48 advises that only limited weight can be afforded to emerging plan policies when determining planning applications, as the weight given depends on the stage of preparation, the extent of any unresolved objections, and the degree of consistency with the NPPF. Given that the Regulation 18 draft is at the initial consultation stage and has not progressed to examination, it cannot be considered to carry significant material weight. Accordingly, while the emerging Local Plan is a material consideration in decision making and may provide helpful context, decisions should continue to be primarily guided by the adopted development plan unless other material considerations indicate otherwise.

6 PARISH / TOWN COUNCIL COMMENTS

Netley Marsh Parish Council: We recommend **PERMISSION**, subject to the matters listed below, but would accept the decision reached by the NFDC officer under their delegated powers.

A flood report being received with assurances that adequate and appropriate flood risk, water and sewerage services are provided and will not increase the problems already experienced on these issues in the Parish.

Proper provision being made for pedestrians and cyclists along the A36 Salisbury Road from Green Lane to Calmore roundabout in order for residents to safely access education, medical and retail facilities, with a cycle way being extended to Totton town centre and station.

7 COUNCILLOR COMMENTS

No comments received.

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

New Forest DC

Archaeology: No objection subject to condition (28/05/25)

The findings of the Archaeological Desk-based Assessment are agreed. But the potential for archaeological deposits is considered to be a little higher than stated in the assessment. Pre-determination archaeological trenched evaluation would be preferable. However, given the outline nature of the application, this evaluation

could be conditioned to occur prior to submission of reserved matter applications should the LPA direct it.

Conservation: No objection (05/06/25 & 06/01/26)

Calmore Croft House accessed off the A36, The Blue House, barn and cart shed accessed off Pauletts Lane all appear on early OS Maps and appear to be Non-Designated Heritage Assets. The heritage statement addendum assessing the impact on these is noted. There are no further comments.

Ecology: No objection subject to conditions and S.106 (11/06/25)

The proposal will give rise to recreational disturbance effects on New Forest and Solent habitats, that can be mitigated for by on site ANRG and financial contributions towards mitigation projects. On-site mitigation and enhancement should be secured and will avoid harm to habitats and species identified as being present on or near the site.

Environmental Design: Objection (22/10/25)

Raises concerns that ANRG does not meet certain quality and dimensional criteria. The proposed layout does not make provision for a link road as required by local plan policy and if the road can't be delivered will pedestrian routes be deliverable. Landscape framework does not include roadside planting along Salisbury Road. Proposals to incorporate sustainable drainage in the built area has not been included in the supporting Design and Access statement, nor has the drainage attenuation basin been designed to allow amenity use. The illustrative layout plan is over intensive and should not be considered an acceptable solution for reserved matter applications.

Environmental Health (Contamination): No objection (19/05/25)

Environmental Health (Pollution).

- **Air Quality. No objection subject to condition. (24/10/25)**

An adequate air quality assessment has been undertaken, the impact is predicted to be insignificant. A dust management condition should be included to minimise risks during construction.

- **Noise. Objection. (16/09/25)**

Properties along the north edge of the area of built development may suffer excessive noise disturbance and optimum acoustic design hasn't been considered in the orientation and layout of dwellings.

Housing: Comments (05/06/25)

The provision of a policy level of affordable units on this site is positive as is the proposal to provide a mix of unit sizes including smaller one bedroom and a couple of 4-bedroom dwellings. However, the proposed housing mix includes a greater percentage of 1-bed dwellings than the Objectively Assessed Need report, supporting the Local Plan, suggested was preferred.

Open Space: Comments (14/05/25)

A sufficient amount of children's play space has been identified, although the split location shown on the plans is likely to spread provision too thinly. Further details are required to demonstrate how provision can meet the needs of different age groups and be an appealing and safe opportunity for play. Connections to adjoining land are supported. Financial contribution towards formal POS should be secured. Landscape design including the SUDS basin requires additional review. A landscape maintenance plan should be secured, including provisions for access and parking for maintenance vehicles.

The large area of ANRG on the west could be secured in a way to allow 'dogs off the lead' exercise space.

Trees: No objection subject to conditions (10/06/25)

No objection to the removal of the tree to facilitate the proposed access, nor the proximity of the built development parameter to retained trees. Conditions should be imposed to ensure the recommendations of the arboricultural report are implemented.

Hampshire CC

HCC Education: No objection subject to S.106 (12/06/25)

The planning application will generate additional school age children. There is insufficient capacity in primary age schools in Calmore to accommodate the additional students. Financial contributions should be secured to contribute towards expansion of schools to meet the additional demand.

HCC Highways: No objection subject to condition and S.106 (08/12/25)

Revisions to the proposed vehicular access have addressed previous concerns. The remaining departure from HCC standards has been accepted by the Departure from Standards (DfS) board. An acceptable Road Safety Audit has been submitted. Opportunities to make provision for pedestrian and cyclist only access to the site have been made to promote sustainable travel. Off-site highway improvements and financial contributions have been identified and should be secured in a S.106 legal agreement. A construction traffic management plan should be secured by condition.

HCC Surface Water: No objection subject to condition (17/06/25)

Satisfied with the principles of the development and have no objection but recommend that the submitted flood risk assessment and drainage strategy is not considered as an approved document, and conditions are applied to secure a detailed drainage strategy that directly relates to the detailed design of the layout and scale of the development as approved by reserved matter applications.

Others

Hampshire Fire & Rescue Service: No objection (19/05/25)

The proposed project appears to involve a planning application deemed to present a low to medium level of risk. Best practice for fire safety and compliance with Building Regulations advice is provided.

Hampshire & IofW Constabulary: No objection (27/05/25)

Supports the application in principle. Footpaths to the rear of properties should be gated and communal parking courtyards well lit.

Hampshire & IofW NHS: No objection (20/11/25)

The planning application will give rise to new patients for GP surgeries in Totton, that currently do not have capacity to meet the increase in patient registrations that will arise. The only way to mitigate the impact is to increase the physical capacity of existing surgeries. A proportionate financial contribution is requested to contribute towards the costs of expanding local surgeries.

National Highways: No objection subject to condition (07/06/25)

Modelling undertaken demonstrates, to the satisfaction of National Highways, that Junction 2 of the M27 will remain within capacity. Requests a Construction Transport Management Plan is secured by condition.

Natural England: No Objection (20/02/26)

Subject to securing mitigation measures identified in the Councils Habitat Regulations Assessments, by way of planning obligations in a S.106 or planning condition, Natural England does not object to the planning application.

NatureSpace: Objection (12/06/25)

Whilst water bodies within the vicinity have been surveyed recently to support planning applications on surrounding sites, one water body within 35m has not been surveyed and the survey of another is over 3 years old, as such the presence of Great Crested Newts can not be ruled out.

Southern Water: No objection subject to condition (23/06/25)

Adequate sewerage capacity exists for the planning application. Requests a condition is imposed in respect of landscape close to public water apparatus.

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- Concerns regarding surface water drainage and flood risk along Paultets Lane and properties to the south of the application site.
- Concerns regarding disturbance of livestock and residential amenity.
- Concerns regarding the availability of medical and education services.
- Increase in vehicles giving rise to further damage to roads.

For: 0

Against: 3

10 PLANNING ASSESSMENT

A. Principle of the Development, Housing Land Supply and Presumption in Favour of Sustainable Development

i. Principle of Development

Local Plan policy STR1 'Achieving sustainable development' sets the overarching requirements expected of developments to achieve sustainable development. The first three requirements are particularly relevant to this application:

i) Ensuring housing needs are met by delivering development in sustainable locations;

ii) Requiring a context led approach to the design of development and secure a high quality design that maintains local distinctiveness, safeguards landscapes and heritage assets;

iii) Achieving environmental gains, avoiding or mitigating the impact of development on the integrity of protected habitats in the New Forest and Solent.

Policy STR3 presents the strategy for locating new development, seeking to direct development to accessible locations that help to sustain the vitality and viability of the towns and villages of the plan area.

Policy STR4 sets a settlement hierarchy for the New Forest. The site falls within Totton, included in the list of 'Towns', the largest settlements in the hierarchy, considered to be the most sustainable locations for large scale residential development, such as the scheme proposed by this application.

Policy STR5 sets the housing need targets and the trajectory for delivering the housing to meet the overall identified need, against which the five-year supply of land for housing is calculated. The delivery strategy identifies that circa 60% of the District's housing needs will be delivered by Strategic Site Allocations, of which this application site is located within.

The planning application site falls within the built-up area as defined by the proposals map. It is part of a larger site allocated for residential-led mixed-use development by Strategic Site policy SS1 (Land North of Totton), set out in full below:

Strategic Site 1: Land to the north of Totton

i. Land to the north of Totton, as shown on the Policies Map is allocated for residential-led mixed use development and open space and will comprise the following:

- At least 1,000 homes, dependent on the form, size and mix of housing provided.*
- A commercial core west of Pauletts Lane including around five hectares of land for business and employment uses.*
- A community focal point in a prominent location including ground floor premises suitable for community use.*
- Contributions to educational provision to include two hectares of land to be reserved for a primary school.*
- On-site provision of formal public open space.*

ii. The masterplanning objectives for the site as illustrated in the Concept Master Plan are to create a well-designed and integrated extension to Totton whilst maintaining the rural character of Hill Street and Pauletts Lane and a countryside edge to the New Forest National Park. Development will be required to:

- a. Create an integrated network of natural green spaces to frame development, using and enhancing important tree belts, hedgerows and woodland blocks (including Bog Plantation, Hatton's Plantation and Kilnyard Copse), and by making a positive feature of water courses, to connect new greenspace to existing footpaths and rights of way to Loperwood, Sharveshill Plantation, Wade Hill Drove and Testwood Lakes.*
- b. Set development behind the ridgeline on the northern and northwestern edges to maintain an open landscape and an appropriate westbound transition from urban Southampton to the countryside edge of the New Forest National Park.*
- c. Provide traffic calming and crossing points for the A36 (Salisbury Road) and creating a choice of vehicular routes including an alternative route west of Pauletts Lane between the A36 and Loperwood suitable for two-way traffic including buses, and an eastwest pedestrian and cycle route across Pauletts Lane.*

iii. Site-specific Considerations to be addressed include:

- a. The need for an agreed comprehensive development framework for the whole allocation to ensure the effective coordination between multiple land interests to deliver an integrated, whole-site approach to*

the provision of access, community facilities, open space and natural recreational greenspace for habitat mitigation.

- b. Design and other appropriate measures to mitigate potential noise and air quality impacts from the M27/A31, A36 and the A326.*
- c. To assess the need for, and to provide where necessary, enhancements to the A326 and A36 junctions to provide safe vehicular access for the development.*
- d. The Grade II listed building Broadmoor Cottage, Pauletts Lane should be retained within an appropriate setting so that its significance can be appreciated.*
- e. The preparation of a detailed site-specific Flood Risk Assessment (FRA) will be required which would demonstrate that there will be no inappropriate development within Flood Zone 3b.*

The illustrative concept master plan supporting the policy in the Local Plan presents a broad approach to the layout of development and open space across the wider site and indicates that the planning application site is considered appropriate for residential development and Alternative Natural Recreation Greenspace.

Policy SS1 (criterion iii (a)) recognises a need for the multiple land ownership interests to come together and prepare a comprehensive development framework for the entire allocation in order to ensure delivery of an integrated, whole site, approach to the provision of routes across it, the mix of uses and facilities and spread of green space. It has not been possible to secure such a development framework. However, this should not and can not preclude consideration of applications, assessment on their merits and discharge of the duty of the Local Planning Authority (LPA) to determine planning applications made to it.

The location of the development, within the defined built-up area of Totton is appropriate for the scale of the proposed development, in accordance with the requirements of STR3 and STR4. As such the planning application accords with criterion i) of STR1.

Being within the defined built-up area and on land allocated for housing-led mixed-use development, the principle of development within the application site is acceptable and accords with Local Plan policies STR3, STR4 and STR5 making a positive contribution to the successful implementation of the development plan's approach to meeting identified housing need.

ii. Housing Land Supply and Presumption in favour of Sustainable Development

In determining planning applications decisions should be made in accordance with the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning & Compulsory Purchase Act). Material considerations include the planning policies set out in the National Planning Policy Framework (NPPF).

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

For decision-taking this means: ‘...

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- a) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong 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’, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

Taking NPPF paragraph 11(c), if the proposed development accords with the local plan it should be approved.

If the development does not accord with the local plan, the development must be considered against NPPF paragraph 11(d).

Footnote 8 to the NPPF paragraph 11 is clear that in such circumstances where a five-year supply of deliverable housing sites is not demonstrated those policies which are most important for determining the application are to be considered out-of-date meaning that the presumption in favour of sustainable development in paragraph 11 is engaged.

The most recent five-year housing land supply statement published by the Council confirms that there is 1.53 years of housing land available in the District.

Taking the first limb of paragraph 11(d), as this report sets out, in this case there are specific policies in the NPPF which protect areas of assets of particular importance referred to within footnote 7 of the NPPF, namely habitat sites, heritage assets and flood zones. Therefore, a judgement will need to be reached as to whether policies in the Framework provide a strong reason for refusing the development. Where this is found to be the case, the development should be refused.

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 only apply if it is judged that there are no strong 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 NPPF paragraph 11d, limb 2.

B. Housing Mix and Affordable Housing

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

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

The outline application does not commit the scheme to a precise number of dwellings or a mix of sizes. It would be appropriate to ensure a suitable range of dwelling sizes is delivered to provide suitable diversity in housing choice as set out in policy HOU1. A condition would be imposed to set a range of open market dwelling sizes that closely matches that set out in the above table supporting Local Plan HOU1.

Adopted policy HOU2 sets the targets for delivery of affordable housing in the District. Falling within 'Totton and the Waterside' area in accordance with HOU2 criterion i) the proposal is required to deliver 35% affordable housing. Based on the proposed 93 dwellings there is a requirement for up to 33 dwellings to be made available for affordable tenures.

The applicant has confirmed, in the supporting Planning Statement (SLR received 25/04/25) that the proposal will include 35% affordable housing in line with Local Plan policy HOU2 criterion i).

The provision will be split 70:30 between affordable rent and affordable home ownership. The affordable rental properties would be split 50:50 between affordable and social rent in accordance with HOU2 criterion iii). This would be secured by a S.106 legal agreement.

The following Affordable Housing Mix has been agreed with the applicant:

	1-bed	2-bed	3-bed	4-bed
Social Rent	40-50%	5-15%	20-30%	0-5%
Affordable Rent	40-50%	5-15%	20-30%	0-5%
Shared Ownership	0%	40-50%	40-50%	0-10%

For example, if 93 dwellings are delivered on the application site then in terms of absolute numbers the Affordable Housing offer could provide the following:

	1-bed	2-bed	3-bed	4-bed
Social Rent	5	2	3	1
Affordable Rent	6	2	3	1
Shared Ownership	0	5	5	0

As such, the proposed affordable housing mix provides for a suitable mix of house sizes. The actual residential typology (flat, terraced house, semi-detached house) will be determined at the Reserved Matters application stage.

This supports a wide range of choices and costs within the market and housing needs and is supported by NFDC Housing officers. The proposed mix would reflect the District housing need and would also coincidentally be in line with identified needs in the Totton area which specifically includes smaller rented units.

As such, the scheme would deliver the social benefits of providing housing, in a mix of housing types and sizes, creating a mixed and balanced community as well as giving a wide choice.

Therefore, subject to a S.106 planning obligation securing the proposed affordable housing in perpetuity, and a condition ensuring a variety of dwelling sizes for the open market dwellings, the proposal accords with Local Plan Policies HOU1 and HOU2 and NPPF paragraph 61.

C. Design, Landscape, Trees and Public Open Space

Local Plan Policy Strategic Site 1 (Land to the north of Totton) criterion (ii) sets out the aim of the policy is *inter alia*:

"to create a well-designed and integrated extension to Totton whilst maintaining the rural character of Pauletts Lane".

Criterion (ii) (a) requires development to:

"Create an integrated network of natural green spaces to frame development, using and enhancing important tree belts, hedgerows and woodland blocks (including Bog Plantation, Hatton's Plantation and Kilnyard Copse)".

Local Plan Policy STR2 (Protection of the countryside and the adjoining New Forest National Park) sets out that development should not have an unacceptable impact on the special qualities and purposes of the adjoining New Forest National Park and its settings. In the determination and implementation of development proposals including planned growth, great weight will be given to ensuring that the character, quality and scenic beauty of adjoining New Forest National Park are protected and enhanced.

Local Plan Policy ENV3 (Design quality and local distinctiveness) sets out that all development should achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality by creating buildings, streets, places and spaces that are functional, appropriate and attractive. New development will be required to address specific design criteria (i) to (vii).

Local Plan Policy ENV4 (Landscape character and quality) sets out that where development is proposed there is a requirement to retain and/or enhance the following landscape features and characteristics through sensitive design, mitigation and enhancement measures, to successfully integrate new development into the local landscape context, addressing supporting design criteria (i) to (vi).

The national Planning Practice Guidance (PPG) sets out additional guidance over and above that set out in the National Planning Policy Framework (NPPF). The PPG confirms that applications for Outline planning permission seek to establish whether

the scale and nature of a proposed development would be acceptable before fully detailed proposals are put forward.

The PPG also confirms that Parameter Plans can include information on the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement and other key structuring and placemaking components. Parameter Plans can provide elements of the framework within which more detailed design proposals are generated, but they are not a substitute for a clear design vision and master plan and need to be used in a way that does not inhibit the evolution of detailed proposals. For example, setting maximum parameters for aspects such as building heights can still allow flexibility in determining the detailed design of a scheme.

Parameter Plans

The application is supported by Parameter plans setting out the following:

- An Access and Movement parameter plan (Thrive P4 received 18/12/25) - including vehicular, cycle and pedestrian access points
- A Land Use parameter plan (Thrive P4 received 18/12/25) - sets out the proposed built development areas, provision of public open space, Alternative Natural Recreational Greenspace, on-site play and drainage features
- A Building Heights parameter plan (Thrive P3 received 18/12/25) - setting out a range and location of different building heights.
- A Green infrastructure parameter plan (Thrive P2 received 18/12/25) overlaying veteran tree buffers with the proposed land uses

i) Access and Movement Parameter Plan

The supporting Access and Movement Parameter Plan (Thrive, December 2025) sets out the location of the single vehicular access point on the southern side of the Salisbury Road in the NW of the application site. The Access and Movement Parameter Plan also sets out the location of the main access road through the application site. The main access road includes a smaller roundabout located in the NW of the application site with four arms proposed to serve this development and other land within the Local Plan Allocation Site. A truncated private drive will provide vehicular access to Corner Croft House which will connect with the proposed main access road.

The supporting Access and Movement Parameter Plan also sets out four pedestrian and cycle access points on the boundary of the application site. This includes two on the northern boundary south of the Salisbury Road, one on the SE boundary adjacent to land also within the Allocation Site and one on the SW boundary which could in time provide access to other land in the Allocation Site. Various pedestrian walking routes within the application site are also set out.

The illustrative concept master plan supporting Local Plan policy SS1 does not include any primary points of access to this land from either Salisbury Road or Pauletts Lane, nor any non-vehicular accesses. However, there were no proposals for a roundabout on Salisbury Road in the Local Plan as has subsequently been granted planning permission (20/10997) to provide vehicular access to the land north of Salisbury Road. Notwithstanding this, the principle of using such infrastructure to provide vehicular access to the planning application site is considered appropriate and minimises the potential impact of providing a vehicular access in an alternative location on the local landscape.

The routes across the planning application site seek to make provision for connectivity with adjoining land for pedestrians and cyclists. Most notably linking ANRG green space across the wider land within Local Plan policy SS1 and access to public transport on Salisbury Road.

Essentially it is considered that the supporting Access and Movement parameter plan makes suitable provision for access and connectivity for vehicles, pedestrians and cyclists between the communities within the area of Local Plan policy SS1.

ii) Land Use Parameter Plan and Green Infrastructure Parameter Plan

The supporting Land Use parameter plan (Thrive P4 received 18/12/25) defines the area of the site considered appropriate for built development, including housing and roads, the arrangement of green infrastructure including Alternative Natural Recreational Greenspace (ANRG) and Public Open Space (POS). The indicative siting of a children's play area and surface water drainage infrastructure is also set out.

The proposed residential land use parcel has a size of 2.49 hectares and is predominantly located in the eastern half of the application site. Residential development will also be located north of the proposed main access route as set out in the Access and Movement Parameter Plan.

The proposed ANRG has a size of 2.3 hectares and is predominantly located in two parcels in the western half of the application site and also includes land adjacent to the northern, eastern and south-eastern boundaries. The proposed informal POS is located in the approximate centre of the application site comprising a tree belt which itself includes various veteran trees and open land adjacent to a large drainage basin. The proposed indicative location of a Local Equipped Area of Play in the western ANRG field and a Local Area of Play (LAP) is within the ANRG adjacent to the northern boundary of the application site. A pumping station is proposed in the south of the application site.

The Green Infrastructure Parameter Plan (Thrive P2 received 18/12/15) suitably reflects the Land Use Parameter Plan in terms of the extent of ANRG and POS. The Green Infrastructure Parameter Plan also sets out the existing trees and vegetation to be retained.

As this outline planning application has been made on a relatively small parcel of land within the overall site allocated by Local Plan policy SS1 for mixed-use development, and without an overarching development framework agreed by Local Plan Allocation Site landowners, the application has to make provision for its green infrastructure needs.

As such the Land Use Parameter Plan (Thrive P4 received 18/12/25) and Green Infrastructure Parameter Plan (Thrive P2 received 18/12/15) sets out how the application makes provision for on-site ANRG and POS commensurate with the calculations required by Local Plan policies ENV1 and CS7.

As set out the built development will occupy approximately 2.5ha of land, with over 3ha of land for supporting green infrastructure including a surface water drainage attenuation basin.

The area for built development is positioned towards Salisbury Road across the open area of the existing field. This is considered appropriate and preserves a landscape edge to the planning application and separation from important lines of trees, avoiding removal of or pressure on, high quality trees.

Green infrastructure is predominately located across the southern and western portions of the application site. This arrangement places the open space adjacent to existing fields to the south of the application site, consistent with the broad layout shown on the illustrative concept master plan supporting Local Plan policy SS1, contributing to an east-west green corridor to the north of the Public Right of Way between Pauletts Lane and Loperwood Lane.

Local Plan policy SS1 criterion i. describes the mix of uses to be delivered by the land subject to the policy, including provision of a community focal point in a prominent location including ground floor premises suitable for community use. The concept master plan supporting Local Plan policy SS1 outlines a large area of the land allocated for development, that falls within the planning application site, to be appropriate for the delivery of the 'Heart of the Neighbourhood', that could include a community focal point and school.

However, Local Plan policy SS1 does not define what a 'community focal point' actually is. This outline planning application does not make provision for any such community or commercial built form to support the new residential communities.

With respect to the reference by Local Plan policy SS1 to making land available for a school, the representation received from the HCC Education officer have not objected to the lack of provision of land for a new school, requesting financial contributions to mitigate the impact of the development on education infrastructure.

Whilst there is merit in the provision of additional facilities to support social wellbeing of residents, care needs to be taken to ensure such facilities are deliverable and be viable for the long term and do not compromise the efficient use of the land within Local Plan policy SS1 for residential-led development.

Essentially it is considered that this application for up to 93 residential dwellings, is not sufficiently large enough to be able to viably support provision of a building for such community use. As such, the lack of provision for a mix of uses that includes a community space is acceptable.

There is an existing community hall along Pauletts Lane within the land of Local Plan policy SS1. The Local Plan illustrative concept master plan has identified the land adjacent to the site of the existing hall as appropriate for built development and green infrastructure. As such, it is considered appropriate that opportunities to enhance the provision of community infrastructure within Local Plan policy SS1 can be explored during consideration of potential further development proposals within the Local Plan Allocation Site.

As such the principle of the arrangement of the area for built development and green infrastructure as shown on the Land Use parameter plan is consistent with the concept master plan and represents an appropriate distribution of land uses, that can support compliance with Local Plan policy SS1 and provide a suitable basis for more detailed design consideration at the Reserved Matters stage..

iii) Building Heights Parameter Plan

The supporting Building Heights Parameter Plan (Thrive P3 received 18/12/25) proposes a range of storey heights between 2 and 3 storeys. The application is proposed to be predominately 2 storeys high, with a central core of 2.5 storeys in the large eastern parcel and up to 3 storeys adjacent to the vehicular entrance to the site.

Relying primarily on 2 storey dwellings is consistent with the prevailing size of dwellings in the area and those being provided on other planning permissions within Local Plan policy SS1. The location of this application site within Local Plan policy SS1, where it is surrounded by other land subject to the policy it is not considered necessary to have lower scale of development heights to soften the edge of the planning application alongside the edge of the built-up area and countryside.

Taller 2.5 storey dwellings would readily be accommodated within the centre of the eastern area of the built development, where the 2 storey buildings provide a transition from the edge. 3 storey buildings are considered appropriate adjacent to the vehicular access to the planning application site to act as visual way-marking and a focal building alongside the main entrance road. Buildings of this scale are included close to Salisbury Road on the other planning permissions within the area of Local Plan policy SS1.

Whilst the appearance of the buildings at these heights is not under consideration by this outline planning application, it is considered that there is nothing unique about the planning application site, or any constraints that would restrict buildings up to such heights being successfully included.

Although the planning application proposes to alter ground levels to reduce the extent to which the ground levels drop from north to south across the proposed area for built development, the supporting Indicative sections plan (Thrive P1 rec'd 19/08/25) demonstrates how the planning application will retain a degree of sloping ground and could respond to the sloping topography across the planning application site. This could result in a suitably varied skyline and roof heights and ensure that the proposed storey heights will have a suitable transition at the edge of the application site.

As such, the Building Height parameter plan presents an appropriate distribution of storey heights that will enable efficient use of the site and respect the topography and surrounding built form context and provides a framework for attractive street scenes and skyline. The mix of buildings with different heights will also assist in the delivery of suitable smaller dwellings, both market and affordable, in line with Local Plan Policies HOU1 and HOU2.

Built Density

The application is not supported by a parameter plan setting out a range of densities across the area for built development. Based on the proposal for up-to 93 dwellings, the area for built development will have a density of approximately 37 dwellings per hectare. This is commensurate with densities approved across other developments within local plan site SS1 allocation. It is likely that there will be areas of higher density where 3-storey and 2.5-storey buildings occur and lower densities where detached housing is sited.

As considered under the assessment of the building heights parameter plan, the application site is surrounded by land within Local Plan SS1 site allocation, where extensive areas of built development will separate this application site from the countryside. As such it is considered unnecessary to have low densities to provide a transition from the built-up areas into the countryside.

As such, subject to consideration of reserved matter applications for layout and appearance the highest density achievable by this application is considered to be sympathetic to the emerging character across the Local Plan SS1 allocation site.

Therefore, subject to a condition ensuring detailed proposals for the Landscape, Layout and Scale of development comply with the principles established by the supporting parameter plans, it is considered that a framework for development that accords with Local Plan policy SS1 and the requirements of NPPF paragraph 129 and 135, has been established.

Trees

The principal landscape features within the planning application site are the mature trees. Many of these are located at the edge of the site providing extensive screening of the planning application site. As set out, there is also a notable line of veteran trees through the centre of the application site on a broad north-south axis. Retaining the primary existing landscape features of the site and accommodating them in the landscape proposals contributes to the requirement of Local Plan policy SS1 criterion ii. a. to "Create an integrated network of natural green spaces to frame development, using and enhancing important tree belts, hedgerows and woodland blocks" and perpetuates the contribution of those features to the overall character of the area.

The planning application is supported by an Arboricultural Impact Assessment and Method Statement (Eco Urban Arboricultural received 25/04/25). This includes a tree survey and classification.

Three category B trees are proposed to be removed, one to facilitate the proposed access and two from the avenue lining the existing drive to Calmore Croft house. The NFDC Tree officer has no objection to their removal and the extent of green infrastructure shown on the supporting Land Use parameter plan (Thrive P4 received 18/12/25) provides adequate opportunity for compensatory tree planting. Other category C and U trees are proposed for removal but are not considered to be a constraint to development and can be compensated for. Comprehensive details of tree planting will be considered by a reserved matter application for landscape.

The NFDC Tree officer is satisfied that accurate assessment of tree classification has been made, including veteran trees, and that accurate root zones have been identified and in the case of the veteran trees, adequate ecological buffers calculated.

The supporting Green Infrastructure parameter plan (Thrive P2 received 18/12/25) demonstrates that the area for built development will not directly conflict with the ecological buffers, or root zones of the veteran trees. Conditions can be imposed to ensure protective barriers and construction techniques are employed to avoid short term impacts during construction.

As such the application is satisfactory in arboricultural terms subject to suitable conditions and therefore accords with Local Plan policy ENV4 criterion i.

Landscape

The planning application is supported by a Landscape Visual Impact Assessment (LVIA) (Fabrik received 25/04/25) that recognises that the agricultural landscape character of the planning application site will be lost as a result of the scale of the development proposed by the application.

However, the principle of such a change has been accepted by allocation of this land for mixed-use residential-led development by Local Plan policy SS1. Furthermore, the application site is not within a sensitive designated landscape.

The context around the application site is changing, in accordance with Local Plan policy SS1, as other planning permissions for residential-led development are implemented. It is not considered possible to maintain the agricultural character of the application site and deliver the requirements of Local Plan policy SS1.

However, due to the extent of containment by existing mature trees, the LVIA considers that the agricultural appearance is only readily appreciated from a small range of vantage points, that are on-site or land within the Local Plan policy SS1 allocation, so will all be subject to change, the most significant of which is from the Public Right of Way to the south of the application site.

The application site does not abut the route of the Public Right of Way (PROW) located to the south, as such views of the planning application will be across existing fields and filtered by existing off-site trees and hedges or looking across existing residential curtilages that front on to the PROW. Furthermore, the area of built development, as shown on the Land Use parameter plan (Thrive P4 received 18/12/25) is set away from the boundaries of the planning application site, increasing the separation distance from public vantage points. As such, whilst the character of the area will change it is considered this would be a moderately minor adverse effect.

Landscape objectives of Local Plan policy SS1 include preservation of the rural character of Pauletts Lane, a countryside edge to the New Forest National Park (NFNP) and at criteria ii.a. to create an integrated network of green spaces to frame development, using and enhancing important tree belts and hedgerows.

The application does not share boundary with either Pauletts Lane or the NFNP, and as such it does not have an impact on, nor can it enhance the rural character or countryside edge in accordance with those objectives in Local Plan policy SS1.

The supporting Green Infrastructure parameter plan (Thrive P2 received 18/12/25) demonstrates how the important tree belts on the planning application site have been incorporated in the green space on site, maintaining their visual contribution to the landscape character of the area and planning application.

It is therefore considered that the application, subject to suitable conditions accords with the landscape objectives of Local Plan policy SS1.

The site survey plans supporting the Flood Risk Assessment (FRA) (Calibro received 24/05/25) identify a drainage ditch crossing the northern part of the site, following the line of veteran trees. It is shallow and is not a significant landscape feature largely obscured by undergrowth. The Land Use parameter plan (Thrive P4 received 18/12/25) does not identify it as a feature of the sustainable drainage.

However, it does fall within the area of retained green infrastructure and the preliminary surface water drainage plan supporting the FRA makes provision for its maintenance and retention, though does not appear to make use of it as part of the drainage strategy. Its retention will contribute positively to the appearance of the open space and contribute to preserving ground drainage conditions around veteran trees.

As shown on the supporting parameter plans, the planning application includes provision of a surface water drainage attenuation basin. The preliminary surface water drainage plan indicates 1:3 slopes to a depth of 3m. This would be a considerable change in on-site topography and the appearance of the southern part of the site, that would not be sympathetic to the prevailing gently sloped character.

Whilst such a feature will not be readily visible from outside the site, in the short term it will not be absorbed into the landscape on-site. However, as illustrated by the supporting Landscape addendum (Thrive received 14/11/25), the strategy for the design of the landscape of the drainage basin could ensure that in the long term the initial conflict will be reduced.

The supporting Landscape addendum describes how sustainable drainage could be incorporated in the design of the built area and how the design of the drainage basin has evolved to be a landscape led design. These details address some of the concern of the NFDC Environmental Design officer.

As indicated by the Green Infrastructure parameter plan (Thrive P2 received 18/12/25) the application makes adequate provision for a Local Plan policy ENV1 compliant quantum of greenspace as Alternative Natural Recreational Greenspace (ANRG). For a development of 93 dwellings in a housing mix consistent with figure 6.1 (supporting local plan policy HOU1) 1.96ha of ANRG is required. The application provides 2.30ha

The NFDC Mitigation for Recreational Impacts (Mitigation) SPD sets out design guidance for the provision of greenspace as ANRG. At the outline planning application stage, where Landscape is a reserved matter, the details relate to the dimensions of large spaces and green links connecting them.

Due to the shape of the planning application site and onsite veteran tree constraints, it has not been possible to adhere precisely to the guidance set out in the Mitigation SPD. The guidance expects a Primary Space to have a diameter of 120m and secondary spaces to have a diameter of 60m, with links between them of 20m. It has not been possible to achieve these aspects in the layout and arrangement of the ANRG proposed by the planning application.

The western field of the planning application site will achieve 120m across its width but is substantially below that dimension on a north-south axis. However, the reduced north-south diameter is in part mitigated for by the presence of open fields and garden curtilage on either side of the application site, ensuring a degree of visual openness and landscape setting beyond the boundary of the ANRG, contributing to the enjoyment of the space by users. Moreover, there is potential for the proposed ANRG to be extended to the south if further mixed-use planning applications within the Local Plan Allocation Site were to come forward in the future.

Paragraph A4.4.5 of the Mitigation SPD allows for deviation from the precise dimensions for the spaces.

Where non-strategic residential development sites of over 50 (but under 100) dwellings cannot reasonably accommodate an uninterrupted radius of 60m but requires on-site mitigation, the council will accept alternative dimensions for this main space, if it offers a space of equivalent area (i.e. at least 1.14ha) and maximises the breadth of the space where possible.

It is considered that the main space being provided by the planning application can rely on this flexibility to justify the layout and dimensions of its main space.

Furthermore, paragraph A4.5.9 refers to the use of land within the Strategic Sites allocated by the Development Plan.

For the allocated strategic housing sites, the Council has prepared Site Concept Masterplans to accompany the site specific policies. These are illustrative but indicate an approach to the distribution of all open space. Those areas of land which the Council views as needing to remain free from development are

marked. Notwithstanding other factors (such a flooding and ecology) that are subject to further survey and assessment, the space is defined as either those spaces which are large enough to qualify as ANRG or other areas where public open space may be of advantage but where dimensions prohibit the space being considered as ANRG.

Not only is the land to the south of the proposed ANRG main space currently open paddock grazing land, it is identified by the illustrative concept masterplan, supporting local plan policy SS1, as being appropriate for provision as ANRG. It is therefore considered reasonable to rely on this land as contributing to delivery of the openness and semi-natural open character required for the function of the ANRG space.

Furthermore, the east edge of the main space abuts the line of veteran trees through the centre of the planning application site and the buffer zone, of at least 30m width, required to preserve their ecological value will contribute to the perception of the overall size of the main space and provide a strong enclosing landscape feature screening the main space from the area for built development and as such is considered to contribute positively to the semi-rural character of the ANRG main space.

Secondary spaces of 60m diameter are achievable to the north of Calmore Croft House and along the southern boundary of the application site, in accordance with the guidance. However, it is not readily possible to connect the two spaces together by an ANRG corridor. The linking landscape consisting entirely of veteran trees, where direct public access would not be complimentary to the ecological value of the irreplaceable habitats. Essentially, in this instance, NFDC Officers have prioritised the long-term wellbeing of the veteran trees in this area over providing new footpaths in line with the access guidance set out in the Mitigation SPD

The supporting Movement and Access parameter plan (Thrive P4 received 18/12/25) includes the principle of a footway along the west edge of the area for built development that will link the ANRG open spaces and take advantage of the landscape setting of the line of veteran trees, without impacting their roots or ecological buffer zones.

Paragraph A4.4.5 describes links as

Links – links that allow such spaces to work cumulatively must be spacious in themselves. They should be an average of 20m wide (minimum 15m at any given point).

The ecological buffer around the veteran trees is required to be a minimum of 15m from the tree, as such the protected land either side of the line of veteran trees will have a width of at least 30m. In this case the paths will be located at the edge of the linking landscape rather than within it. However, subject to approval as part of Reserved Matter applications it is within the control of the LPA to ensure a design and layout of landscaped paths to provide an attractive routes across the planning application site, to the secondary spaces are delivered.

A second secondary space with 60m diameter is included for on the Green Infrastructure parameter plan. At the south of the planning application site, it is significantly dominated by the proposed surface water attenuation basin, which will compromise access to some of the space, although it will offer an open aspect. The Mitigation SPD includes guidance for the design and layout of ANRG and at paragraph A4.5.13 states:

Recreational mitigation land offers an opportunity for integral drainage design that fulfils the policy requirements for managing surface water from new residential developments. This may be in the form of above ground features such as ditches, swales, water storage areas and ponds.

As such it is considered there is no reason, in principle, to oppose the provision of the drainage basin within the ANRG.

The ANRG, as shown on the Green Infrastructure parameter plan crosses the area for built development, where a road is shown illustratively. The reserved matter application of Landscape and Layout can seek to ensure this is an attractive and pedestrian safe crossing, that follows the Mitigation SPD guidance for such circumstances. However, the importance of continuing the ANRG across to the north boundary of the Planning Application site is in order to tie in with ANRG being provided on the north side of Salisbury Road on the Bloor Homes site (20/10997) and establish the wider connectivity of ANRG across the land within the SS1 Allocation site in line with the masterplanning objective in criterion (ii)(a) of Local Plan policy SS1.

As such, whilst the ANRG being provided by the planning application does not strictly adhere to the dimensional guidance set out in the Mitigation SPD, given the constraints of the application site, it is considered that the ANRG proposed by this planning application will support the provision of an attractive alternative to sensitive habitats in the New Forest for residents across Local Plan policy SS1 and subject to detailed landscape planting specifications the planning application will accord with Local Plan policy ENV1. The proposed ANRG will also play, by virtue of its location at the approximate centre of Local Plan Allocation Site SS1, provide a valuable link between the public open spaces provided north of the Salisbury Road and those within the consented and potential schemes in the south of the Allocation Site. Therefore, subject to conditions requiring compliance with the parameter plans and the detailed consideration of reserved matter applications the application accords with landscape objectives of criteria (ii)(a) and (iii)(a) of Local Plan policy SS1, ENV3 and ENV4.

New Forest National Park

The national Planning Practice Guidance (paragraph: 039 Reference ID: 8-039-20250129) sets out:

Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000 (as amended by section 245 of the Levelling Up and Regeneration Act 2023) require that 'in exercising or performing any functions in relation to, or so as to affect land' in National Parks and National Landscapes, relevant authorities 'must seek to further' the purposes for which these areas are designated. Guidance on the operation can be found in Defra guidance on this duty.

This duty is particularly important to the delivery of the statutory purposes of protected landscapes. It applies to all local planning authorities, not just National Park authorities, and is relevant in considering development proposals that are situated outside National Park or National Landscape boundaries, but which might have an impact on their setting or protection.

The site is close to the boundary of the New Forest National Park (NFNP). The proposed housing is located approximately 400 metres east of the NFNP. Whilst the principle of the use of the land for mixed-use purposes including housing has been considered in the Principle of Development sub-section above, in accordance

with the Levelling Up and Regeneration Act ('LURA') (2023) and Section 11(A) of the National Parks and Access to the Countryside Act 1949 and Local Plan policy STR2 it is necessary to assess the details of this outline scheme on the purposes and character of the NFNP itself.

In the determination and implementation of development proposals including planned growth, great weight will be given to ensuring that the character, quality and scenic beauty of adjoining NFNP are protected and enhanced.

In addition to Local plan policy STR2, criterion (ii(b)) of Local Plan policy SS1 seeks to direct development behind the ridgeline on the north western edge, maintain a landscape edge and west bound transition from urban Southampton to the countryside edge of the New Forest.

The application site does not have a contiguous boundary with the NFNP, the densely wooded corridor of the A326 dual carriageway and other land within Local Plan policy SS1, where planning permission for built form has been approved, separating the application site from the boundary of the NFNP.

The submitted Landscape and Visual Impact Assessment (Fabrik, April 2025) sets out that:

The Site does not perform a role in the perceived setting to the New Forest National Park and as such there will be no change to the setting of the Park. The Site will continue to be truncated in views from the New Forest National Park, ensuring there is no inter-visibility and as such no visual effects are anticipated

NFDC Landscape has commented (7/7/25) that the submitted LVIA is considered appropriate and adequate.

None of the development proposed by the planning application is any closer to the NFNP than envisaged by the concept master plan supporting Local Plan policy SS1. Furthermore, it is positioned on land illustratively shown for development, the separation distance mostly in excess of 0.4km, intervening buildings, permitted development (including an industrial estate) and retained landscape surrounding the proposed area of built development as shown on the Land Use parameter plan (Thrive P4 received 18/12/25) ensures the planning application will not have an impact on the NFNP.

Essentially, through the separation distance and change in levels between the housing development parcel and the National Park to the west in line with the conclusion drawn by the submitted LVIA the proposal will not impact on the setting of the NFNP

As such, the proposal would not impact upon the setting of the NFNP and therefore accords with Local Plan Policy STR2 and NPPF paragraph 189. Additionally, the proposal has suitably reflected Local Plan Policy SS1 in terms of providing housing in a planned location and hence it is considered that the purposes of the National Park are broadly furthered in this instance through suitable planning in a neighbouring LPA area where there is potential for impact and therefore the proposal accords with the LURA section 245 and the national PPG.

Recreation and Public Open Space.

Saved Local Plan Policy CS7 (Open spaces, sport and recreation) sets out that the aim is to provide as a minimum standard the equivalent of 3.5 hectares of public open space per 1000 population to serve the districts towns and larger villages. The

improvement of play, sports and other public open spaces provision will be implemented in various ways, both on and off-site.

Based on the illustrative housing mix the NFDC Open Space calculator confirms that the requirements for open space are:

- Informal public open space: 0.47ha
- Equipped play space: 0.05ha
- Formal public open space: 0.29ha

As presented on the Public Open Space POS calculations plan (Thrive received 18/12/25) the supporting Land Use parameter plan (Thrive P4 received 18/12/25) includes the provision of 0.94ha of informal public open space and play space.

As shown in more detail on the Green Infrastructure parameter plan (Thrive P2 received 18/12/25) the informal public open space is largely made up of areas of important trees and their protective ecological buffers. It is accepted that much of this area will not have public access for informal recreation. Furthermore, land along the edge of the illustrative access road and along the north edge of the application site beside Salisbury Road have also been included as informal POS, some of which it is considered will not make a meaningful or functional contribution to informal POS due to their size or location.

Saved Local Plan policy CS7 does not include a definition of what informal open space is considered to consist of, function it is expected to deliver or minimal requirements.

Paragraph 001 (Reference ID: 37-001-20140306) of the Open space, sports and recreation facilities, public rights of way and local green space chapter of the PPG states:

Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.

It is considered that the informal open space provided by this application accords with this paragraph. Furthermore, it is important to preserve these significant landscape features in order to provide landscape setting to the planning application site and in doing so will contribute to the visual amenity of the site and delivery of Local Plan policy SS1 masterplanning objective ii criterion a, by creating an integrated network of natural greenspaces to frame development, using and enhancing important tree belts.

Discounting those parts of the site described above as considered unlikely to reasonably contribute to the provision of open space on site from the quantum of informal POS being proposed by the planning application does not result in an undersupply of informal POS as required by Local Plan policy CS7. So whilst approximately 0.1ha of the land proposed as informal POS is sub-optimal in respect of its quality, layout and location, the planning application delivers in excess of 0.7ha of informal POS, sufficient to meet the policy CS7 requirement of 0.47ha.

Furthermore the POS calculations plan presents an oversupply in respect of the amount of area being provided as Alternative Natural Recreational Greenspace (ANRG). As shown on the Green Infrastructure parameter plan the ANRG encircles the area of built development, as such it would be in close proximity to all residents, contributing to their amenity and informal recreation needs.

The supporting Land Use parameter plan and Green Infrastructure parameter plan, include reference to the provision of a Local Equipped Area for Play (LEAP) and a Local Area for Play (LAP). Despite the extent of green space proposed by the planning application, much of it is in close proximity to veteran and large trees, where it is not considered appropriate to provide such a destination to attract residents.

However, it is considered that the position for the LAP next to one of the principal routes through the green infrastructure, as shown on the Access and Movement parameter plan, is acceptable as part of comprehensive play provision across the land subject to Local Plan policy SS1.

Furthermore, opportunity for a LEAP has been included within the western field as shown on the Land Use parameter plan and Green Infrastructure parameter plan, within the western field. This will also be on primary pedestrian routes through the site, with opportunity to be easily accessible from land to the south of the application site, to contribute to comprehensive play across the land subject to Local Plan policy SS1.

In accordance with Local Plan policy SS1 and specific requirements identified by the Infrastructure Development Plan, financial contributions towards the provision of a MUGA style pitch and cricket pitch, to be delivered in Totton, are required, in order to meet the requirements for formal public open space off-site. This is consistent with other applications within Local Plan allocation site SS1, whereby the total cost of those two pieces of recreation infrastructure has been shared across the Local Plan policy SS1 target to deliver 1000 homes. A proportionate contribution of £398 per dwelling towards the provision of a MUGA and cricket pitch as formal open space projects will be included in the heads of terms for a planning obligations legal agreement attached to this recommendation.

The heads of terms for a planning obligation can include securing details of future management and maintenance of the open space and play equipment provided.

As such, subject to planning obligations, it is considered that based on the site-specific constraints the planning application presents an acceptable approach to the delivery of public open space that will benefit residents and make efficient use of the site in accordance with Local Plan policy CS7 and NPPF paragraph 96 (c).

D. Highways and Access

Access to the site is the only detailed 'Matter' under consideration as part of this Outline Planning Application.

In accordance with Local Plan policy CCC2 proposed development is required to deliver safe and sustainable travel, by prioritising safe and convenient pedestrian access within developments, provide or contribute to the provision of dedicated cycle routes and lanes, consider the impact of development on bridleways, provide sufficient car and cycle parking in accordance with the parking standards SPD, provide infrastructure for electric vehicles and contribute to the provision of highway or public transport measures.

It also recognises that the Strategic Site Allocation Policies may make site specific requirements. In this case Local Plan policy SS1, site specific consideration (iii) (c) requires assessment of the need to enhance the junctions between the A326 and A36.

Criterion ii. of Local Plan policy SS1 sets masterplanning objectives for development of the land subject to the policy. Sub-criterion c) states that development will be required to:

Provide traffic calming and crossing points for the A36 (Salisbury Road) and creating a choice of vehicular routes including an alternative route west of Pauletts Lane between the A36 and Loperwood suitable for two-way traffic including buses, and an east west pedestrian and cycle route across Pauletts Lane.

The application proposes to form an access from Salisbury Road into the application site, for all modes of travel, in order to achieve safe and sustainable access. A shared pedestrian and cycle way access will be provided to provide safe and direct access to the bus stop being provided on the south side of the Salisbury Road. Details of a shared pedestrian and cycle way to Pauletts Lane are also included.

Access

The application site includes the existing track serving the small industrial site, known as Brookes Hill Industrial Estate, adjacent to the planning application site. The new roundabout to be constructed on the A36, by Bloor Homes, to serve their residential development on the north side of Salisbury Road under construction, will retain this track as it's southern arm.

The application proposes to replace the existing single width access track with a new road of appropriate dimensions to accommodate two-way traffic and the volumes of traffic and types of vehicles that will be generated by the planning application and the existing neighbouring uses.

As demonstrated by the supporting detailed Site Access plan (Calibro rev 01 received 20/11/25) the proposed access has been designed, to the satisfaction of HCC Highways, to tie into the A36 roundabout to be constructed by Bloor Homes, in accordance with their planning permission (20/10997), and will be the southern arm of the four-arm roundabout. All aspects of visibility, capacity, road widths and swept paths have been demonstrated to meet the standards of HCC as Local Highway Authority.

The position of the 'give way' lines and vehicle entry position on to the roundabout from the proposed access does not comply with HCC standards. However, as set out in the HCC Highway representation, this departure has been approved by the Departure from Standards board at Hampshire County Council and is therefore acceptable on highway safety grounds.

Whilst, at the time of writing, construction of the roundabout by Bloor Homes, to provide vehicular access to their planning permission has not commenced. However, the planning permission has been implemented, and houses are under construction. The agreed phasing plan for the planning permission indicates, to the satisfaction of HCC Highway officers, that the roundabout will be operational prior to the occupation of 100 dwellings. It is therefore considered that there is sufficient confidence in delivery of the roundabout in advance of commencement of works on this outline planning application particularly given the need for both a subsequent Reserved Matters application and the need to agree a s278 agreement with the

Local Highway Authority. It is acknowledged there are efficiencies in delivering the access proposed by this planning application at the same time as the roundabout is delivered. Planning conditions could be written in to permit the access works, within the adopted highway, to proceed in advance of reserved matter applications, in order to co-ordinate delivery of the access with delivery of the roundabout.

As such, subject to a S.106 planning obligation to deliver the access, safe vehicular access can be provided to the planning application site.

Also shown on the supporting Site Access plan (Calibro rev 01 received 20/11/25) the planning application includes provision of a pavement along the south side of Salisbury Road and crossing refuges and dropped tactile kerbs across the new access and both the east and west arms of the roundabout that did not include such features when originally designed. These additions are required to ensure safe access across Salisbury Road for pedestrians and will benefit residents of this scheme and those of the developments north of Salisbury Road, allow safe access to onward routes through the respective developments.

The pavement along the south side of Salisbury Road will extend as far as the new bus stop to be installed by the Bloor Homes development, where a pedestrian crossing refuge will be provided on Salisbury Road by the Bloor Homes development. A new pavement, also being provided by Bloor Homes, will continue along the south side of Salisbury Road, from the bus stop as far as Pauletts Lane where pedestrians will be able to use the existing pavement following Salisbury Road as far as Calmore roundabout.

The new pavement along Salisbury Road from the access to this application site and the improvements for pedestrian crossing of the arms of the roundabout will be secured by way of a planning obligation within the legal agreement.

In addition to the above-described pavements, the supporting Site Access plan (Calibro rev 01 received 20/11/25) includes provision of a pavement alongside the access road as it extends into the site. Such a pavement will be a benefit for visitors and staff at the existing Brookes Hill industrial estate but more significantly will provide the opportunity for pedestrians to safely access the development approved planning permission to the west of this planning application. The outline planning permission granted for employment development on land at Calmore Croft farm included provisions to lay a shared pedestrian and cycleway to its east edge, where it abuts this planning application site.

Shown on the supporting Shared use footway cycleway link plan (Calibro rev 02 received 07/11/25) in the north-east corner of the application site the application proposes to provide a shared pedestrian and cycleway across the highway verge, from the edge of the application site to tie into the aforementioned pavement to be installed by Bloor Homes. This will provide direct access to the bus stop and access to cross Salisbury Road safely to access the east bound bus stop. It will also aid access for users, respectively, to access green public open spaces being provided by the planning permissions respectively.

The Access and movement parameter plan (Thrive P4 received 18/12/25) includes a potential access for pedestrians and cyclists from the east edge of the application site towards Pauletts Lane. However, this requires a link to the adopted highway to be provided across private land not yet subject to proposals for development in accordance with Local Plan policy SS1. As such is not currently deliverable by this application.

By way of alternative in order to make provision for pedestrians and cyclists towards Pauletts Lane, the application is supported by the Shared use footway cycleway link plan (Calibro rev 02 received 07/11/25) showing an option for such a route. In negotiation with HCC Highway officers, it is considered reasonable to secure a financial contribution towards such works in order to retain a degree of flexibility by

HCC as to how best achieve the need to deliver safe access towards Pauletts Lane for pedestrians and cyclists. Such a financial contribution has been included in the Heads of Terms for a planning obligation.

The application site also includes the access drive from Salisbury Road to the residential curtilage of Calmore Croft House. The house and its curtilage are not within the red line of the application or land within the control of the applicant. The Access and Movement parameter plan makes illustrative provision of a revised access drive to serve that existing residential dwelling, details of which will be secured as part of reserved matter details for the layout of the application. The consultation response from the HCC Highway officer indicates a requirement that the existing access will be closed in the interests of highway safety. Such a provision can be secured alongside works to provide the pavement along the southern edge of Salisbury Road.

Trip generation and vehicle movements.

The application is supported by a Transport Assessment (Calibro received 25/04/25) and an Addendum Technical Note (Calibro received 07/10/25) that undertakes sufficient modelling to identify likely trip generation and distribution. It includes assessment of cumulative growth from the combined development proposed by Local Plan policy SS1 and background growth. That modelling work is to the satisfaction of the HCC Highway officer and does not identify any material impact to the free flow of traffic on the highway network, including the operation of the access roundabout, or safety conflicts other than the ability of the A36/A326 junction to absorb the cumulative additional movements, identified by Local Plan policy SS1 site specific consideration criterion c. as infrastructure that will require enhancement.

Consistent with other planning permissions within the area of Local Plan policy SS1 a financial contribution of £1500 per dwelling will be secured towards delivery of alterations to the A36/A326 junction, based on the cost of the necessary alterations shared across the Local Plan policy SS1 target to deliver 1000 homes. Such an obligation will be included in Heads of Terms for a planning legal agreement.

The representation received from National Highways does not object to the impact of the planning application on capacity and vehicle movements at J2 of the M27 motorway.

The Access and Movement parameter plan (Thrive P4 received 18/12/25) demonstrates the routes the layout of a reserved matter planning application could deliver for pedestrians and cyclists that would contribute to wider improvements to sustainable and active travel across the land within Local Plan policy SS1.

Whilst several of these routes extend to the boundary of the application site they are identified as opportunities to connect to other land parcels within Local Plan Allocation Site SS1 and set a framework for a network or routes to potentially connect to attractors such as a local centre and employment opportunities, contributing to a reduction in reliance on the private car and the multiple benefits for air quality and health that arise from less carbon based miles and improved active travel.

The HCC Highway officer has requested a financial contribution towards projects improving access for cyclists and pedestrians. The Local Cycling, Walking Infrastructure Plan (LCWIP) seeks to enhance priority and safety for cyclists and pedestrians on routes to Totton Town Centre and train station. Based on predicted additional vehicle flows as a percentage of overall flows along Salisbury Road, a contribution of £178,940 towards the full cost of the package of improvements identified by the LCWIP, is required. Such an obligation will be included in Heads of Terms for a planning obligation.

The supporting Highway Addendum Technical note (Calibro received 07/10/25) includes a Walking Cycling Horse Riding assessment of local highway infrastructure. It has incorporated copies of the assessments undertaken to support planning permissions on land within the area of Local Plan policy SS1 as listed above at 'Planning History'. This is considered to be an acceptable approach because it is entirely probable that the same shortfalls in the existing highway infrastructure would be identified due to the position of the planning application within the land of Local Plan policy SS1.

The identified works will be included in the Heads of Terms for a planning obligations legal agreement, subject to their prior delivery by the other planning permissions within Local Plan policy SS1, already obliged to deliver such improvements.

Link Road.

As described above, Local Plan policy SS1 criterion ii c. requires development of the wider site to create a choice of vehicular routes including an alternative route west of Pauletts Lane between the A36 and Loperwood suitable for two-way traffic including buses.

The concept master plan supporting Local Plan policy SS1 provides an illustrative position for such a new route, linking Salisbury Road (A36) and Loperwood, largely routing the link through adjoining land located to the west and south of this application site.

Outline planning permission (24/10199) has been granted for land to the west of this planning application for industrial development, broadly as illustrated on the concept master plan supporting Local Plan policy SS1. Whilst layout of the approved outline planning permission is a reserved matter, the plans and transport assessments supporting that outline planning permission did not make provision for such a road to cross that planning application site.

The report considering the outline planning application advised:

The applicant does not wish to allow residential traffic to pass through their site due to the potential highway safety and security conflicts. In addition, it is their view that it would be poor urban planning, that is likely to result in commercial vehicles passing through residential areas. Furthermore, at this time there is no committed development to the south of this site for such a route to connect to and serve. The land to the south of this planning application site is fragmented and in multiple ownership, as such it is not clear whether there is a realistic prospect of development occurring on that land, which is illustratively shown by the concept master plan supporting the policy as being appropriate for greenspace to support the proposed development.

Hampshire CC Highway officers have not objected to the application for not making provision to include such a route. As such it is considered that there is no justification in highway safety and planning terms to resist this development

based on its failure to make provision for such a route as illustratively shown on the Local Plan concept master plan for SS1.

Since that decision to grant outline planning permission was made, there have been no proposals submitted to the Council seeking planning permission to develop the land located to the south of this outline planning application.

When outline planning permission was granted (24/10199) for employment development it was considered that the new roundabout on Salisbury Road (approved to provide vehicular access to land to the north of Salisbury Road) would present an appropriate alternative opportunity to provide the northern junction with Salisbury Road, for a new north-south link road as advocated by Local Plan policy SS1.

This application is supported by an application Position Statement (Calibro rev 01 received 25/04/25) regarding the provision of a north-south link road as described by Local Plan policy SS1, setting out the applicants reasons for not making provision, on their supporting Access and Movement parameter plan, for a link road. The principal reason relates to the lack of action on behalf of the owners of the land to the south of this planning application site in bringing forward any development proposals in accordance with Local Plan policy SS1. Furthermore, the residential properties and paddocks abutting the southern boundary of the planning application site are not identified by the illustrative concept master plan supporting Local Plan policy SS1, as having potential for built development. As such the applicant considers that there is a high risk that providing such a north-south link road, as far as their southern boundary, would not continue beyond.

The application Position Statement also identifies that a north-south link road was not included in Local Plan policy SS1 for highway safety and capacity reasons and highlights that the illustrative route shown in the concept master plan supporting Local Plan policy SS1 does not cross this application site. Whilst this latter factor is not entirely accurate, as the illustrative route passes through the south-west corner of the application site. However, the illustrative route would not be compatible with the location of the area for built development as proposed by the Land Use parameter plan (Thrive P4 received 18/12/25) and would not connect the built areas as aspired to by inclusion of such a link road in the illustrative concept master plan.

The policy aspiration for an alternative route between Salisbury Road and Loperwood is to provide connectivity between communities within Local Plan policy SS1 and to minimise the visual and character impact of changes to the highway along Pauletts Lane to accommodate additional vehicle movements arising as a result of the scale of development proposed by the policy.

Based on the shape of the planning application site, including the existing built form at Brookes Hill industrial estate and Calmore Croft farmhouse, the position of the proposed vehicular access and the significance and extent of trees across the site, a north-south link road crossing this site would not be very direct as an alternative to Pauletts Lane and is likely to result in the loss of a large number of trees and have a more significantly negative impact on the appearance of the landscape than alterations to the existing carriageway along Pauletts Lane are likely to require.

The representation from the HCC Highway officer does not raise an objection to this application for not making provision for such a link road on highway safety grounds. Whilst they do note the benefits for connectivity between future communities within the wider area of land included in Local Plan policy SS1, the supporting Access and

Movement plan (Thrive P4 received 18/12/25) does include options for routes for non-motorised forms of travel between this application site and those neighbouring parcels of land.

Other Highway matters.

A draft resident's travel plan has been submitted in support of the application, presenting measures that would be delivered to encourage use of alternative modes of travel, promoting schemes to encourage walking and cycling, support national lift share week and providing details of sustainable travel in the area. This has been accepted by the HA and would be captured by the S.106 planning obligations legal agreement.

Provision of on-site parking would be a matter to be assessed by reserved matter applications of layout, providing the details against which to assess the parking needs of the development. There is no reason to expect the scheme would not be able to comply with the adopted parking standards SPD.

Should flats be provided then communal bike storage facilities would be expected to be provided to encourage use and reduce reliance on the private car. It would be expected that houses would be designed to be capable of providing storage in garages or shelters in gardens.

Details of the Layout of the scheme would have to demonstrate it could be serviced by the Council's refuse collection fleet and ensure refuse is readily accessible for efficient collection in accordance with any adopted design guidance in place that reflects the Councils waste collection regime. A supporting tracking plan has been provided demonstrating a refuse vehicle can enter and exit the proposed access design.

If unmanaged, short-term impacts could occur for highway safety during construction. The representation from the HCC Highway officer and National Highways requests imposition of a condition to secure a Construction Traffic Management Plan will be required to manage the matter. Such a plan could consider matters regarding vehicle routing, deliveries and the transfer of equipment and materials, as well as wheel washing facilities and contractor parking. A condition is included in the recommendation to secure such a plan.

Subject to financial contributions, enhancement projects and suitable conditions the scheme would preserve highway and pedestrian safety and would make a positive contribution towards providing a network of routes that would encourage sustainable modes of travel. As such, the proposed accesses and highway works accord with Local Plan policies STR1, CCC2 and SS1 criterion (ii)(c) for pedestrian crossing points and (iii)(c) for safe access and highway improvements, and paragraphs 96(a), 109, 115 and 116 of the NPPF.

E. Flood Risk and Drainage

Local plan policy CCC1 seeks to ensure that development does not result in hazards that prejudice the health and safety of communities and the environment and also take opportunities to address existing hazards. It confirms that in areas of flooding, vulnerable development will not be permitted unless in accordance with the sequential and exceptions test. Paragraph 8.12 of the Local Plan confirms that the Council will apply national policy as set out in chapter 14 of the NPPF.

The planning application is supported by a Flood Risk Assessment and Drainage Strategy (Calibro received 25/04/24). The site is in Flood Zone 1, that having the lowest probability of a flood occurring, as such, in accordance with the NPPF there is no requirement for the layout of the development to be limited to avoid areas at risk of fluvial flooding.

There is a shallow ditch crossing the northern part of the site, following the line of veteran trees, joining a ditch alongside Salisbury Road, outside the planning application site. This ditch is extensively silted, and it is not clear whether it carries any water flows. There are ditches along the field edges on the east and south boundary of the planning application site.

The supporting Drainage Strategy has assessed the condition of the ground for the potential for soakaway of surface water on site. The Drainage Strategy concludes that due to the clay content of the ground there is insufficient permeability to rely on soakaways. The Drainage Strategy includes reference to swales alongside primary roads but principally relies on an attenuation basin to store surface water before releasing it at slower rates than existing green field rates, into the existing drainage ditch along the south boundary. A supporting illustrative Drainage Strategy plan (Calibro rev 02 received 25/04/25) demonstrates this arrangement in principle and includes reference to climate change and urban creep in its indicative calculations.

The representation received from the HCC Surface Water officer makes observations regarding the location of the final outfall to the ditch and the need to restore capacity of existing ditches but accepts the principle of the drainage strategy as submitted. However, noting detailed layout and scale plans of buildings and hard surfaces are yet to be designed and submitted, a condition seeking fully detailed plans and capacity calculations is requested. Such a condition is included in this recommendation.

Representations received raise concern regarding off-site flooding on Pauletts Lane. The area of this mapped surface water flooding is outside the planning application site. However, the Drainage Strategy plan (Calibro rev 02 received 25/04/25) acknowledges investigation of the condition of downstream drainage infrastructure is required. In their consultation response the HCC Surface Water officer accept they may be able to progress this as part of the land drainage role.

The supporting Drainage Strategy has been designed in principle to reduce the existing surface water discharge rates from the planning application site. In periods of high rainfall, the design discharge rate is significantly lower than existing and therefore considered to reduce the risk of downstream surface water flooding.

Foul Drainage

The supporting Drainage Strategy plan (Calibro rev02 received 25/04/25) includes, to the satisfaction of Southern Water, provision for an on-site sewerage pumping station to direct foul water up Salisbury Road where it can connect with existing sewers.

The representation from Southern Water does not require any phased or delayed construction of the development due to foul water drainage capacity concerns. As such subject to a condition securing implementation, the planning application accords with Local Plan policy CCC1 criterion i.

The representation from Southern Water requests imposition of a condition securing details of landscape proposals in order that Southern Water can assess the potential

impact on their infrastructure. Landscape design is a reserved matter for consideration under future application, Southern Water can be consulted on the receipt of such an application and provide comments accordingly.

As such, subject to conditions, suitable and sufficient drainage for surface water and foul water can be achieved and existing and future residents be protected from the risk of surface water flooding, in accordance with Local Plan policy CCC1 and paragraph 182 of the NPPF.

F. Residential Amenity

Local Plan policy ENV3 at paragraph (ii) requires development, to avoid unacceptable effects by reason of visual intrusion, overbearing, overlooking, shading, noise and light pollution.

There are residential neighbours located to south-east and south of the planning application, on Pauletts Lane and the existing house, Calmore Croft House, immediately abutting the west edge of the planning application site.

The supporting Land Use parameter plan (Thrive P4 received 18/12/25) demonstrates that the area in which residential dwellings are proposed will be in excess of 40m from the residential neighbours to the south and south east. This distance and the size of boundary landscape will avoid unacceptable effects from visual intrusion, overbearing and overlooking having a detrimental impact on the amenity of the existing residents of the adjoining dwellings.

Furthermore, the area proposed for the residential development is located to the north of those dwellings, thereby avoiding any likelihood of shading being cast in the direction of the existing dwellings.

The supporting Land Use parameter plan also demonstrates 55m separation to Calmore Croft House, which combined with the maturity and extent of tree coverage in the intervening space will avoid unacceptable effects from shading, overbearing, loss of outlook and loss of privacy.

The application uses land previously within the residential curtilage of Calmore Croft House, reducing the size of its garden. The supporting Land Use parameter plan demonstrates that this land will be used for green infrastructure to support the residential use proposed. As such the use of the former garden of Calmore Croft House as part of the planning application does not result in the proposed built form being any closer to the residential building itself, than if the garden was not used.

Details of the Appearance, Layout and Scale of the development would be subject to reserved matter applications, at which time the individual circumstances of each relationship will be suitably assessed in order to ensure amenity is preserved.

Concerns raised in representations received regarding the loss of views of open fields are acknowledged. However, the principle of residential development is established by adoption of the development plan. Whilst some residents would be able to see the proposed development from their property, that does not mean their outlook or privacy would be detrimentally compromised and the right to a view is not a material planning consideration.

Due to their location, the proposed accesses would not compromise the amenity of nearby residents. The residential nature of the scheme would not give rise to a type,

form or pattern of vehicle movements that would be out of character with the residential characteristics of the area or be materially detrimental to residential amenity.

Furthermore, ensuring amenity and privacy for residents of the proposed dwellings would be considered by reserved matter applications. The topography on site as presented by the illustrative site sections (Thrive P1 received 19/08/25) will require careful layout design and assessment in order to ensure reasonable privacy and amenity is achieved. However, it is considered by NFDC officers that this has clear potential to be achieved in a subsequent Reserved Matters application.

Existing residents would also have access to the new open space being made available on the site for informal recreation needs.

Pollution, nuisance and amenity.

Local Plan policy CCC1 sets out the health and safety of communities should not be prejudiced by pollution or hazards, including air quality. The Council has also adopted an Air Quality in New Development SPD.

With respect to air quality, the application is supported by an Air Quality Assessment (AQA) (Dice Environmental AQA V2 rec'd 25/04/25). The site is not in an area where existing air quality is a concern for residential amenity. The AQA includes detailed assessment of air quality impacts resulting from traffic generated by the development and potential air quality impacts on future residents of the proposed development.

To the satisfaction of the NFDC Environmental Health officer, the AQA is robust, the findings reliable and air quality impacts of the development are predicted to be negligible.

The proposed residential development is not considered to give rise to any activities or processes that would have an impact on the amenity of residents on site or surrounding, from dust or fumes. Electric vehicle charging points will be included for each dwelling, encouraging opportunities for electric car use.

There is potential for short term disturbance during construction, such impacts would be addressed by way of a Construction Management Plan to consider how to minimise the spread of dust and avoid noise disturbance when detailed design and layout plans are confirmed, and the construction process being considered. A condition could ensure a Plan is provided prior to the commencement of works.

With respect to noise, the application is supported by a Noise Impact Assessment (NIA) (Dice Environmental received 25/04/25). The main identified source of noise likely to impact residential amenity is road traffic noise from vehicles on nearby roads.

The NFDC Environmental Health officer has concerns that the NIA identifies that noise levels adjacent to Salisbury Road are expected to exceed British Standard levels for external amenity areas and optimum good acoustic design has not been incorporated in the design and layout of dwellings.

This outline planning application does not provide details of the appearance and layout of dwellings. Reserved matter applications will need to consider the layout, orientation and design of dwellings to demonstrate appropriate residential amenity has been achieved. It is noted that planning permissions for residential buildings on

land to the north of Salisbury Road, in similar proximity to this source of noise, have been granted, and as such it is considered that adequate mitigation can be achieved satisfying the concerns of the NFDC Environmental Health officer objection.

Each of the above-mentioned reports recognise that construction of the proposed development would give rise to short term temporary impacts on air quality, noise and lighting with the potential to be a nuisance to the amenity of neighbours around the site. Such impacts can be mitigated by preparation of a construction management plan. An appropriately worded condition can secure such a plan and is included in this recommendation.

Subject to conditions there is nothing about the proposals that would prejudice the amenity of future residents of the planning application. It would be entirely possible to reasonably preserve the amenity of existing residents in accordance with Policy ENV3, detailed assessment of which would be undertaken upon submission of reserved matter applications.

G. Heritage

Local Plan policy DM1 sets the policy approach to assessing the impact of development on heritage assets, seeking to conserve or seek to enhance the historic environment and heritage assets. A proportionate approach to the scale of harm should be considered, based on the significance of the asset and public benefits of a scheme may be considered to outweigh less than substantial harm. The presence of archaeological remains need to be considered and where appropriate mitigation measures included to reduce or avoid any impact.

Local Plan policy SS1 at section iii) sets site specific considerations that need to be addressed, criterion d) states:

The Grade II listed building Broadmoor Cottage, Pauletts Lane should be retained within an appropriate setting so that its significance can be appreciated.

There are no designated heritage assets on the site, nor is the site in or adjacent to a Conservation Area.

There are designated heritage assets at Broadmoor Cottage on Pauletts Lane, The Thatch Cottage and the Old Granary in its grounds on Hill Street and Little Testwood House, all Grade II listed buildings.

All of these listed buildings are circa 0.5km from the site of the planning application, as such there would be no direct impact on the fabric of the buildings, therefore preserving their special architectural and historic interest. Furthermore, it is considered that the planning application site does not fall within the setting of those listed buildings.

The first representation received from the NFDC Conservation officer, raised concerns that the relationship with Non-designated Heritage Assets (NDHA) close to the planning application site had not been assessed. That representation listed Calmore Croft House and The Blue House, with its barn and cart shed as NDHA's.

A Heritage Addendum (Tor&Co received 19/08/25) has been submitted to assesses the significance of those identified NDHA's and consider the impact of the planning application. It concludes that the planning application will result in no harm to the significance of the NDHA's or the contributory elements of their setting.

The NFDC Conservation officer has not provided a contrary view. Whilst the supporting Land Use Parameter Plan (Thrive P4 received 18/12/25) indicates green infrastructure will separate the site of the NDHA's from the area of built development proposed by this planning application, it is considered that the planning application will erode the agricultural and rural setting of the site and the historic association of this land with agricultural activities on and associated with the two houses, resulting in less than substantial harm to the significance of the NDHA's.

As the planning application proposes development consistent with the concept master plan supporting Local Plan policy SS1 and there does not appear to be a functional link between the occupiers of the two houses and agricultural activities undertaken on the land subject to this planning application, the contribution of this land to the significance of the NDHA is low in any event.

As such the weight afforded to this harm is very minor. In accordance with paragraph 216 of the NPPF, this harm will be considered in the balancing exercise undertaken with the conclusion at the end of this report.

Where there would be harm to a heritage asset Local Plan policy DM1 requires account to be taken of public benefits of a proposal that may outweigh the harm to the heritage asset. This balance will also be undertaken with the conclusion at the end of this report.

This conclusion is consistent with other planning applications, within the area of Local Plan policy SS1, for mixed-use development close to other NDHA's, where the proposed development will erode historic agricultural activities.

Archaeology

There are no previously identified features of archaeological interest on the site already identified as a constraint. The application is supported by an Archaeological desk-based assessment (Tor&Co received 25/04/25). The geophysical survey did not record any clearly defined evidence of archaeological remains. However, excavations on nearby sites have identified Middle Bronze Age, Iron Age and Roman activity close to the application site.

The representation received from the NFDC Archaeologist considers there is sufficient potential for the site to contain as yet unrecorded archaeological deposits that the planning application site be subject to archaeological trenched evaluation pre-determination of the planning application.

Based on the conclusion of the desk-based assessment, it is considered there is insufficient likelihood of significant archaeological remains to be discovered on the site, that will materially influence the principal of the supporting Land Use parameter plan (Thrive P4 received 18/12/25) to justify requiring the applicant to undertake a trenched evaluation in order to support a positive recommendation on this planning application.

Furthermore, as this planning application is for outline planning permission it is considered reasonable that the archaeological trenched survey and evaluation is undertaken once the principle of development is secured and in advance of reserved matter applications being submitted.

In respect of archaeology, subject to a suitable condition the planning application is considered to accord with Local Plan policy DM1. The heritage balance undertaken at the conclusion of this report will confirm compliance with Local Plan policy DM1 with respect to the impact on built heritage assets.

H. Ecology and Habitat Mitigation

There are no protected habitats on the application site. However, the application site is in close proximity to the following protected sites.

- The New Forest Special Area of Conservation (SAC), the New Forest Special Protection Area (SPA) and the New Forest Ramsar site;
- The Solent Maritime SAC, Solent and Isle of Wight Lagoons SAC, the Solent and Southampton Water SPA, and the Solent and Southampton Water Ramsar site; and
- The River Itchen SAC.

As such Local Plan Policy ENV1 (Mitigating the impacts of development on International Nature Conservation Sites) is directly relevant. The policy sets out that development will only be permitted where the Council is satisfied that any necessary mitigation, management or monitoring measures are secured in perpetuity as part of the proposal and will be implemented in a timely manner, such that, in combination with other plans and development proposals, there will not be adverse effects on the integrity of International Nature Conservation Sites (INCS).

Local Plan policy DM2 seeks to preserve or avoid impacts on features of nature conservation interest, including international, national and local designations and species. The development should include features to incorporate features to encourage biodiversity and retain and where possible enhance features of nature conservation value within the site. Conditions could be used to minimise damage, provide mitigation and site management measures and, where appropriate, compensatory and enhancement measures.

i) Ecology and Protected Species

The application is supported by sufficiently detailed ecological surveys (Ecological Assessment, Pro Vision Ecology, April 2025) of the site, confirming, to the satisfaction of the NFDC Ecologist that there are no habitats or species recorded as being present on site that prevent the principle of the scheme.

Furthermore, as described above at sub-section C of this report, important existing trees, hedgerows and ditches are proposed for retention. Most particularly the important trees, identified to be of veteran status, considered to be an irreplaceable habitat by NPPF paragraph 193 c), have influenced the arrangement of the built development and green infrastructure as shown on the supporting Land Use parameter plan. This contributes to minimising the overall impact of the development on features of ecological interest already present on the site.

The Ecological Assessment appraising the impact of the planning application and identifying appropriate mitigation measures, assesses the potential impact on the following protected species identified as being present on site.

Bats

Bat activity surveys identify the planning application site as being of local importance for foraging and commuting bats. To the satisfaction of the NFDC Ecology officer dark corridors around the edge of the site and following existing tree lines through the centre of the site are advocated by the Ecological Assessment in order to preserve foraging and commuting opportunities. The supporting Land Use

parameter plan accommodates such corridors within the proposed green infrastructure. However, a condition securing a sensitive external lighting strategy will be included in the recommendation in order to ensure the identified corridors remain dark.

Enhanced roosting opportunities for bats are proposed by the Ecological Assessment. Based on the illustrative housing layout, a condition will be included in the recommendation to ensure any Reserved Matter applications for Appearance, include such enhancements.

Birds

On site trees, hedgerows and scrub provide foraging and nesting opportunities for common bird species. The supporting Ecological Assessment indicates, to the satisfaction of the NFDC Ecology officer, that vegetation clearance will be undertaken outside the nesting season.

Furthermore, similar to the enhancement opportunities identified for bats, a condition will be included in the recommendation ensuring any Reserved Matter application for Appearance includes the inclusion of bird boxes in the design of the proposed houses.

Great Crested Newts (GCN)

The site presents terrestrial habitats suitable for GCN to be present on site. There are eight ponds within 500m of the planning application site. The applicant has not undertaken testing of the ponds for the presence of GCN in those ponds but has relied on survey work undertaken to support other planning applications on adjoining land. The consultation response received from NatureSpace objects to the failure to survey one of the closest ponds and the age of the survey on another. The NFDC Ecology officer does not object to the same circumstances and considers that the general lack of evidence of the presence of GCN over multiple surveys and years gives sufficient confidence that GCN will be absent.

As this is a planning application for outline planning permission, it is likely that the surveys for the presence for all species will be out of date by the time Reserved Matter applications are received, or development commences. As such a condition securing updated surveys is merited and would include reviewing the presence of GCN. NatureSpace have been contacted by NFDC officers and informally accepted this approach.

The precautionary regime of habitat clearance advocated by the Ecological Appraisal is considered, by the NFDC Ecology officer, appropriate to avoid harm.

Hazel Dormouse

Whilst hazel dormice weren't recorded on site during surveys, they have been identified on nearby sites. The supporting Ecological Assessment recommended, to the satisfaction of the NFDC Ecology officer, that a precautionary method of scrub removal is undertaken, with details secured as part of a Construction Environmental Management Plan. An appropriately worded condition will be included in the recommendation.

Reptiles

The planning application site provides suitable habitat for reptiles. Juvenile slow worms were recorded on site, indicating the presence of a breeding population. A similar approach to habitat clearance as proposed for GCN is considered appropriate to the NFDC Ecology officer.

The Ecological Assessment includes a proposal for creation of hibernacula to enhance opportunities for reptiles, final details of which can be incorporated with reserved matter application for Landscape.

Hedgehogs

Listed as a 'Priority Species' in the UK, the extent of open space provided by the planning application as shown on the Land Use parameter plan will retain extensive habitat for small mammals and being arranged around the edge of the planning application site will allow movement across boundaries to habitats on adjoining land. The Ecological Assessment advocates that any boundary enclosure structures, around the edge of the site and between residential curtilages, include gaps to allow hedgehogs to roam across the site. A condition will be included in the recommendation.

Veteran Trees

The supporting arboricultural implications assessment (Eco Urban Arboricultural April 2025) identifies 29 of the trees on site are veteran status trees. The NFDC Tree officer accepts this classification. Whilst the visual and arboricultural relationship of the proposals with trees across the planning application site is considered above at part C "Character, Layout, Landscape, Trees and Open Space", such veteran trees are considered to be irreplaceable habitats of significant ecological value. In accordance with NPPF paragraph 193 Local Planning Authorities should apply the following principles:

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

National guidance published by Natural England and the Forestry Commission (NE&FC) recognises that veteran trees may not be very old but have significant decay features that contribute to their exceptional biodiversity, cultural and heritage value.

The NE&FC guidance indicates that when assessing the relationship of proposed development with veteran trees, a buffer zone at least 15 times larger than the diameter of the tree, or at least 5m beyond the edge of the tree's canopy for narrower trees should be provided. The guidance goes on to say:

That buffer should:

- *contribute to wider ecological networks*
- *be part of the green infrastructure of the area*

A buffer zone should consist of semi-natural habitats such as:

- *woodland*
- *a mix of scrub, grassland, heathland and wetland*

The NE&FC guidance advises that direct and indirect impacts need to be considered. As indicated by the supporting Land Use parameter plan and Tree Protection Plan (Appended to the Eco Urban Arboricultural implications assessment) the planning application provides buffers of the required dimensions and places the area for built development outside those buffers, avoiding direct impacts such as damaging the trees, including their roots and the soils around them.

The Access and Movement parameter plan (Thrive P4 received 18/12/25) provides for routes across the planning application site largely outside buffer zones, most notably including a path along the west edge of the area for built development, to follow the central line of trees, linking areas of ANRG open space, to ensure access to the buffer zone of those central trees to be restricted.

However, one path will have to pass through the identified veteran tree buffer zones. Existing use of the land for agriculture has formed a path into the western field through the line of veteran trees. This field is proposed to be provide the large ANRG space, as such access will be required. Whilst the access route will pass through the buffer zone around the veteran trees, it is considered that making use of the existing access by pedestrians will not require any works that will have a direct impact on the ecological value of the trees and avoids potentially greater impact if an alternative route was formed.

The project ecological consultant has, to the satisfaction of the NFDC Ecology officer, provided commentary on these potential effects. There is no proposal to remove any of the veteran trees and therefore existing ecological connections between veteran trees, on and off-site will be maintained.

It is considered that a woodland management plan, to include maintaining the ecological contribution of the veteran trees, is an appropriate approach to avoiding these potential impacts. The strategy will require the central line of veteran trees to be enclosed in such a way to prevent public access in order to minimise disturbance and damage to any supporting semi-natural habitats, prevent fly-tipping and limit the risk posed by falling limbs. Other trees to the north and south, that are further from the area of proposed built development or on boundaries with neighbouring land where indirect pressure isn't as likely to arise could have a less restrictive approach, such as knee barriers or scrub planting, used to deter activity and disturbance occurring. A condition securing such a woodland management plan is included in the recommendation.

Further measures include a sensitive lighting strategy, considered necessary to support bats in the area. A construction environment management plan will limit dust spread during construction. Suitably worded conditions will be included in the recommendation.

The reserved matter applications for the appearance, landscape and layout of the planning application can also secure measures to avoid indirect impacts through the proximity of buildings, parking and roads, or additional intervening landscape setting.

As such, subject to suitable conditions it is considered that the application will not cause the deterioration of irreplaceable veteran tree habitats and therefore is in accordance with paragraph 193 of the NPPF.

Biodiversity Net Gain (BNG).

The scale of the scheme meets the requirement to make the mandated 10% BNG improvement. The existing baseline of habitats on the site has been assessed and a

BNG report (Biodiversity Net Gain Assessment, Pro Vision Ecology April 2025) and copy of the metric submitted in support of the application. Whilst the report confirms that the development will secure a net gain in hedgerow units, the development will result in a net loss of habitat units, and as such the development will need to secure BNG offsetting credits to achieve the required 10% BNG. The biodiversity baseline is agreed by the NFDC Ecologist and a decision to grant planning permission will be conditional on compliance with the legislative 10% net gain in biodiversity requirement.

Subject to conditions securing improved level of ecological enhancement and securing implementation of the mitigation strategies proposed by the applicant and receipt of a woodland and ecological management plan for the veteran trees, the planning application is considered to preserve and enhance features of nature conservation on the site in accordance with Local Plan policy DM2.

ii) Recreational Activity Impact on New Forest and Solent Habitats

Policy ENV1 of the Local Plan requires developments proposing more than 50 dwellings to make provision for ANRG on site as part of the proposed scheme. The policy expects 8Ha of ANRG to be provided per 1000 residents.

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's 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.

Such adverse impacts would be avoided by provision of Alternative Natural Recreational Greenspace (ANRG), on the site as part of the design and layout of the scheme, in accordance with ENV1 and the design requirements of the Mitigation Strategy SPD.

Based on the Housing Mix (see Section B of the Planning Assessment), the proposed 93 homes generate a need for at least 1.86ha of ANRG.

The supporting Land Use parameter plan indicates the planning application makes provision for 2.3ha of ANRG on site, compliant with the policy requirements. There is a qualitative aspect to the design of the ANRG, this is discussed in consideration of the principles of the landscape design, concluding that the approach will achieve the outcomes of ANRG. NE have not objected to an Appropriate Assessment assessing the proposed ANRG. In principle, the scheme provides sufficient quantity of ANRG to meet the policy requirements. Secured for delivery by a S.106 legal agreement, that will include details for managing and maintaining the space, as expected for the on-site public open space, that responsibility is expected to be via a management company.

Furthermore, the applicant will enter into a S.106 legal agreement to secure a habitat mitigation financial contribution in accordance with the Council's Mitigation Strategy towards the costs of providing Access, Management and Monitoring.

The applicant will also agree to provide the financial contribution towards protecting Solent sites from recreational pressure, in accordance with the Bird Aware Solent strategy which will also be secured through a S.106 legal agreement.

iii) Nitrate Neutrality and Impact on the Solent Special Protection Area (SPA) and Special Area of Conservation (SAC).

Local Plan Policy ENV1, goes on to require all residential developments draining or discharging wastewater to the Solent and Southampton water make a financial contribution or other appropriate mechanisms to achieve nutrient-neutral development.

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission which includes an element of new residential overnight accommodation would adversely affect the integrity of the New Forest and Solent Coast European sites, in view of that site's conservation objectives having regard to nitrogen levels in the River Solent catchment. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the impacts of additional nitrate loading on the River Solent catchment unless nitrate neutrality can be achieved, or adequate and effective mitigation is in place prior to any new dwelling being occupied.

These adverse impacts would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact, such measures to be implemented prior to occupation of the new residential accommodation. These measures to include undertaking a water efficiency calculation together with a mitigation package addressing the additional nutrient load imposed on protected European Sites by the development, likely to take the form of purchasing nitrate offsetting credits in a mitigation scheme.

A Grampian style condition has been agreed with the applicant and is attached to this recommendation.

Air Quality Monitoring

To ensure that impacts on international nature conservation sites are adequately mitigated, Local Plan policy ENV1 criteria (v) requires all residential development to make a financial contribution 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. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other international designations.

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.

Subject to conditions and obligations secured by a S.106 agreement, the scheme would mitigate impacts on sensitive protected habitats off-site in the New Forest and Solent, these satisfy the objection of Natural England. On site ecology can be preserved and enhanced. Therefore, the scheme would comply with Policies ENV1 and DM2 contributing to the delivery of a sustainable development in accordance with policy STR1.

I. Other Matters

Contaminated Land.

Local Plan Policy CCC1 (Safe and healthy communities) criterion (i) sets out that development should not result in pollution or hazards which prejudice the health and safety of communities and their environments including air quality and the water environment. Criterion (iv)(c) sets out that on contaminated, polluted or unstable land unless it is first adequately remediated or otherwise made safe for the proposed use and for the local community prior to occupation.

The planning application is supported by a Preliminary Risk Assessment (Aviron Assoc's Ltd received 25/04/25) of the ground conditions. To the satisfaction of the NFDC Contaminated Land Environmental Health officer, the report concludes there is low risk of contamination being present on the site associated with the use of the land for farming and parking at the commercial repair garages in the north west corner of the site. It is considered that these sources of potential contamination do not pose a risk to the planning application and its future residents, that requires any remediation.

Crime and Disorder.

Local Plan policy ENV3 criterion iii. requires new development to create buildings, streets and spaces that minimise opportunities for anti-social and criminal behaviour or other public threats.

The representation from the Hampshire Constabulary raises concern about a risk of crime relating to rear garden access paths. That is a degree of detail relating to the potential layout of development that is not before the Council at this time. A reserved matter application for the detailed layout of development will need to consider the risk of crime posed by access paths to rear gardens. Hampshire Constabulary will however be consulted again in any future Reserved Matters application.

As such, there is no conflict in the Outline application with criterion iii. of Local Plan policy ENV3.

Education

The mix of uses proposed by Local Plan policy SS1 includes allocation of land for the provision of new school and contributions towards the provision of education. Local Plan policies STR8 and IMPL1 also seek to ensure developments mitigate their impacts on services and facilities in accordance with the Infrastructure Development Plan.

As part of the wider SS1 allocation, the scheme would give rise to a number of school age children that could not be accommodated in existing schools, despite the capacity identified across the wider network of schools in Totton. A proportionate financial contribution of £4765 per dwelling, to reflect the final number of dwellings may change, would be secured by a S.106 planning obligations legal agreement, to be used to provide additional primary age school places in accordance with a project identified by Hampshire County Council to enhance Calmore infant and junior schools.

There is sufficient capacity in Secondary age schools, that no impact requiring mitigation would occur.

Fire Safety

The consultation response from the Hampshire and IofW Fire and Rescue Service accepts the planning application is low to medium risk form of development. Any development granted planning permission will need to meet the current Building Regulation standards for fire safety.

Health care infrastructure

Local Plan policy STR8 seeks to ensure the provision of adequate infrastructure and services to meet the current and future needs of residents and businesses in the plan area by working with providers and developers to deliver mitigation for the impact of development on existing services and facilities in accordance with Local Plan policy IMPL1, Strategic Site Allocation policies and the Infrastructure Delivery Plan (IDP).

Local Plan Policy IMPL1 (Developer Contributions) sets out that all developments must provide or contribute proportionately to the provision of local infrastructure. Furthermore, the NPPF, at paragraph 58, sets out that planning obligations must meet three specific tests, namely:

- a) *Be necessary to make the development acceptable in planning terms;*
- b) *Be directly related to the development; and*
- c) *Be fairly and reasonably related in scale and kind to the development.*

The representation received from Hampshire & IofW NHS requests that financial contributions are secured to fund the provision of additional GP surgery infrastructure in Totton. The representation sets out how the financial contribution has been calculated to be proportionate and the proposed mitigation at GP surgeries in Totton is considered to be directly related to the location of the planning application.

Whilst the representation sets out a proportionate financial contribution and indicates that mitigation could be provided at one of the existing surgeries, a specific deliverable project has not been identified.

Local Plan policy SS1 includes site specific infrastructure requirements relating to the provision of education services, highway infrastructure and formal public open space. These are set out in detail in the IDP.

Provision of new health care infrastructure has not been included in the adopted policies supporting development of the land subject to this planning application. Taken with the lack of detail of a deliverable project it is considered, at this time, that the request for a financial contribution secured through a s106 planning obligation towards health care infrastructure is not directly related to the development and nor is it necessary to make the scheme acceptable.

However, if a suitable deliverable project for local healthcare in Totton was subsequently identified by service providers, the NHS has the future option of applying for NFDC Community Infrastructure Levy (CIL) funding.

Developer Contributions

Local Plan Policy IMPL1 (Developer Contributions) sets out that all developments must provide or contribute proportionately to the provision of local infrastructure.

Following assessment of this application and taking into consideration the requirements as set out in the Local Plan and Infrastructure Development Plan and the requirements of consultees the following are the proposed Heads of Terms for a Section 106 Agreement (Based on current rates as of 1 April 2025 as set out on the NFDC website).

Heads of terms

Air Quality Monitoring:

- Provision of £112 per dwelling towards monitoring air quality in the new forest protected habitats.

Recreational Habitat Mitigation:

- Infrastructure Habitat Mitigation: Phased delivery of 2.3ha of publicly accessible ANRG, with future transfer to a Management Company provision of a management plan including arrangements for the funding of the ANRG maintenance and a mechanism to ensure that the ANRG is maintained and managed in perpetuity should the management company fail to exist or fail to undertake the maintenance of the land in accordance with any management plan.
- Provision of New Forest non-infrastructure mitigation impact (access and monitoring) financial contribution in accordance with published rate per dwelling
- Provision of a financial contribution towards Bird Aware Solent in accordance with the published rate per dwelling

Highways:

- Delivery of site access, footway works along Salisbury Road and shared footway/cycle path to bus stop on Salisbury Road.
- Provision of a financial contribution of £1500 per dwelling towards A326/A36 junction improvement project.
- Provision of financial contribution of £1924 per dwelling towards improvements for cyclists and pedestrians off-site in accordance with LCWIP,
- Provision of enhancements to pedestrian routes identified in WCHAR report.
- Provision of residents travel plan.

Affordable Housing:

- Secure 35% of the dwellings subject to RM approval as affordable housing.
- Secure the indicated size and tenure mix.

Recreation:

- Secure on-site informal public open space provision of 0.89ha
- Secure on-site LEAP and LAP play area provision
- Provision of a financial contribution of £398 per dwelling towards the off-site provision of formal public open space.
- Phased provision and transfer to management company, including arrangements for funding the maintenance and a mechanism to ensure that the POS is maintained in perpetuity should the management company fail to exist or fail to undertake the maintenance in accordance with any management plan.

Education:

- Provision of a financial contribution of £4765 per dwelling towards the provision of education services.

Monitoring Charges:

- Recreational Habitat Mitigation Commencement Checks: £878.00
- Affordable Housing Monitoring: £878.00
- Recreational Habitat Mitigation on site monitoring: £12,620.00
- Biodiversity Net Gain on site monitoring: £5,414.00
- Public Open space on site monitoring: £7,112.00

As part of the development, subject to any relief being granted Community Infrastructure Levy will be payable, currently set at £123.08/sqm.

11 OTHER MATTERS

None

12 PLANNING BALANCE and CONCLUSION

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, 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 "tilted balance" required by paragraph 11d(ii) of the NPPF.

Consideration of the planning application has identified harm would arise to the significance of the non-designated heritage assets at Calmore Croft House, The Blue House and its barn and cart shed. This harm is considered to be at the lower end of the scale of harm and in accordance with paragraph 216 of the NPPF this shall be taken into consideration.

It has also concluded, based on the parameter plans, that the design of the surface water drainage attenuation basin, shown in principle, would not be sympathetic to the landscape setting of the planning application contrary to the requirement of Local Plan policy ENV3 that development achieves a high-quality design that is sympathetic to its environment and context.

These harms are considered to be minor and in the case of ENV3 this does not relate to all criteria of the policy, or the planning application in its entirety and will only be readily appreciated on-site. As such these conflicts attract a low amount of weight to be balanced against the following benefits.

The scheme would have significant social benefits associated with it. The proposal is for new residential development of up to 93 dwellings which would make a positive contribution to the housing land supply in the District.

The scheme proposes flats and houses, in a mix of sizes, creating a mixed and balanced community as well as giving a wide choice of housing options. Furthermore, it would provide a Policy HOU2 compliant level of 35% of the housing as affordable housing, with an acceptable mix of Shared Ownership, Affordable and Social Rent that contributes positively towards the mix of affordable housing provision emerging across the planning permissions within Local Plan policy SS1.

Successful implementation of the Local Plan, by ensuring allocated sites deliver suitable housing using land effectively, significantly reduces the pressure to accept less desirable and less sustainable countryside locations and windfall sites subject to non-residential designations that are not planned for. Significant weight is afforded to this social benefit.

Although not in wealth generating or employment sectors prioritised by the development plan policies STR6 'Sustainable economic growth' and ECON1 'Employment land and development', the planning application would have short term significant economic benefits during construction, involving extensive employment in a wide range of sectors across the construction industry. Construction workers bring spend into local shops and services, as in due course would residents of the scheme, as well as their use of services at home.

The application would have environmental benefits of delivering development on an allocated site in a sustainable location where local services and facilities can be accessed by modes of transport other than the private car. It will also make provision of new sustainable travel infrastructure, both on and off site. It would deliver modern housing built to the most up to date building regulations, providing energy efficiency and high levels of insulation.

Furthermore, the application will preserve and protect irreplaceable habitats on site and deliver ecological enhancements including biodiversity net gain, contributing environmental benefits

Therefore, it is considered that the identified harms (as set out) very clearly do not significantly and demonstrably outweigh the identified benefits that the application will bring as set out in the above detailed report.

Overall, given the significant public benefits including specifically the delivery of needed and planned market housing and affordable housing, and the provision of new public open space in conjunction with that housing, the proposal is acceptable in line with relevant NFDC Local Plan Policies and the NPPF subject to suitable conditions and a S.106 planning obligation.

As such, given that the Council cannot currently demonstrate a five-year supply of land for housing, in accordance with paragraph 11(d) of the NPPF, on the balance of all material considerations, with significant weight placed on the market and affordable housing being bought forward and the lack of conflict with policies in the NPPF that protect areas or assets of particular importance as defined by footnote 7 to NPPF paragraph 11, the proposal comprises sustainable development in line with Local Plan Policy STR1 (Achieving Sustainable Development) and satisfies the site-specific criteria of Local Plan Policy SS1 (Land to the north of Totton).

Despite the conclusion of this so called 'tilted balance' exercise, the statutory status of the adopted Development Plan remains the starting point for decision making.

As set out in detail in the Planning Assessment, the proposal, subject to suitable conditions, will not have a harmful impact on heritage assets and archaeological remains, trees, air quality, noise and local general amenity including during the construction period. The proposal would not impact on the New Forest National Park and its setting and the special qualities and purposes of the National Park.

The application is considered to represent an optimal use of the site taking all material considerations into account and therefore the potential density represents efficient use of the site in line with the national planning guidance. The approach to the provision of on-site Alternative Natural Recreational Greenspace and Public Open Space reflects the need for effective use of land as a limited resource in light of the District's identified housing need.

Subject to conditions and planning obligations safe vehicular and pedestrian access to the site would be provided as well as enhancements to improve options to travel by public transport and non-vehicular modes including cycling. The lack of a north-south link road as required by criterion (ii)(c) of Local Plan policy SS1 does not result in an objection from HCC Highways and as set out in the considerations, Officers consider such a road could have a significant impact on the character and appearance of the area.

The proposal has received local objections that are not supported by the technical advice of consultees such as Hampshire County Council as Lead Local Flood Risk Authority. No substantive alternative evidence has been submitted to set aside the views of statutory consultees.

The development of part of this allocated site will undoubtedly change and have an urbanising impact on the local character, this must be balanced against the allocation of the site in the Local Plan for residential-led development and the need to deliver new housing including an element of affordable housing and recognise that this application site is immediately adjacent to other sub-parcels of Local Plan policy SS1 where planning permissions have been granted for development, with remaining land within Local Plan policy SS1 where further significant change will occur.

The planning consideration undertaken at chapter 10, demonstrates that, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the scheme is in broad accordance with the development plan, and post heritage balancing exercise, the visual impact of the proposed surface water drainage basin on the landscape character and appearance of the planning application site being the only unresolved minor conflict with Local Plan policy ENV3.

The Council has carried out an Appropriate Assessment under the Habitat Regulations (as amended) at this stage and concluded that the impact of additional Nitrogen entering the Solent will cause harm but that a scheme of mitigation can be brought forward to offset such harm. Furthermore, an Appropriate Assessment of the

recreational impacts demonstrate harm would occur to protected habitats in the New Forest, but that mitigation is delivered on site and by obligations in the S.106 legal agreement. The scheme will protect important landscape features on and around the site, support ecology including protected species, irreplaceable habitats and deliver biodiversity net gain.

The scheme has economic, environmental and social benefits that would secure a sustainable development. Subject to suitable conditions and a S.106 planning obligation, the proposal accords with NFDC Local Plan Policies SS1, STR1, STR2, STR3, STR5, STR9, ENV1, ENV3, ENV4, HOU1, HOU2, CCC1, CCC2, IMPL1, IMPL2, DM1 criterion (b), DM2 and CS7.

The application would not accord with Local Plan policy ENV3 in its entirety and therefore the Development Plan in its entirety. However, in accordance with S.38(6) of the Planning and Compulsory Purchase Act (2004) other material considerations can indicate such a conflict with the Development Plan should not render the planning application unacceptable. Such material considerations include compliance with NPPF (December 2024) paragraphs 11, 61, 96, 109, 111 criteria (b)(c) and (d), 115, 117, 129, 130, 181 criterion (c), 189, 193 (c), 198, 215 and 231, the Levelling Up and Regeneration Act ('LURA') (2023) section 245 and as the Council cannot demonstrate it has a five-year supply of land for housing the NPPF the presumption in favour of sustainable development and application of the so called tilted balance only adds weight to the conclusion that this planning application should be approved.

13 RECOMMENDATION

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

i) the prior completion of a planning obligation entered into by way of a Section 106 Agreement to secure the following:

Air Quality Monitoring:

- Provision of £112 per dwelling towards monitoring air quality in the new forest protected habitats.

Recreational Habitat Mitigation:

- Infrastructure Habitat Mitigation: Phased delivery of 2.3ha of publicly accessible ANRG, including detailed layout and design, planting schedules and infrastructure in accordance with Habitat Mitigation SPD.
 - Provision of an ANRG Management maintenance and monitoring plan for 90 year. The ANRG to be secured for its intended purpose and to ensure that the ANRG is functional for the entire 90 years .
 - The monitoring management plan, should include details such as maintenance of pathways, replacement of dog bins, furniture, management of recreational spaces etc. Inclusion of ANRG costings and tariff for in-perpetuity (90 years) management of the site, and confirmation of who will manage the ANRG in perpetuity.
 - Arrangements to include details of step in rights
- Provision for future transfer to a Management Company, provision of a management plan including arrangements for the funding of the ANRG maintenance and a mechanism to ensure that the ANRG is maintained and managed in perpetuity should the management company fail to exist or fail to undertake the maintenance of the land in accordance with any management plan.

- Provision of New Forest non-infrastructure mitigation impact (access and monitoring) financial contribution in accordance with published rate per dwelling
- Provision of a financial contribution towards Bird Aware Solent in accordance with the published rate per dwelling

Highways:

- Delivery of site access, footway works along Salisbury Road and shared footway/cycle path to bus stop on Salisbury Road.
- Provision of a financial contribution of £1500 per dwelling towards A326/A36 junction improvement project.
- Provision of financial contribution of £1924 per dwelling towards improvements for cyclists and pedestrians off-site in accordance with LCWIP,
- Provision of enhancements to pedestrian routes identified in WCHAR report.
- Provision of residents travel plan.

Affordable Housing:

- Secure 35% of the dwellings subject to RM approval as affordable housing.
- Secure the indicated size and tenure mix.

Recreation

- Secure on-site informal public open space provision of 0.89ha
- Secure on-site LEAP and LAP play area provision
- Provision of a financial contribution of £398 per dwelling towards the off-site provision of formal public open space.
- Phased provision and transfer to management company, including arrangements for funding the maintenance and a mechanism to ensure that the POS is maintained in perpetuity should the management company fail to exist or fail to undertake the maintenance in accordance with any management plan.

Education

- Provision of a financial contribution of £4765 per 2-bed+ dwelling towards the provision of education services.

Monitoring Charges

- Recreational Habitat Mitigation Commencement Checks: £878.00
- Affordable Housing Monitoring: £878.00
- Recreational Habitat Mitigation on site monitoring: £12,620.00
- Biodiversity Net Gain on site monitoring: £5,414.00
- Public Open space on site monitoring: £7,112.00

ii) The imposition of the Conditions and any additional / amended conditions or variation to the heads of terms as deemed necessary by the Service Manager (Development Management), having regard to the continuing Section 106 discussions to ensure consistency between the two sets of provisions.

Proposed Conditions:

1. **Reserved Matters timescales**

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

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. **Reserved matters**

Approval of the details of the appearance, landscaping, layout and scale ("the reserved matters") shall be obtained from the Local Planning Authority before any of the development is commenced. The development shall only be carried out in accordance with the details which have been approved.

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

3. **Commencement time limits**

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

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

4. **Approved detailed plans**

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

Location Plan ref: RLP.01 P4 received 25/04/25
Access plans GA ref:90-160 rev 01 received 20/11/25
Shared Use foot/cycleway link ref:90-165 rev 02 received 07/11/25

Reason: To ensure satisfactory provision of the development.

5. **Approved parameter plans.**

The Reserved Matters details to be submitted in accordance with conditions 1 & 2 shall be broadly in accordance with the Development Parameter Plans comprising:

Access & Movement Parameter Plan ref: AMP-01 P4 received 18/12/25
Building Heights Parameter Plan ref: BHP-01 P3 received 18/12/25
Green Infrastructure Parameter Plan ref:GI-01 P2 received 18/12/25
Land Use Parameter Plan ref:LUP-01 P4 received 18/12/25
Site Sections ref:CSS.01 P1 received 19/08/25

For the avoidance of doubt, the roads, footpaths and cycle routes shown on the Access parameter plan are for indicative illustrative purposes only and demonstrate the opportunities for connectivity.

Reason: To ensure satisfactory provision of the development.

6. **Phasing**

Prior to the commencement of development on site, a plan and strategy for the phased delivery of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. It shall demonstrate the order and how the scheme will be delivered, including provision of vehicular access to Calmore Croft House and Brookes Hill Industrial estate and proportionate delivery of ANRG and POS will be provided to match the rate of occupation. The approved strategy shall then be implemented.

Reason: In order to ensure timely and appropriate delivery of the development, preserve highway safety and to ensure it meets the recreation and habitat mitigation needs and in accordance with Policies STR1 and ENV1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and CS7 of the New Forest District Core Strategy 2009.

7. **Archaeology**

Prior to the submission of any application for any matter reserved by condition no.2 a Written Scheme of Investigation for Trench Evaluation of the site marked for development shall be submitted to and approved by the Local Planning Authority before trenched evaluation begins. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
 - a. This to include the provision for further investigation and recording, e.g. Strip, Map and Sample, subject to the findings of the evaluation.
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

A Trench Evaluation report of the findings and any recommendations, including timetable for action to be taken, shall be submitted to and approved by the LPA and used to inform the design of any application submitted for the Reserved Matter of Layout and Landscape required by condition no.2 of this permission. The recommendations and timetable of the report shall then be implemented as approved.

Reason: In order to identify, document and assess the significance of any archaeological remains of features on the site and in accordance with DM1 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and NPPF.

8. **Detailed drainage design.**

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Surface Water Drainage Strategy ref:24-241-60 rev 00 received 25/04/25, has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:

A technical summary highlighting any changes to the design from that within the approved Surface Water Drainage Strategy.

- a. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.
- b. Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events.
- c. The drainage features should have the same reference that the submitted drainage layout.
- d. Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.
- e. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
- f. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

The approved details shall then be implemented and no dwelling shall be occupied until such time as its surface water drainage is provided.

Reason: In order to ensure sufficient and appropriate surface water site drainage is provided to protect the site and surroundings from flood risk and in accordance with policies ENV3, CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.

9. **Open Market Housing Mix**

The open market dwellings to be delivered by the scheme shall accord with the following housing mix:

	<u>1&2 bed</u>	<u>3bed</u>	<u>4bed</u>
Open Market dwellings	25-35%	40-50%	25-30%

Reason: In order to ensure a variety of dwelling sizes to deliver a mixed and balanced community as required by policy HOU1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

10. **Tree protection**

The works hereby approved shall be undertaken in full accordance with the provisions set out within the ecourban Arboricultural Impact Appraisal and Method Statement reference 241610 - AIA2 received 25/04/25 or as may otherwise be agreed in writing with the Local Planning Authority.

Reason: To ensure the retention of existing trees and natural features and avoidance of damage during the construction phase in accordance 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.

11. **Woodland ecological management plan**

Prior to the commencement of development a ecological and arboricultural woodland management plan for the retained Veteran Trees, as identified on the ecourban arboricultural impact assessment (received 25/04/25) and shown on the Green Infrastructure parameter plan (received 18/12/25), shall be submitted and approved in writing by the Local Planning Authority. The plan shall include but not limited to, details of tree management, details of enclosures to manage access within ecological buffers and details of grounds maintenance within ecological buffers.

The agreed plan shall then be implemented prior to first occupation of the development hereby approved and thereafter complied with and retained.

Reason: In the interests of protecting irreplaceable habitats on-site and in accordance with policy ENV4 of the New Forest District Local Plan part 1: Planning Strategy 2020 and DM2 of the New Forest District Local Plan part 2: Sites and DM policies 2014 and NPPF (2024) para 193.

12. **Play details.**

The submission of Reserved Matters Application for Landscape, shall include details of the design, layout and type of play equipment to be provided on the site as indicated on the approved parameter plans.

Reason: In order to ensure sufficient and appropriate range of equipment is provided and integrated with the landscape design and layout of the scheme and in accordance with policy CS7 of the New Forest District Core Strategy 2009.

13. **Access provision**

No dwelling shall be occupied until the vehicular and non-vehicular accesses shown on the plans approved by condition 4 of this planning permission have been completed to the satisfaction of the Local Planning Authority.

Reason: In order to ensure appropriate and safe access for pedestrians, cyclists and motorists is provided in accordance with policy CCC2 of the New Forest District Local Plan part 1: Planning Strategy 2020.

14. **Construction Management Plan**

Prior to the commencement of development on site a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority. The CMP shall include, but not limited to, 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.
- Noise Management Plan, including assessment of noisy construction techniques likely to be used, 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 parking and traffic management measures, site compound, delivery routes, construction access and 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 retained throughout the duration of construction. The development shall only be carried out in accordance with the CMP so approved.

Reason: In the interests of highway, pedestrian safety and residents amenity and to reflect the phased requirements of condition No.6 of this permission and in accordance with CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.

15. **Construction Environmental Management Plan**

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority.

The plan shall include, but not be limited to, measures to provide:

- Protective fencing and buffering all retained hedgerows and trees;
- Dust control and minimisation
- Pollution prevention measures;
- Lighting control;
- Noise control and minimisation
- Vegetation removal under supervision / timing of works e.g. birds and dormice; and

- Methods to prevent badgers (and other mammals) getting trapped in excavations.

The agreed plan shall then be implemented and followed for the duration of construction as appropriate to the nature of the works and impact.

Reason: In the interests of protecting sensitive features of nature conservation and in accordance with Policy CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014

16. **Revised ecological surveys and mitigation**

Prior to the commencement of development a revised ecological survey of the site shall be submitted and approved in writing by the Local Planning Authority. It shall follow the principles and species identified in the Provision Ecological Assessment received 25/04/25 and include details of proposed mitigation and enhancement measures, include a timetable for implementation and management and maintenance measures where appropriate.

This shall include completion and submission of the Councils Ecological Enhancement monitoring Schedule.

The approved details shall then be implemented in accordance with the timetable and thereafter retained and maintained as agreed.

Reason: Due to the passage of time before commencement of construction and in the interests of preserving and enhancing on site ecology and to assist in monitoring in accordance with policy DM2 of the New Forest District Local Plan part 2: Sites and DM policies 2014.

17. **Drainage maintenance**

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;

- a) Maintenance schedules for each drainage feature type and ownership
- b) Details of protection measures.

The approved details shall then be implemented in accordance with the timescales included therein.

Reason: In order to ensure the surface water drainage infrastructure is maintained to minimise the risk of surface water flooding occurring and in accordance with policies ENV3 & CCC1 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the NPPF.

18. **Water Efficiency and Quality**

The development hereby permitted shall not be occupied until:

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;

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.

19. **Pre-commencement site meeting**

Prior to the commencement of works (including site clearance, demolition and construction works) 3 working days notice shall be given to the Local Planning Authority Tree Officer to attend a pre-commencement site meeting to inspect all tree protection measures and confirm that they have been installed as illustrated and as specified within the submitted eourban Arboricultural Impact Appraisal and Method Statement reference 241610 - AIA2 received 25/04/25.

Reason: In order to ensure tree protection measures secured by condition 10 contained within the AMS reference 241610 - AIA2 received 25/04/25 are in place.

20. **Sensitive lighting strategy**

Prior to the commencement of development above damp proof course, a "site wide sensitive lighting design strategy for biodiversity" in line with BCT / ILP Guidance Note 08/18 'Bats and artificial lighting in the UK' for all areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important commuting routes used to access key areas of their territory, for example, for foraging;
 - 1) Identify and take account dedicated bat roost features provided by the development; and
 - 2) Show how and where external lighting will be installed (through the provision of appropriate lighting contour (lux) plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places and that dark corridors will be maintained.

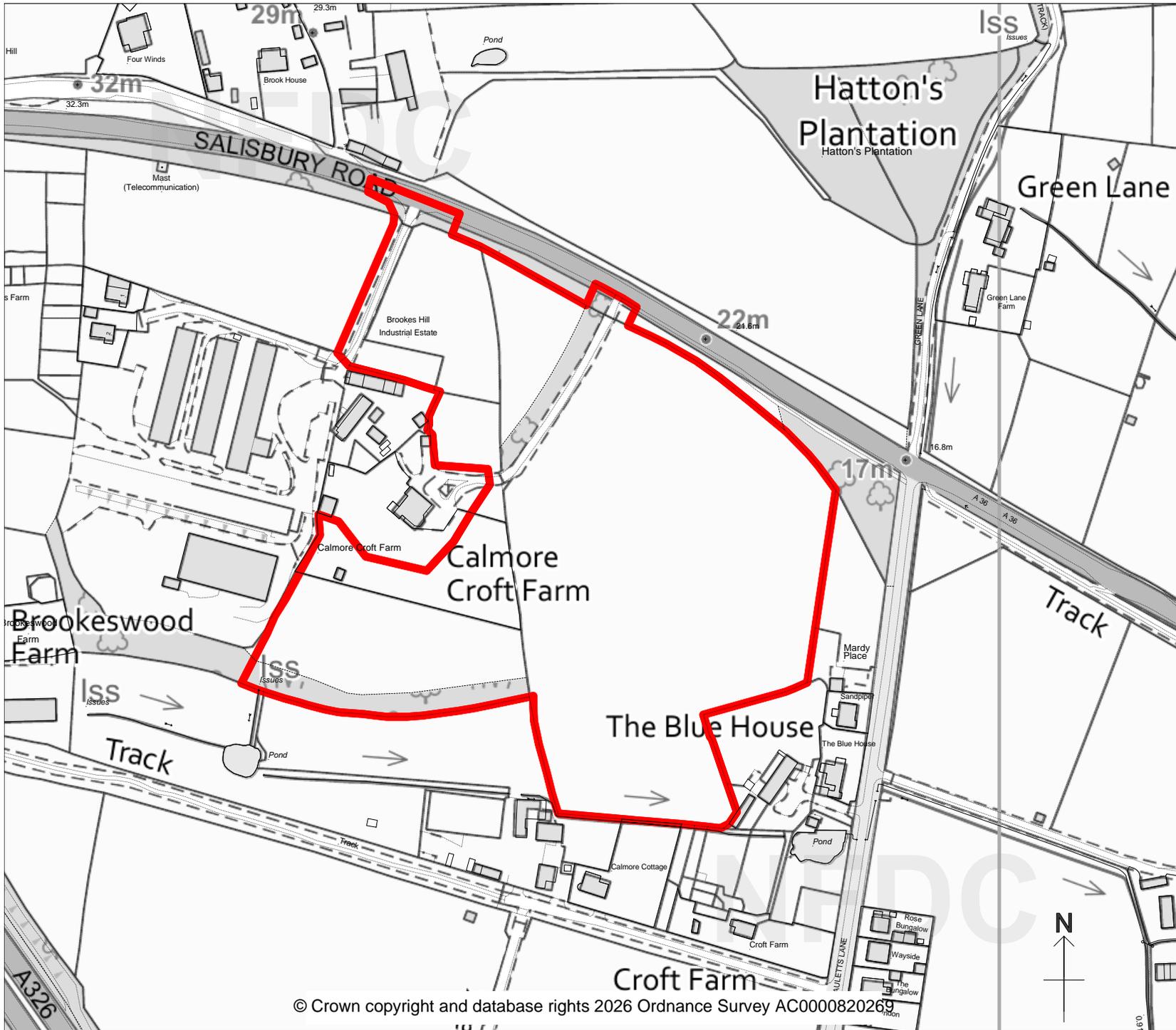
All external lighting shall be installed in accordance with the specifications and locations set out in the agreed strategy, and these shall be retained and maintained thereafter to preserve the strategy.

Reason: In the interests of visual amenity and supporting ecology in the area in accordance with policy ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014.

Further Information:

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New Forest

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PLANNING COMMITTEE

March 2026

Land South of Salisbury Road
 Calmore
 Netley Marsh
 25/10422

Scale 1:2854

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