

Application Number: 16/11520 Reserved Matters

Site: LAND AT CROW ARCH LANE AND CROW LANE, CROW,
RINGWOOD BH24 3DZ

Development: Phase 1: development of 62 dwellings comprised: 15 houses; 9 pairs of semi-detached houses; 3 terrace of 3 houses; 3 terrace of 4 houses; 8 flats; garages; public open space; SANG; ancillary infrastructure; allotment land (Details of appearance, landscaping, layout & scale development granted by Outline Permission 13/11450)

Applicant: Linden Homes South

Target Date: 13/02/2017

Extension Date: 24/03/2017

1 REASON FOR COMMITTEE CONSIDERATION

Contrary to Town Council view.

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Built-up area

Green Belt

Cycleway Improvement

Archaeological Site

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES**Core Strategy 2009**

CS1: Sustainable development principles

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

CS4: Energy and resource use

CS6: Flood risk CS7: Open spaces, sport and recreation

CS9: Settlement hierarchy

CS10: The spatial strategy

CS11: New housing land allocations

CS15: Affordable housing contribution requirements from developments

CS23: Transport proposals

CS24: Transport considerations

CS25: Developers contributions

Local Plan Part 2 (Sites and Development Management DPD) 2014

RING3 - Land south of Ringwood, west of Crow Lane and adjacent to Crow Arch Lane

DM3: Mitigation of impacts on European nature conservation sites

4 RELEVANT LEGISLATION AND GOVERNMENT ADVICE

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

5 RELEVANT SUPPLEMENTARY PLANNING GUIDANCE AND DOCUMENTS

SPD - Mitigation Strategy for European Sites
SPD - Ringwood Local Distinctiveness
SPD - Housing Design, Density and Character
Parking Standards Supplementary Planning Document SPD
Advisory Note on the Implementation of Core Strategy Policy CS15 - Affordable Housing (Nov 2012)

6 RELEVANT PLANNING HISTORY

- 6.1 Following approval of the outline application (13/114500, the applicant has worked with Council Officers to evolve the layout, appearance and scale of Phase 1 of the proposed development to the stage now submitted. That process has carried through to the application process where the applicant has worked with the Council seeking to address the concerns raised by consultees and notified parties.
- 6.2 An application has been made to modify the legal agreement associated with the outline approval (13/11450), which seeks to delete references to the Code for Sustainable Homes and to offer scope to provide 'Starter Homes' within the scheme - decision pending
- 6.3 13/11450 - Mixed development of up to 175 dwellings (Use Class C3); up to 1.5 hectares of small employment (Use Classes B1 & B2); nursing home (Use Class C2); child nursery (Use Class D1); hotel / pub / restaurant (Use Class C1); fitness centre (Use Class D2); retail / professional services / restaurant (Use Class A1/ A2/ A3); open space areas; allotments; accesses on to Crow Lane and Crow Arch Lane; estate roads; footpaths; cycle ways; foul & surface water infrastructure (Outline Application with details only of access) - approved October 2014.

7 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council: recommend refusal on the following grounds:

- The cramped nature of dwelling plots will compromise landscaping arrangements.
- Sight lines at the vehicle access will be impinged by the existing hedge and trees.
- Arrangements must be put in place for the long-term maintenance of the green infrastructure, including the existing hedge on the eastern boundary.

- Although the Parking Standards appear to be adhered to, the Town Council is concerned that parking should not occur on Crow Lane and it may be necessary to have formal parking restrictions to prevent this.
- The path adjoining Crow Lane is shown as a cycleway/footpath and should be designated as a bridleway to ensure the safety of horses and their riders.
- The cycleway/footpath through the pocket park at the north east of the site leads directly on to Crow Lane. There is no crossing proposed at this location.
- Concern raised about the level of traffic generated by the development.
- Disappointment is expressed that an alternative access through Endeavour Business Park to the employment land has not been pursued. This should be investigated as a route for heavy vehicles.
- The S106 Agreement stipulates that access roads to the industrial area should be constructed at the same time as those for the residential areas. Satisfying this condition for this first phase of development may assist in ensuring construction vehicles do not add to congestion in Crow Lane.
- The Town Council wishes to be consulted on a Construction Management Plan for Phase 1.
- 20% of the affordable homes should be designated as Starter Homes
- All affordable homes should be allocated to local people on the Housing Register who have established family and employment connections in Ringwood
- The concerns raised by Hampshire County Council's Flood Water Management team and Wessex Water need to be addressed.
- The Section 106 Agreement allocates up to £50,000 of the transport contribution to alleviate flooding on surrounding roads. These funds should be directed towards a project to reinstate an inoperative highway drainage system in Moortown Lane.
- Natural England's concerns should be addressed.
- The Town Council requests involvement in the detailed design of the allotments.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

- 9.1 Housing Strategy Section: the current proposals would meet the policy requirements of Policies CS15 (b) and RING3, which require 50% of all dwellings to be affordable housing of which 35% should be social rented and 15% intermediate and at least 50% of the affordable homes to be family housing. However discussions on the tenure types and mix proposed need to be clarified. The affordable dwellings are subject to a Section 106 agreement that determines the delivery of the dwellings to the Local Authority and/or to a Registered Provider. There is amendment requested in the S106 to include Starter Homes in future phases. If the

Council take into consideration the direction of travel with regards to Government legislation, then the current proposals could be interpreted as providing 31 dwellings for affordable housing. The applicant would need to mention how the Starter Homes will be administered or managed in the future and consider reverting to intermediate (shared ownership) if they are not successful in selling the Starter Homes within a set period of time.

- 9.2 Environmental Design (Urban Design and Landscape): the functionality of certain aspects of open space, the footpath link from the pocket park and SANG profiling/contours need to be addressed, but these can be resolved by condition. In terms of local distinctiveness, the opportunities to draw on local context have been explored and the layout offers the opportunity for this to be a very attractive place. The scheme is quite intense but creates a character of its own within attractive streets and courtyards and the delivery of a substantial area of open space as mitigation land (SANGS). This land doubles as a sustainable solution to drainage, allowing good landscape design and ecological management to support the resolution of flooding issues as part of the layout. Clarification on matters to do with the planting strategy in light of service locations, species selection, drainage detention spaces, tree sizes, details to do with the dog exercise area, footpath finishes, location of children's play space and existing and proposed levels across the site generally is requested.
- 9.3 Environmental Design (Open Space): the proposed mix and functions of the different open spaces across the overall site, the general approach to the SANGS Strategy and the site wide planting strategy are appropriate. Details of each of the spaces, including detailed planting plans are still required for all these spaces. The SANGS area will need a detailed plan and accompanying Management Plan for approval by this Council. Due to the phased nature of the development and its submission over several planning applications it is difficult to confirm that overall POS areas are sufficient. The scale of POS appears to be sufficient but we do not yet have full details of overall bedroom numbers across the site as a whole. The drainage apparatus including infiltration crates and inspection covers should not be sited in the POS areas. The Pocket Park in NE corner of site needs to connect to the existing footways on Crow Lane. If the wider path is intended for use as a cycleway, care will be needed with the planting at its junction with the new development access road to ensure adequate visibility for cyclists crossing at this point. Also the textured rumble strip type treatment across the new road is shown as being at an angle to the desire line for crossing between the Pocket Park and the eastern boundary pathway through the site.
- 9.4 Environmental Health Contaminated Land: no objection subject to imposition of standard contamination conditions 14a-14e.
- 9.5 Natural England: object on grounds that further details of how the SANG will be secured are required and that a SANG Management Plan should be provided at this stage.
- 9.6 Ecologist: no objections, but recommend some of the grassland within the SANG and open space is managed for the benefit of reptiles and that garden boundaries are treated sensitively to give permeability to wildlife.
- 9.7 New Forest National Park Authority: no objections, provided the development adequately mitigates its impact upon protected habitats.

- 9.8 Tree Officer: there are no significant amenity trees that are directly affected by the proposal. The loss of small sections of hedgerow can easily be mitigated with suitable new landscape planting. The Middlemarch Environmental report (ref: RT-MME-122140-01 Rev C, dated September 2016) recommends an Arboricultural Method Statement should be developed for each Phase which should be conditioned.
- 9.9 Hampshire County Council Highway Engineer: the current application seeks to utilise the access onto Crow Arch Lane to the north of the site which was previously considered acceptable to the Highway Authority under the outline consent. The Planning Statement states that 100 car parking spaces would be provided for the residential development although the plans indicate parking provision in excess of this figure. To avoid the possibility of vehicles parking within the carriageway and in areas required for the turning of larger vehicles, off road parking should be provided for all the proposed development at the site at least to the level recommended within the Parking Standards Supplementary SPD. Should all the parking to be provided be allocated then this would result in a parking requirement of 149 spaces, but there would be a lesser requirement for shared spaces. The extent and allocation of any shared parking provision is not clear from the information provided and a full assessment of the proposed parking provision at the site cannot be made. In many instances the parking layout relies on tandem parking which would be located in close proximity to the back of the proposed footways, the applicant should therefore fully dimension the available length of such parking spaces including the distance from the back of the footway to any garages to be provided to avoid the possibility of any parked cars overhanging the adjacent footway. A Highways Technical Note includes swept path analyses to demonstrate that refuse and emergency vehicles might enter and leave the site in a forward gear. The submission also includes a Stage 1 Road Safety Audit for the proposed site layout which has raised a number of potential safety issues. Should the applicant wish to put forward the main lengths of the internal estate roads for adoption under a Section 38 Agreement then these issues might be addressed at this time. All roads and footways should be designed to an appropriate standard. There is local concern over the impact construction works would have on the local highway network, but it is acknowledged that Condition 14 of the extant outline planning permission requires provision of a Construction Management Plan to be agreed in writing with the Highway Authority before any works commence on site for Stage 1 of the development. Should the Local planning Authority be minded to grant permission conditions should be applied to address details of highway construction, to ensure appropriate off-street parking is provided, appropriate turning provision is made and that cycle storage facilities are provided.
- 9.10 Hampshire County Council Public Rights of Way: no objections, but draw attention to the proposal's impact upon the Castleman Trail and other nearby rights of way. The proposal is likely to enhance the setting of the Castleman Trail through the site, but surface details need to be clarified and agreed with the County. Give informatives.
- 9.11 Hampshire County Council Drainage Authority: initial correspondence raised a number of queries relating to drainage of the proposal site, which have been addressed by the applicant. Only two points are still to be addressed:

- Sufficient information on the correct number of treatment stages in the surface water management train, for further information see the Ciria SuDS Manual (C753)
- Confirmation of who will undertake the maintenance of the different drainage features.

9.12 Wessex Water: a strategy for foul water disposal has yet to be agreed and it is suggested the developer makes contact so this can be progressed. The Reserved Matters application includes a Drainage Strategy but this does not reference possible offsite works. The drainage connection identified will be subject to technical agreement including details of flow rates.

9.13 Southern Gas Networks: give informatives on proximity of site to their apparatus.

10 REPRESENTATIONS RECEIVED

10.1 Eighteen letters of representation have been received to the proposal raising concerns over the following:

- Use of Hightown Hill, Nouale Lane, Eastfield Road and Hightown Road for heavy construction traffic is opposed.
- The proposal will result in additional vehicle movements and compromise highway safety. Improvements to the road system serving Ringwood must be carried out before any construction begins on the development.
- On street parking problems will be experienced.
- New pedestrian/cycle routes into Town could avoid car use.
- The local road infrastructure cannot support this development and it is requested that the submissions from A Better Ringwood group are revisited on this topic.
- The loss of rural feel and ecological impacts posed by street lighting on Crow Lane
- The employment site should be accessed via Endeavour Business Park or Hightown Industrial Estate
- A suitably surfaced bridle way should be provided along the site's frontage of Crow Lane on the site side of the existing hedge.
- The local junior school cannot accommodate the new development.
- Development will cause noise and disturbance
- The proposal will result in increased flood risk without adequate drainage the new development must add to the solution and not cause another set of problems.
- Inclusion of a hotel use in this location is queried.
- The Ringwood Society request production of a comprehensive zoning diagram to give certainty on the level of development sought by the wider outline approval, fearing the site is not capable of accommodating the level of development sought.

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

If this development is granted permission, the Council will receive New Homes Bonus of £75,888 in each of the following four years, subject to the following conditions being met:

- a) the dwellings the subject of this permission are completed, and
- b) the total number of dwellings completed in the relevant year exceeds 0.4% of the total number of existing dwellings in the District.

Based on the information provided at the time of this report this development has no CIL liability as the outline application was approved prior to the CIL regime being adopted by this Authority. This being the case, this reserved matters application is not subject to CIL.

13 WORKING WITH THE APPLICANT/AGENT

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

This is achieved by

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

In this case, following approval of the outline application (13/11450), the applicant has worked steadily with Council Officers to evolve the layout, appearance and scale of Phase 1 of the proposed development. That process

carried through to the application process where the applicant worked with the Council seeking to address the concerns raised by consultees and notified parties to this reserved matters submission. The applicant was requested to amend their submission, in order to address habitat mitigation concerns, drainage queries, highway matters and to enhance the appearance and layout of the development. Appropriately amended plans were received, which satisfied the concerns of officers.

14 ASSESSMENT

14.1 The Site

14.1.1 The site is currently in agricultural use to the south of Ringwood, west of Crow Lane and north of Crow Arch Lane. To the north it is bound by existing residential development (Hightown Gardens). To the east it is bound by the line of Crow Lane, with residential development beyond. To the south it is bound by the line of Crow Arch Lane, with sporadic residential development present. To the west it is bound predominantly by existing employment sites known as Endeavour Business Park, Hightown Industrial Estate and Crow Arch Lane Industrial Estate. The site is allocated by Policy RING3 of the Local Plan Part 2 for up to 150 dwellings, up to 5 hectares of employment land and a minimum of 3.4 hectares of public open space.

14.2 The Proposal

14.2.1 The application is made for the reserved matters (appearance, landscape, layout and scale) in relation to Phase 1 development associated with an outline application approved in 2014 under ref. 13/11450. The outline approval proposed a mixed development of up to 175 dwellings, small scale employment uses; nursing home; child nursery; hotel/pub/restaurant; fitness centre; retail/professional services/restaurant; open space areas; allotments; estate roads; footpaths; cycle ways; foul & surface water infrastructure.

14.2.2 This reserved matters submission relates to Phase 1 only, which includes 62 dwellings, garages, public open space, SANGS, ancillary infrastructure and allotment land. The Phase 1 residential area would be accessed from an approved point of access from Crow Lane. Areas of public open space are indicated in the Phase 1 site and would include children's equipped playspace. Informal open space and SANGS (Suitable Alternative Natural Green Space) are included in the submission to the west and south of the site linking into the Castleman Trail. Allotments, access and parking would be provided to the extreme south west of the site, on the south side of Crow Arch Lane. Detailed layout, floorplan, elevations and sectional plans are submitted seeking to demonstrate that the scale of development proposed could satisfactorily be achieved within the confines of the site. Justification for the proposal is provided by other documents including: a Planning and Design Statement, Highways Technical Note, Landscape and Visual Impact Assessment, Drainage Strategy, Arboricultural Survey and Statement of Community Involvement.

14.2.3 Policy RING3 of the Local Plan Part 2 specifically allocates this site for a mixed use development of around 150 dwellings, employment development and open space. The plans submitted with the

application seek to demonstrate that 62 dwellings could be accommodated on the Phase 1 site, the merits of which are assessed below, against requirements such as provision of adequate levels of car parking, access, design, landscaping, open space, private open space, retention of existing site features and the general impact upon the setting of the area.

14.3 Character Impacts

- 14.3.1 The Ringwood Local Distinctiveness Document and Policy CS2 of the Core Strategy stipulate that new development will be required to be well designed to respect the character, identity and context of the area's towns and countryside.
- 14.3.2 The submitted plans show a variety of 1, 2, 3 and 4 bedroom houses and apartments, all on two stories. To the north of the site, dwellings have been sited to respect the building lines of Hightown Gardens. To the east dwellings are set well back from the line of Crow Lane, with the existing hedgerow retained, except where access is required. To the west and south, the plans indicate how the development may relate to housing to be considered under further reserved matters proposals, which appear to be generally acceptable. The street scene elevations show a variety of well spaced house types, with varied roof styles, articulated well by single storey garages, subservient roof forms, gables and use of chimneys in key locations. Landscaping is provided, with low hedges and trees fronting the main routes through Phase 1 and linking in with a pocket park at the site access and a central park further to the west. The materials schedule indicates use of a varied palette of walling materials throughout the development including red brick, red/orange brick, painted brick and red/orange hung tiles. Orange/brown tiles and grey slate will be used on roofs throughout the development
- 14.3.3 The Urban Design Team consider that in terms of local distinctiveness, the opportunities to draw on local context have been explored and the layout offers the opportunity for this to be a very attractive place. The scheme is quite intense but creates a character of its own within attractive streets and courtyards and the delivery of a substantial area of open space as mitigation land (SANGS). However, this is dependent upon resolving key issues to do with commitment to the planting strategy in light of service locations, species selection, drainage detention spaces, tree sizes, details to do with the dog exercise area, footpath finishes and existing and proposed levels across the site generally. The applicant has been requested to clarify these matters and Members will be updated. Subject to clarification of these issues, the character impacts of the proposal are considered to be acceptable.

14.4 Highway Impacts

- 14.4.1 The site benefits from an extant outline planning permission, 13/11450, which fixed the point of access onto the highway at Crow Arch Lane for Phase 1. This application seeks to utilise the approved point of access onto Crow Arch Lane to the north of the site which is considered to be acceptable to the Highway Authority.

- 14.4.2 The Highway Authority has raised concerns over the level of off-street parking provision. To avoid the possibility of vehicles being parked within the carriageway and in particular areas required for the turning of large refuse and emergency vehicles it is the Highway Authority's view that off road parking should be provided for all the proposed development at the site. The Planning Statement states that 100 car parking spaces would be provided for the residential development, which is incorrect, as the plans show provision of 140 off-street spaces. This is 9 spaces short of the level recommended by the adopted Parking Standards Document, should all the parking be allocated. However, there would be a lesser requirement for shared spaces and the applicant has clarified that 40 spaces would be shared, so it would appear that the proposal meets the requirements of the adopted Parking Standards. The Highway Authority has been requested to comment on the proposed ratio of shared/allocated parking.
- 14.4.3 The Highway Authority also notes that in many instances the parking layout relies on tandem parking which would be located in close proximity to the back of the proposed footways, the applicant should therefore measure the available length of such parking spaces including the distance from the back of the footway to any garages to be provided to avoid the possibility of any parked cars overhanging the adjacent footway. The applicant has been requested to provide this information for submission to the Highway Authority.
- 14.4.4 Concern is raised by the Town Council and notified parties with regard to the routing of construction traffic to the development site. The outline approval was granted subject to condition no. 14, which requires a Construction Management Plan to be agreed in writing by the Council in consultation with the Highway Authority before any works commence on site. This information has yet to be submitted for consideration, but the developer is aware that work cannot commence to implement the development until details for management of construction traffic have been agreed by the Council.
- 14.4.5 The Town Council and notified parties suggest the employment element of the wider scheme should be accessed via Endeavour Business Park or Hightown Industrial Estate. The Council is aware that negotiations took place some years ago with regard to this option, which were unresolved. Consequently the outline application was considered and approved with access to the employment area via Crow Lane, which remains in the current submission. The option of access via the Endeavour/Hightown route is therefore not a matter for consideration under this reserved matters submission.
- 14.4.6 With regard to the Town Council's observation that it will be necessary to remove a large part of the Crow Lane hedge, and possibly a tree to achieve the required sight lines, the Highway Authority is satisfied with the proposed access arrangements. Moving the proposed point of access is not open to consideration by this reserved matters submission.
- 14.4.7 The proposal provides adequate access, parking and turning arrangements and subject to conditions to ensure details of highway construction, appropriate off-street parking, appropriate turning provision and cycle storage facilities are provided, and clarification of

the communal parking availability and tandem parking arrangements, the Highway Engineer raises no objection to the proposal.

14.5 Impacts upon adjoining amenity and amenity of future occupiers

- 14.5.1 The impact of the proposal upon the amenity of neighbouring residential properties needs to be assessed under the provisions of Policy CS2.
- 14.5.2 While the proposal would result in additional vehicle movements and other activity on the site, the likely intensity of use would not be such to cause any significant loss of amenity in terms of noise nuisance or disturbance. The impact of construction traffic will be a matter for consideration in discharging the Construction Management Plan condition (no.14) associated with the outline planning approval. It is an unfortunate consequence of most proposals for new development that some nuisance will be caused to existing residents through noise and disturbance, however, the impact of construction activity cannot be introduced as a reason for refusal.
- 14.5.3 The proposal does not significantly impact upon adjoining residential amenity in terms of overbearing impact, loss of outlook or loss of privacy as the dwellings are appropriately sited, orientated and separated from adjoining properties, with appropriate boundary treatments. Plots within the scheme accommodate good sized gardens, with depths of 10m or more and the dwellings are reasonably well spaced and orientated to each other. Consequently, the scheme would create a standard of accommodation which would be acceptable in relation to the amenity of future occupiers of the development. The proposal complies with the amenity related provisions of Policy CS2.

14.6 Open Space and Habitat Mitigation

- 14.6.1 In accordance with the Habitat Regulations 2010 an assessment has been carried out of the likely significant effects associated with the recreational impacts of the residential development provided for in the Local Plan on both the New Forest and the Solent European Nature Conservation Sites. It has been concluded that the proposed development is likely to have significant adverse effects on the New Forest European sites without appropriate mitigation projects being secured.
- 14.6.2 Policy DM3 of the Local Plan Part 2 requires a development of over 50 dwellings to provide Suitable Alternative Natural Green Space (SANGS) on or close to this site. The application demonstrates that the required level of SANGS, based on 175 dwellings, could be provided on site. Natural England have raised concerns regarding delivery of the SANGS, but this has been secured by the S106 Agreement prepared for the outline approval. However, to meet the requirements of the Habitats Regulations and in line with the S106, it is a requirement that an Initial SANGS be provided prior to the first dwelling being occupied. The applicant has submitted an Interim SANGS Management Plan and has indicated the Initial SANGS Land to be provided in order to mitigate harm upon first occupation of any dwelling within Phase 1. The applicant has also indicated a path network to be provided upon first occupation to link the Initial SANGS with the Phase 1 development. Natural England have been forwarded the additional SANGS information for comment, in view of their

outstanding objection on the matter, although they have verbally intimated their satisfaction with the proposed arrangements. Natural England's formal response will be reported to Committee.

- 14.6.3 It is intended that part of the SANG to the north of the Castleman Trail will also have a role for site drainage, but only in extreme events. The deepest dry basin of the SANG is shown at 1m below existing levels, indicating that ground water levels are still at least 1m below proposed ground levels. Therefore, aside from storm events or prolonged periods of rainfall, the deepest basins will be dry. The Environmental Design Team confirm that SANG sections indicate a 1:3 slope into the basin area, which is suitable for mowing. However, it would be worth agreeing finished gradients on site to avoid overly engineered slopes, details of which may be secured by condition.

14.7 Drainage and Sewerage

- 14.7.1 The County Drainage Authority raised a number of queries relating to drainage of the proposal site, which have been addressed by the applicant during the course of the processing of the application. Two points are still to be addressed regarding information on the correct number of treatment stages in the surface water management system and who will undertake the maintenance of the different drainage features. The applicant has submitted additional information on treatment stages in the surface water management, which has been forwarded to the Drainage Authority for comment. In respect of who will undertake maintenance of all drainage features, condition no. 6 of the outline planning permission requires submission of this information to this Council before commencement of development. This information should be provided then rather than at the reserved matters stage, which the Drainage Authority has been made aware of. The comments of the Drainage Authority on these matters will be reported to members.
- 14.7.2 With regard to Wessex Water's comment that a strategy for foul water disposal has yet to be agreed, the applicant has advised that a Section 106 application (under the Water Industry Act 1991) has been made to Wessex Water for a connection to the existing sewer network. Linden Homes South (through its drainage engineers) is in discussions with Wessex Water regarding this issue. While there is no planning requirement to produce a drainage strategy at this stage, the matter is in hand.
- 14.7.3 The Environmental Design Team has raised some queries in respect of soakaways on public open spaces and back gardens. It is difficult in that it encumbers the space with limitation as to use and future potential for tree growth and planting. However, this may be a matter of understanding the nature of the encumbrance and likely details of the design of drainage, which may be secured by condition.

14.8 Affordable Housing

- 14.8.1 The current proposal would deliver 31 affordable houses within Phase 1, seventeen of which would be handed to the Council as social rented units, in addition to a further fourteen affordable rented and intermediate units. This would meet the policy requirements of Policies CS15 (b) and RING3, which require 50% of all dwellings to be

affordable housing of which 35% should be social rented and 15% intermediate and at least 50% of the affordable homes to be family housing. This mix of affordable dwellings is subject to an existing Section 106 agreement that determines the delivery of the dwellings either to the Local Authority or to a Registered Provider. However, the applicant has requested an amendment to the S106 to include Starter Homes in future phases, which is yet to be determined. This is consistent with the Town Council's view that some of the affordable homes should be designated as Starter Homes. It is also consistent with the Government's direction of travel to promote the provision of Starter Homes. The Government see Starter Homes as a means to provide low cost homes for qualifying first time buyers. The recently published Housing White Paper 'Fixing Our Broken Housing Market' (February 2017), states that the Government has decided not to implement a compulsory starter homes requirement at this point in time. However, the Government does place a general duty on Councils to promote the supply of starter homes and will bring forward regulations to finalise the starter homes definition and monitoring provisions. This will support the development of starter homes as a mainstream home ownership product. Starter Homes may therefore be viewed as a form of Affordable Housing, and would be offered for sale to qualifying first time buyers. The Housing White Paper encourages councils to work with developers to agree the mix of starter homes, rent to buy, shared ownership and other products.

- 14.8.2 It is not clear whether Phase 1 would deliver Starter Homes, as the definition has not yet been clarified by the Government, however, the applicant is seeking modification of the S106 to facilitate Starter Home provision in later phases. (see Agenda Item 3a).

14.9 Other Matters

- 14.9.1 With regard to the comments of notified parties and consultees not addressed above, there is no requirement to impose contaminated land conditions on this proposal, as these conditions were applied to the outline approval.
- 14.9.2 With regard to improving the allotment layout, the submitted layout is indicative, to demonstrate that the requisite number of plots can be provided on the allotment site and in accordance with the terms of the S106 Agreement. The Urban Design Section have suggested an enhanced layout, which may be adopted at a later stage, in consultation with the Town Council, as the layout of the allotments is a matter for conclusion under the S106 Agreement.
- 14.9.3 With regard to the Ringwood Society's request for a comprehensive zoning diagram, this is a reserved matters application for Phase 1 and it would not be reasonable to request comprehensive plans for the remainder of the site to be produced at this stage. Comprehensive plans for the remainder of the site will be produced at later reserved matters stages, and will be considered on their own merits.
- 14.9.4 The submitted plan shows the provision of a 3m wide pedestrian/cycleway along the site's frontage of Crow Lane on the site side of the existing hedge. The surface of this route has yet to be formally agreed, but its width (3m) would mean it would be capable of being adopted as a bridleway, which would be a matter for the County Council's Rights of Way Section to consider. Discussions have been held with Rights of Way and Countryside team regarding the

specification of the Castleman Trail improvements. As the preferred surface will now be tarmac, it will be offered to Highways for adoption once completed instead of the Rights of Way and Countryside Team.

- 14.9.5 In light of concerns regarding the connectivity of the site, specifically the safety of residents/public crossing Crow Lane and entering the pocket park to the north east of phase 1, it is the applicant's intention to provide a pedestrian crossing to address these concerns as part of the Section 278 process with the County Council. The details of what is proposed are contained within the 'Section 278 General Arrangements Drawing' submitted by the applicant for information.
- 14.9.6 The impact of the development on local schools was considered at the outline stage. No objections were received from the County Education Authority on the matter, but a sum of £379,275 was secured by the S106 Legal Agreement. A figure of £126,425 will be payable to the County Education Authority prior to the occupation of the first dwelling on the site and the remainder will be phased in accordance with dwelling completions on the wider site.
- 14.9.7 The submitted plans do not include any proposals for street lighting. This is a matter for the County Highway Authority to consider in respect of the expenditure of the £583,000 secured by the S106 for transport improvements. The S106 requires 50% of the transport contribution to be paid on first occupation.
- 14.9.8 The inclusion of a hotel use in this location is queried by one representee. This is a potential land use included in the outline approval, but reserved for consideration until a later stage.

14.10 Conclusion

- 14.10.1 In light of the amended form of development proposed and subject to clarification on points to do with parking, SANGS arrangements, drainage, levels and landscaping and subject to conditions, the proposal is considered to be in accordance with policies of the development plan. Accordingly it is recommended for approval.
- 14.10.2 In coming to this recommendation, consideration has been given to the rights set out in Article 8 (Right to respect for private and family life) and Article 1 of the First Protocol (Right to peaceful enjoyment of possessions) of the European Convention on Human Rights. Whilst it is recognised that there may be an interference with these rights and the rights of other third parties, such interference has to be balanced with the like rights of the applicant to develop the land in the way proposed. In this case it is considered that the protection of the rights and freedoms of the applicant outweigh any possible interference that may result to any third party.

15. RECOMMENDATION

Grant Subject to Conditions

Reserved matters of layout, scale, appearance and landscaping specified in condition 1 of outline permission reference number 14/11450 dated 15th December 2014.

Proposed Conditions:

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

PP1180/100-00 P2; PP1180/101-01 P2; PP1180/101-00 P3;
PP1180/110-00 P1; PP1180/110-01 P2; PP1180/110-02 P1;
PP1180/111-00 P1; PP1180/112-00 P1; PP1180/112-01 P1;
PP1180/113-00 P1; PP1180/113-01 P1; PP1180/114-00 P2;
PP1180/114-01 P1; PP1180/115-00 P2; PP1180/115-01 P2;
PP1180/116-00 P1; PP1180/117-00 P1; PP1180/118-00 P1;
PP1180/119-00 P2; PP1180/120-00 P3; PP1180/120-01 P3;
PP1180/120-02 P3; PP1180/120-03 P2; PP1180/121-00 P2;
PP1180/122-00 P1; PP1180/122-01 P1; PP1180/123-00 P1;
PP1180/124-00 P1
PP1180/124-01 P1; PP1180/124-02 P2; PP1180/125-00 P1;
PP1180/125-01 P1; PP1180/126-00 P1; PP1180/126-01 P1;
PP1180/127-00 P2; PP1180/127-00 P2; PP1180/128-00 P1;
PP1180/128-01 P2; PP1180/130-00 P1; PP1180/131-00 P2;
PP1180/132-00 P1; PP1180/132-01 P1
PP1180/140-00 P1; PP1180/140-02 P1; PP1180/140-03 P1;
PP1180/140-04 P1; PP1180/140-04 P2; PP1180/140-04A P1;
PP1180/140-05 P1; PP1180/140-06 P1; PP1180/140-07 P2;
PP1180/140-08 P1; PP1180/140-09 P1; PP1180/140-10 P1; A130-SE01 -
Illustrative Section through SANGS Land; A130-LA01D - Landscape
Framework for SANGS Land and Open Space Connections; A130-LA02C -
Phase 1 Open Space and Landscape Strategy; A130-LA04B - Planting
Strategy; 16-086/115 Rev A

Reason: To ensure satisfactory provision of the development.

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

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

3. Details of the width, alignment, gradient and type of construction proposed for the adoptable footway/cycleway shall be submitted to and approved in writing by the Local planning Authority before commencement of development.

Reason: To ensure the roads and footways are constructed to a standard which will enable them to be taken over as highway maintainable at the public expense in accordance with Policy CS24 (of the Core Strategy for the New Forest District outside the National Park).

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

Reason: To ensure adequate on-site car parking provision for the approved development in accordance with Policy CS24 (of the Core Strategy for the New Forest District outside the National Park).

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

Reason: To ensure adequate provision within the site in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

6. Before use of the development is commenced provision for turning to enable vehicles to enter and leave in a forward gear shall have been provided within the site in accordance with the approved plans and shall be retained thereafter in accordance with Policy CS24 (of the Core Strategy for the New Forest District outside the National Park).

Reason: In the interests of highway safety in accordance with Policy CS24 of the Core Strategy for the New Forest District outside the National Park.

7. Before development commences a scheme of landscaping for Phase 1, including the Pocket Park, the Central Park, the Village Green, the SANG and all other landscaped areas shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include:

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) full details of the location, extent and type of soakaways to be included within public open spaces and garden areas, to demonstrate their relationship to new planting and that services (tanks, crates, drain covers) will not encumber the value and useability of green spaces;
- (d) any changes to the hard and soft landscaping for the site, including areas for hard surfacing, pathways and the materials to be used;
- (e) other means of enclosure, including any alterations to the type and size of gates and to internal boundary treatments;
- (f) a method and programme for its implementation and the means to provide for its future maintenance.

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

Reason: To ensure the achievement and long term retention of an appropriate quality of landscaping, in accordance with Policy CS3 (of the Core Strategy for the New Forest District outside the National Park).

8. All external works (hard and soft landscape) for Phase 1 shall be carried out in accordance with the approved plans and details within one year of commencement of development or in accordance with an agreed timetable and maintained thereafter as built and subject to changes or additions (including signage) only if and as agreed in writing with the Local Planning Authority.

Reason: To ensure the achievement and long term retention of an appropriate quality of development, in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

9. The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the recommendations as set out in BS5837:2012 and in accordance with an Arboricultural Method Statement for Phase 1, which shall be submitted to and be approved in writing by the Local Planning Authority prior to commencement of work on site.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policy CS3 of the Core Strategy for the New Forest District outside the National Park.

10. Notwithstanding the proposed layout, the applicant must demonstrate that there is a safe destination for the pedestrian route from the pocket park area in the north east of the site before the design of this open space and its details can be approved. Details shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of works and thereafter development shall only take place in accordance with those details which have been approved.

Reason: To ensure that safe and well designed pedestrian routes are provided to the development in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

11. Before development commences, the proposed slab levels of all dwellings within Phase 1 in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: To ensure that the development takes place in an appropriate way in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy) and the Ringwood Local Distinctiveness Document.

11. Notwithstanding the existing and proposed ground levels of the SANG area as shown on the submitted plans, before development commences the final slopes and contours of the SANG area shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with those details which have been approved.

Reason: So that the final slope profiles do not create an alien feature in the landscape, in accordance with policy CS2 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

Notes for inclusion on certificate:

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

In this case, following approval of the outline application (13/11450), the applicant has worked steadily with Council Officers to evolve the layout, appearance and scale of Phase 1 of the proposed development. That process carried through to the application process where the applicant worked with the Council seeking to address the concerns raised by consultees and notified parties to this reserved matters submission. The applicant was requested to amend their submission, in order to address habitat mitigation concerns, drainage queries, highway matters and to enhance the appearance and layout of the development. Appropriately amended plans were received, which satisfied the concerns of officers.

2. An extract of Southern Gas Networks mains records of the proposed work area is available to view on the Council's website for your guidance. This plan only shows the pipes owned by SGN in their role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If they know of any other pipes in the area they will note them on the plans as a shaded area and/or a series of x's. The accuracy of the information shown on this plan cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but you should look out for them in your area. Please read the information and disclaimer on these plans carefully. The information included on the plan is only valid for 28 days. On the mains record you can see their low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant. Damage to their pipes can be extremely dangerous for both your employees and the general public. The cost to repair pipelines following direct or consequential damage will be charged to your organisation.

3. The County Rights of Way Authority request that the applicant is made aware of the following requirements:
 1. **There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority.** For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and we would therefore encourage the applicant to contact us as soon as possible to discuss any works of this nature.
 2. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.
 3. No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.
 4. If there is likely to be an effect on the footpath in terms of dust, noise or other obstruction during the period of the works, we suggest that a Health and Safety Risk Assessment be carried out, and if there is deemed to be a risk to users of the footpath, the applicant should contact the County Council directly to discuss the Temporary Closure of the footpath for the duration of the works. Temporary Closure Orders should be applied for at least 6 weeks prior to the commencement of works and details of how to apply can be found at <http://www3.hants.gov.uk/row/making-changes/temp-closures.htm>
4. The Council's Ecologist advises that the original outline consent was subject to a condition to secure details of biodiversity compensation and enhancement. The original ecological survey of the site highlighted the requirement for compensation or reptile habitat within the SANG and open space areas. It is likely that the longer grass/meadow habitats proposed in the open spaces in the current application would be required to meet this need and would need appropriate future management which would be secured in the further details. With regard to the treatment of boundaries between dwellings and gardens, it would be desirable to ensure that these retain an element of permeability to wildlife, either by being comprised hedgerows, or if fencing is to be used, providing appropriate gaps – for example details and justification please see <http://www.hedgehogstreet.org/pages/link-your-garden.html>

5. Ringwood Town Council request that some of the £50,000 allocated by the Section 106 Agreement transport contribution to alleviate flooding on surrounding roads should be directed towards a project to reinstate an inoperative highway drainage system in Moortown Lane.

Further Information:

Major Team

Telephone: 023 8028 5345 (Option 1)



New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee
March 2017**

Item No: 3a & 3b

Land at
Crow Arch Lane
Ringwood
13/11450 & 16/11520
SU1504

Scale 1:3000

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

