

Application Number: 17/10160 Full Planning Permission

Site: PHOENIX YOUTH CENTRE, CULVER ROAD, NEW MILTON
BH25 6SY

Development: Use of existing building as school; two-storey teaching & admin
block; landscaping; parking

Applicant: Education Funding Agency

Target Date: 30/03/2017

Extension Date: 12/05/2017

1 REASON FOR COMMITTEE CONSIDERATION

The application constitutes a departure from the provisions of the Development Plan and relevant Government advice, which seek to protect Green Belt.

2 DEVELOPMENT PLAN AND OTHER CONSTRAINTS

Green Belt
Plan Area
Aerodrome Safeguarding Zone
Tree Preservation Order

3 DEVELOPMENT PLAN, OBJECTIVES AND POLICIES

Core Strategy

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
CS8: Community services and infrastructure
CS10: The spatial strategy
CS24: Transport considerations

Local Plan Part 2 Sites and Development Management Development Plan Document

DM2: Nature conservation, biodiversity and geodiversity
DM8: Protection of public open space, private recreation land and school playing fields

National Planning Policy Framework - Achieving Sustainable Development

NPPF Ch. 9 – Protecting Green Belt
NPPF Para 74 - Protecting Playing Fields

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

New Milton Local Distinctiveness Document
Parking Standards SPD (Oct 2012)
The Hampshire County Council 'On Site School Parking Guidelines' - April 2013

6 RELEVANT PLANNING HISTORY

- 6.1 ENQ/16/21426/MARC - The applicant sought the Council's pre-application advice for guidance on the form of development now proposed.
- 6.2 15/11742 - Temporary school building - granted May 2016
- 6.3 08/92017 – Use as playing field – granted May 2008
- 6.4 00/69702 – Change of use to playing field – granted October 2000
- 6.5 83/NFDC/25356 – Erection of a youth and community hall incorporating changing rooms, educational workshop facilities and hall at land off Culver Road – approved May 1985
- 6.6 79/NFDC/14788 – Use of land for educational purposes (proposed detached playing field for Arnewood Secondary School) – granted January 1980

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: members were advised by their Chairman of their position of bias and predetermination due to the Town Council's letter dated 13 January 2017 to Hampshire County Council, their response and associated press article regarding concerns at the loss of youth provision in the town. There was no debate or vote on this item.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

- 9.1 Environmental Design Team (Urban Design and Landscape): a compromise has been made by lowering the original fence height from 3m to 2.6m. In doing so security of the site is achieved while reducing the impact of the development to its residential neighbours and the Green Belt. The reduced impact is also reliant on additional shrub planting to the northern boundary and the creation of additional copse, woodland and hedge planting to the south, that reflects local landscape character and allows this proposal, in landscape terms, to be mitigated in the wider context. The appropriate fence line is as shown on Coe Design's Landscape Layout 201, P01: the latest revised landscape plan. Provision for access will be required through the northern fence,

probably at each end by way of gates. In order for this 2.6m fence to work on the northern boundary the crowns of the trees would need raising to 3.5-4m, to match recent pruning works on the northern side. With regards to other aspects of the submitted amended landscape scheme, the proposed 2.6m fence on the southern boundary would reduce the impact of this feature on the Green Belt although it needs to be ensured that it is recessed into the ditch, not sited on the mound. How the fence works here needs a bit more detail, together with a section of the proposed ditch profile. Elsewhere, notes on plan describe adequately the intentions of the planting: in providing ecological benefits, mitigating the loss of trees, enhancing the underlying landscape character and providing a soft framework for the proposed development of the site.

- 9.2 Ecologist: following contact from the landscape architect and the opportunity to discuss the measures within the landscape report, no objections are raised, subject to further ecological compensation being provided in relation to opportunities on the building for bat/bird boxes. This requires professional ecological advice and can be conditioned.
- 9.3 Tree Officer: The Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (DS/42217/AC) have now been updated to reflect the proposed new layout of the site. The layout shown would enable retention of the linear group of trees along the northern boundary and through suitable mitigated tree planting along the eastern boundary should not have a major arboricultural impact. The Landscape Strategy Sketch and Landscape Layout illustrate new trees to be planted throughout the site and along the eastern boundary. The exact specification for new planting (species, size, form and planting method) should be provided and the method and programme for its implementation and the means to provide for their future maintenance should also be detailed. Given the extent of tree removals required to facilitate the development extra heavy standards should be used to help reduce the initial impact and provide an immediate benefit to the local area. No objection subject to tree protection and planting conditions and informatives
- 9.4 Hampshire County Council Highway Engineer: the proposal would result in the cessation of the community use at the site and would increase the school accommodation by 764 square metres from 591 to 1355 square metres. Full time staff employed at the site would be 22 and the number of pupils attending the school would increase from the 60 as permitted by the current temporary planning consent to 72 pupils proposed by the current application. Vehicular access arrangements into Culver Road would remain as existing and the internal layout would be modified to provide a drop off / pick up facility for pupils, with 22 on site staff parking spaces. The level of car parking provision at the site is in accordance with The HCC's 'On Site School Parking Guidelines' - April 2013. The plans indicate sufficient access and turning space for large refuse and fire appliance vehicles within the site. The Transport Statement (TS) states that the proposals would result in a marginal increase in vehicular movements at the site. Given the potential decrease in movements due to the loss of the community use the proposal would have a minimal effect on the surrounding highway network. The TS also states at paragraph 6.6 that a construction traffic management plan will be developed for the proposals given the residential nature of the route to and from the site. A condition should therefore be applied requiring

submission of a suitable Construction Management Plan/ Method Statement as well as conditions to ensure parking and turning is provided in accordance with the submitted plans.

9.5 Hampshire County Council Drainage: no objections but give informatives.

9.6 Sport England: no objections

10 REPRESENTATIONS RECEIVED

None

11 CRIME & DISORDER IMPLICATIONS

None

12 LOCAL FINANCE CONSIDERATIONS

Local financial considerations are not material to the decision on this application

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 the applicant sought the Council's pre-application advice on the form of development proposed, amendments to boundary treatment and landscaping were sought during the determination process and matters to do with ecology and tree loss were clarified, which resulted in officer support for the proposal.

14 ASSESSMENT

The Site and Proposal

- 14.1 The site relates to the existing buildings and curtilage of the Phoenix Centre, which is beyond the defined built up area of New Milton and within the Green Belt. The site is currently used as a community centre and temporary school, comprised of a single storey building, car parking and a hard surfaced games area, with temporary classroom structures sited on it. The site boundaries are formed of native and non-native planting, creating well vegetated boundaries to most of the site. On the eastern side of the site a wide thicket, approximately 20m deep, buffers the community use from the neighbouring residential streets, through which the site is accessed. The site is bound to the north by a site which is allocated under Policy NMT1 and benefits from planning consent for housing, the layout of which indicates rear gardens of approximately 14m along this shared, tree lined boundary. To the east is a typical post war estate layout with spacious plots, wide verges and clear distinctive character. To the south are sports pitches used by Arnewood School and west are open fields. Access would be via the existing access to the Phoenix Centre via Culver Road and Milton Mead.
- 14.2 It is proposed to change the use of the existing Phoenix Centre and to erect a two storey building, revise parking and access arrangements and ancillary features to facilitate use of the whole site by Eaglewood Alternative Provision School. The proposal follows a temporary planning permission granted in March 2016 for temporary school buildings on the site, which was agreed with a view to purchasing and extending the Phoenix Centre to create a permanent new school on the site before the expiry of the temporary consent. The Alternative Provision School is already in operation on site under the temporary consent, although the current buildings would be removed from the site, should a permanent building be forthcoming.

Main Considerations

- 14.3 The principle issues to consider, having regard to relevant development plan policies, the National Planning Policy Framework and all other material considerations are as follows:
- i) Is the development appropriate in the Green Belt by definition?
 - ii) What would the effect of the development be on the openness of the Green Belt and on the purposes of including land within the Green Belt?
 - iii) Would there be any other non-Green Belt harm?
 - iv) Are there any considerations which weigh in favour of the development?

- v) Do the matters which weigh in favour of the development clearly outweigh any harm to the Green Belt and any other harm?
- vi) Are there 'very special circumstances' to justify allowing inappropriate development in the Green Belt?

14.4 i) Is the development appropriate in the Green Belt by definition?

National Policy (NPPF) attaches great importance to Green Belts, designated in order to keep land permanently open. This site lies within the Green Belt where national policy states that the construction of new buildings, save for a few exceptions, should be regarded as inappropriate. Inappropriate development is by definition harmful to the Green Belt and should not be approved, except in very special circumstances. The development of a school does not fall within any of the exceptions to the general policy presumption against the construction of new buildings in the Green Belt and is therefore inappropriate development and harmful by definition. The NPPF at paragraph 88 urges Local Planning Authorities to ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations. The proposal must, therefore be considered inappropriate development within the Green Belt, where the applicant needs to demonstrate the very special circumstances which would clearly outweigh the harm caused by inappropriateness and any other harm, including the harm caused to the openness of the Green Belt by a building of the mass and scale proposed in this location.

14.5 ii) What would the effect of the development be on the openness of the Green Belt and on the purposes of including land within the Green Belt?

The proposed development would undoubtedly change the appearance of this land with the provision of a building, revised access arrangements, car parking, other operational development and tree removal, which would impact on the openness of the Green Belt. However, the site is not elevated and is not prominent within the Green Belt, being set well back from Gore Road, largely surrounded by trees and vegetation and with a substantial level of proposed new tree and hedgerow planting. The impact of the proposal upon the landscape and visual receptors is examined in the following section, but due to the site's lack of prominence and mitigation of visual impacts, the proposal will not impact significantly upon the openness of the Green Belt, which weighs in favour of the proposal.

14.6. iii) Would there be any other non-Green Belt harm?

14.6.1 a) Landscape, character and visual impacts

Policies CS2, CS3 and CS10 of the Core Strategy and the guidance offered by the New Milton Local Distinctiveness SPD relate to design quality and among other things, seek to ensure that development does not impact adversely on the character of the area. Full plans, a Design and Access Statement and a Landscape Assessment have been submitted with the application, which have been considered by the Council's Landscape Team. Boundary treatment, landscaping and planting of the site have been discussed at length with the applicant,

resulting in receipt of amended plans which lower the boundary fence and site it within a landscaped ditch and mound environment to reduce its visual impact. The amended landscape layout demonstrates a commitment to maintaining landscape character. The site is visually contained, due to the surrounding mature trees and vegetation, which would be bolstered by new planting. The design of the new building and its environs have been enhanced throughout the pre-application advice process. Consequently, subject to the use of appropriate design, materials, colours and landscaping, the proposal is unlikely to impact significantly or harmfully upon the character of the area and landscape quality in compliance with the relevant provisions of Policies CS2, CS3 and CS10.

14.6.2 b) Residential Amenity Impacts

Policy CS2 places emphasis upon protecting the amenity of adjoining occupiers, who may be affected by new development proposals. The site is separated from existing residential development to the east by an earth mound and trees, which would be altered/removed to facilitate the development. The new building would be 8m away from the western boundary of no. 12 Culver Road and its flat roofed nature dictate that its scale and massing would have a limited impact upon adjoining amenity in terms of outlook or overbearing presence, subject to landscaping the eastern boundary of the site, to include heavy tree standards to assist with breaking up the form of the building. The privacy of no. 12 would be maintained by obscure glazing the first floor window in the east elevation of the building, to be ensured by condition. The siting, massing and first floor fenestration arrangements of the new building have been designed to address its relationship to the amenity of future occupiers of the recently approved residential development to the north, such that no adverse impact would result in terms of privacy loss or overbearing impact. The impacts of the proposal comply with the amenity related provisions of Policy CS2 of the Core Strategy.

14.6.3 c) Ecology and Tree Impacts

The submitted ecological survey and tree survey demonstrate the development would have no trans boundary impacts upon adjoining natural resources. It is considered that further survey work and associated details of mitigation and enhancement can be adequately addressed through conditions. The Ecologist and Tree Officer have raised no objections to the proposed development subject to conditions.

14.6.4 d) Highway Impacts

The submission is supported by a Transport Assessment, Travel Plan and proposed access and parking arrangements. The County Highway Authority raise no objections to the proposal, subject to imposition of conditions requiring submission of a suitable Construction Management Plan/ Method Statement and to ensure adequate parking and turning is provided in accordance with the submitted plans.

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14.7 **iv) Are there any considerations which weigh in favour of the development?**

The submitted Design and Access Statement (D&A) outlines the issues to be considered to demonstrate the very special circumstances

necessary in order to justify inappropriate development within the Green Belt, which include:

14.7.1 Consideration 1: The need for the permanent school on this site

The statement explains that there is a locational requirement to site the school in relation to its catchment area (7 mile radius), which is also well related to the parent school (Arnewood). The Eaglewood Alternative Provision School already provides specialist teaching on the site, under a temporary permission, which expires in May 2019. A permanent building is sought in place of the temporary consent to provide teaching facilities for 72 local pupils. Having examined the need assessment, there would appear to be a significant need for the school in this area and there is no compelling evidence to counter the applicant's needs assessment, which weighs in favour of the proposal.

14.7.2 Consideration 2: That there are no alternative sites that meet the requirements of the development outside of the Green Belt

The statement explains that fourteen sites within the catchment area were originally investigated. It explains why the Phoenix Centre site was the preferred option, due to relationship to its catchment, its proximity to Arnewood, site availability and its more limited impact on the Green Belt. From the evidence provided, it is considered that a process of elimination has taken place to the satisfaction of the Council to establish that there are no alternative sites for this proposal. The demonstrated lack of alternative sites weighs in favour of the proposal.

14.7.3 Consideration 3: Community benefits arising from the development

Adopted local policy CS8 (community services and infrastructure) states that "Proposals for new and improved health care, education and social facilities that result in improvements in meeting the needs of the Plan Area's population will be supported." Policies CS7 and DM8 provide for a presumption against the loss of sports and recreation facilities. It is acknowledged that it is the applicant's intention to restore the MUGA to a useable condition following removal of the temporary classrooms, if a permanent school facility is approved at the site. Bearing in mind the intention to improve the condition of the MUGA, the proposed development may be viewed as a conduit which will see the existing sports facility enhanced, in accordance with adopted policy and guidance. Sport England raise no objections to the proposal. Provision of a permanent specialist school on the site is viewed by officers as a benefit to the community in accordance with Policy CS8.

It is acknowledged that there are no arrangements to relocate the existing community centre, so a community facility will be lost, which would be contrary to the provisions of Policy CS8. However, it is noted that the existing community centre is used at quite a low level of intensity, is poorly secured and subject to vandalism. The applicant points out that the proposal will result in more viable community use of the site and for an identified local need. On balance it is considered that the community benefits derived from use of the site as a full time school outweigh loss of the community centre.

14.7.4 Consideration 4: Brownfield Status

The proposal restricts development to a previously developed portion of the wider site and there would be no incursion of the development, other than fencing into playing field land. Boundary treatment, landscaping and

planting of the site to the south has been discussed at length with the applicant, including a lower boundary fence and its siting within a landscaped ditch and mound environment to reduce its visual impact. The brownfield status of the site carries only limited weight, but attempts to limit incursion of development into undeveloped land and to enhance the fence line to the south weigh in favour of the proposal.

14.7.5 Consideration 5: Release of nearby Green Belt land

Account may be taken of the fact that land immediately to the north of the site has recently been released from the Green Belt for housing development, but this carries only limited weight.

14.8 **v) Do the matters which weigh in favour of the development clearly outweigh any harm to the Green Belt and any other harm?**

As set out above, the proposed development amounts to inappropriate development in the Green Belt, which by definition is harmful to the Green Belt. Substantial weight attaches to any harm to the Green Belt.

With respect to 'any other harm', the proposal would not have any significant harmful impact on the character of the area, residential amenity, ecology, trees or highway safety which weighs in favour of the scheme.

In respect of those matters which weigh in favour of the development, the need for the development, lack of alternative sites and community benefits derived clearly outweigh the very limited harm to the Green Belt and all other harm identified above.

14.9 **vi) Are there 'very special circumstances' to justify allowing inappropriate development in the Green Belt?**

It is concluded that 'very special circumstances' do exist, to warrant a departure from established and adopted Green Belt policies. The principle of the proposed development within Green Belt is therefore considered to be acceptable in this instance.

14.10 **Conclusions**

The proposal would not significantly harm the character of the area, Green Belt, ecology, highway safety or neighbouring amenity, subject to conditions and is accordingly recommended for approval.

As this proposal is for inappropriate development in the green belt and as the floorspace does not exceed 1000 square metres the application would not need to be referred to the Secretary of State.

14.11 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

Proposed Conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development permitted shall be carried out in accordance with the following approved plans: 7186-P003 Rev C, 7186-P011 Rev B, 7186-P012 Rev C, 7186-P014 Rev C, 7186-P015 Rev D, 7186-P016 Rev C, 7186-P017 Rev C, 7186-P018 Rev C, 7186-P020 Rev A and 201-P01 (Landscape Layout)

Reason: To ensure satisfactory provision of the development.
3. Prior to development above slab level, samples or exact details of the facing and roofing materials to be used shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To ensure an acceptable appearance of the building in accordance with policy CS2 of the Core Strategy for the New Forest District outside the National Park.
4. Before use of the development is commenced provision for parking of cars and cycles 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 Local Plan for the New Forest District outside the National Park (Core Strategy).
5. Before use of the development is commenced provision for turning to enable vehicles to enter and leave in a forward gear shall have been provided within the site in accordance with the approved plans and shall be retained thereafter.

Reason: In the interest of highway safety in accordance with Policy CS24 of the Local Plan for the New Forest District outside the National Park (Core Strategy).
6. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
 - a) A programme of and phasing of demolition (if any) and construction work;

- b) The provision of long term facilities for contractor parking;
- c) The arrangements for deliveries associated with all construction works;
- d) Methods and phasing of construction works;
- e) Access and egress for plant and machinery;
- f) Protection of pedestrian routes during construction;
- g) Location of temporary site buildings, compounds, construction material, and plant storage areas;

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In the interest of highway safety in accordance with Policy CS24 of the Local Plan for the New Forest District outside the National Park (Core Strategy).

7. Prior to the commencement of development an appropriately qualified ecological consultant shall prepare and submit to the Local Planning Authority for approval in writing, full details of ecological mitigation and compensation measures. The approved measures of mitigation and compensation shall be implemented in accordance with an approved programme of works.

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

8. The trees on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted Arboricultural Method Statement (ref- DS/42217/AC) and Tree Protection Plan (ref- DS/42217/AC Plan TC1) and in accordance with the recommendations as set out in 8S5837:2012. 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 Policy CS2 of the Local Plan for the New Forest District outside of the National Park (Core Strategy).

9. Prior to development above slab level, a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained, including details of any proposed crown lift to trees within the northern TPO'd tree line;
- (b) a specification for new planting (species, size, form, location and planting method in accordance with 8S8545: 2014) to include a number of extra heavy standard trees on the eastern boundary to compensate for the loss of tree cover in this location;
- (c) details of boundary treatment including fencing, gates and any other ancillary external features and how the fence and landscape works on the southern boundary, including a section of the proposed ditch profile;

- (d) a method and programme for its implementation and the means to provide for its future maintenance.

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

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

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

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

11. Before first occupation of the development hereby approved, a surface water sustainable drainage system (SuDS) shall be designed and installed to accommodate the run-off from all impermeable surfaces including roofs and hard surfaced areas on the approved development such that no additional or increased rate of flow of surface water will drain to any water body or adjacent land and that there is capacity in the installed drainage system to contain below ground level the run-off from a 1 in 100 year rainfall event plus 30% on stored volumes as an allowance for climate change as set out in the Technical Guidance on Flood Risk to the National Planning Policy Framework. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method. In the event that a SuDS compliant design is not reasonably practical, then the design of the drainage system shall follow the hierarchy of preference for different types of surface water drainage system as set out at paragraph 3(3) of Approved Document H of the Building Regulations. The drainage system shall be designed to remain safe and accessible for the lifetime of the development, taking into account future amenity and maintenance requirements.

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

12. The first floor window on the eastern elevation of the approved building shall at all times be glazed with obscure glass and fixed shut at all times unless the parts that can be opened are more than 1.7m above the floor.

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

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 the applicant sought the Council's pre-application advice on the form of development proposed, amendments to boundary treatment and landscaping were sought during the determination process and matters to do with ecology and tree loss were clarified, which resulted in officer support for the proposal.

2. HCC Flood and Water Management Authority advise the applicant to visit their website for further information on recommended surface water drainage techniques at:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/planning> .

Also, please note that if the proposals include works to an ordinary watercourse, under the Land drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent of the Lead Local Flood Authority is required for this work. This consent is required as a separate permission to planning. Details can be found here:

<https://www.hants.gov.uk/landplanningandenvironment/environment/flooding/changewatercourse>

3. In relation to tree protection (condition no. 8) - 3 working days notice shall be given to the Local Planning Authority to attend the pre-commencement site meeting as set out in Section A7 point 1 and Section A8 point 1 of the Arboricultural Method Statement (ref - DS/42217/AC). 3 working days notice shall be given to the Local Planning Authority to inspect all tree protection measures as specified and illustrated in both the Arboricultural Method Statement (ref - DS/42217/AC) and Tree Protection Plan (ref - DS/42217/AC Plan TC1). After the planting of all new trees on site as illustrated within the Landscape Layout (ref. 201 POO) and as specified in the submitted tree planting schedule notice shall be given to the Local Planning Authority to inspect the trees. Please contact James Palmer (Council Arboriculturalist).

Further Information:

Major Team

Telephone: 023 8028 5345 (Option 1)



New Forest DISTRICT COUNCIL

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**Planning Development
Control Committee
May 2017**

Item No: 3d
Phoenix Centre
Culver Road
New Milton
17/10160
SZ2394

Scale 1:1250
N.B. If printing this plan from
the internet, it will not be to
scale.

