

Application Number: 18/10441 Variation / Removal of Condition

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

Development: Variation of condition 2 of planning permission 17/10160 to allow new plan numbers: 7186-P003 Rev D, 7186-P011 Rev C, 7186-P012 Rev D, 7186-PO13 Rev B, 7186-P014 Rev D, 7186-P015 Rev E, 7186-P016 Rev D, 7186 - P017 Rev D, 7186-P018 Rev D, 7186-P020 Rev B, 229-400 Rev 02, 229-300 Rev 01, 229-903, 229-901, 229-904, 229-SH 002 issue 2 (Planting Schedule), 229-SP-001 (Soft Landscaping Specification); removal of conditions 3, 6, 7, and 9.

Applicant: Education Funding Agency

Target Date: 04/06/2018

Extension Date: 14/06/2018

<p>RECOMMENDATION: Grant Subject to Conditions</p>

<p>Case Officer: Jim Bennett</p>

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 17/11771 - Variation of condition 1 of Planning Permission 15/11742 to allow continued siting of buildings until 31st August 2019 - granted March 2018

6.2 17/10160 - Use of existing building as school; two storey teaching and admin block; landscaping; parking - granted May 2017

7 PARISH / TOWN COUNCIL COMMENTS

New Milton Town Council: acceptable (Delegated), subject to the opinion of the Hampshire County Highways and Ecology officers.

8 COUNCILLOR COMMENTS

None

9 CONSULTEE COMMENTS

- 9.1 Landscape Officer: The details of the revisions are very clearly explained in the submitted information. Starting at the north of the site: the change from the fully fenced canopy area to a more open and simple balustrade is an improvement. On the eastern part of the site the insertion of the substation is unfortunate, but is located in the most sensible position. I would prefer to see it rotated slightly to allow the south west corner to sit inside the logical line of the paving. Siting it as it is creates a hidden spot outside of the pedestrian gate, which means that the climbers will be removed to gain the visibility. The proposed drop off point works better than previously – where large vehicles would have over-run the soft areas to leave the site – this solution also provides the clear sightlines from the office to the gates, and moves pupils away from the residential boundary more quickly. The block paved crossovers shown previously were useful in tying the two buildings together visually, but this alternative solution still provides a clear and legible route through the site. The plans and planting schedule, provide enough information to discharge most of the pre commencement condition, subject to reimposition of condition 10.
- 9.2 Ecologist: no objection subject to work being carried out in accordance with the submitted ecological information.
- 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 conditions.
- 9.4 Hampshire County Council Highway Engineer: No objection. The plans indicate a reduction of three car parking spaces. The previous spaces were located next to the entrance to the site and required the user to reverse out into entering traffic. This reduction is not significant, and has the added benefit of improving safety within the school grounds which is preferred. The new layout of the drop-off point allows for easier turning compared with previous, but it is advised that this is clearly marked as one way to prevent traffic immediately turning right upon entering the site. The Construction Method Statement is deemed sufficiently detailed to discharge the condition. There is no mention of wheel washing facilities on site, and therefore any material migration onto the highway must be strictly monitored and cleaned regularly where required.
- 9.5 Hampshire County Council Drainage: previously raised no objections but gave informatives.
- 9.6 Sport England: previously raised no objections
- 9.7 Southern Gas Networks - no objections, but give informatives

10 REPRESENTATIONS RECEIVED

Representations have been received from four notified parties (all from Greenwood Close), objecting to the proposal on grounds of loss of privacy, loss of light and exacerbation of anti-social activity.

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

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 Green Belt. The site is currently used as a school, comprised of the former Phoenix Centre 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. To the north the site adjoins a site allocated under Policy NMT1 and a now largely complete housing development, beyond a 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 to the west are open fields. Access would be via the existing access to the Phoenix Centre via Culver Road and Milton Mead.
- 14.2 The application seeks to formalise the change of use of the existing Phoenix Centre and to erect a two storey building, revised parking and access arrangements and ancillary features to facilitate use of the whole site by Eaglewood Alternative Provision School. The Alternative Provision School is already in operation on site under the temporary consent, although the current mobile buildings would be removed from the site, should a permanent building be forthcoming. The proposal follows a previous planning permission granted in May 2017 for a similar form of development on the site. This application is made for variation of condition 2 in order to make minor changes to the previously approved scheme including:
- Change Aluminium windows to dark grey uPVC windows
 - Reduction in extent of shared crossing
 - Change in footpath material from block paving to largely tarmac, with some block paving retained for change in texture and contrast to the front of house areas
 - Change parking bays and drop-offs from block paving to tarmac
 - Change of soft landscape to grass
 - Change extent of footpath along front elevation to soft landscape
 - Change of fencing to rear to key-clamp balustrade/barrier
 - Reconfiguration to layout of main entrance parking and drop off
 - Addition of Electric Sub-station
- 14.3 The application is accompanied by various details, plans and statements on materials, landscaping, ecological mitigation measures and construction methodology, which seek to address the issues previously sought by condition numbers 3, 6, 7 and 9. If these details are acceptable, then it would not be necessary to re-apply these pre-commencement conditions, should the Planning Authority be minded to approve the application.

Main Considerations

14.4 The site is within Green Belt and National Policy (NPPF) attaches great importance to Green Belts, designated in order to keep land permanently open. In determining the previous application the applicant demonstrated the very special circumstances which clearly outweighed the harm caused by inappropriate development 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. The principle of the proposed development in Green Belt was previously established under points i to vi below:

14.4.1 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. 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. 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.

14.4.2 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, which is firmed up by the current application through submission of precise landscaping arrangements. 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.

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

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. Plans, including full landscaping arrangements have been submitted with the application, which have been considered by the Council's Landscape Team. The Landscape Team consider that details of the revisions are very clearly

explained in the submitted information and provide enough landscaping information to discharge landscaping arrangements, subject to imposition of a landscaping implementation condition. 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, including the proposed revisions are acceptable. Similarly, the proposed materials and landscaping are acceptable and the proposal would not 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. In the absence of a precise schedule of external materials, a pre-commencement condition would need to be applied to any approval requiring their clarification. The applicant has been requested to provide a precise schedule prior to determination in order to avoid the pre-commencement condition.

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 dictates 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 had always been designed to address the relationship to the amenity of future occupiers of the residential development to the north (Greenwood Close). The previous application was determined prior to occupation of Greenwood Close, however the first floor windows on the northern elevation have been designed to look down the estate road of Greenwood Close or onto the gable wall of no. 4, which is 15m away and considered to be an acceptable relationship. The first floor windows in the rear elevation of the new structure serve a classroom, a staff work room and a staff/meeting room and are in excess of 21m away from the rear facing windows of numbers 5-7 Greenwood Close, which is an acceptable privacy distance. Coupled with the fact that the two sites are separated by mature trees, protected by preservation order and newly planted understorey vegetation within Greenwood Close, which interrupt intervisibility, no adverse impacts would result to the amenity of occupiers of Greenwood Close 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.

c) Tree Impacts - The tree survey information has been submitted to demonstrate the development would have no trans boundary impacts upon existing trees. It is acknowledged that the proposal necessitates tree removal from the site, which has recently been carried out under the previous permission and prior to the bird nesting season. The Council's Tree Officer raises no objections to the proposal subject to a tree protection condition.

d) Ecology Impacts - The Ecological Mitigation and Compensation Plan has been submitted to demonstrate the development would have no trans boundary impacts upon adjoining natural resources and that a pre-commencement condition is not necessary. The Ecologist has been requested to comment of the submitted ecological information.

e) Highway Impacts - The County Highway Authority raise no objections to the proposal, but offer informatives on road marking and wheel wash facilities. The plans indicate a reduction of three car parking spaces, which is not significant and has the added benefit of improving safety within the school grounds. The new layout of the drop-off point allows for easier turning compared with previous, but it is advised that this is clearly marked as one way to prevent traffic immediately turning right upon entering the site.

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

The applicant submitted details to demonstrate the very special circumstances necessary in order to justify inappropriate development within the Green Belt, which include:

Consideration 1: The need for the permanent school on this site - There is a locational requirement to site the school in relation to its catchment area (7 mile radius) and well related to the parent school (Arnewood). The Eaglewood Alternative Provision School already provides specialist teaching on the site, under a temporary permission. A permanent building is sought in place of the temporary consent to provide teaching facilities for 72 local pupils. It has been demonstrated that there is a significant need for the school on this site and there is no compelling evidence to counter the applicant's needs assessment, which weighs in favour of the proposal.

Consideration 2: That there are no alternative sites that meet the requirements of the development outside of the Green Belt - Fourteen sites within the catchment area were originally investigated, but the Phoenix Centre site was the preferred option, due to its relationship to its catchment, its proximity to Arnewood, site availability and its more limited impact on the Green Belt. A process of elimination has taken place to the satisfaction of the Council to establish that there are no alternative sites for this proposal, which weighs in favour of the proposal.

Consideration 3: Community benefits arising from the development - Adopted local policy CS8 (community services and infrastructure) states that "Proposals for new and improved education facilities that result in improvements in meeting the needs of the Plan Area's population will be supported." 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 former 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 community centre was used at quite a low level of intensity, was 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.

Consideration 4: Brownfield Status - The proposal restricts development to a previously developed portion of the site and there would be no incursion of the development, other than fencing into playing field. Proposed boundary treatment, landscaping and planting of the site are acceptable. The brownfield status of the site carries only limited weight, but attempts to limit incursion of development into undeveloped land and to enhance landscaping weigh in favour of the proposal.

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.

- 14.4.5 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.

- 14.4.6 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.

Conclusions

- 14.5 In light of the issues highlighted above officers conclude that the matters which weigh in favour of the development clearly outweigh any harm to the Green Belt and any other harm and that the 'very special circumstances' to justify allowing inappropriate development in the Green Belt still apply. 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. The changes proposed to the originally approved scheme are of a relatively minor nature and would not adversely impact on the overall quality of the development.
- 14.6 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.
- 14.7 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 the VARIATION of CONDITION

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-P001 Rev C, 7186-P003 Rev D, 7186-P011 Rev C, 7186-P012 Rev D, 7186-P013 Rev B, 7186-P014 Rev D, 7186-P015 Rev E, 7186-P016 Rev D, 7186-P017 Rev D, 7186-P018 Rev D, 7186-P020 Rev B, 5404/SK05 Rev B, 300 Rev 01, 400 Rev 02, 229_903, 901, 904, 229-SP-001-00 Soft Landscape Specification, 229-SH-002-02 Planting Schedule, the Construction Method Statement Rev. 1 prepared by Morgan Sindall and dated 28/03/2018, the Arboricultural Impact Assessment and Method Statement prepared by Treecall Consulting Ltd and dated 19/03/2018, Tree Protection Plan (ref- DS/42217/AC Plan TC1), the Ecological Mitigation and Compensation Plan Rev C01 prepared by Morgan Sindall and dated 09/03/2018

Reason: To ensure satisfactory provision of the development.

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

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

4. 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. The development shall be implemented in accordance with the approved Construction Method Statement Rev. 1 prepared by Morgan Sindall and dated 28/03/2018.

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. The development shall be implemented in accordance with the ecological mitigation and compensation measures outlined in the Ecological Mitigation and Compensation Plan Rev C01 prepared by Morgan Sindall and dated 09/03/2018. 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. All external works (hard and soft landscape) shall be carried out in accordance with the approved plans and details (refs. 300 Rev 01, 400 Rev 02, 229_903, 901, 904, 229-SP-001-00 Soft Landscape Specification and 229-SH-002-02 Planting Schedule) 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).

10. 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.

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

2. In respect of condition no. 10, it is advised that under the National Planning Policy Framework all developments should be undertaken in a sustainable manner and under the National Standards for Sustainable Drainage Systems (December 2011) the following destinations must be considered for surface runoff in order of preference:

1. Discharge into the ground
2. Discharge to a surface water body
3. Discharge to a surface water sewer
4. Discharge to a combined sewer

Connection to a foul sewer is not usually permitted as foul sewers are not designed to take surface water and the Water Company's permission would be required. The applicant will need to supply confirmation of the Water Company's approval to discharge surface water to their system along with the agreed rate of disposal and how this is being achieved. Foul sewers are not designed to take surface water and peak surface water flows would cause flooding of the foul water system. If surface water from impermeable areas such as roofs, drive etc is to be passed to any ditch or watercourse it will need to be balanced so that the flow from the site after development does not exceed that which existed prior to development for storms up to 1 in 100 years + climate change. Balancing can be any method that retains water and releases it at a rate at least not greater than the previous runoff of surface water from the site. If this method of surface water disposal is proposed full calculations must be submitted to the Head of Development Control for approval prior to construction. A large number of the watercourses in the New Forest catchment flood out of bank during high rainfall which can cause property flooding. A predicted 30% increase in flow rate caused by climate change over the next 100 years is likely to cause more properties to flood.

3. The County Highway Authority advise that the new layout of the drop-off point allows for easier turning compared with previous, but that this should be clearly marked as one way to prevent traffic immediately turning right upon entering the site. There is no mention of wheel washing facilities on site, and therefore any material migration onto the highway must be strictly monitored and cleaned regularly where required.

Further Information:

Jim Bennett

Telephone: 023 8028 5588



New Forest
DISTRICT COUNCIL

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

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

**Planning Development
Control Committee**
June 2018

Item No: 3q
Phoenix Youth Centre
Culver Road
New Milton
18/10441

Scale 1:1250
N.B. If printing this plan from
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