

Application Number:	25/10679 Full Planning Permission
Site:	LAND AT 102 NORTHFIELD ROAD, RINGWOOD BH24 1SU
Development:	3 Detached chalet bungalows; detached garage; parking and landscaping; extend existing dropped kerb; demolition of existing buildings
Applicant:	Caspian Developments Limited
Agent:	ARC Architects Ltd
Target Date:	17/09/2025
Case Officer:	Vivienne Baxter
Officer Recommendation:	Service Manager - Grant
Reason for Referral to Committee:	Delegate Service Manager to grant subject to conditions

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of the development
- 2) Impact on the character and appearance of the area
- 3) Impact on the residential amenities of the area
- 4) Highway matters including parking
- 5) Ecology

2 SITE DESCRIPTION

The site lies within the built up area of Ringwood in a residential area. It is presently fenced off from the road and is overgrown. The existing bungalow on site is in a dilapidated condition and has not been occupied in recent years.

Aside from the front boundary hedge, the property is surrounded by fencing and there are residential properties (both single and two storey) to all boundaries.

3 PROPOSED DEVELOPMENT

The proposal is for the demolition of the existing property and the provision of three detached two storey dwellings with garaging, access and landscaping. It follows a previous application 24/10902 for a similar scheme which was refused in January 2025 for the following reasons:

1 Despite the submission of a proposed landscaping scheme, the balance between built form/hard surfacing on the site and soft landscaping and green areas within this tranquil green space, the combined bulk and massing of the proposed dwellings and their associated double garages and the extensive areas of hard surface needed to provide access, parking and turning, the proposal would unacceptably erode the character and appearance of the area. Consequently, the proposal would be contrary to the character and local distinctiveness provisions of Policy ENV3 of

the Local Plan Part 1, policy R7 of the Ringwood Neighbourhood Plan and the Ringwood Local Distinctiveness Supplementary Planning Document.

2 By reason of the south facing bedroom window to the west of plot 3 and its proximity to the boundary, the proposal would adversely affect the level of residential amenity currently enjoyed by the occupants of 32, Fairlie Park, contrary to policy ENV3 of the Local Plan Part 1.

3 The proposal has not been supported with a correct biodiversity metric and does not comply with the mandatory requirements under Schedule 7A of the Town and Country Planning Act 1990.

4 By reason of the lack of an up to date ecological assessment, it has not been demonstrated that the proposal would not adversely affect protected species which might be present on site. The proposal is therefore contrary to policy DM2 of the Local Plan Part 2.

5 The recreational impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area, the Solent and Southampton Water Ramsar site, the Solent Maritime Special Area of Conservation, and the Solent and Dorset Coast Special Protection Area, River Avon Special Area of Conservation, Avon Valley Special Protection Area, Avon Valley Ramsar, Dorset Heaths Special Area of Conservation, Dorset Heathlands Special Protection Area and Dorset Heathlands Ramsar would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational pressures on these sensitive European nature conservation sites, contrary to Policy ENV1 of the Local Plan 2016-2036 Part One: Planning Strategy and the Council's Supplementary Planning Document "Mitigation for Recreational Impacts on New Forest European Sites"

The application has been amended from that scheme though revising the design of the proposed dwellings, the relocation of Plot 3 relative to the rear site boundary, and removing the detached garages. There have also been alterations to the extent of the proposed hard-surfacing of the site.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status	Appeal Description
24/10902 Demolition of existing bungalow and erect 3 detached houses with new vehicular access and parking	14/01/2025	Refused	Decided	
22/11146 Demolish existing bungalow and erect 4no. detached houses with new vehicular access and parking (revised scheme)	14/02/2023	Refused	Appeal Decided	Appeal Dismissed
22/10811 Demolish existing bungalow; erect 4no. detached houses with new vehicular access and parking (revised scheme)	22/08/2022	Withdrawn by Applicant	Withdrawn	

22/10368 Demolish existing bungalow; erect 4no. detached houses with new vehicular access and parking	26/05/2022	Refused	Decided
22/10360 Replacement dwelling with new vehicular access and parking; demolition of existing	26/05/2022	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC2: Safe and sustainable travel
 Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites
 Policy ENV3: Design quality and local distinctiveness
 Policy IMPL1: Developer Contributions
 Policy STR3: The strategy for locating new development

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Supplementary Planning Guidance And Documents

SPD - Design of Waste Management Facilities in New Development
 SPD - Housing Design, Density and Character
 SPD - Mitigation Strategy for European Sites
 SPD - Parking Standards
 SPD - Ringwood Local Distinctiveness
 SPD - Air Quality in New Development.
 SPD - Climate Change

Neighbourhood Plan

Ringwood Neighbourhood Plan

Policy R1: A Spatial Plan for Ringwood
 Policy R7: The Ringwood Design Code
 Policy R10: Zero Carbon Buildings

National Planning Policy Framework

NPPF Ch.2 - Achieving sustainable development
 NPPF Ch. 5 - Delivering a sufficient supply of homes
 NPPF Ch.11 - Making effective use of land
 NPPF Ch.12 - Achieving well-designed places

National Planning Policy Guidance

Plan Policy Designations

Neighbourhood Plan - Ringwood
 Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

Ringwood Town Council

R(4) Recommend refusal. The proposal is contrary to ENV3 and to the following guidance in the Ringwood Local Distinctiveness SPD (North Ringwood Character Area pages 138-140), which now forms part of the Ringwood Neighbourhood Plan: Set Back, Gardens, Spatial Setting, Site Coverage and Density. It is overdevelopment of the site, the layout is inappropriate and is not typical of the built form in the area.

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

HCC Highways

Standing advice should be referred to. No changes to proposed access which was not previously of concern

Natural England

Offer advice

NFDC Ecology

No objection subject to condition

9 REPRESENTATIONS RECEIVED

The following is a summary of the representations received.

- *no substantial change from the previous refusal*
- *would be harmful to the character and appearance of the area*
- *two houses would be better*
- *additional traffic and noise pollution*
- *overdevelopment*
- *garages unlikely to be used*
- *on street parking causes pedestrians to walk in the road*
- *bedroom windows overlooking property*
- *backland development*
- *difficulties turning out of drives onto road*
- *doesn't achieve a high standard of design required by the previous Inspector*
- *garden should be left as garden*
- *not enough parking proposed*
- *loss of flora and fauna on site*
- *potential flooding due to loss of greenery*
- *no backland development elsewhere in Northfield Road*
- *only one pavement along the road*
- *loss of light to amenity space/loggia*
- *size of houses will attract families with several cars*
- *proposal won't support the need for affordable homes*

For: 0

Against: 13

10 PLANNING ASSESSMENT

Introduction

There is a lengthy recent planning history for this site although the only permission for a replacement dwelling has now lapsed. Since that approval, the applicant has tried to achieve more development on the site and this has always been considered to be too much for the site given its tranquil garden setting designation. The current scheme follows an appeal for 4 houses and a subsequent refusal for three dwellings (reasons stated above). Both decisions are considered relevant to the consideration of the current application.

5 -Year Housing Land Supply

In determining planning applications, there is a presumption in favour of the policies of the extant Development Plan unless material considerations indicate otherwise (Section 38(6) of the Act). Material considerations include the National Planning Policy Framework (NPPF).

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

For decision-taking this means: ‘...'

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Taking NPPF paragraph 11(c), if the proposed development accords with the local plan it should be approved. If the development does not accord with the local plan, the development must be considered against NPPF paragraph 11(d).

Footnote [8] of the NPPF states that:

"This includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78; or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years."

Footnote 8 to NPPF paragraph 11 is clear that in such circumstances where a five-year supply of deliverable housing sites is not demonstrated, those policies which are most important for determining the application are to be considered out of date meaning that the presumption in favour of sustainable development in Paragraph 11 is engaged. The Council cannot currently demonstrate a five-year supply of deliverable housing land supply with just 1.53 years of housing land available in the district and as such Paragraph 11 is engaged.

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

The second limb of paragraph 11(d), namely whether the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole (the so called 'tilted balance'), will only apply if it is judged that there are no strong reasons for refusing the development, having applied the test at limb 1. This matter is considered in more detail in the following assessment before a planning balance is reached.

Principle of Development

Policy STR4 advises that Ringwood is a town which is able to accommodate residential development and the proposal accords with that strategy. The site is located in the built up area where the principle of new residential development is acceptable subject to compliance with other relevant policies of the Local Plan which are discussed below and any relevant material considerations.

There are no objections to the principle of new residential development on this site.

Design, site layout and impact on local character and appearance of area

Policy ENV3 requires new development to create buildings streets and spaces which are sympathetic to their environment in terms of, amongst other issues, layout, landscape, scale and appearance. The site is located within Character Area 8 - North Ringwood of the Ringwood Local Distinctiveness SPD.

Policy R7 of the Ringwood Neighbourhood Plan requires development to demonstrate high quality design and legible layouts.

The previous scheme was refused for the following reason:

"Despite the submission of a proposed landscaping scheme, the balance between built form/hard surfacing on the site and soft landscaping and green areas within this tranquil green space, the combined bulk and massing of the proposed dwellings and their associated double garages and the extensive areas of hard surface needed to provide access, parking and turning, the proposal would unacceptably erode the character and appearance of the area. Consequently, the proposal would be contrary to the character and local distinctiveness provisions of Policy ENV3 of the Local Plan Part 1, Policy R7 of the Ringwood Neighbourhood Plan and the Ringwood Local Distinctiveness Supplementary Planning Document."

In order to address this reason, the design of the dwellings on Plots 1 and 2 have been amended so the roof form is broken up through the use of a front gable rather than a single mass of a hipped roof with large expanse of flat roof behind. This has the benefit of improving the appearance of the dwellings when seen from the road and offers an improved street scene. Although the depth and massing of the dwelling behind the frontages, including an area of flat roof, is noted, the depth of the properties is comparable to others in the area and they are also set back behind the current building line of the existing bungalow.

The redesign of the frontage properties includes incorporating integral single garages and this is welcomed as it negates the need for two of the double garages previously proposed which were referred to in the reason for refusal.

The dwelling to the rear on Plot 3 no longer has a detached garage, but an attached car port to the northern elevation is now proposed .

Although the proposed amendments result in slightly larger footprints/covered areas (porch canopies and a car port) than the previous three dwellings, due to the loss of three double garages this reduces the footprint of built form across the overall site by more than 18m² and coupled with the associated reduction of hardsurfacing on the overall site by approximately 82m². This enables more green, open space to be provided on the site which improves the setting of the three proposed dwellings so as to make them acceptable within their context.

Reference is made to the fact that the site lies within an area of green and tranquil space as designated by the Ringwood Local Distinctiveness SPD. Whilst, in dismissing an earlier appeal for four houses on this site, the Inspector, did not preclude development to the rear of frontage properties on this site, the Inspector noted that '*spaciousness and verdant character is important to the sense of place and local distinctiveness of the area*'. Having regard to this, the proposed layout of the site is such that it would be difficult to see the rear sited dwelling on Plot 3 from the road due to its set back of some 42m, its positioning on the site and the proposed hedge planting at the end of the driveway. This is combined with a significant reduction in the level of hard surfacing (from 403.52m² to 321.m²), the combination of which enable decent areas of garden which can be landscaped to maintain the openness of the area and help maintain the designated green and tranquil space.

With regard to the comments made by the Town Council, proposals on this site have not previously been refused for being overdevelopment and the proposed dwellings all have an appropriate level of amenity space, in excess of the minimum 50m² recommended in the Local Distinctiveness SPD. The developer has made amendments to previously refused schemes such that the scheme now proposed would have an acceptable impact on the character of the area.

Although the proposal does not include individual bin stores for the proposed dwellings, the layout allows for the new wheelie bins, now in circulation in Ringwood, to be wheeled to the front of the site in line with the latest Waste Facilities Technical Guidance Notes, May 2025.

Overall, the changes are considered to have addressed the previous reason for refusal. The redesign of the dwellings and site layout combine to produce a much improved proposal which would have a positive impact on the street scene and would enable a large proportion of the green space to be retained. The proposal is therefore considered to comply with Policy ENV3 of the Local Plan Part 1, the Ringwood Local Distinctiveness SPD and Policy R7 of the Neighbourhood Plan in this respect as it is sympathetic to its environment and respects local distinctiveness.

Residential amenity

Policy ENV3 of the Local Plan Part 1 requires development to avoid unacceptable impacts by reason of overlooking amongst other impacts on residential amenity. The second reason for refusal on the previous application related to overlooking due to the design of the dwelling on Plot 3 and its relationship to the rear boundary. There were no amenity issues relating to the frontage dwellings on Plots 1 and 2.

The application has been amended to address this concern. Plot 3 is a one and a half storey dwelling with dormers to the west and south and rooflights to the south and east. It has been moved approximately 5m away from the rear boundary resulting in the proposed bedroom dormer window and rooflight being sufficiently far from the rear boundaries of Fairlie Park properties so as not to result in an adverse impact. It should be noted that the first floor element of dwellings in Fairlie Park are in excess of 21m from their rear boundary with the application site and therefore more than 29m from the proposed dormer window. The eastern elevation of Plot 3 is between 5m and 6.4m from the rear garden boundary of 7, Edwina Close, although there is only a stair roof light proposed above ground floor level in Plot 3 (east elevation), and as a window to a transitional space and non-habitable room, it would maintain the current level of privacy enjoyed by this property.

The changes to the design of the proposed dwellings do not give rise to any other residential amenity issues through overlooking. Noise and disturbance was not previously an issue with the proposals on this site and this remains the case. Plot 3 and its associated landscaping provides a buffer between the drive and properties to the south and east. With regard to light, 7, Edwina Close is the nearest dwelling which might be affected by the proposal although it is noted that the proposed dwelling is designed so the roof slopes away from the common boundary, with the ridge being some 8.6m away from this point and in excess of 20m to the nearest part of the adjacent bungalows.

As such, it is considered that the first reason for refusal has been satisfactorily addressed and the proposal complies with Policy ENV3 of Local Plan Part 1 with regard to residential amenity.

Highway safety, access and parking

Policies CCC2 and ENV3 of the Local Plan Part 1 require the integration of adequate parking for the proposal which is not prejudicial to the character or appearance of the area.

The Highway Authority has previously advised that a central access point is acceptable for the proposed development and this position has been confirmed in consultation comments on the current application.

The proposed dwellings all have four bedrooms. In order to comply with the recommended NFDC Parking Standards there would be a required parking provision of three car parking spaces for each dwelling. The proposed site plan shows that the frontage dwellings on Plot 1 and 2 would each have a single, integral garage with two parking spaces to their frontages. Access into the garage would necessitate both spaces being free although there is space within the site to manoeuvre cars in order to do this. To the rear of the site, the dwelling on Plot 3 has a single car port with a space to the rear of this. A third parking space could be provided in front of the car port. The reduced level of hard surfacing is still sufficient to enable cars to be manoeuvred within the rear part of the site.

The proposal includes cycle stores for each dwelling although it is unlikely that the indicated stores would be large enough to accommodate the recommended number of cycles for each dwelling. However, it is considered that each plot would have adequate space within which to accommodate an appropriate level of cycles.

The proposal is therefore capable of accommodate an appropriate level of car and cycle parking facilities in compliance with policies ENV3 and CCC2 of the Local Plan Part 1.

Ecology

Policy DM2 of the Local Plan Part 2 requires development to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.

Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 states that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition"). This is a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for the approved development.

The previous scheme was refused for two ecological reasons:

3. The proposal has not been supported with a correct biodiversity metric and does not comply with the mandatory requirements under Schedule 7A of the Town and Country Planning Act 1990.

4. By reason of the lack of an up to date ecological assessment, it has not been demonstrated that the proposal would not adversely affect protected species which might be present on site. The proposal is therefore contrary to policy DM2 of the Local Plan Part 2.

Given the above legislation, the proposal is required to provide a biodiversity uplift of 10%. The Biodiversity Metric provided as part of the proposals is satisfactory in this respect, therefore addressing the third reason for refusal. The submitted metric demonstrates that there would be a net loss of habitats across the site, both habitat and hedgerow units and as such, the purchase of off-site units or statutory credits will be required. This can be secured through the standard informative or 'the biodiversity gain condition'.

The application has also been supported with an up to date ecological appraisal which is considered to be adequate and demonstrates that protected species would not be adversely affected, therefore addressing the fourth reason for refusal. In this respect, the report confirms that the existing buildings on site have negligible opportunity for roosting bats and there is no evidence of badgers using the site.

Subject to appropriate conditions, including the timing of site clearance and provision of ecological enhancements, there are no objections to the proposal from an ecological point of view and the scheme is considered to comply with the requirements of Policy DM2 of the Local Plan Part 2 and the relevant BNG legislation.

Habitat Mitigation and off-site recreational impact

Habitat Mitigation

Policy ENV1 of the Local Plan Part 1 requires new residential development to mitigate against the adverse impacts of the development on International Nature Conservation Sites.

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment has been carried out as to whether granting permission would adversely affect the integrity of the New Forest

and Solent Coast European sites, in view of that site's conservation objectives. The Assessment concludes that the proposed development would, in combination with other developments, have an adverse effect due to the recreational impacts on the European sites, but that such adverse impacts would be avoided if the applicant were to enter into a Section 106 legal agreement to secure a habitat mitigation contribution in accordance with the Council's Mitigation Strategy. In this case, the applicant will need to enter into a Section 106 legal agreement, which secures the required habitat mitigation contribution before planning permission is granted.

Phosphate neutrality and impact on River Avon SAC

In accordance with the Conservation of Habitats and Species Regulations 2017 ('the Habitat Regulations') an Appropriate Assessment was carried out as to whether granting planning permission would adversely affect the integrity of the River Avon European sites, in view of those sites' conservation objectives, having regard to phosphorous levels in the River Avon. However, Natural England has drawn attention to the fact that the submitted Appropriate Assessments (AA) rely on the delivery of the phosphate neutrality measures set out in the River Avon SAC – Phosphate Neutral Development Plan Interim Delivery Plan (Wood Environment & Infrastructure Solutions UK Limited – January 2019). The Interim Delivery Plan set out mitigation measures for new development up to the end of March 2020, and thereafter relied on the delivery of the Wessex Water River Avon Outcome Delivery Incentive (ODI), if fully in place. Natural England's view is that, as the initial Interim Delivery Plan period has now concluded, the submitted AAs should not simply be rolled forward, at least without a valid evidence-based justification that provides the required reasonable certainty for phosphate neutrality. They also note that circumstances are different from those of when the Interim Delivery Plan was first agreed because of external developments in caselaw, notably the Dutch case (Joined Cases C-293/17 and C-294/17 Coöperatie Mobilisation for the Environment UA and Others v College van gedeputeerde staten van Limburg and Others).

With regard to current proposals, Natural England agrees with the competent authority that the plan or project for new residential development, without mitigation, has a likely significant effect on the River Avon Special Area of Conservation (SAC). The site is also listed as a Ramsar site and notified at a national level as the River Avon System and River Avon Valley Sites of Special Scientific Interest (SSSIs). Listed Wetlands of International Importance under the Ramsar Convention (Ramsar) sites are protected as a matter of Government policy. Natural England considers that impacts of phosphates on the Ramsar interest features are likely to be similar to the impacts on the SAC. As the Council cannot now rely on the Interim Delivery Plan to address phosphate levels in the River Avon, there needs to be a mitigation project to provide this development with a phosphate budget that will enable the development's phosphate impact to be offset. Such a project has now been secured and a Grampian style condition can be imposed that will secure the appropriate level of phosphate mitigation.

Air Quality Monitoring

To ensure that impacts on international nature conservation sites are adequately mitigated, a financial contribution is required towards monitoring and, if necessary (based on future monitoring outcomes) managing or mitigating air quality effects within the New Forest SPA, SAC and Ramsar site. There is potential for traffic-related nitrogen air pollution (including NO_x, nitrogen deposition and ammonia) to affect the internationally important Annex 1 habitats for which the New Forest SAC was designated, and by extension those of the other International designations. Given the uncertainties in present data, a contribution is required to undertake ongoing monitoring of the effects of traffic emissions on sensitive

locations. A monitoring strategy will be implemented to provide the earliest possible indication that the forms of nitrogen pollution discussed (including ammonia concentrations) are beginning to affect vegetation, so that, if necessary, measures can be taken to mitigate the impact and prevent an adverse effect on the integrity of the SAC habitats from occurring. In this case, the applicant will need to enter into a Section 106 legal agreement, which secures the required air quality monitoring contribution before planning permission is granted.

Air Quality

In response to the requirements of the adopted 'Air Quality Assessments in New Development' Supplementary Planning Document 2022, the applicant has provided information explaining the measures that they will take to reduce the potential adverse impact new development can have upon air quality, thereby lessening the negative effects upon health and wellbeing. These will be no kerbside development, no solid fuel appliances and an electric car charging point.

Climate Change

The application has been supported with a statement advising of the use of sustainable design principles, low energy light fittings, the provision of air source heat pumps and the use of local materials where possible in order to minimise the impact of the development. This would accord with the NFDC Climate Change SPD and part E of policy R10 of the Ringwood Neighbourhood Plan.

Developer Contributions

As part of the development, the following would need to be secured via a Section 106 agreement before the decision is issued:

- Habitat Mitigation (£17,748)
- Air Quality Monitoring (£224)

As part of the development, subject to any relief being granted the following amount Community Infrastructure Levy will be payable:

Type	Proposed Floorspace (sq/m)	Existing Floorspace (sq/m)	Net Floorspace (sq/m)	Chargeable Floorspace (sq/m)	Rate	Total
Dwelling houses	694.8		694.8	694.8	£80/sqm	£83,589.78 *

Subtotal:	£83,589.78
Relief:	£0.00
Total Payable:	£83,589.78

**The formula used to calculate the amount of CIL payable allows for changes in building costs over time and is Index Linked using the RICS CIL Index (<https://www.rics.org/uk/products/data-products/rics-community-infrastructure-levy-index/>) and is:*

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

11 OTHER MATTERS

The representations received refer to a variety of matters, some of which are dealt with above and some are not matters which can be resolved through the planning system, such as the number of cars a household would have, that garages will not be used as garages or that on street parking results in pedestrians walking in the road, as pavements are available on the opposite side of the road. With regard to the latter issue, as the proposal provides adequate parking for the size of the development, it should not exacerbate the existing situation.

12 CONCLUSION / PLANNING BALANCE

Having regard to para.11d) of the NPPF which states:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date (8 where we cannot demonstrate a 5 year housing land supply), granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

The benefits of the proposal have been weighed against the impact of the proposal on the matters referred to in the report above. The proposal is not considered to harm areas or assets of importance and would provide three new dwellings within the settlement boundary with associated parking and access without adversely affecting highway safety, residential amenity or the character and appearance of the area. There will be some minor economic benefits through the construction period.

It is clear that the scheme fails to fully accord with the policy R10 of the Neighbourhood Plan and this must weigh against the scheme.

Although a modest contribution to the Council's Land Supply it is considered that any further negative impacts of the proposed development can be managed through the use of carefully drafted planning conditions and the completion of a legal agreement. This would ensure that any adverse effects do not significantly and demonstrably outweigh the benefits of the proposal.

It is therefore concluded that the proposal has addressed previous concerns relating to the impact of the proposal on the character and appearance of the area, residential amenity, highway matters and ecology. Whilst the concerns of the Town Council have been noted, the proposal has been amended which is considered to have addressed previous reasons for refusal and in doing so, has not resulted in raising any further issues.

As such, also in view of the Council's lack of a 5-year housing land supply, it is considered that permission should be forthcoming. Planning permission is therefore recommended as the proposal complies with policies ENV1 and ENV3 of the Local Plan Part 1 and policy DM2 of the Local Plan Part 2.

13 RECOMMENDATION

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

- i) the completion by of a planning obligation entered into by way of a Section 106 Agreement to secure:
 - Habitat Mitigation of £17,748
 - Air Quality Monitoring of £224, and
- ii) the imposition of the conditions set out below.

Proposed Conditions:

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

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

9871/100G - site, block, location plan & street scene
9871/101C- plot 1 plan & elevations
9871/102C- plot 2 plans & elevations
9871/103B - plot 3 plans& elevations
9871/106 - existing buildings to be demolished
531-2-R2 - biodiversity habitat plan
531-3-R2 - planting moodboard
531-5-R3 - 30 year landscape management plan 18.9.25

Air Quality Statement
Updated Preliminary Roost Appraisal and Ecology Review 12 December 2025
Ecological Impact Assessment v.1 dated 21.2.22

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 ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

4. Before development commences, the proposed slab levels 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 ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

5. Before development commences a scheme of landscaping of the site shall be submitted for approval in writing by the Local Planning Authority. This scheme shall include :

- (a) the existing trees and shrubs which have been agreed to be retained;
- (b) a specification for new planting (species, size, spacing and location);
- (c) areas for hard surfacing and the materials to be used;
- (d) other means of enclosure;
- (e) 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 comply with Policies ENV3 and ENV4 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

6. No development shall commence, including any demolition, site clearance or groundworks, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, the following measures:

1. Protected Species Mitigation
 - Procedures for works to avoid harm to badgers and hedgehogs, including overnight covering of excavations or provision of escape ramps.
 - Measures to prevent disturbance to nesting birds, including timing of vegetation clearance outside the nesting season (March-August) or pre-clearance checks by a suitably qualified ecologist.
2. Lighting Strategy
 - Details of external and internal lighting during construction and operation, in accordance with BCT Guidance Note 08/23, to minimise light spill and avoid impacts on bats.
3. Pollution Prevention and Site Management
 - Measures to control dust, noise, and pollution during construction
 - Storage and disposal of materials to prevent contamination of habitats.

4. Emergency Procedures
 - Protocols for halting works and contacting Natural England or an ecologist if protected species (e.g., bats) are encountered.

The development shall thereafter be carried out in full accordance with the approved CEMP.

Reason: To protect biodiversity and ensure compliance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2019, and Local Plan Part 2 policy DM2.

7. The development hereby approved shall not be occupied unless
 - A water efficiency calculation in accordance with the Government's National Calculation Methodology for assessing water efficiency in new dwellings has been undertaken which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to, and approved in writing by, the local planning authority; all measures necessary to meet the agreed waste water efficiency calculation must be installed before first occupation and retained thereafter;
 - proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the local planning authority. Such proposals must:
 - (a) Provide for mitigation in accordance with the Council's Phosphorus Mitigation Strategy (or any amendment to or replacement for this document in force at the time), or for other mitigation which achieves a phosphorous neutral impact from the development;
 - (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures.

The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

8. Before any foul drainage pipe work is installed, the details of that system and how it will be implemented to ensure it results in a sealed system, must be submitted to and approved by the Local Planning Authority. The system must be installed entirely in accord with the agreed details and permanently maintained as such.

Reason: To ensure no groundwater enters the foul water drainage system within the site in accordance with Policy CCC1 of the Local Plan Pat 1 Planning Strategy for the New Forest outside of the National Park.

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

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

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

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

Reason: In order to ensure that the drainage arrangements are appropriate and in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park and the New Forest District Council and New Forest National Park Authority Strategic Flood Risk Assessment for Local Development Frameworks.

10. The development hereby permitted shall not be occupied until the spaces shown on plan 9871/100G for the parking and garaging of motor vehicles and cycles have been provided. The spaces shown on plan 871/100G for the parking and garaging of motor vehicles and cycles shall be retained and kept available for the parking and garaging of motor vehicles and cycles for the dwellings hereby approved at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and in accordance with Policies ENV3 and CCC2 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

11. Ecological mitigation/enhancement measures shall be provided prior to occupation of each of the dwellings in line with Section 5 of the Cherry Tree Ecology Ltd Ecological Appraisal, dated 12th December 2025 unless otherwise agreed and these ecological enhancements shall thereafter be retained in perpetuity. Prior to occupation of each of the dwellings, evidence shall be submitted to the Local Planning Authority to confirm the agreed features have been installed as agreed, for example, a photographic record and/or a signed statement by a suitably qualified ecologist.

Reason: To ensure that biodiversity enhancement measures are delivered throughout the development in accordance with Policy DM2 of the Local Plan Part 2 for the New Forest outside of the National Park.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any re-enactment of that Order) no extension (or alterations) otherwise approved by Classes A, B or C of Part 1 of Schedule 2 to the Order, garage or other outbuilding otherwise approved by Class E of Part 1 of Schedule 2 to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: In view of the physical characteristics of the plot, the Local Planning Authority would wish to ensure that any future development proposals do not adversely affect the visual amenities of the area and the amenities of neighbouring properties, contrary to Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside the National Park.

13. The first floor bathroom windows on the side elevations of Plots 1 and 2 shall be obscurely glazed and the windows shall be retained as such in perpetuity.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy ENV3 of the Local Plan 2016-2036 Part One: Planning Strategy for the New Forest District outside of the National Park.

Further Information:

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New Forest

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PLANNING COMMITTEE

January 2026

Land at 102 Northfield Road
Ringwood

25/10679

Scale 1:1000

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