

**Application No: 18/00870/OUT Outline Planning Permission**

**Site:** Land at The Former Flying Boat Inn, Calshot Road, Calshot, SO45 1BP

**Proposal:** Outline application for 7no. dwellings; access and layout to be considered

**Applicant:** Mr K Ghahramanizadi, F B Estates Ltd

**Case Officer:** Natalie Walter

**Parish:** FAWLEY

**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

CP1 Nature Conservation Sites of International Importance  
 CP2 The Natural Environment  
 CP9 Defined Villages  
 CP12 New Residential Development  
 DP1 General Development Principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Development Standards SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 5 - Delivering a sufficient supply of homes  
 Sec 15 - Conserving and enhancing the natural environment  
 Sec 16 - Conserving and enhancing the historic environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

Fawley Parish Council: Recommend permission.

## **8. CONSULTEEES**

- 8.1 Ecologist: Objection.
- 8.2 Planning Policy Officer: Objection.
- 8.3 Archaeologist: No objection subject to pre-commencement conditions requiring a programme of archaeological work, including a written scheme of investigation.
- 8.4 Highway Authority (HCC): Response awaited.

## **9. REPRESENTATIONS**

- 9.1 One letter of support from the Calshot Residents' Association. The comments made are summarised as follows:
- The applicant has spent considerable time in discussion with local residents. The proposal has reduced from 18 houses to 7 houses in a pleasant scheme which will improve this prominent site.
  - The brownfield site has been an eyesore for many years. Local residents welcome the proposed development, which is of a type needed in the village to redress the balance of housing stock.
  - Under planning policy the scheme may fail in terms of unit size but, if all units were proposed to be no more than 130 sq. m and all permitted development rights were removed, this would go some way to providing a solution to this.
  - Request additional screening, due to the prominent, elevated nature of the site, to prevent overlooking at Castle Lane and along the main road frontage to lessen the impact.

## **10. RELEVANT HISTORY**

- 10.1 Part one and part two-storey building to provide 24 hotel/ leisure suites; manager's flat; public house; restaurant and function room (outline application with details only of siting and means of access) (application for renewal of planning permission 83874) (10/95140) refused on 8 June 2010. Appeal against refusal dismissed on 12 July 2011.
- 10.2 Part one and part two-storey building to provide 24 hotel/ leisure suites; manager's flat; public house; restaurant and function room (reserved matters of appearance, landscaping and layout) (08/92465) granted on 7 May 2008.

- 10.3 Part one and part two-storey building to provide 24 hotel/ leisure suites; manager's flat; public house; restaurant and function room (outline application with details only of siting and means of access) (05/83874) granted on 12 May 2005.

## **11. ASSESSMENT**

- 11.1 The 0.82 hectare site is located on the south-western side of the B3053 Calshot Road, elevated from the road, at the junction with Castle Lane in Calshot. The site is accessed off Calshot Road.
- 11.2 Prior to a fire in 2001, the site was occupied by a public house building but, following the fire and for safety reasons, the building was demolished. The site had become overgrown but has recently been cleared, with the exception of a Sycamore tree, and concrete hardstanding can be seen within the site.
- 11.3 Two pairs of houses lie opposite the site. Open land lies to the south west and north west, beyond which lies land which has permission for use as a burial ground and is proposed to be allocated in the emerging Local Plan for 30 dwellings and cemetery use. The site is bounded by trees on the south-eastern side and some trees on the north-western side.
- 11.4 The application comprises an outline application for seven open market dwellings with access and layout to be considered (appearance, landscaping and scale are to be dealt with under reserved matters).
- 11.5 The key issue for consideration is the principle of the proposed development. Other considerations include:
- The proposed layout;
  - The impact on the character and appearance of the area;
  - Access and highway implications; and
  - The impact on trees and ecology.

### Principle of Development

- 11.6 The application site lies outside of the defined New Forest villages which, under Policy CP12 of the adopted Core Strategy, are the settlements to which any new residential development is directed. Otherwise, Policy CP12 permits new residential development where it is a replacement dwelling, is required for agricultural or forestry workers, or is affordable housing. The proposed residential development would be clearly contrary to adopted policy in respect of new residential development.
- 11.7 Furthermore, the proposed development would be contrary to the spatial strategy (Policy SP4) set out in the emerging Local Plan, which is at an advanced stage, and emerging Policy SP19 in respect of new residential development, which includes the development of sites allocated for housing.

- 11.8 The site was not promoted at the recent Local Plan examination, which would be the most appropriate means of progressing a proposal for open market housing outside of a defined village. [A submission was received in relation to the Authority's brownfield land register in 2017 but the site was not included in the register].
- 11.9 The applicant has put forward that the site comprises a brownfield site suitable for residential development. At the time of the assessment work for the brownfield land register, the site was overgrown and was assessed as having reverted to a greenfield site. Since then, the applicant has cleared the site of vegetation to reveal areas of hardstanding. Irrespective of whether the site is defined as brownfield or greenfield, the proposal is clearly contrary to adopted and emerging policy for new residential development and to grant planning permission would set a dangerous precedent for new residential development outside of the spatial strategy that could be repeated elsewhere within the National Park.

#### Impact on Character and Appearance of the Area

- 11.10 National Parks have been confirmed by Government as having the highest status of protection in relation to landscape and scenic beauty. The National Planning Policy Framework (NPPF), paragraph 172, advises that, within National Parks, great weight should be given to conserving the landscape and scenic beauty. The site lies within the North West Solent Estates landscape character area with characteristics which include a strong mosaic of mixed agricultural fields; frequent hedgerow and roadside Oaks; and small villages and scattered farms linked with winding rural lanes. Development pressure is one of the issues identified in the New Forest National Park Landscape Character Assessment (2015). The proposed development would introduce a large amount of built development across a vacant site, which currently blends into the landscape. The proposed development would have a detrimental impact on the rural character of the area contrary to Policy CP8 and emerging Policy SP7.

#### Proposed Layout

- 11.11 The proposal is for seven open market dwellings comprising:
- One 100 square metre house;
  - Two 120 square metre houses;
  - Two 140 square metre houses; and
  - Two 180 square metre houses.
- 11.12 When considered against the Government's technical housing standards for nationally prescribed space (2015), these would equate to large dwellings comprising:

- One 3-bed house;
- Two 4-bed houses; and
- Four 5+ bed houses.

- 11.13 The proposed layout would introduce large dwellings on the site, each with a car port, in a mix which does not reflect the housing need in the National Park or the policies in the draft emerging local plan.

#### Access and Highway Implications

- 11.14 The proposed development would utilise an existing access which is currently overgrown. A lack of detail has been provided in respect of the access but it is noted that it was used previously with the former public house use. No transport assessment has been submitted with the application. However, the Highway Authority has been consulted. An update will be provided at Committee.

#### Impact on Trees and Ecology

- 11.15 The site has been largely cleared of trees and the site was assessed by the Authority's Senior Tree Officer following the clearance works. Most of the trees had already been removed at this time and no concern was raised in respect of any remaining vegetation.
- 11.16 An objection has been received from the Authority's ecologist as there is currently insufficient professional ecological information to demonstrate accordance with Policies CP1 and CP2 of the adopted Core Strategy. There is insufficient information on impacts and proposed mitigation to enable the Authority to discharge its legal duties in this respect. In addition, it is understood that there is a significant reptile population nearby and, whilst the site may not appear to contain substantial areas of suitable habitat at first assessment, the proposed approach of mitigation without any more suitable in-depth survey work is not appropriate and accordance with Policy CP2 has not been demonstrated.

#### Other Matters

- 11.17 It is noted that planning permission was granted for the provision of hotel/leisure suites; manager's flat; public house; restaurant and functions rooms in 2005. However, the policy context has changed since the grant of this permission and the weight to be accorded to previous planning permissions reduces over time. The 2005 permission was followed by refusal of an application for hotel/ leisure suites, a manager's flat and public house on appeal in 2011.

11.18 The applicant has requested details as to why the Authority is promoting residential development as an allocation on a green field site in preference to residential development on the current application site. The correct forum for such discussions is through the local plan process and this matter is not relevant to the determination of this application, which should be assessed against the statutory development plan.

11.19 Notwithstanding the strong policy objection set out above, the following developer contributions, index linked where appropriate, in line with the Development Standards SPD (2012), have been assessed as being reasonable, necessary and proportionate to the proposed development:

- Transport: £36,487
- Off-site open space: £24,535
- Off-site affordable housing: £455,000\*
- New Forest SPA: £8,750
- Solent SPA: £5,655.

\* Figure based on previous viability studies; existing use values; a review of DCLG published land values; and the outcome of local consultations.

#### Conclusion

11.20 The application proposes the development of seven large open market dwellings with car ports on a site outside of the defined New Forest villages, contrary to the adopted Core Strategy and the emerging Local Plan, which is at an advanced stage. There is a strong and overriding policy objection to the proposal and refusal is recommended.

## **12. RECOMMENDATION**

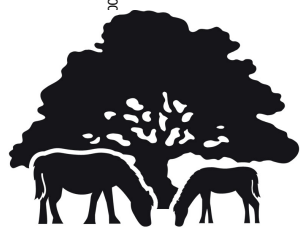
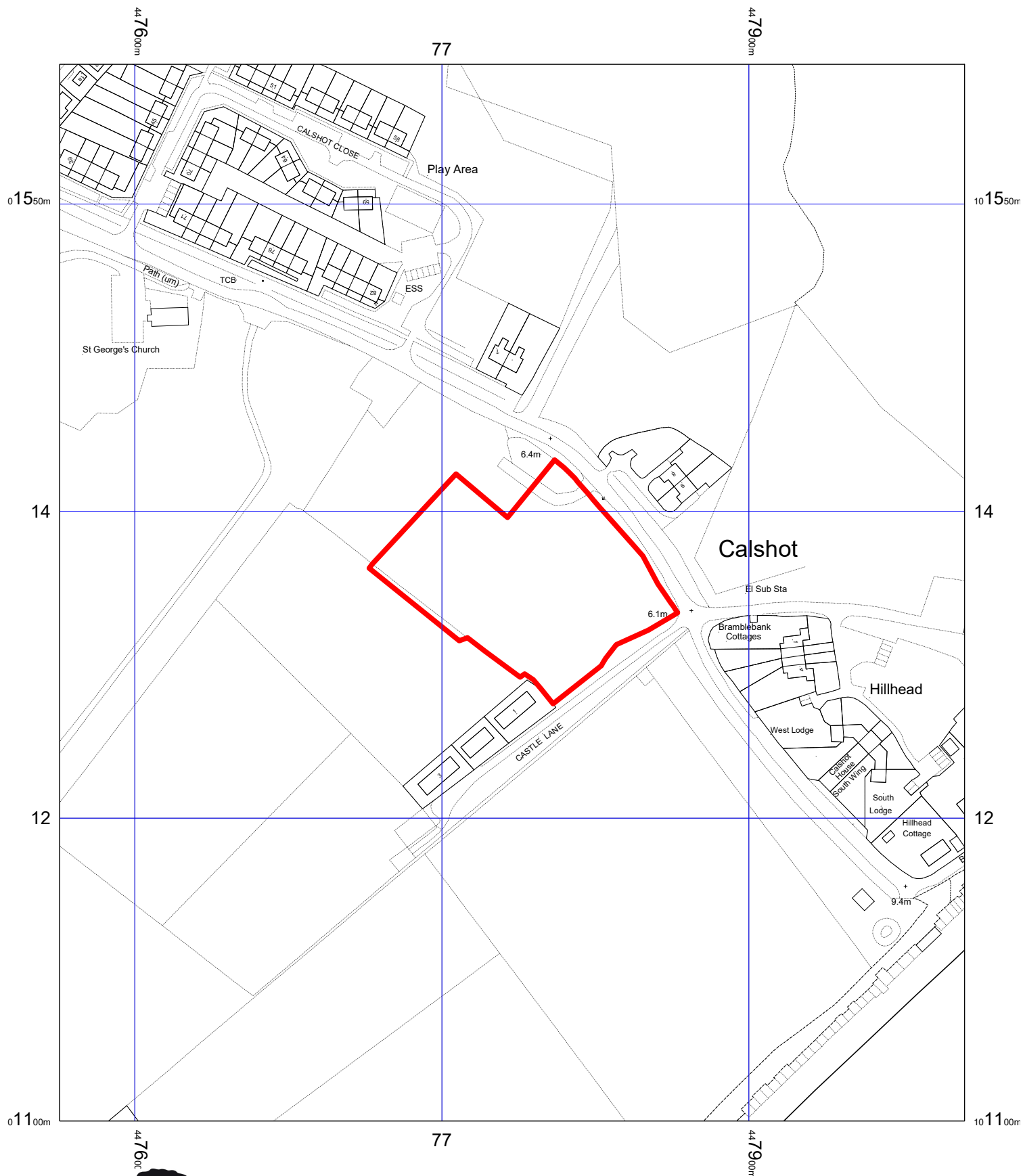
Refuse

### **Reason(s)**

- 1 New residential development is only permitted in the National Park within the four defined villages, the exceptions being affordable housing for local needs and new dwellings required in connection with agriculture or forestry. The proposal for seven large open market dwellings in this area of open countryside is therefore contrary to Policy CP12 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) as well as the National Planning Policy Framework (2018).
- 2 In the absence of sufficient justification to support this level of private housing development outside of a defined village, if allowed, this proposal is likely to set a highly undesirable

precedent that would encourage similarly inappropriate and ad-hoc private housing developments elsewhere in the New Forest National Park, to the detriment of the long-term protection of the Forest's unique landscape.

- 3 The application site lies in close proximity to internationally and nationally designated sites (SSSI, SPA, SAC, Ramsar) and it has not been demonstrated to the satisfaction of the National Park Authority, through adequate mitigation measures, that there would not be significant in-combination impacts on the ecological sensitivities of these areas. The proposal would therefore be contrary to policies CP1 and CP2 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010) and Section 15 of the NPPF.



NEW FOREST  
NATIONAL PARK

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