

**Application No: 19/00868/FULL Full Application**

**Site:** Densome Cottage, Upper Densome Wood, Woodgreen,  
Fordingbridge, SP6 2QU

**Proposal:** Single storey extensions; new porch; 2no new rooflights;  
replacement car port; demolition of existing single storey extension,  
porch and garage; replacement roof, new doors and windows and  
cladding to existing outbuilding to facilitate additional ancillary  
accommodation

**Applicant:** Mrs Butler

**Case Officer:** Clare Ings

**Parish:** WOODGREEN

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP7 Landscape character  
SP16 The historic and built environment  
SP17 Local distinctiveness  
DP2 General development principles  
DP18 Design principles  
DP36 Extensions to dwellings  
DP37 Outbuildings

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 12 - Achieving well-designed places  
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**

Woodgreen Parish Council: Initial plans: recommend refusal. Comments:

- it is an undesignated heritage asset and is one of the few small dwellings in the local parish
- it should continue to be recognised as a small farm dwelling
- do not consider that the new extension on SE of the dwelling would enhance the character of the building
- concerns over increased parking on the verges which are already under threat
- proposed changes to the agricultural outbuildings are not in keeping with the nature of this small dwelling, and the changes should not result in changing this into additional habitable accommodation
- one of the few remaining "hovels" and this character should not be lost

Amended plans: members to be updated

## **8. CONSULTEES**

- 8.1 Ecologist: To be updated at committee
- 8.2 Natural England: No objection, subject to conditions seeking a method statement and mitigation for works proposed within the designated site, and also a Construction Environment Management Plan.
- 8.3 Building Design & Conservation Area Officer: Initial plans - no objection, subject to modifications. Amended plans - no objection, subject to conditions
- 8.4 Tree Officer: No objection, subject to conditions

## **9. REPRESENTATIONS**

- 9.1 Five representations received making the following comments:
- no objection to the extension to the main dwelling
  - object to the changes being made to the outbuilding suggest further habitable accommodation
  - small dwelling, and should be retained as such
  - this is a historic forest hovel and should be retained
  - overdevelopment of the site
  - concerned about increased use of some of the accesses

## **10. RELEVANT HISTORY**

- 10.1 None

## 11. ASSESSMENT

- 11.1 Densome Farm lies within the Western Escarpment Conservation Area and has been highlighted as an encroachment cottage, and a building of local historic and architectural interest; thus an undesignated heritage asset. This is due to its age, use of vernacular materials in construction, and its prominence within the village and Conservation Area. The cottage is single storey, constructed of cob with a flush ridged thatched roof. A later brick built addition to the south has a gable end facing the lane, such that the cottage is linear in form. Later additions to the cottage have been made and are mid to late C20. The site also contains a number of small outbuildings, appropriate to its use as a smallholding. These outbuildings are generally of mixed materials and poor condition.
- 11.2 The proposal is for alterations to the main dwelling, specifically:
- to add a timber clad extension at 90 degrees to the later brick addition (so that it would have its long elevation to the street)
  - to add a smaller extension to the south east elevation and remove the existing porch
  - to add a thatched porch to the north west elevation and remove the existing kitchen
- 11.3 In addition, the existing garage to the north of the dwelling would be replaced with a car port open on two sides, with timber cladding on the solid sides. The long existing outbuilding would be retained and re clad with timber with a slate roof (currently the external appearance is of concrete blocks with an asbestos roof, and there has been a partial collapse). Another outbuilding would be removed. The application has been the subject of both pre-application discussion and further negotiations during the application, with subsequent amended plans being received.
- 11.4 The key considerations are:
- the scale and design of the extension with regard to policies DP18 and DP36;
  - whether the proposals would harm the historic significance of this undesignated heritage asset;
  - whether the changes to the outbuilding are appropriate and in accordance with policy DP37; and
  - any impact on trees or ecology in the area
- 11.5 As the property does not lie within any of the four defined villages, the proposal would also need to adhere to the floorspace restriction contained within Policy DP36 of the Local Plan which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and

to ensure there is the ability to maintain a balance in housing stock. Densome Cottage is a 'small dwelling' as defined by policy, and the proposed extension would not exceed 100m<sup>2</sup>, and in this respect would therefore comply with policy. It is not considered that the accommodation proposed for the outbuilding, described as a playroom, plus stores and a workshop, would constitute habitable accommodation and therefore would not count towards the overall total.

- 11.6 With respect to the original plans submitted (notwithstanding the pre-application advice), there were still concerns over the length of the proposed extension and its potential impact on the existing cottage, the street scene and the character and appearance of the conservation area. The further reduction in length (0.96m) and corresponding small decrease in height (10cm) have addressed the concerns to the extent that the extension would not have an overwhelming impact on the original cottage. A rooflight has also been removed from the extension, and those that remain would be of conservation style. The other smaller additions to the dwelling would be acceptable, and it is noted that the proposed materials would also be appropriate for the dwelling. Overall it is considered that the heritage significance of the dwelling would not be compromised by the proposal, and the application would comply with policies SP16, SP17, DP2 and DP18 of the Local Plan.
- 11.7 A number of concerns have been raised with regard to the outbuilding, specifically that the changes proposed indicate its future use for habitable accommodation. There is no change to the overall footprint of the outbuilding, and it is proposed to clad it with timber and primarily make use of the existing openings. Two conservation-style rooflights would be inserted into the roof to the rear, and a flue would be added. The uses shown would be a playroom and shower room, plus storage. Policy DP37 is of some relevance, but is aimed mainly at new outbuildings, and permits them provided that they lie within the residential curtilage, are proportionate and clearly subservient to the main dwelling, and are for purposes incidental to the main dwelling and do not contain any habitable accommodation. This is an existing structure which is large when compared to the dwelling, but the cladding is considered to be acceptable and its overall resulting appearance would not be too domestic, and it would be used for incidental purposes. The standard condition would also be added to ensure that it would not be used for habitable accommodation. It is therefore considered that the changes to the outbuilding would be acceptable.
- 11.7 The application also includes a replacement car port for the existing dilapidated garage to the rear of the cottage. The car port would have a smaller footprint and would be open-sided on two sides. Given its location, it would have little impact on the street

scene, and is considered not to overwhelm the existing cottage.

- 11.8 Access to the site is over the adjoining verge, which is designated SSSI. However, it would appear that this is an existing access and that no changes are proposed. Natural England have also noted this aspect and commented that no changes should be made without any further permissions. A note to this effect is recommended.
- 11.9 Trees on and adjacent to the site are protected by both the Western Escapement Conservation Area and also Tree Preservation Order 69/05 as they are important amenity features to the area and contribute to the character of the Conservation Area. It is not considered that the proposed development would have any direct impact on any important amenity trees, and the recommendations in the submitted tree report are considered appropriate. Therefore, there are no objections to this application on tree grounds subject to a condition.
- 11.10 In conclusion, it is considered that the application be recommended for permission as it would comply with policies SP16, SP17, DP2, DP18, DP36 and DP37.

## 12. RECOMMENDATION

Subject to the comments of the Authority's Ecologist, Grant Subject to Conditions

### Condition(s)

- 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 Development shall only be carried out in accordance with Drawing Nos: 988-20-01, 988-20-03A, 988-20-04B, 988-20-05B and 988-20-06B. No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.
- Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).
- 3 No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National

Park Authority.

Development shall only be carried out in accordance with the details approved.

Reason: To ensure an acceptable appearance of the building in accordance with Policies SP16, SP17, DP2 and DP18 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 4 No windows/doors shall be installed until the following details have been submitted to and approved in writing by the New Forest National Park Authority.

- a) Typical joinery details including window/doors.
- b) Details of all pipes, vents and flues (the latter to be finished in black)

Development shall only take place in accordance with those details which have been approved.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 All new roof lights shall be of a 'Conservation' type and shall be fitted so that, when closed, their outer surfaces are flush with the plane of the surrounding roof covering.

Reason: To protect the character and architectural interest of the building in accordance with Policies DP2, DP18 and SP16 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 No development shall take place until a scheme of landscaping of the site shall be submitted to and approved in writing by the New Forest National Park 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, including all boundary treatments;
- 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 safeguard trees and natural features and to ensure that the development takes place in an appropriate way and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 7 The trees/hedges on the site which are shown to be retained on the approved plans shall be protected during all site clearance, demolition and building works in accordance with the measures set out in the submitted arboricultural statement (Development Site Arboricultural Method Statement ref: SW/AMS/396/19 dated 7 November 2019).

Reason: To safeguard trees and natural features which are important to the visual amenities of the area, in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 No external lighting shall be installed on the site unless details of such proposals have been submitted to and approved in writing by the New Forest National Park Authority.

Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England 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 shall be erected or carried out without express planning permission first having been granted.

Reason: To ensure the dwelling remains of a size which is appropriate to its location within the countryside and to comply with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 10 Unless otherwise agreed in writing by the National Park Authority, development shall only take place in accordance with the recommendations for ecological mitigation and enhancement which are set out in the ecological report (Phase 2 Bat Survey Work ref: AE/4285 dated August 2019) hereby approved. The specified measures shall be implemented and retained at the site in perpetuity.

Reason: To safeguard protected species in accordance with Policies DP2 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 11 All materials, machinery and any resultant waste materials or

spoil shall be stored within the red line application site in accordance with the submitted Construction Management Statement, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of protecting the New Forest Site of Special Scientific Interest in accordance with Policy SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

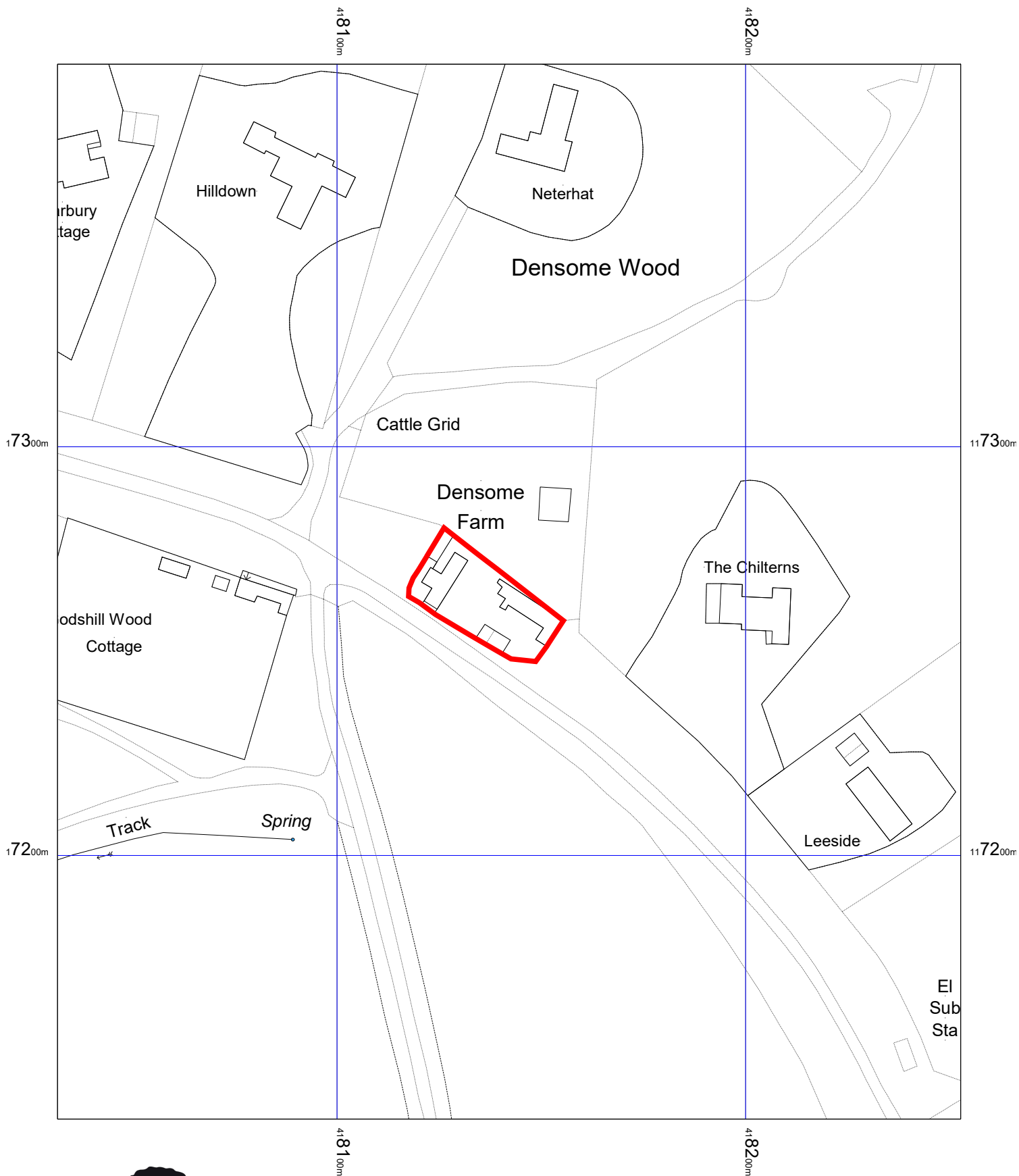
- 12 The outbuildings the subject of this permission shall only be used for purposes incidental to the dwelling on the site and shall not be used for habitable accommodation such as kitchens, living rooms and bedrooms.

Reason: To protect the character and appearance of the countryside in accordance with Policies DP36 and DP37 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

**Informative(s):**

- 1 The Authority has considered the application in relation to its adopted Local Plan, the National Planning Policy Framework and any other relevant material planning consideration and has recommended changes which have been accepted by the applicant to ensure the development is policy compliant and does not harm the character and appearance or amenities of the area.
- 2 Should the applicant wish to make any changes to the access to the garage in the future, consideration would need to be given to the impact on the designated site in line with regulations 75-77 of the Conservation of Habitats and Species Regulation 2017 as the widening of the existing track or introduction of a new access surface would result in the loss of the designated site.





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NATIONAL PARK

New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

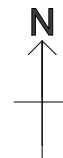
Tel: 01590 646600 Fax: 01590 646666

Date: 04/02/2020

**Ref: 19/00868 FULL**

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**Application No: 19/00900/VAR Variation / Removal of Condition**

**Site:** Bell Inn & Bramshaw Golf Club, Lyndhurst Road, Brook, Lyndhurst, SO43 7HE

**Proposal:** Application to vary condition 1 of planning permission 17/00131 for stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months

**Applicant:** Mr I Strubbe, Brook Enterprises Ltd

**Case Officer:** Liz Young

**Parish:** BRAMSHAW

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**1. REASON FOR COMMITTEE CONSIDERATION**

Application on behalf of Authority Member's immediate family

**2. DEVELOPMENT PLAN DESIGNATION**

Conservation Area

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

DP2 General development principles  
DP18 Design principles  
SP42 Business and employment development  
SP43 Existing employment sites  
DP45 Extensions to non-residential buildings and uses  
SP17 Local distinctiveness

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Not applicable

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 6 - Building a strong, competitive economy  
Sec 12 - Achieving well-designed places  
Sec 16 - Conserving and enhancing the historic environment  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

## **7. PARISH COUNCIL COMMENTS**

Bramshaw Parish Council: Recommend permission but will accept a delegated decision.

## **8. CONSULTEES**

No consultations required

## **9. REPRESENTATIONS**

9.1 No comments received.

## **10. RELEVANT HISTORY**

- 10.1 Application for a certificate of lawful development for proposed completion of works permitted under planning permission 16/00367 as varied by planning permission 17/01018 (19/00727) approved on 8 November 2019
- 10.2 Application to vary condition 1 of planning permission 18/00239 to allow the siting of 3 storage containers for a further temporary period of 12 months (19/00332) withdrawn 21 August 2019
- 10.3 Application to vary condition 1 of planning permission 17/00131 (18/00239) temporary permission granted 16 May 2018
- 10.4 Application to vary condition 2 of planning permission reference 16/00367 to allow an amendment to the building position (17/01018) approved on 23 January 2018
- 10.5 Stationing of 6 storage containers for Office use (B1 Class) for a temporary period of 12 months (17/00131) temporary permission granted 18 April 2017
- 10.6 Office building; timber clad store (Application for Non-Material Amendment to PP 16/00367) (16/00913) approved on 8 November 2016
- 10.7 Office building; timber clad store (16/00367) approved on 20 September 2016

## **11. ASSESSMENT**

- 11.1 This application relates to a group of shipping containers (used as temporary offices) located within the grounds of Bramshaw Golf Club and The Bell Inn, owned by Brook Enterprises Ltd. The site is located to the north of the B3079 and incorporates the parking area and ancillary area and buildings within the green keeper's yard to the east of the clubhouse and public house. The site lies within the Forest Central (North) Conservation Area. The

neighbouring properties (Little Popes Cottage and Popes Cottage) are both Grade II Listed Buildings.

11.2 In terms of background, permission was granted in October 2016 for a new office and store (ref: 16/00467). This application was amended in order to alter the siting of the building (ref: 17/01018). Planning permission ref: 17/01018 has been commenced and is therefore extant. However, the office development has not been completed. Members may recall that temporary consent was granted for the siting of six storage containers to be used for office accommodation until the completion of the approved scheme (ref: 17/00131 and ref: 18/00239).

11.3 This application seeks to vary condition 1 of planning permission reference 17/00131, which stated that the containers had to be removed on or before 18 April 2018, to allow the siting of the containers for a further temporary period of 12 months, or until such time that the approved office building was first occupied, whichever was sooner. The additional period now sought is due to unforeseen constraints at the site, namely a large concrete plinth which was uncovered during excavation, which resulted in the need to alter the siting of the office building, thereby delaying construction. In this latest application, it is also stated that the uncertainty over the status of the consent for the permanent office building had delayed works from progressing any further. Now that this earlier permission has been confirmed as extant it is anticipated that the pending sale of the premises can be finalised (otherwise the current owner would complete the works to serve the existing business). It remains the case that the applicant's intention is to implement the consent for the permanent office building and to remove the containers from the site as soon as possible. It has been established recently on site that three of the approved six containers area remain on site (in two groups), with a temporary external staircase providing access to the top units. The individual units measure 13 sqm, with a height of approximately 2 m. The applicant advises that the other three containers are no longer present or required.

11.5 The key considerations in this case are:

- the impact on the conservation area and setting of the listed buildings; and
- the continuing need for the structures.

The temporary offices are visible within the conservation area by virtue of their location; however, it is noted that the visual impact has been reduced by the removal of three containers. On the basis that they would be sited for a temporary period (albeit a further extended one), and that the trees surrounding the site would provide screening for a proportion of the period, it is not considered that the proposal would result in any significant

adverse impact upon the character or appearance of the conservation area, or upon the setting of the listed buildings of The Bell Inn in the long term.

- 11.6 In relation to the need for the structures, as set out above, the structures are required until the new permanent office is complete, and the additional period is required due to unforeseen constraints at the site. Given that three of the structures have been removed, it is considered that it would be unreasonable to withhold consent to allow the permanent office to reach completion. Further, the proposal relates to a permission which has been granted in compliance with policies which support business and employment development within the National Park. The location of the units is such that they would not interfere with the construction of the permanent office building, which in itself was considered to be in a sustainable location, close to the main business. The area upon which the units are located provide 13 reserved car parking spaces, and it is clear that this has not resulted in the parking being displaced onto the highway or upon the SSSI. Overall, the proposal would facilitate the continued operation of the business during the construction of the new office building.

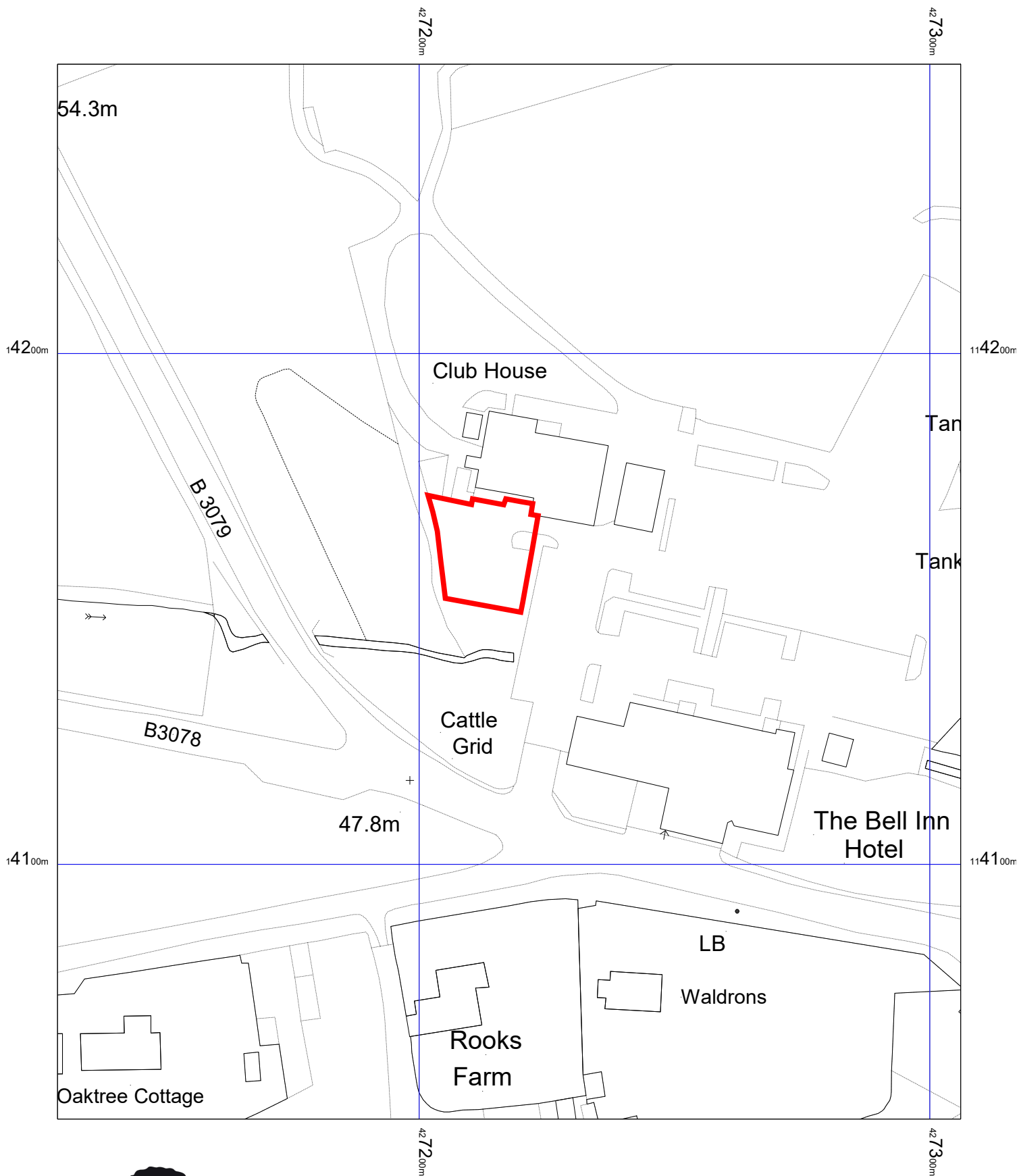
## **12. RECOMMENDATION**

Grant Subject to Conditions

### **Condition(s)**

- 1 The structures hereby approved shall be removed from the site on 18 February 2021, or upon first occupation of the approved office building, whichever is the sooner, and the land restored to its former condition.

Reason: The long-term retention of the structures would harm the character and appearance of the conservation area and setting of the listed building contrary to policies SP16 and SP17 of the New Forest National Park Local Plan.



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New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 04/02/2020

**Ref: 19/00900 VAR**

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**Application No: 19/00953/OUT Outline Planning Permission**

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

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

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

**Case Officer:** Clare Ings

**Parish:** FAWLEY

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**1. REASON FOR COMMITTEE CONSIDERATION**

Contrary to Parish Council view

**2. DEVELOPMENT PLAN DESIGNATION**

No specific designation

**3. PRINCIPAL DEVELOPMENT PLAN POLICIES**

SP4 Spatial strategy  
SP7 Landscape character  
SP19 New residential development in the National Park  
SP21 The size of new dwellings  
DP2 General development principles  
DP18 Design principles

**4. SUPPLEMENTARY PLANNING GUIDANCE**

Design Guide SPD  
Development Standards SPD

**5. NATIONAL PLANNING POLICY FRAMEWORK**

Sec 5 - Delivering a sufficient supply of homes  
Sec 12 - Achieving well-designed places  
Sec 15 - Conserving and enhancing the natural environment

**6. MEMBER COMMENTS**

None received

**7. PARISH COUNCIL COMMENTS**

## **8. CONSULTEES**

- 8.1 Planning Policy Officer: Objection; there is a strong policy objection to this application, which is contrary to several of the key strategic planning policies in the recently adopted Local Plan for the National Park. These policies were robustly assessed and ultimately endorsed following independent examination in 2018/19.
- 8.2 Ecologist: Objection; currently there is insufficient information to demonstrate no net loss and relevant net gains
- 8.3 Archaeologist: No objection, subject to condition for watching brief
- 8.4 Highway Authority (HCC): No objection, subject to the submission of additional information.

## **9. REPRESENTATIONS**

- 9.1 One representation received making the following comments:
- no objection in principle, but seven two storey dwellings would dominate village as they would lie on higher ground
  - preference for seven bungalows
  - need for the proposed shop and public house

## **10. RELEVANT HISTORY**

- 10.1 Outline application for 7no. dwellings access and layout to be considered (18/00870) refused on 16 January 2019
- 10.2 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.
- 10.3 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.
- 10.4 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 partially by a retaining wall, at the junction with Castle Lane in Calshot. The site is accessed from Calshot Road. Prior to a fire in 2001, the site was occupied by a public house but, following the fire and for safety reasons, the building was demolished. Since then the site has become overgrown with brambles and vegetation although there is some evidence of the previous building in the form of concrete hardstanding which can be seen within the site. A Sycamore tree also remains, together with a hedgerow along the road frontage.

11.2 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. The site is bounded by trees on the south-eastern side and some trees on the north-western side.

11.3 As with the previous application (18/00870) which was refused in January 2019, the proposal is also 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). As previously, 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.

The application has been re-submitted with a view to overcoming the previous reasons for refusal.

### Principle of Development

11.4 The major change between this application and the previous scheme is the formal adoption of the Local Plan. The application site still remains outside the defined New Forest villages which, under the new policies SP4 and SP19, are the settlements to which any new residential development should be directed. The exceptions to this are:

- allocated sites;
- the implementation of existing permissions;
- rural exceptions sites for affordable housing; and
- housing for commoners, estate workers or agricultural workers

Windfall sites within the four defined villages would also be

acceptable in principle, but that is not the case with this application.

- 11.5 Given that the Local Plan is so recently adopted, the comments made by the Inspectors following the Examination are pertinent and in particular their conclusion on Policy SP4 (Spatial Strategy), which stated that the spatial strategy: *"...is justified and strikes the right balance between providing some flexibility for certain forms of development whilst focusing on the most sustainable settlements and reflecting environmental constraints."* The Inspectors' views on windfall sites, allowing for about 400 dwellings to 2036, is also realistic and does not need to rely on the delivery of speculative proposals outside the policy provisions of the Local Plan.
- 11.6 A proposed housing allocation in Calshot was not supported by the Local Plan Inspectors who concluded: *"Calshot is not identified as a Defined Village in the Local Plan and the allocation would therefore be inconsistent with the overall spatial strategy set out in Policy SP4. The village is situated in an isolated position and facilities are very limited and the allocation would therefore also be contrary to the NPPF which seeks to encourage patterns of development which facilitates the use of sustainable modes of transport and which would maintain or enhance the vitality of rural communities. Consequently, the village is not a sustainable location for residential development on this scale."*
- 11.7 A recent appeal (ref: APP/B9506/W/19/3232567 in Cadnam) for speculative housing development, of a similar scale to this proposal, outside the defined villages, has been determined since the adoption of the Local Plan. It was dismissed with the Inspector concluding:
- the proposed development of six open market dwellings outside the Defined Villages would be contrary to Policy SP4; and
  - the issue of housing delivery within the National Park was discussed as part of the Local Plan Examination and the Inspectors were satisfied that the Authority had rigorously and comprehensively sought to identify all sources of housing land within the context of a nationally protected landscape.

The proposal would similarly be clearly contrary to the spatial strategy (Policy SP4) and Policy SP19 in respect of new residential development.

- 11.8 The applicant has argued that the site comprises a brownfield site and therefore would be 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 the recently adopted policies relating to new residential development. 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

- 11.9 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 Policies SP7 and SP17 of the adopted Local Plan.

#### Proposed Layout

- 11.10 As previously, the proposal is for seven open market dwellings. The floor space of the proposed dwellings would comprise:

- Four 100m<sup>2</sup> houses;
- Two 120m<sup>2</sup>; and
- One 140m<sup>2</sup> houses.

This represents a change from the previously refused application which only indicated one 100m<sup>2</sup> dwelling. The layout has also changed marginally and is described as representing a form characteristic of a farmyard. Notwithstanding that more of the dwellings would meet the 100m<sup>2</sup> limit set out in policy SP21, the overall proposal would still include a number of dwellings that would be contrary to policy and would introduce large dwellings on the site, in a mix which does not reflect the housing need in the National Park. This was also the case with the appeal at Cadnam referenced above, and the Inspector in dismissing that appeal concluded that the size of the proposed dwellings (in that case all over the 100m<sup>2</sup> limit set out in Policy SP21) would not reflect the housing need within the National Park

#### Access and Highway Implications

- 11.11 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, and has not raised any objection in principle subject to the submission of further details in relation to visibility splays, parking and turning for residents, and also stopping and collection points for refuse vehicles.

#### Impact on Trees and Ecology

- 11.12 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.
- 11.13 A statement has been submitted indicating that financial contributions would be made in accordance with the Authority's Habitat Mitigation Scheme. However, no legal agreement has accompanied the application, and in the absence of such a document, objections would still have to be raised.
- 11.14 There is still an objection has from the Authority's Ecologist as there is currently insufficient professional ecological information to demonstrate accordance with Policies SP5 and SP6 in respect of protected species and biodiversity. 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 SP6 has not been demonstrated.
- 11.15 Furthermore, Natural England have recently advised that there is uncertainty as to whether future housing and visitor accommodation development will adversely impact the protected habitats of the Solent due to increased levels of nitrates entering the system. The application does not include a nutrient budget or measures to mitigate the impact of nitrates.

#### Other matters

- 11.16 Notwithstanding the strong policy objection set out above, the applicant has indicated a willingness to enter into a s106 Agreement to provide contributions towards affordable housing, open space and highways (as well as habitat mitigation), but no

figures have been submitted with this application, nor a legal agreement.

### Conclusion

- 11.17 The application proposes the development of seven open market dwellings with car ports on a site outside of the defined New Forest villages, contrary to the adopted Local Plan. There is a strong and overriding policy objection to the proposal and refusal is recommended.

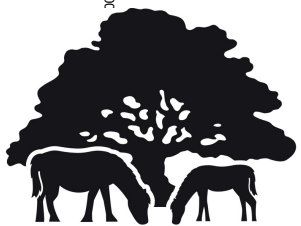
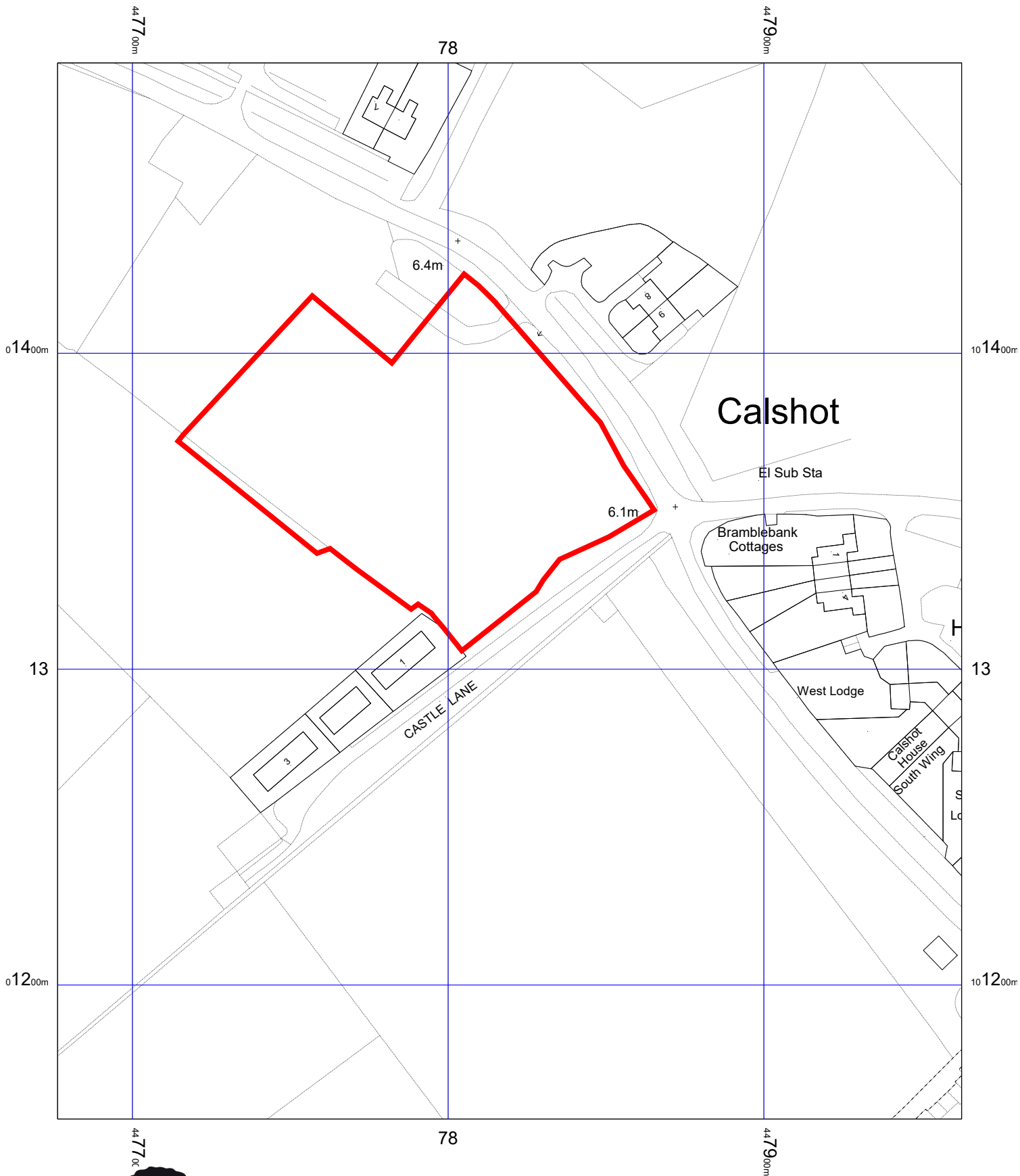
## **12. RECOMMENDATION**

Refuse

### **Reason(s)**

- 1 New residential development is only permitted in the National Park within the four defined villages (windfall sites) or on allocated sites, the exceptions being affordable housing for local needs, or new dwellings required in connection with commoners, estate workers, agriculture or forestry. The proposal for seven open market dwellings in this area of open countryside is therefore contrary to Policies SP4 and SP19 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) 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, including nitrate eutrophication. The proposal would therefore be contrary to policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019) and Section 15 of the NPPF.
- 4 Although the applicant has indicated a willingness to enter into a S106 Agreement to make financial contributions towards affordable housing, open space and off-site highway works, no such document has accompanied the application nor have figures been agreed. The application is therefore contrary to policy

SP38 of the adopted New Forest National Park Local Plan  
2016-2036 (August 2019).



NEW FOREST  
NATIONAL PARK

New Forest National Park Authority  
Lymington Town Hall, Avenue Road,  
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 04/02/2020

**Ref: 19/00953 OUT**

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