

Application No: 20/00271/FULL Full Application

Site: Squirrels, Lyndhurst Road, Brockenhurst, SO42 7RL

Proposal: Demolition of existing single storey shops; erection of building to form a ground floor shop/cafe with associated holiday lets above and basement below; decking; associated parking; alteration to kerb

Applicant: Mr Ahmed

Case Officer: Liz Young

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area
Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP6 The natural environment
DP18 Design principles
SP16 The historic and built environment
SP17 Local distinctiveness
SP19 New residential development in the National Park
SP42 Business and employment development
DP34 Residential character of the Defined Villages
SP39 Local community facilities

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment
Sec 6 - Building a strong, competitive economy

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Objection raised:

- Concerns regarding the extent and layout of the parking, particularly given the proposed use as holiday lets and café and the existing parking issues in this area of the village.
- Overdevelopment of the plot.
- Negative impact upon the local street scene including nearby listed buildings.

8. CONSULTEES

- 8.1 Planning Policy Officer: No objections raised.
- 8.2 Building Design & Conservation Area Officer: No objection subject to conditions
- 8.3 Natural England: No objection subject to mitigation of additional impact upon designated sites.
- 8.4 Ecologist: No objections subject to conditions.
- 8.5 Highway Authority (HCC): No objections based upon amended plans and subject to at least two of the proposed parking spaces being made available to overnight guests.
- 8.6 Environmental Protection (NFDC) No objections subject to conditions.
- 8.7 Tree Officer: No objections subject to conditions.

9. REPRESENTATIONS

- 9.1 Twenty five representations received (23 objections, 2 comment only):
- Overdevelopment.
 - A single storey development would be more appropriate.
 - Proposal would exacerbate highway safety, access and parking issues along a stretch of highway which is already very congested.
 - The existing buildings have been deliberately damaged to avoid the need to repair.
 - The adjacent cul-de-sac is already congested with cars.
 - Overlooking towards adjacent properties.
 - The basement is unnecessary and construction will cause disruption to adjacent properties.
 - Construction traffic will cause further congestion.

- Proposal would amount to a significant increase in comparison with the existing building.
- Loss of light.
- Proposal would overwhelm the adjacent chapel.
- Amended plans do not sufficiently address concerns about size and parking.
- There are numerous other eating establishments along this stretch of road and there is no justification for another food outlet.
- Concerns over the right for adjacent properties to carry out improvements to drains and sewers in future.
- There is a covenant which prevents trade and business on a Sunday and also the sale of alcohol from the site.
- Proposal would cause damage to the adjacent tree.

9.2 Two representations received from the agent in response to the third party concerns raised:

- The proposal will be run as a family business.
- The existing site is an eye sore.
- The size of the proposed basement has been reduced and the design has been amended to address concerns from the Conservation Officer.
- The excavation of the basement will be undertaken to ensure minimal disturbance to neighbouring properties.
- The entrance doors and windows proposed on the holiday lets will be obscurely glazed to prevent overlooking.
- The previous business was unviable.
- The surveyor has advised that it is not viable to retain the existing buildings.
- Measures will be undertaken to ensure the protected tree would not be damaged as a result of the proposed works.
- The Local Plan encourages tourism and Brockenhurst is a tourist destination.
- Parking and traffic will always be problematic in Brockenhurst and adequate parking is proposed to accommodate this development.
- The buildings have not been left to deteriorate intentionally.
- The building would need to be demolished and replaced to meet current building regulations.

10. RELEVANT HISTORY

- 10.1 Demolition of single storey retail units (18/00007) refused on 28 February 2018
- 10.2 Application for Prior Notification under Part 11 of the Town and Country (General Permitted Development) Order 2015 for demolition of single storey retail units (17/01050) approved on 5 January 2018

11. ASSESSMENT

11.1 This application relates to four modest, vacant shop units (known as "The Squirrels") which are prominently sited within the Brockenhurst Conservation Area. The buildings originate from the 1920s and are of lightweight construction made from softwood timber frame, asbestos cement panels and corrugated iron cladding. The Brockenhurst Conservation Area Character Appraisal states *'They are an important and rare survival of small shops from the period and should be preserved'* and their significance lies in their aesthetic and historic value. The quirky design of the shops and their human scale at the north end of Brockenhurst contributes to the character of the village. Until only a few years ago, these shops were in use. They were an attractive row, animating the street scene as a group of antique shops up until around 2014. Two listed buildings lie immediately north of the site (a pair of semi-detached cottages) and a listed public house lies directly to the east.

Proposal

11.2 Consent is sought to replace the existing shop units with a two storey building and basement below. The ground floor area would accommodate a restaurant use with associated storage in the basement below. Four en-suite bed and breakfast rooms are proposed above. Access to these rooms would be via an external staircase on the southern end of the building, linking up with a raised walkway would run along the rear elevation. The buildings to be replaced have an external footprint of 114 square metres and a ridge height of 4.5 metres. The replacement building would have a ridge height of 8 metres and an external footprint of 213 square metres. A flat roofed projection would run along the front elevation. This elevation would be predominantly glazed at ground floor level with signage above. The external facing materials would comprise facing brick work, clay roof tiles and timber sash windows. Black metal railings would enclose the external staircase. Cycle parking is proposed to the rear, whilst four staff parking spaces and a small outdoor seating area are proposed immediately south of the building.

11.3 The main issues under consideration would be:

- The extent to which the proposed demolition of the existing buildings can be justified having regard to their local historic interest and their general condition.
- The impact the proposed redevelopment of the site would have upon the character and appearance of the conservation area, the setting of adjacent listed buildings and the street scene along Southampton Road.
- The extent to which the proposal would meet the requirements of policies within the Local Plan which relate to business and employment development and sustainable tourism (Policies SP42, DP44 and SP46).

- Any potential loss of amenity to neighbouring residents.
- Highway safety considerations and parking provision.
- The impact the development would have upon the ecology and natural features of the site itself and also adjacent designated sites.

Principle of Demolition

- 11.4 In terms of background, this application has been submitted in order to address the previous concerns which led to the refusal of the 2018 submission (18/00007). This earlier scheme related only demolition and no details had been provided at this stage in relation to the proposed redevelopment of the site. In 2018 there was insufficient evidence to demonstrate that the buildings could not be reasonably retained and restored. The Authority concluded that it would also need to be established that the buildings have not been allowed to deteriorate further through neglect and/ or abandonment.
- 11.5 To address these concerns, a 2019 RMA Heritage Statement and updated 2020 condition survey have been submitted as part of this latest application. Both these documents note the poor state of repair of the existing buildings. The roof and walls of all four units have been patch repaired in different materials. The central flat roofed unit has been altered on at least two occasions in the past. The original double doors and vending machines are no longer in place and the lower section of the building has recently been clad in weatherboarding. The surviving units were completely re-fronted by the late 20th century and whilst they are around 100 years old they are no longer wholly corrugated and are not considered to be a good example of this type of building, particularly as the two northern units were timber add-ons. The mullion on the display window has been crudely repaired and both shop fronts are in a poor state of repair. There are much better quality examples of 20th century shop fronts in Brookley Road. The Condition Survey notes that the shops were last in use in 2014, by which point the structural condition had become very poor (this mainly being attributed to the ongoing poor standard of repairs). There is asbestos within the roof and a number of structural failures. The roof has suffered heat damage and has become soft and covered in vegetation. There is also no structural support on the western eaves. The flat roof over the toilet extension has also failed. Deterioration has been in progress for several years and much of the roof would need to be completely rebuilt. The buildings are also not capable of attaining an energy efficiency certificate.
- 11.6 Based upon the further information which has been submitted with this latest application, along with feedback from the Building Design and Conservation Officer, it is apparent that only a modest amount of original historic fabric remains within the buildings. Any proposal to refurbish the buildings would result in the loss of much

of the remaining fabric. The deterioration of the buildings has taken place over a significant length of time and more recently the current owner has ensured the structures remain weather tight. Therefore, there is no sign of deliberate neglect. The low quality of the structures in their current form and the fact that any proposal to retain them would involve extensive replacement of the original fabric provides sufficient justification for their demolition. Subject to ensuring an appropriate scheme for their replacement, the loss of these buildings would not have a harmful impact upon the character and appearance of the conservation area.

Impact of Redevelopment on the Character of the Area

- 11.7 In terms of the proposed design, the scheme had previously been subject to pre-application advice where it had been agreed that the general principle of a two storey building with facing brick work and clay roof tiles (replicating other buildings in the immediate locality) would be acceptable. The plans originally submitted as part of this application, however, caused concerns in relation to scale, bulk and suburban form. In order to address these concerns, amended plans have now been submitted. The amendments have achieved a less bulky roofline (by removing the flat roofed element and reducing building depth). The basement has been reduced in size. Design features (bricked in windows) have been introduced on the flank walls to add interest and gabled projections are proposed to the rear. The Building Design and Conservation Officer has advised that these changes sufficiently address previous concerns and that the development would not have a harmful impact upon the character and appearance of the conservation area.
- 11.8 Whilst the concerns raised in relation to the size and scale of the development are noted, the development is not considered to be at odds with the character of the wider area. This section of Lyndhurst Road comprises a mix of building styles and heights and the proposal seeks to replicate the form, scale and materials of the public house directly opposite. The buildings which front directly onto Lyndhurst Road typically have fairly restricted plots as the locality is built up with a mix of commercial and residential properties. Building heights are also very varied, ranging from single storey to three storey. The main two storey element on the proposed building would be set further back from the highway and, subject to ensuring appropriate landscaping and materials, the development is considered to meet the requirements of Policies DP2, DP18, SP16 and SP17 of the New Forest National Park Local Plan.

Policy Considerations

- 11.9 The site lies within the defined settlement boundary of Brockenhurst and the general principle of introducing new business uses (including food and drink establishments) is

permitted in principle subject to ensuring the development would be small scale. Policy DP44 of the Local Plan seeks to ensure the redevelopment of existing employment sites deal comprehensively with the site and would have a minimal visual impact upon the landscape, amenities of neighbouring residents and traffic. Replacement buildings should be appropriate to their surroundings and the development would be contained within the site boundary.

- 11.10 The information accompanying the application states that a total of two full time employees are proposed. The amount of commercial floorspace would increase by just over 100 square metres. Whilst this would be a significant increase, this is in part attributed to the change of use from retail. In terms of scale and size, the proposal would be comparable with other businesses in the immediate locality. The proposal would be contained within the boundaries of the site and only a modest amount of outdoor seating is proposed. The development also lies within a sustainable location within walking distance of the train station and within the defined village of Brockenhurst. It is closely associated with other commercial uses in the immediate locality. The proposal is considered to meet the objectives of Policy DP42 which seek to focus more significant development proposals in the defined villages. As set out above, the overall visual impact of the proposed development is considered acceptable and the proposal would re-instate a commercial frontage which has remained vacant since 2014. The proposed restaurant use is therefore considered to meet the policy requirements set out within the Local Plan.
- 11.11 Policy SP46 of the Local Plan seeks to direct new tourist accommodation to the four defined villages as these are typically well served by restaurants, shops and public transport. This policy also seeks to ensure development proposals would be small scale. The proposed provision of four en-suite bedrooms in this context is considered to be sufficiently small scale and would not lead to a harmful increase in levels of activity. There are a number of significantly larger hotel establishments in the immediate locality and, in this context, the level of development now proposed is considered to be sufficiently low key. The proposal to provide bed and breakfast use directly associated with the ground floor restaurant (rather than self-contained accommodation) would also be in line with the policy objective of retaining serviced visitor accommodation where it contributes to the sustainability of local communities.

Neighbouring Amenity

- 11.12 There would be a distance of over 10 metres between the flank wall of the proposed building and the boundary with the property to the south and no upper floor windows are proposed in the south elevation. The main outlook of the upper floor would face

towards the main road. The rear walkway access to the bed and breakfast rooms would overlook the communal parking areas to the west and would not impact upon the privacy of any neighbouring properties. The amended design has resulted in the introduction of a rear projecting gable on the northern end of the building and this would mitigate any potential overlooking towards the property to the north. Whilst the main parking and turning area proposed would adjoin the boundary with the property to the south, the overall level of disturbance in this context is unlikely to be harmful in light of the activity already associated with the parking areas off Forest Hall and also vehicle movements along Lyndhurst Road itself. Whilst the proposal would lead to some loss of light to the property to the north, this would only impact upon their front drive / parking area, whilst the house itself (and private garden area) would be at least 10 metres from the proposed flank elevation. Environmental Protection have indicated that they raise no objections to the proposal subject to appropriate mitigation relating to dust, construction hours, waste and odour being implemented. The proposal is therefore not considered to give rise to an unacceptably harmful impact upon the living conditions of neighbouring properties.

Highway Considerations

- 11.13 It is acknowledged that the proposal falls short of the level of parking provision set out within Annexe 2 of the Local Plan. The supporting text within the Local Plan, however does recognise that reduced parking provision can be acceptable in circumstances where there is relatively good access by public transport. The site lies approximately 300 metres from Brockenhurst train station and also lies on a regular bus route. A large public car park also lies within the village centre along with on road parking. In light of the concerns raised by third parties in relation to parking provision, the issue has been discussed further with the Highways Authority. As Highways have pointed out, no parking was proposed as part of the original scheme for the 4 bed and breakfast rooms. The plans have now been amended to provide a total of four spaces with at least two of these serving the bed and breakfast use. Whilst this equates to a 50% provision, it would be reasonable in this case to take a balanced view based upon the fact the applicant is expecting to actively market the rooms to cyclists who are expecting to travel to and from Hampshire via bike/ public transport. As set out above, the site lies close to the Brockenhurst train station. Based upon the amended plans and the further feedback received from the Highways Authority, it is considered that in this context the development would provide adequate provision for off road parking.

Trees

- 11.14 The proposed development lies close to a protected horse

chestnut tree which makes a positive contribution to the character and appearance of the conservation area. However, the footprint of the proposed building would not lie any closer to this tree than the existing buildings. Subject to the proposed hardsurfacing being constructed in accordance with British Standards and ground protection with special surfacing being installed, the Tree Officer is satisfied that any potential harmful impact upon the tree could reasonably be mitigated. It would also be necessary to obtain details of tree protection and construction design prior to development. The applicant has agreed that they would be willing to accept these conditions.

Ecology and Biodiversity

- 11.15 The site lies within 144 metres of the New Forest Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) and within 154 metres of the New Forest Ramsar Site and Special Protection Area. The site also lies within the Solent catchment and, because the proposed development would result in a net increase in overnight accommodation, it will lead to additional recreation impacts upon designated sites and also an increased output of nutrients (specifically nitrates) to the Solent water environment. The applicant, however, has indicated that they would be willing to provide the appropriate level of mitigation in each case. Natural England are satisfied that subject to the appropriate mitigation being in place and an appropriate assessment being undertaken, the development would not give rise to a harmful impact upon the designated sites of the New Forest and also the Solent Catchment.
- 11.16 The submitted ecology report includes a preliminary bat roost appraisal and concludes that there is negligible potential for bats within the building and on the site. There are no badgers occupying the site and the short length of the vegetation is such that there is also limited potential for reptiles. The report proposes various measures for bringing about biodiversity net gain. These include native hedgerow planting, a sensitive bat lighting strategy and provisions for swifts, hedgehogs, bees and bats. The Ecologist, however, has recommended that further details of compensation and enhancement would be required and the applicant has indicated that they are willing to accept a pre-commencement condition requesting these details.
- 11.17 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 planning 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 the adverse impacts

would be avoided if the planning permission were to be conditional upon the approval of proposals for the mitigation of that impact in accordance with the Authority's Mitigation Strategy or mitigation to at least an equivalent effect.

Conclusion

- 11.18 It has been established that much of the original historic fabric of the existing buildings has been lost and that this has largely been attributed to a series of ongoing poor quality repairs rather than deliberate neglect. The retention of these buildings would be unviable as it would necessitate the wholesale replacement of a large proportion of the existing structure. It has been established that the building is no longer one of the best examples of its type and the loss of these buildings would therefore not be harmful to the built heritage of the New Forest. Based upon the amended plans, the design of the proposed building would (subject to appropriate landscaping) not have a harmful impact upon the character and appearance of the conservation area. The proposal to incorporate a commercial use on the ground floor would ensure the vibrancy and mix of uses along this part of the Lyndhurst Road would be retained. The proposed visitor accommodation would be low key and incidental to the main restaurant use and the proposal would not give rise to a harmful impact upon the living conditions of neighbouring residents. It is therefore recommended that planning permission should be granted.

12. RECOMMENDATION

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 No development shall take place above slab level until samples or exact details of the facing and roofing materials (including the proposed stair balustrade) 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 Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 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).

- 4 The development hereby permitted shall not be occupied until the arrangements for parking and turning within its curtilage have been implemented.

These areas shall be kept available for their intended purposes at all times.

Reason: To ensure adequate parking provision is made in the interest of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019) and Section 9 of the National Planning Policy Framework.

- 5 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, eaves, verge, bargeboards.
- b) Any other detail relevant to the case

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).

- 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;
- (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 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the National Park Authority gives written consent to any variation.

Reason: To ensure the appearance and setting of the development is satisfactory and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 8 The development hereby permitted shall not be occupied until:
- a) 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;
 - b) A mitigation package addressing the additional nutrient input arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such mitigation package shall address all of the additional nutrient load imposed on protected European Sites by the development when fully occupied and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of the protected European Sites, having regard to the conservation objectives for those sites; and
 - c) All measures forming part of that mitigation package have been provided to the Local Planning Authority.

The development shall be carried out in accordance with and subject to the above details.

Reason: There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some European designated nature conservation sites in the Solent catchment. To ensure that the proposal may proceed as sustainable development, there is a duty upon the Local Planning Authority to ensure that sufficient mitigation is provided against any impacts which might arise upon the designated sites. In coming to this decision, the Authority has had regard to Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Policy SP5 of the adopted New Forest National Park Local Plan (2016 - 2036).

- 9 A scheme for the parking of cycles shall be submitted to and approved in writing by the National Park Authority and completed prior to the development being first occupied.

The spaces shall be retained and kept available for their intended purpose at all times.

Reason: To ensure adequate parking provision is made in the interests of highway safety and to comply with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), Section 9 of the National Planning Policy Framework and the Development Standards SPD.

- 10 No development shall take place (including site clearance and demolition) until a construction management statement has been submitted to the New Forest National Park Authority and has been approved in writing.

The approved measures shall be implemented in full for the duration of the approved development.

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).

- 11 Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and/or Ramsar sites shall be submitted to and approved in writing by the New Forest National Park Authority. The ecological mitigation may take the form of a planning obligation which secures financial contributions in accordance with the Authority's Habitat Mitigation Scheme and the Solent (SRMP) Explanatory Note.

Reason: To safeguard sites of international ecological importance in accordance with Policies SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019), the Authority's Habitat Mitigation Scheme and the SRMP.

- 12 No development, demolition or site clearance shall take place until an arboricultural method statement and engineering drawings for the foundation design of the approved development has been submitted to and approved in writing by the Local Planning Authority.

Development shall only take place in accordance with these approved details.

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).

- 13 Unless otherwise approved in writing by the Local Planning Authority, all works and ancillary operations in connection with the construction of the development, including the use of any equipment or deliveries to the site, shall be carried out only between 0800 hours and 1800 hours on Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank Holidays or Public Holidays.

Reason: In order to preserve the amenities of neighbouring residents and to meet the requirements of Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 14 The approved development shall not be occupied until a scheme of odour suppression has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a description of all proposed cooking processes, a plan of the proposed ventilation system and odour abatement measures including the location and details of the filters and fans and the manufacturer's recommendations concerning frequency and type of maintenance. The approved equipment shall be installed in accordance with the approved details prior to the use hereby approved commencing and shall thereafter be operated at all times when cooking is taking.

Reason: To preserve the amenities of neighbouring residents and to meet the requirements of Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 15 Prior to works commencing (including demolition and site clearance), a written Dust Management Plan (DMP) shall be submitted to and approved by the Planning Authority. The approved DMP shall consider all aspects of the works being undertaken on site, and include mitigation measures which follow good practice and are site specific. The approved DMP shall be retained and maintained thereafter until the demolition and construction phases have been completed.

Reason: To preserve the amenities of neighbouring residents and to meet the requirements of Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 16 The approved development shall not be occupied or brought into use until suitable and sufficient waste storage facilities have been provided for the safe and secure on-site storage of waste derived from the business/flats to ensure that no detriment to amenity from smell, flies or vermin arises.

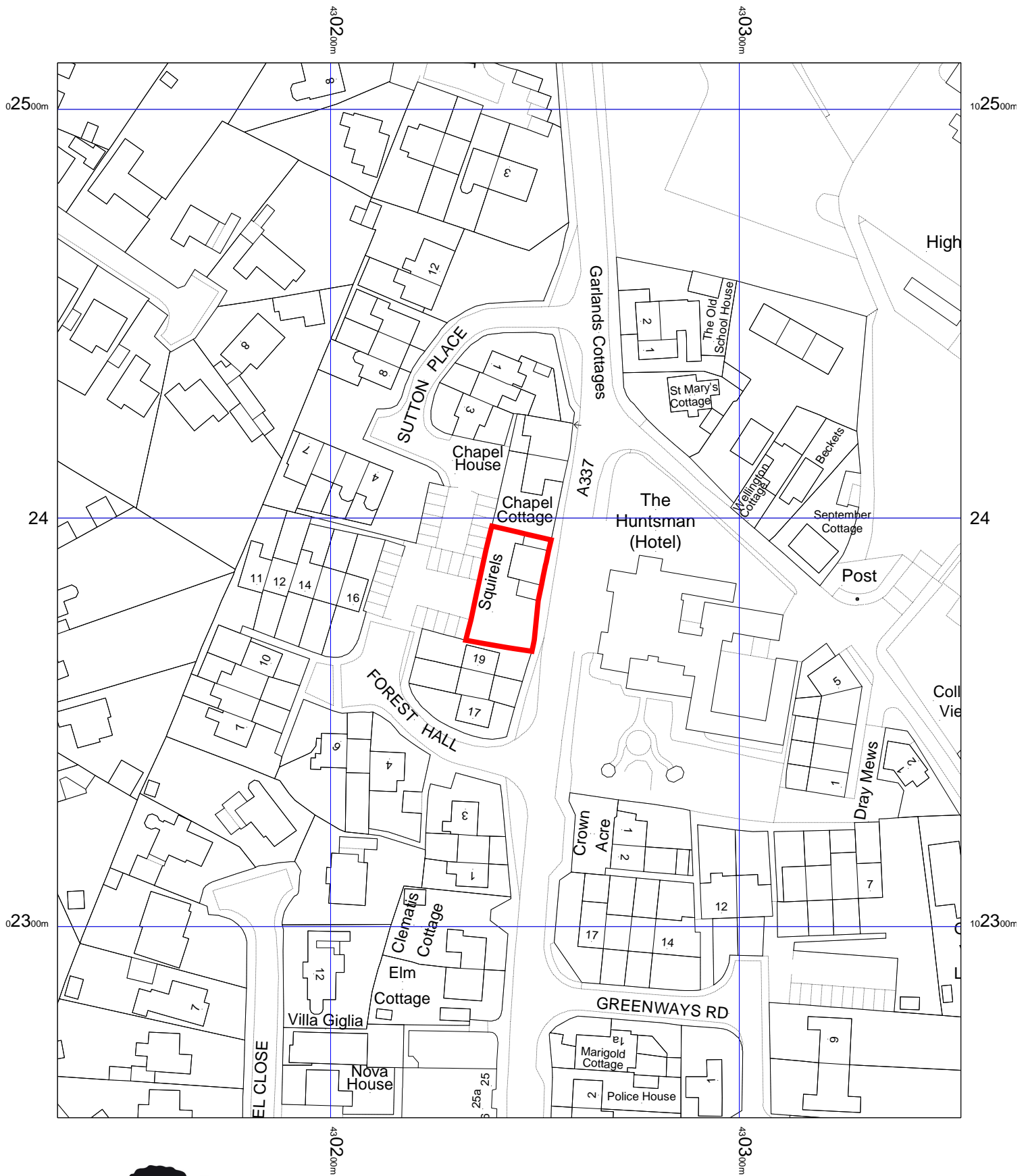
Reason: To preserve the amenities of neighbouring residents and to meet the requirements of Policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).

- 17 Prior to the commencement of development (including site and scrub clearance), measures for ecological compensation and enhancement (including timescales for implementing these measures) shall be submitted to and approved in writing by the National Park Authority. The measures thereby approved shall be implemented and retained at the site in perpetuity. The measures shall be based on the recommendations set out in the ecological report approved as part of this planning application.

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).

Informative(s):

- 1 Please be advised that any signage to be introduced on the building would be subject to a separate application for advertisement consent.



New Forest National Park Authority
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