

Application No: 20/00726/FULL Full Application

Site: 5 Knightwood Close, Ashurst, Southampton, SO40 7FE

Proposal: Cladding to existing upper dormers and garage

Applicant: Ms S Merry

Case Officer: Claire Woolf

Parish: ASHURST AND COLBURY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP18 Design principles

SP17 Local distinctiveness

DP2 General development principles

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD

Ashurst and Colbury Village Design Statement

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

Sec 12 - Achieving well-designed places

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Ashurst and Colbury Parish Council: Recommend refusal for the reasons listed below:

It was noted that previous applications for cladding to dwellings in Knightwood Close had been refused. It was felt that the cladding was out of keeping with the immediate local area and the building itself.

8. CONSULTEEES

No consultations required

9. REPRESENTATIONS

9.1 No representations received.

10. RELEVANT HISTORY

10.1 Retention of carport and shed (10/95411) approved on 23 September 2010.

11. ASSESSMENT

11.1 5 Knightwood Close is a detached chalet bungalow situated within a cul-de-sac of dwellings originally built in two designs. Infill development has allowed for different building forms to be introduced along the west side of the Close. All of the properties in Knightwood Close have flat roofed dormers and originally all had tile wall hanging. The property is sited within the Defined Village of Ashurst and is not within a conservation area.

11.2 Consent is retrospectively sought for UPVC cladding with a 'wood grain effect' in slate grey on the gable end above the front door and box dormers.

11.3 UPVC cladding is not generally considered to be an appropriate material or one which reflects buildings typical of the New Forest National Park. However, the existing dwelling and those in both the immediate and wider locality are not recognised as being of significant aesthetic or vernacular interest. The site does not lie within or impact upon a conservation area and cannot be viewed from the open forest. A range of materials have replaced tile hanging on other properties within Knightwood Close, including render, decorative tile hanging, some use of uPVC cladding and painted timber, thereby creating a mixed appearance to Knightwood Close.

11.4 Overall, whilst the use of a natural timber is preferable, in this particular location, given the presence of similar materials used elsewhere along the road where there is less of a uniform approach, and the muted colour of the cladding, it is not considered that the proposal would have any significant detrimental impact upon the character or appearance of the area, or upon the special qualities of the New Forest National Park to the extent that it would conflict with Policies DP2, SP17 and DP18. It is therefore recommended for permission.

12. RECOMMENDATION

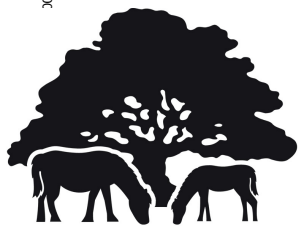
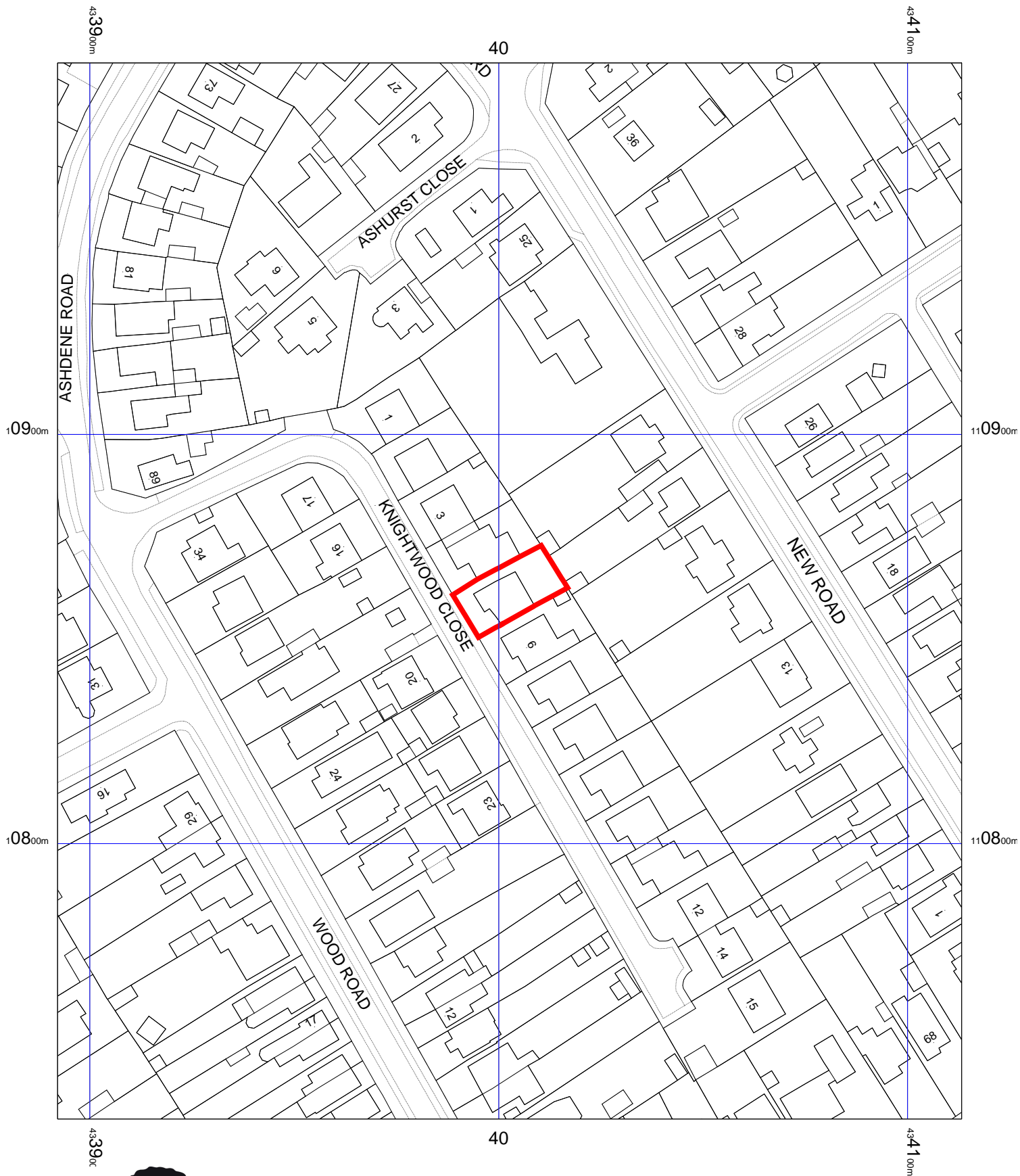
Grant Subject to Conditions

Condition(s)

- 1 Development shall only be carried out in accordance with drawing nos: DR1, DR2 and DR3.

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).



NEW FOREST
NATIONAL PARK

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

Tel: 01590 646600 Fax: 01590 646666

Date: 04/05/2021

Ref: 20/00726

Scale: 1:1250

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Application No: 20/00916/FULL Full Application

Site: Lakeside, West Common, Langley, Southampton, SO45 1XJ

Proposal: Single storey extension; alteration to existing outbuilding

Applicant: Mr Collings

Case Officer: Clare Ings

Parish: FAWLEY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

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 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Fawley Parish Council: would like to comment in two parts to this application:

- the main building – happy to accept the decision reached by officers if the size of the extension is within the permitted measurements in regard to policy DP36, i.e. 30%
- the outbuilding - recommend refusal - do not support the conversion of

the existing derelict outbuilding into possible ancillary accommodation or separate dwelling.

8. CONSULTTEES

No consultations required

9. REPRESENTATIONS

9.1 Two representations received objecting on the following grounds:

- The property has already been extended to its full limit.
- This is another attempt to convert the outbuilding for residential use.
- The property was previously used for B&B and the outbuilding was proposed to accommodate this use.
- The outbuilding is only suitable for use as stables and/or as a pig sty.

10. RELEVANT HISTORY

- 10.1 Alterations and single storey extension to existing outbuilding to create 1no. 2 bedroom holiday let (16.010267) refused on 21 February 2017
- 10.1 Extension to outbuilding; change of use to convert an existing outbuilding to form new dwelling ancillary to the existing house as a granny annexe (13/98922) refused on 21 January 2014
- 10.2 Extension to outbuilding; change of use to convert an existing outbuilding to form new dwelling ancillary to the existing house as a granny annexe (12/97867) refused on 23 November 2012
- 10.3 Bungalow (outline application with all matters reserved) (05/83686) refused on 7 March 2005

11. ASSESSMENT

- 11.1 The application property, a chalet bungalow, occupies a large sloping plot at the end of a cul-de-sac. Within the plot is an outbuilding which is single storey, small and brick-built with detailed tile hanging in the gable and a tiled roof. It is currently in very poor condition. It lies to the east of the main dwelling, at a higher level. The eastern boundary of the site is formed by mature trees, now the subject of a Tree Preservation Order. The general character of the area is of individual dwellings in large plots with areas of woodland adjoining. To the south of the site, there is a public right of way.
- 11.2 This current proposal is in two parts: a single storey extension to the dwelling and a replacement outbuilding. The extension to the dwelling would form an extended lounge to the rear, and make a

feature of the gable end with floor to ceiling height glazing. The replacement outbuilding would remain on the footprint of the existing building, and be of similar size in terms of footprint and height, and would be used for a home office and storage. It would be constructed of brick.

11.3 The key considerations are:

- The implications for policies (DP36 and DP37);
- The scale and design of the proposals; and
- Any impact on trees or ecology.

Given the location of the dwelling at the end of a cul-de-sac neither part of the proposal would result in any adverse impact on the private amenities of neighbouring residents.

Extension

11.4 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 the housing stock. The existing habitable floorspace of the property as of 1 July 1982 was approximately 187sqm, and the resulting habitable floorspace (taking into consideration a small roof extension and other extensions erected under permitted development rights) would result in the property reaching the maximum 30% limit (this has been achieved through negotiation and the receipt of amended plans). Therefore in floorspace terms, the proposal would comply with Policy DP36.

11.5 The extension would lie to the rear of the dwelling and would have a ridge height well below that of the main dwelling and therefore would clearly be subservient. Floor to ceiling glazing is proposed in the gable end, but this also has been reduced in scale through negotiation in order to limit light spillage. It is therefore considered that the proposal would be acceptable in design terms and would not harm the amenities of the surrounding area.

Outbuilding

11.6 Policy DP37 of the New Forest National Park Local Plan relates to outbuildings and requires that they should be proportionate and clearly subservient to the dwelling they are to serve in terms of their design, scale, size, height and massing. The policy also requires outbuildings to be located in the domestic curtilage and to be required for purposes that are incidental to the main dwelling. The history of the site indicates that previous owners have sought a residential use for the outbuilding, but this is not the case with this proposal, which would comply with these

requirements, being proposed for a home office with storage. Circulation space within the site would be unaffected. The proposal therefore complies with Policy DP37.

- 11.7 Whilst the existing outbuilding has attractive features, it is now in such a poor state that its removal and replacement would seem appropriate. The replacement building would be of similar scale and would be sited on the same footprint, and therefore it would still appear suitably subservient in size, height and scale, and the design would be appropriate in this location. In this respect it is also considered to comply with Policy DP37. However, it would be appropriate to add a condition restricting the use of the outbuilding to incidental only.
- 11.8 An ecology report was submitted with the application which indicated that there was negligible likelihood of the outbuilding being suitable for bats, but that bats boxes were recommended to enhance the ecological potential on the site.
- 11.9 Both the extension and the outbuilding would lie well away from the protected trees on the site which would therefore remain unaffected.
- 11.10 Permission is therefore recommended subject to conditions.

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 Development shall only be carried out in accordance with Drawing nos: P010.A, P011.C, DR2 and DR3 Rev B. 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 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

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).

- 4 The outbuilding 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).

- 5 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.

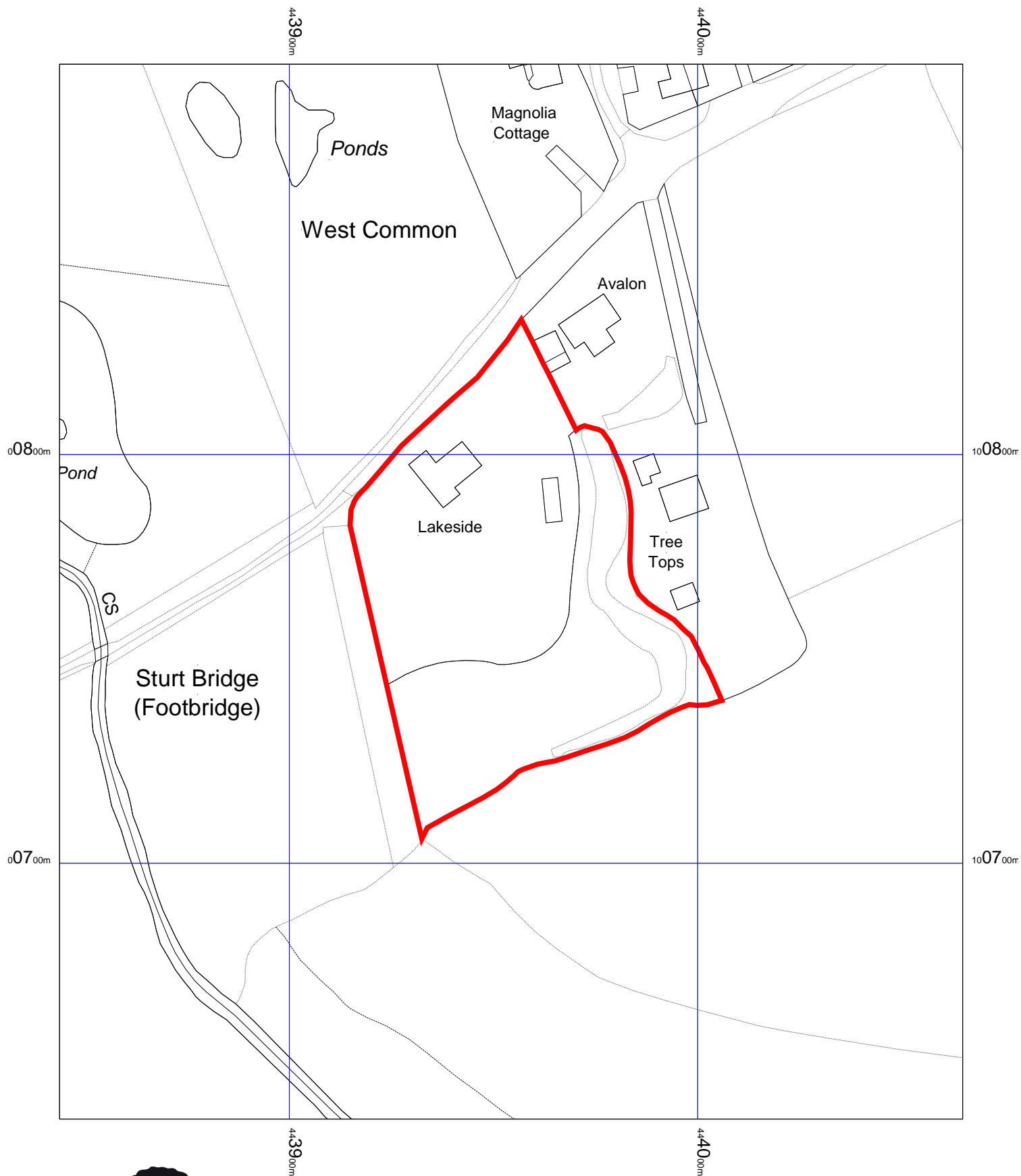
Reason: To protect the amenities of the area in accordance with Policies DP2 and SP15 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 6 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 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).

Informative(s):

- 1 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.



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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

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Application No: 21/00105/FULL Full Application

Site: Land Of Folly Hill, Hale Purlieu, Hale, Fordingbridge, SP6 2NN

Proposal: 2no. Affordable dwellings; parking; associated landscaping

Applicant: Mr Templeton, Hale Village Community Land Trust

Case Officer: Clare Ings

Parish: HALE

1. REASON FOR COMMITTEE CONSIDERATION

Rural Exception Site
Significant local interest

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP4 Spatial strategy
SP6 The natural environment
SP7 Landscape character
DP2 General development principles
DP18 Design principles
SP19 New residential development in the National Park
SP28 Rural exceptions sites
SP16 The historic and built environment
SP17 Local distinctiveness

4. SUPPLEMENTARY PLANNING GUIDANCE

Design Guide SPD
Revised Habitat Mitigation Scheme 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
Sec 16 - Conserving and enhancing the historic environment

6. MEMBER COMMENTS

One Member comment received from Edward Heron as follows:

Contrary to SP28. Whilst the ambitions of the Community Land Trust and the generosity of the landowner are applauded, this is not enough to deliver affordable housing in a way that ensures both the homes and the future occupants successfully integrate within an established community.

The site is in the wrong place.

The CLT is not a sufficiently trusted delivery mechanism and its proposed tenant allocation policies do not ensure the homes will “meet a particular local need that cannot be accommodated in any other way”.

7. PARISH COUNCIL COMMENTS

Hale Parish Council: Recommend refusal for the following reasons:

- The proposal would be contrary to a number of policies:
- SP28A - Identified need has not been demonstrated or could be met in another way in neighbouring areas where property is more affordable and development is taking place.
- SP6 - The highly protected area of conservation should be protected and development should not be allowed unless an overriding public need has been demonstrated. The benefit of housing two families would not outweigh the environmental and ecological damage.
- DP2 - The properties are out of keeping with other properties on this road which are detached and set on large plots of land.
- SP21/DP18 - The properties are oversized; rooms are too large and could be subdivided to create addition bedrooms.
- The survey conducted by the council showed that villagers are opposed to this site.
- While the properties might be available to support commoners the paddock at Folly Hill would be lost.
- Decorative aggregate surfaces represent a loss of grassland and an increase in the probability of run off to the protected adjacent land.

8. CONSULTEES

- 8.1 Tree Officer: Objection on the grounds of potential loss of tree cover
- 8.2 Ecologist: Objection - cannot currently support the application as accordance has not been demonstrated in respect of local plan policies SP5 and SP6
- 8.3 Building Design & Conservation Area Officer: No objection, subject to conditions

- 8.4 Natural England: No objection, subject to appropriate mitigation
- 8.5 The National Trust: Comment. Any sight lines would have to be with the agreement of the National Trust.
- 8.6 Housing Development NFDC: Comment.
- There is a need for two dwellings (1 x 1 bed and 1 x 2 bed) on the NFDC Housing Register as at 5th May 2021
 - The proposed scheme does not accurately reflect the requirements of households who are currently listed on the New Forest District Council housing register
 - The proposed affordable homes are to be 'for rent'; however the proposal gives no indication of what the rents would be, or how they will be modelled and controlled beyond stating they will be let at a 'price substantially less than prevailing local market rates
 - Comprehensive details or heads of terms have not been provided on the Policy content itself, how the homes and tenants will be overseen and managed by the Community Land Trust, or how and by whom the Policy will be approved and scrutinised
- 8.7 Highway Authority (HCC): No objection, subject to appropriate sight lines and gates to be set back 6m

9. REPRESENTATIONS

- 9.1 42 representations received in support of the application, stating:
- well thought out plan, with tastefully designed dwellings
 - close to local school - about 15 mins walk
 - good location for young people
 - if built would help with mix of people (ages) in Hale
 - occupants would have links to locality
 - three independent surveys have demonstrated a need for the development
 - would help support school
- 9.2 85 representations received objecting to the application for the following reasons (although a number have supported the principle):
- contrary to policies SP28 and DP2
 - CLT have not demonstrated a need that could be provided in any other way
 - affordable housing should only be location on brownfield sites
 - principle may be acceptable, but this site is the wrong location
 - impact on ecology
 - surveys have only demonstrated a "desire" to live in Hale, not a "need"

- no accessible facilities
- occupiers would be dependent on cars as no public transport
- increase in traffic along single track road
- concern that there are not details as to who would manage the dwellings once built
- negative impact on neighbouring amenities
- traffic congestion, especially during construction, and increase in animal accidents
- insufficient parking provided
- set precedent for more dwellings on greenfield sites
- semi-detached dwelling would be out of keeping in this area of larger detached dwellings
- poor access, over a ditch
- loss of grazing back up land
- light pollution

9.3 Two general comments received referring to the need for affordable housing in Hale.

9.4 Friends of the New Forest have objected for the following reasons:

- concerns over the administration of the affordable housing, leading to possible sale
- development won't meet the criteria of policies SP28 a) and d)
- no urgent need for the development
- impact on wildlife which would be contrary to policies SP5 and SP6
- light pollution
- negative impact on character of area

10. RELEVANT HISTORY

10.1 None relevant.

11. ASSESSMENT

11.1 The site forms part of the domestic curtilage of Folly Hill and lies to the south of the village of Hale, just to the west of a long straight single carriageway "C" road which links Hale and Woodgreen. It is a level, open parcel of land with trees and other vegetation along its boundaries. There are also trees, including a Red Oak, within the site. To the east of the site is open Forest. There is a field access into the site. The road is characterised with detached properties of mixed size, age and design along its western side. The site lies within the Western Escarpment Conservation Area.

11.2 The application is for the erection of a two-storey semi-detached pair of affordable dwellings put forward by the Hale Village

Community Land Trust (HVCLT). One dwelling would have three bedrooms and would have a floorspace of 99sqm, whilst the other would have two bedrooms and a floorspace of 82sqm. They would be constructed of red brick under a slate roof with timber doors and windows. Each plot would also have a small garden shed. The dwellings would be located at the northern end of the site. Parking provision for five cars would be situated to the south of the dwellings. The existing access would be used and unaltered.

11.3 The key considerations are:

- the rural exceptions policy and whether there is a proven local housing need for the type of houses being proposed
- the scale and design of the dwellings
- the impact on trees within the site
- the impact on ecology

Policy considerations

11.4 The provision of affordable housing on 'rural exception sites' is supported by Policy SP28 of the adopted New Forest National Park Local Plan (2019). Rural exception sites make an important contribution to meeting identified local housing needs in the National Park and Policy SP28 requires such sites to be subject to a Section 106 planning obligation to ensure that the dwellings provide for low-cost housing for local needs in perpetuity (criterion b); and to be managed by an appropriate body (criterion c). Community Land Trusts are specifically mentioned in criterion (c) as being an appropriate body to manage affordable housing on rural exception sites.

11.5 Provided that schemes meet these criteria, this type of development would not have to be on a brownfield site (and usually this would not be the case), nor would it be seen to set any type of precedent for general open market housing.

11.6 Part a) of Policy SP28 requires that a rural exception site should meet a particular local housing need that cannot be accommodated in any other way. Whilst it would appear that 11 sites in and around Hale had been investigated by the HVCLT (including land controlled by NFDC at Carters Close), a number had not been offered to the HVCLT and others were considered too sensitive for development; thus only this site has been put forward as a realistic possibility of being developed.

11.7 In providing evidence of affordable housing need in the parish of Hale the applicant refers to two housing need surveys – one from 2008 and another from 2018, and a Parish Plan survey from 2017. All three surveys have identified some need for affordable housing by local residents, but they are lacking in detailed evidence of eligible applicants currently registered on NFDC's

official housing register. More recent information as at 5 May 2021 from the New Forest District Council Housing Register for those households who have a confirmed a Local Parish Connection to Hale has indicated two such requirements, but for smaller units - 1 bedroom and 2 bedroom. This scheme is for a one 2-bed house and one 3-bed house, and therefore the proposed scheme for one 2-bed house and one 3-bed house would not accurately reflect the requirements of these local households.

- 11.8 Whilst Community Land Trusts have been viewed as an appropriate vehicle for the delivery of affordable housing, little information has been provided by the applicant as to whether HVCLT has the necessary capabilities to develop and manage an affordable housing scheme, even if only small-scale. The proposed affordable homes would be 'for rent' and would be bound by a Housing Allocation Policy ensuring the appropriate allocation and occupation of properties by those with a local connection and who can afford the rents. However the proposal does not provide any indication of what the rents would be, or how they will be modelled and controlled beyond stating they would be let at a 'price substantially less than prevailing local market rates'. Reference is made to some of the principles that a Housing Allocation Policy would address, but comprehensive details or heads of terms have not been provided on the Policy content itself, how the homes and tenants will be overseen and managed by the HVCLT, or how and by whom the Policy will be approved and scrutinised, such as how the potentially occupants would be nominated, and how the rent (to ensure its affordability) would be considered. Given CLTs are still a relatively new type of affordable housing provider and the fact that there are no other examples in the New Forest, it is essential that sufficient detail on this aspect should be provided to demonstrate HVCLT's ability to build and manage the proposed dwellings, which would assist in demonstrating that the requirements of Policy SP28(c) can be met.

- 11.9 Part d) of SP28 requires that the development should be located where there are appropriate services, such as schools, shops or public transport. Hale (and Woodgreen) do have limited facilities although the application site would lie some distance from any of these: just under a mile from the village 'centre' of Hale and necessitating a 15 minute walk. Access on foot would be along the single carriageway "C" road. Most journeys are therefore likely to be undertaken by car, as public transport is very limited and also some distance away. Whilst the location of the site is not ideal it is recognised that this is the only available site currently being put forward for affordable housing in the village.

Design and scale

- 11.10 The design of the semi-detached pair is considered to be

acceptable, and would make use of appropriate materials. They would be constructed of red brick with a slate roof and a partial roof covering of solar panels on the front southern aspect, to maximise solar gain, using a design which has been influenced by the New Forest vernacular, and the design of the two affordable houses built at Bransgore. The proposed dwellings are planned to incorporate sustainable features such as a ground source heat pump. A chimney at one end is also proposed. The design is therefore considered simple, relatively unadorned and would work well in this location of mixed modern character.

- 11.11 In terms of scale, Local Plan policy SP21 (size of new dwellings) requires that any new dwelling should not exceed 100sqm and the proposal conforms to this requirement (as confirmed at 11.2 above).

Impact on trees

- 11.12 As stated at 11.1 above, the site is surrounded by mature trees of varying species, size and age with a large Red Oak tree growing within the site's interior. The submitted site plan shows the retention of this Red Oak tree, which would be positioned on the boundary fence line between the proposed dwellings. However, the tree officer has queried whether the retention of this Oak is viable given its close proximity to the proposed dwellings and dominance over both gardens. The surrounding tree cover and crown spreads of other trees also appear to extend heavily over the proposed properties and garden space, and this could lead to pressure from future tenants of the proposed dwellings to fell or prune the trees, which have an important amenity value in the area. It is possible that a future detailed tree management strategy for the site could overcome this issue, but none has been offered. In the absence of such, the Tree Officer has therefore raised an objection on the potential loss of tree cover.

Impact on ecology

- 11.13 The habitats of the site are not thought to be of high quality or rarity, but they form part of a wider network of value and the site lies immediately adjacent to highly designated nature conservation sites. Biodiversity mitigation has been put forward, but these may be outweighed by the loss of trees which support various species, such as habitats for foraging and commuting bats (barbastelle) – hence the current objection from the Authority's Ecologist. Whilst there may be likely effects from the development on the sensitivity of the designated sites (SPA and SAC), which lie within 400m, it is considered that this could be addressed through financial contributions towards mitigation as set out in the adopted Habitat Mitigation SPD (June 2020). Natural England have not objected to the application, subject to this mitigation being secured.

- 11.14 The application site also lies within the catchment of the River Avon SAC, and the advice from Natural England is that there is a likely significant effect on these Habitats Sites due to the increase in waste water from any new housing within the River Avon catchment. As a way forward, a Grampian condition to secure mitigation for these impacts on this prior approval application, could be imposed, but there is currently a lack of information.

Highways and traffic

- 11.15 There are no objections from the Highways Authority, other than to secure appropriate sight lines for the access. The parking provision of five spaces appears appropriate, and would be unlikely to lead to parking outside the site on the verges. It is noted that no changes are proposed to the access which is controlled by the National Trust.

Conclusion

- 11.16 Whilst it would appear that there is support in principle for an affordable housing scheme in Hale, it is considered that this application has not adequately demonstrated a precise enough local housing need to support the proposed development, based on the most recent assessment of the District Council's Housing Register. There are concerns that the proposed development could lead to the loss of important tree cover within the site. In addition, there are outstanding concerns over the delivery of the scheme by the HVCLT to ensure it would meet all aspects of policy SP28. On the other hand, the design of the dwellings is found to be acceptable and, given the dense vegetation along the boundaries, the impact of the proposed development outside the site would be negligible and would not be detrimental to the wider landscape or the character and appearance of the conservation area. However, on balance, it is considered that the justification for the proposal having regard to the requirements of policy SP28 has not been fully made and the application is therefore recommended for refusal.

12. RECOMMENDATION

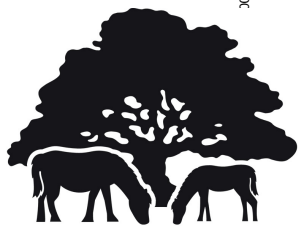
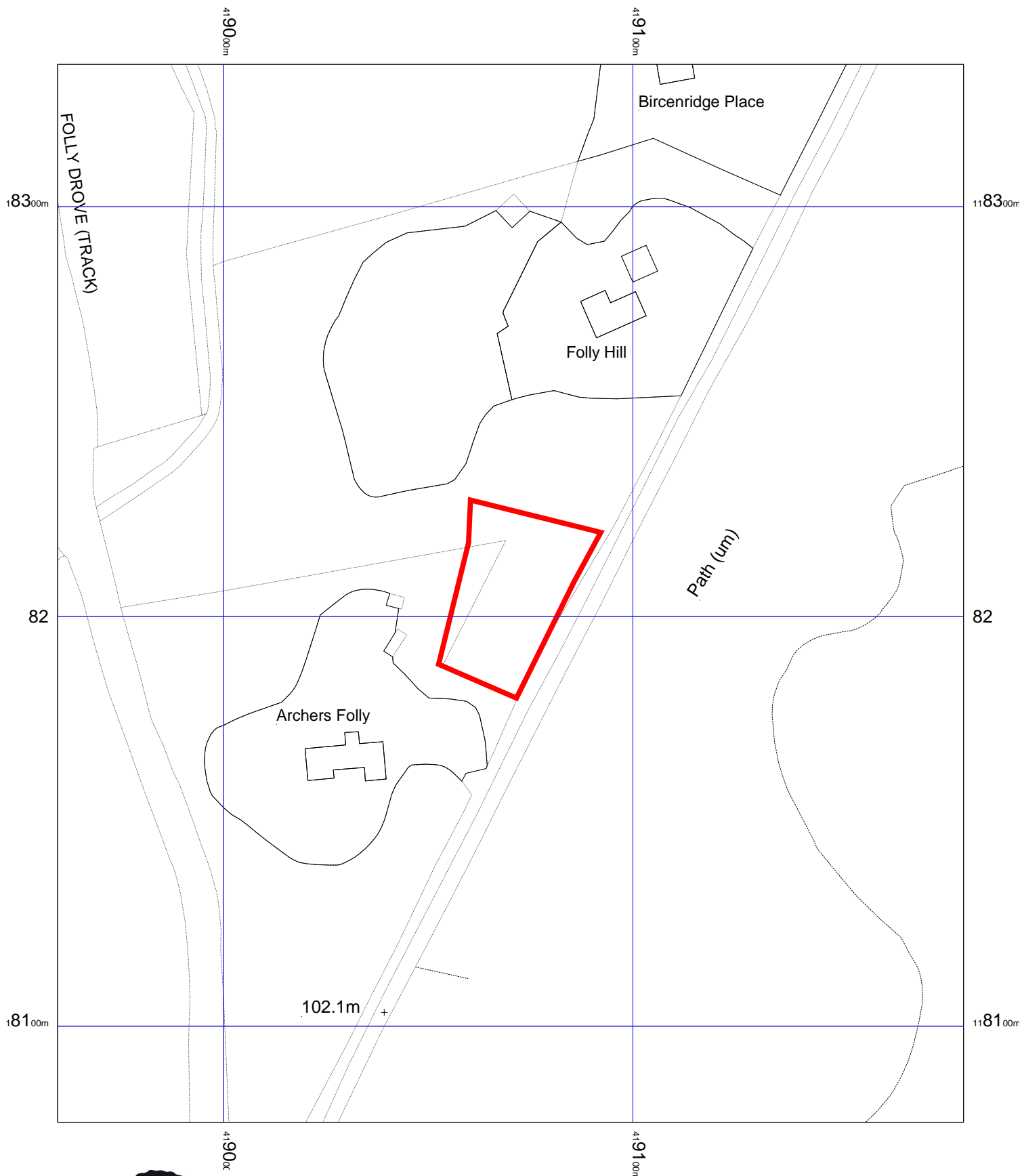
Refuse

Reason(s)

- 1 It has not been demonstrated to the satisfaction of the National Park Authority that there is a proven local housing need for the scheme as proposed, in respect of the size of the dwellings, nor that there would be appropriate safeguards to ensure that they would be truly affordable and retained as such in perpetuity. For these reasons, the proposal would be contrary to policy SP28 of the adopted New Forest National Park Local Plan 2016-2016

(August 2019).

- 2 In the absence of a detailed tree management strategy for the site, the proposed housing units, by virtue of their positioning within the site, are likely to lead to pressure from future occupiers to fell or prune the Red Oak tree which is of high public amenity value. In addition, the presence of other important trees along the boundaries, which would dominate the rear gardens of the proposed dwellings, would mean that their future retention cannot be assured. The proposal would therefore be contrary to policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
- 3 The application site lies in close proximity to internationally and nationally designated sites (SSSI, SPA, SAC) and it has not been demonstrated to the satisfaction of the National Park Authority, through adequate mitigation measures, such as financial contributions, that there would not be significant in-combination impacts on the ecological sensitivities of these areas, including the impact of the proposal through increased nitrates on the River Avon SAC. The proposal would therefore be contrary to policies SP5 and SP6 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: 05/05/2021

Ref: 21/00105

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Application No: 21/00129/FULL Full Application

Site: Lower Lepe Camping, Lepe Road, Lepe, Exbury, SO45 1AD

Proposal: Access track to serve campsite and agricultural land

Applicant: Ms Christie, The Cadland Estate

Case Officer: Carly Cochrane

Parish: FAWLEY

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

No specific designation

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
DP47 Extensions to holiday parks and camp sites
SP7 Landscape character
SP17 Local distinctiveness
SP48 The land-based economy

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 12 - Achieving well-designed places
Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Fawley Parish Council: Recommend permission

8. CONSULTEES

No consultations required

9. REPRESENTATIONS

9.1 None received

10. RELEVANT HISTORY

10.1 Retention of access track to serve campsite and agricultural land (19/00251) refused on 29 May 2019. Subsequent appeal dismissed on 25 March 2020

11. ASSESSMENT

11.1 The wider application site comprises a large agricultural field, primarily enclosed by hedgerow, with undulating ground levels, rising in the middle and sloping down towards the coastline. Lepe Road, from which the site is accessed, also rises, and therefore views of the site are possible from the highway. The surrounding land to the east, north and west is agricultural in character, comprising large field enclosures, and Lepe Country Park is located immediately to the south. For clarification, at the time of the officer's site visit, there was no physical or other boundary separating the application site from the rest of the agricultural field within which it is located, and the site was read as one planning unit. There were also no agricultural or other structures at the site.

11.2 This application seeks planning permission for the installation of a 610 metre long 'Ecogrid' grass reinforcement system, running from the vehicular access point on Lepe Road, along the southern site boundary, and turning North to adjoin an existing track at the east of the site which links Stanswood Road with Lepe Beach. The proposed track is to serve the temporary campsite use and for agricultural purposes. The width of the track ranges between 2.5 and 9.5 metres.

11.3 The campsite which operates at the site during the summer months benefits from an exemption certificate issued by Natural England under Section 269 of the Public Health Act 1936. This allows camping up to 60 days in a year, however this cannot be for more than 42 days consecutively. The exemption certificate also covers Lepe Meadow (formerly known as Whitefield Meadow), located approximately 1.4km to the north of the application site. The Natural England 60 day license therefore negates the need for planning permission for the temporary campsite.

11.4 By way of background, planning permission was refused in 2019 (19/00251) for a 329 metre long crushed stone/gravelled track. The reasons for refusal were as follows:

"The access track, by virtue of its design, size, layout and

materials, appears as an incongruous and visually intrusive feature within the field which detracts from the agricultural character and pastoral nature of the field, failing to conserve or enhance the surrounding landscape and having a suburbanising and detrimental impact upon the special character of the New Forest National Park. It is a permanent feature within the landscape which serves a temporary campsite and represents an unacceptable and unnecessary development which has an adverse impact upon the character and appearance of the area. The development is therefore contrary to policies DP1, CP8 and CP16 of the New Forest National Park Core Strategy and Development Management Policies DPD (December 2010), the National Planning Policy Framework and the New Forest National Park Landscape Character Assessment."

- 11.5 The Inspector dismissed the appeal on the basis that not only did the access track result in a harmful landscape and visual impact, but also considered the track to be unnecessary for the purposes of agriculture, and inappropriate development in relation to the camping use, and noted that it would be superfluous outside of the 60-day camping license period (and for the period for which the 'Ag bag' was to be used; this has not been mentioned as part of the current application).
- 11.6 The applicant has submitted a copy of the Inspector's decision in relation to 'Norwood House', in East Riding of Yorkshire Council, in support of this application. The Norwood House appeal relates to the change of use of a Listed Building for B1 Office purposes, and the applicant has identified paragraph 34 of the appeal decision as being pertinent to this application; specifically, as it states that "*such systems are commonly used in sensitive setting with success*", "*such systems*" being "*the use of plastic, metal or concrete grids to provide a running surface with grass planted within them to maintain the greenery*", the use of which was suggested by the Inspector in order to significantly reduce the impact of other hard landscaping in order to "*permit the visual continuity of the lawn to a greater degree*". The suggestion to use such a system (being a grass reinforcement system) was to provide the appearance of a lawned area, in order to have a more visually sympathetic appearance within the setting of the Listed Building. The context of the Inspector's comments in relation to the Norwood House appeal are not transferable or applicable to this application, which is an agricultural field within a National Park, and therefore it is considered that this decision holds little weight in the determination of this application.
- 11.7 The National Planning Policy Framework states that great weight should be given to conserving and enhancing the landscape and scenic beauty in National Parks which have the highest status of protection in relation to these issues. The Environment Act 1995 sets out the statutory purposes of a National Park, the first of these purposes is to conserve and enhance the natural beauty,

wildlife and cultural heritage of the National Park. The New Forest National Park Landscape Character Assessment (2015) identifies the site as lying within Landscape Character 15. The key landscape characteristics of the area are identified as enclosed, well managed agricultural landscape of large regular parliamentary field and large arable fields close to the coast from which there are views over the Solent. Key positive landscape attributes include the strong mosaic of mixed agricultural fields of parliamentary enclosure, with small areas of irregular assarted fields in place (areas of land that have been cleared for agricultural purposes). This document sets out the future landscape management guidelines and stipulates that the landscape's strong field patterns (including irregular assarts) and the landscapes traditional pastoral character are protected.

- 11.8 As with the previous application, it is stated that the need for a permanent track is principally to serve the camping site, and then for the remainder of the year (circa 300 days), it would be used "to provide a better surface for agricultural vehicles traversing the site", although it is evident from the location of the track that the primary purpose is to facilitate easier access for, and make the site more desirable to, the users of the campsite, by also providing access to the existing track to the east, which links directly with Lepe Country Park.
- 11.9 Policy SP46 of the Local Plan states that tourism development will be supported where it provides opportunities for the understanding and enjoyment of the special qualities of the National Park in a way that either enhances, or does not damage, the special qualities. Exempted campsites are exempt from planning control because they are administered by an organisation as low-key sites which have minimal impact on the character and appearance of the locality. The siting of tents for a limited period (no more than 60 days in a year) does not permanently develop the land, or significantly alter its character. This 'light touch' would not be achievable or maintained if permanent structures associated with the use were to be permitted. The principle therefore of permanent features and/or facilities associated with exempted sites, such as the track the subject of this application, is unacceptable. There are many such exempted sites across the New Forest National Park, including another within close proximity to the application site (Lepe Meadows) operated by the same organisation which could make similar arguments in favour of providing permanent facilities, leading to the proliferation of buildings and the cumulative suburbanisation and erosion of the special qualities of the New Forest National Park.
- 11.10 Policy DP47 of the Local Plan places restrictions on when new campsites and extensions to existing campsites would be supported. Paragraph 8.27 of the supporting text recognises that the New Forest National Park is already under considerable

recreational pressure, and has a higher proportion of unserviced accommodation (such as the exempted campsites) versus serviced accommodation than most other English National Parks. Paragraph 8.28 identifies that although many sites, such as that at Lower Lepe for which this application is related, are seasonal, they can have a significant impact on the New Forest Environment, and proposals for ancillary developments to support seasonal campsites, such as hardstandings and toilets, will not be viewed favourably. It is also noted that in the long term, it would be of benefit to reduce the overall number of camping and caravan pitches in the most sensitive areas. The Inspector considered a permanent access track to be an example of such ancillary development which, as it would only have a temporary use with a short-lived existence during the calendar year, is not supported by policy, whilst also having an enduring physical impact on the field when the campsite is not in use.

- 11.12 It is not disputed that the proposed use of an Ecogrid system would have a softer appearance than that of the previous gravel track, on the basis that it would not appear as incongruous or visually intrusive within the context of an agricultural field. The level of harm in comparison to a gravel track is therefore lessened. However, it would still result in a permanent development. The purpose of the track is to formalise part of a large parliamentary field with a feature that would not normally exist, and would therefore appear out of character. The track would therefore represent an incongruous feature which not only constitutes inappropriate ancillary development in relation to an exempted campsite, but detracts from the agricultural character and identified historic field pattern. The principle of any form of hardstanding to serve the campsite is therefore not supported, irrespective of the proposed material, scale or siting.
- 11.13 The applicant sets out that the Ecogrid system can "easily be removed at any time, and the ground restored to its previous condition", which infers a more temporary arrangement. However, a temporary permission has not been applied for, and notwithstanding this, it is not considered that any development in association with an exempted campsite which requires planning permission would be appropriate as it would still be considered as an 'ancillary development' which is not supported by policy. Further, Policy SP7 of the Local Plan confirms the importance of protecting the landscape and scenic beauty of the National Park, requiring development to be informed by the New Forest National Park Landscape Character Assessment and ensuring that they are compatible with the distinct features and type of landscape in which the development is located.
- 11.14 Whilst it is stated by the applicant that for the remainder of the calendar year (outside the 60 days when the site would be used as an exempted campsite), the track would be used to provide a better access for agricultural vehicles, no further detail is provided

as to the essential agricultural need for the track, and why agricultural activity cannot take place without it. The Inspector in the appeal decision noted that whilst the previous track would "be a harder and smoother surface that will likely assist vehicle manoeuvres, modern farm machinery and vehicles are designed to travel across fields and often over more challenging terrain than the appeal site, and as such I see no reason why a dedicated hard surfaced track will be required for the loading and unloading of the stored crop within the Ag-Bag (temporary storage system for cut crops). Although rutting may occur on a grass track, the field has shown it can regenerate from vehicle movements, while alternative or temporary, less harmful access arrangements could be put in place to reduce the impact on the soil." It is noted that the 'Ag-Bag' was not in-situ at the time of the officer's site visit (early March). The Inspector did not consider that the camping and Ag-Bag (agricultural) use would fail to function without the access track, nor would the absence of a track affect the local employment and produce benefits associated with these activities. It was also noted that "failing to provide a dedicated access track would suggest that similar tourism and farming practices would not succeed without one". It is not therefore considered the track would be reasonably required for agricultural purposes.

- 11.15 To conclude, the principle of the provision of a permanent access track to serve the temporary use of the campsite is not considered necessary or appropriate. Further, insufficient evidence has been submitted to demonstrate the need for such a track for genuine agricultural purposes. The track, despite its grassed appearance, would remain a permanent feature within an agricultural field, which would be visible from outside the site and serve to highlight the presence of the temporary campsite use, outside of the exempted period. It would therefore appear as an incongruous feature, unrelated to the wider character and appearance of the agricultural field.

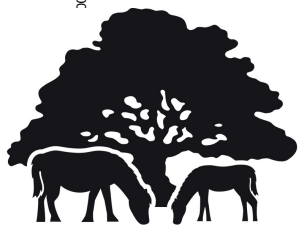
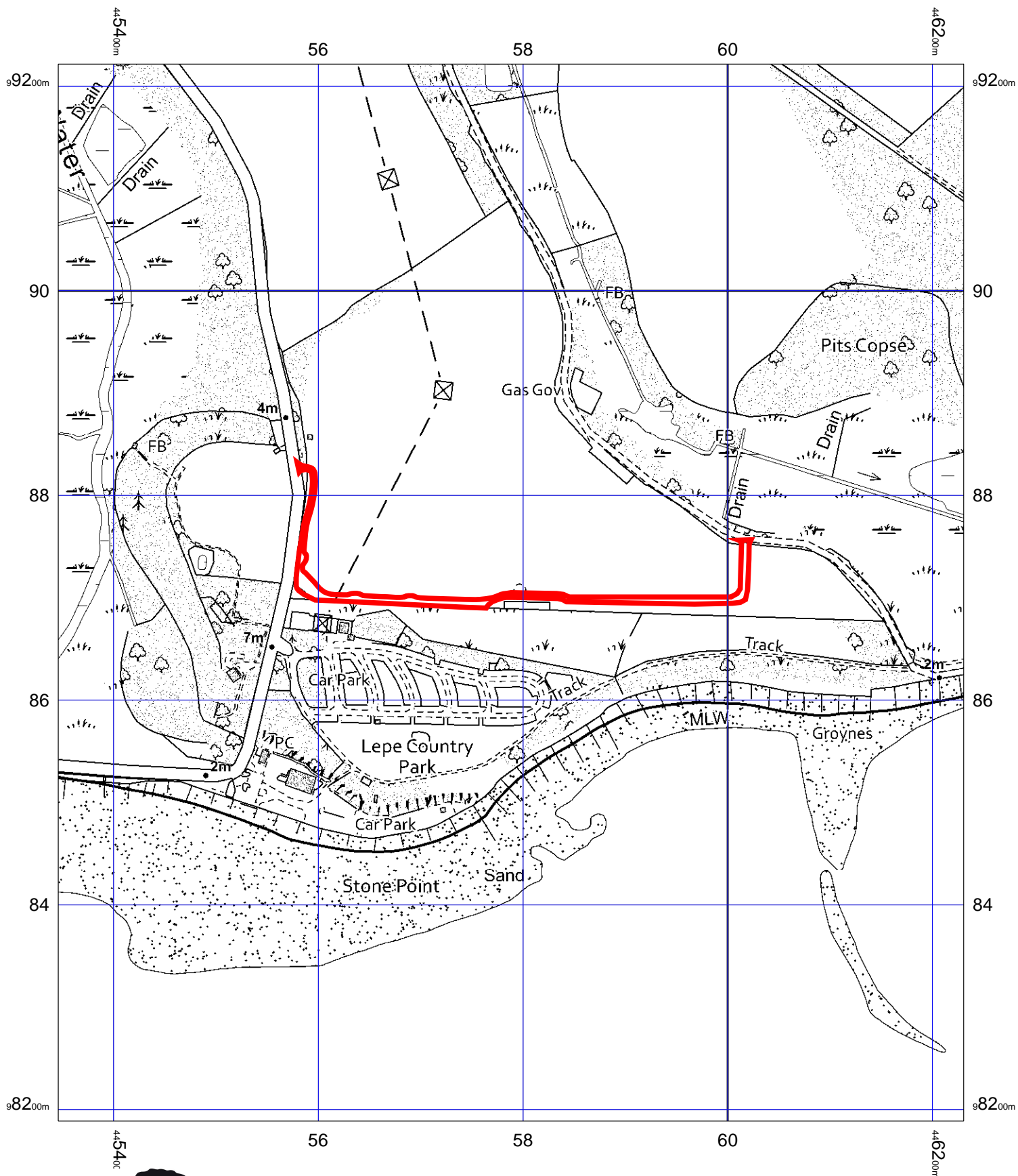
12. RECOMMENDATION

Refuse

Reason(s)

- 1 The principle of an access track, which represents a permanent ancillary development associated with a seasonal campsite, is not considered acceptable or appropriate. The track is also unjustified in relation to agricultural activity. Further, the size of the track, which traverses the breadth of the agricultural land, dissects and detracts from the historical landscape character, and notwithstanding the use of a grass reinforcement system, would appear as an incongruous feature outside of the exempted camping use. The development is therefore contrary to policies DP2, DP47, SP7 and SP46 of the New Forest National Local Plan

2016-2036 (August 2019); the National Planning Policy Framework, and; the New Forest National Park Landscape Character Assessment.



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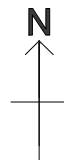
New Forest National Park Authority
Lymington Town Hall, Avenue Road,
Lymington, SO41 9ZG

Tel: 01590 646600 Fax: 01590 646666

Date: 05/05/2021

Ref: 21/00129

Scale: 1:5000



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Application No: 21/00142/FULL Full Application

Site: Greenbanks, Brook Hill, Bramshaw, Lyndhurst, SO43 7JB

Proposal: 2no. extensions; open porch

Applicant: Ms Presland

Case Officer: Claire Woolf

Parish: BRAMSHAW

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Conservation Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP17 Local distinctiveness
DP18 Design principles
DP36 Extensions to dwellings
SP6 The natural environment
SP15 Tranquillity

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

6. MEMBER COMMENTS

Sue Bennison – the application should be determined by the Planning Committee to assess impacts of glazing and light spillage.

7. PARISH COUNCIL COMMENTS

Bramshaw Parish Council: Recommend permission for the reasons listed below but would accept the decision reached by the National Park Authority's Officers under their delegated powers subject to resolution of the floor area not exceeding 30%, as per the officer's briefing.

8. CONSULTEEES

8.1 Tree Officer: No objection

9. REPRESENTATIONS

9.1 None received.

10. RELEVANT HISTORY

10.1 2 bungalows each with a double garage and construction of pedestrian/vehicular accesses (NFDC/78/11225) permission granted on 4 October 1978

11. ASSESSMENT

11.1 Greenbanks is a detached bungalow located in the Forest Central (North) Conservation Area with a track/road and SSSI bounding the front and rear of the curtilage. The dwelling is constructed of multi orange and red brick and tile hanging. An oriel window is located to the front of the property. The front garden slopes from the house to the access gate and garage and the rear garden has a gentle slope from the road. The rear boundary treatment from the road is hedge and vegetation.

11.2 Consent is sought for a front and rear extension measuring 1.8 metres from the existing front wall and 3.15 metres from the existing rear wall. The development would be constructed from matching brick work and tile hanging, plain tiles and new window frames. An open porch to the front elevation also forms part of the proposal.

11.3 The issues to assess are the size of the extension; whether the proposed development would appear appropriate to the existing dwelling and its curtilage; the extent of glazing, any impact on trees; and whether there would be any adverse impacts on neighbouring amenity.

11.4 The proposed extension would result in the maximum 30% increase in habitable floorspace permitted under Policy DP36. The rear extension would be floor to ceiling with no mezzanine, and cross-sections provided within the application demonstrate there is limited space and that the required 1.9 metres clearance for stairs to a first floor required by building regulations would not be possible. However, it is still considered reasonable to condition the application so that no further floorspace can be permitted. A condition is therefore recommended removing permitted development rights for Classes A, B, C and D of the dwelling.

- 11.6 In design terms, the proposed extension would follow the design of the existing property through the provision of hipped gables to both the front and rear of the dwelling. As the ridge height of both gables would be below that of the main ridge, it is considered that they would be suitably subservient to the main core of the existing dwelling. The porch at the front of the dwelling would be acceptable. From the road to the rear, the extension would be partly visible, but at an oblique angle, and would appear in keeping with this property and the neighbouring dwelling. The proposal would not result in overdevelopment of the plot in accordance with Policy SP17.
- 11.7 In terms of the proposed glazing on the rear elevation, there is a slight slope from the road to the rear garden, with an area of retaining wall. The gable glazing and roof lights have been reduced in size through negotiation and the receipt of amended plans. Due to the single storey nature of the extension and topographic differences, it is considered to be an acceptable level of glazing in accordance with Policy SP15 and SP17 and would not cause excessive light spillage.
- 11.8 There would be no impact on neighbouring amenity due to the location of the proposed development in relation to the location of neighbouring dwellings in accordance with Policy DP2.
- 11.9 The trees located to the front of the property are not considered would be a constraint to the proposed development in accordance with Policy SP6, and no objections have been raised by the Tree Officer.
- 11.10 Permission is therefore recommended subject to conditions, as the proposal is considered to accord with Policies DP2, SP6, SP15, SP17, DP18 and DP36 of the New Forest National Park Local Plan 2016-2036.

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; or
- The carrying-out of any further extension or enlargement to the dwelling otherwise permitted under Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order subsequently revoking or re-enacting that Order;

whichever is the sooner.

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 and to ensure the dwelling remains of an appropriate size in accordance with Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 2 Development shall only be carried out in accordance with

Drawing nos: 20/0250/101B, 20/0250/102B, 20/0250/103A, 20/0250/104A, 20/0250/105A, DR1.

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 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, C or D 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).

- 4 The roof space shall not be converted to form habitable space and no further windows or roof lights shall be inserted into the roof space (including the gable ends of the dwelling).

Reason: The creation of additional habitable accommodation / floor space would be contrary to Policies DP35 and DP36 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 5 The external facing materials to be used in the development shall match those used on the existing building, unless otherwise agreed in writing by the New Forest National Park Authority.

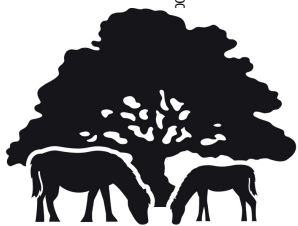
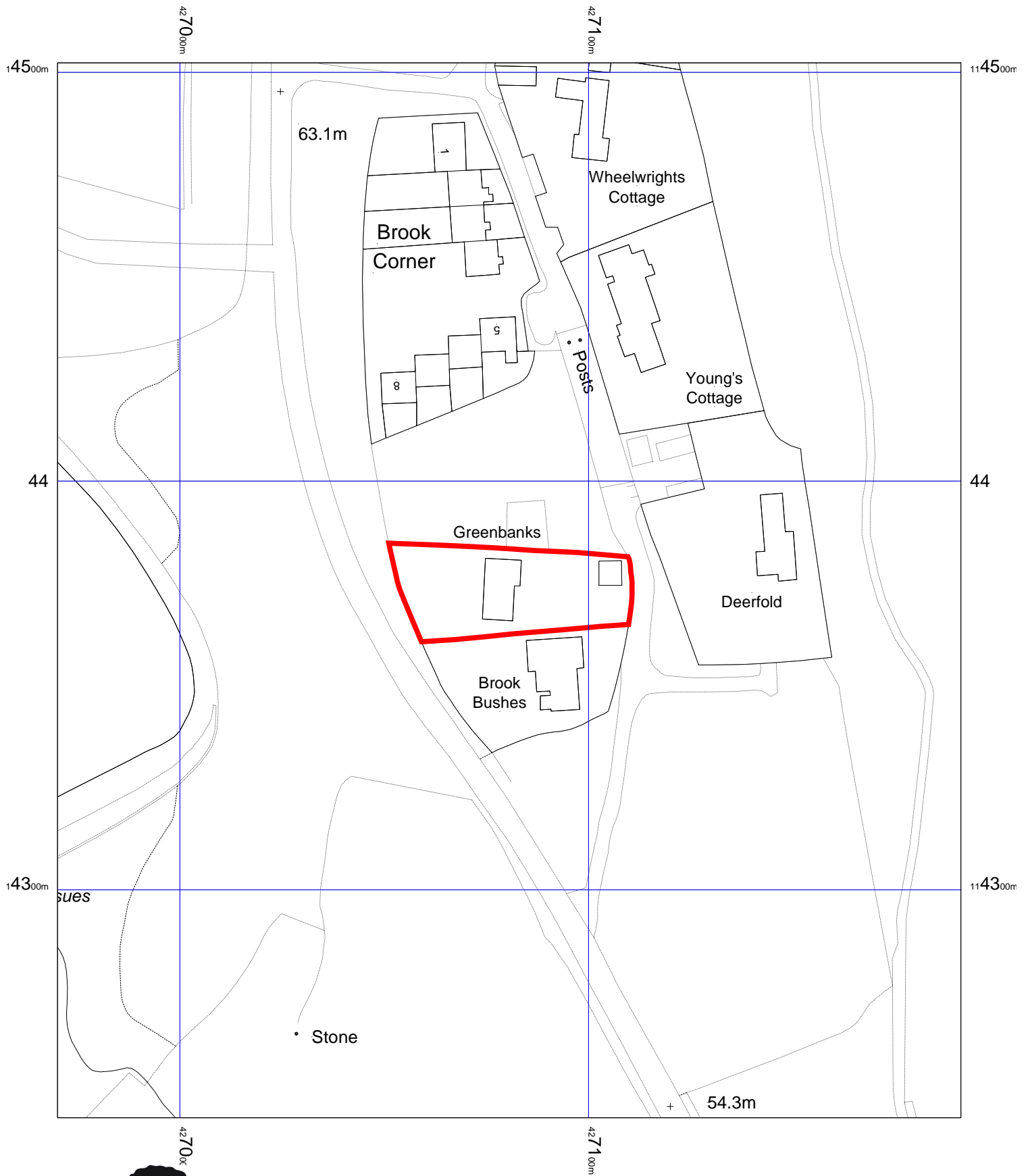
Reason: To ensure an acceptable appearance of the building in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

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 compliant and does not harm the character and appearance or amenities of the area.

- 2 All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England, which is 0300 060 3900.

- 3 In considering this application it has been noted that protected trees are within close proximity of the proposed development. You are therefore advised to contact the Authority's Tree Team on 01590 646620 for further advice as legal proceedings can be pursued if unauthorised works to protected trees (including root damage) occur.



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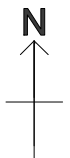
Tel: 01590 646600 Fax: 01590 646666

Date: 04/05/2021

Ref: 21/00142

Scale: 1:1250

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Application No: 21/00212/FULL Full Application

Site: Land At Highwood Road, Brockenhurst, SO42 7RY

Proposal: Single Storey Dwelling with attached Car Port

Applicant: Mr Bartlett, Mrs Bowles & Mrs Bartlett

Case Officer: Clare Ings

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Referred by Authority Member.

2. DEVELOPMENT PLAN DESIGNATION

Defined New Forest Village

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

SP4 Spatial strategy
SP17 Local distinctiveness
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

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

Barry Rickman – this application should be considered by the Planning Committee in view of local support.

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Support this application but would accept the Planning Officer's decision.

8. CONSULTEEES

8.1 None

9. REPRESENTATIONS

- 9.1 Seven representations received in support:
- Much deserved and welcome addition on long established site.
 - Attractive design which will complement Highwood Road.
 - Will improve character of Highwood Road.
 - Plot has been empty for at least 20 years.
 - Government support for housing in large back gardens.
 - Welcome the inclusion of a small dwelling.
- 9.2 Friends of Brockenhurst have no objection to the principle of development and identify the need for small dwellings. Further comment:
- The verge outside the site is protected by common law and there will need to be some compensation for the loss of the small area required for the access.
- 9.3 One representation received objecting on the following grounds:
- Previous applications here have been refused.
 - It would damage the rural character of Highwood Road by introducing development where currently there is none.
 - Loss of privacy both to and from the new property, the latter to dwellings in Partridge Road.
 - Concern over impact on mature Oak tree in adjoining site.
 - Detrimental impact on enjoyment of garden.

10. RELEVANT HISTORY

- 10.1 Single storey dwelling with attached car port (20/00891) withdrawn on 8 February 2021
- 10.2 Land to the rear of Cranemoor and Lynton - Bungalow with new access to Highwood Road (NFDC/OUT/97/62168) refused on 8 October 1997. Subsequent appeal dismissed on 25 February 1998
- 10.3 Land to the rear of Cranemoor and Lynton - Erection of a bungalow & garage & form new access (NFDC/89/43547) refused on 6 December 1989
- 10.4 Land to the rear of Cranemoor - Erection of a dwelling and alterations to existing pedestrian/vehicular access (NFDC/83/24324) refused on 24 June 1983. Subsequent appeal dismissed on 16 March 1984
- 10.5 Land to the rear of Cranemoor - Erection of a dwelling with construction of access (NFDC/75/02607) refused on 14 May 1975

11. ASSESSMENT

- 11.1 The application site forms part of the former rear portion of a back garden serving Cranemoor, a detached dwelling, which lies along Partridge Road to the north. The land appears to have been severed some time ago, and there is a boundary fence with trees along it. It is a level piece of land with an existing access off Highwood Road. A low wooden picket fence forms the boundary with Highwood Road, but between that and the carriageway is a strip of grass verge (in the ownership of the site). Small fruit trees also lie within the site, and a severely pollarded Oak tree (in separate ownership) lies just off the south-east corner. Partridge Road comprises mainly detached dwellings of mixed size and design. Highwood Road is mainly characterised with a thick hedgerow forming the rear boundaries of the properties in Partridge Road. One or two outbuildings lie off Highwood Road. Opposite the site lies the Village Hall, MUGA, children's play area and Doctor's Surgery. The site lies within the defined village of Brockenhurst.
- 11.2 The proposal is similar to one which was withdrawn earlier this year and is for the erection of a single storey dwelling to be served from Highwood Lane. The dwelling, as previously, would have a footprint of about 90m² and would have an attached car port. The dwelling would have external facing materials of render above a brick plinth with timber cladding detailing in a forward projecting gable and a slate roof. The changes from the previous application are a slight re-positioning of the dwelling within the plot with the car port moved to the opposite (west) elevation, and a lowering of the main ridge of 1m to about 6.5m.
- 11.3 The key considerations are:
- The principle of the development;
 - Its scale and design;
 - Its impact on the character of Highwood Road; and
 - Its impact on the amenities of adjoining dwellings.
- 11.4 The site lies within the defined village of Brockenhurst and therefore, under Policies SP4 and SP19, the principle of developing the site with a single dwelling would be acceptable. However, it would still have to meet other policies of the Local Plan notably Policies SP17, SP18 and DP2, and here, it is not considered that the development would be acceptable. From the history of the site, and also from more recent pre-application enquiries, it is clear that the development of the unused garden area for a single dwelling, notwithstanding that it has not formed part of that garden for a number of years, has not been considered appropriate. Whilst the principle has not changed since any of those decisions, neither has the overall appearance of Highwood Road, such that a different conclusion would be reached.

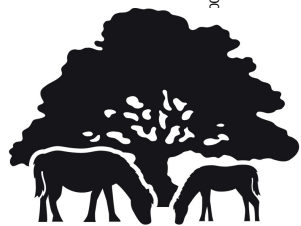
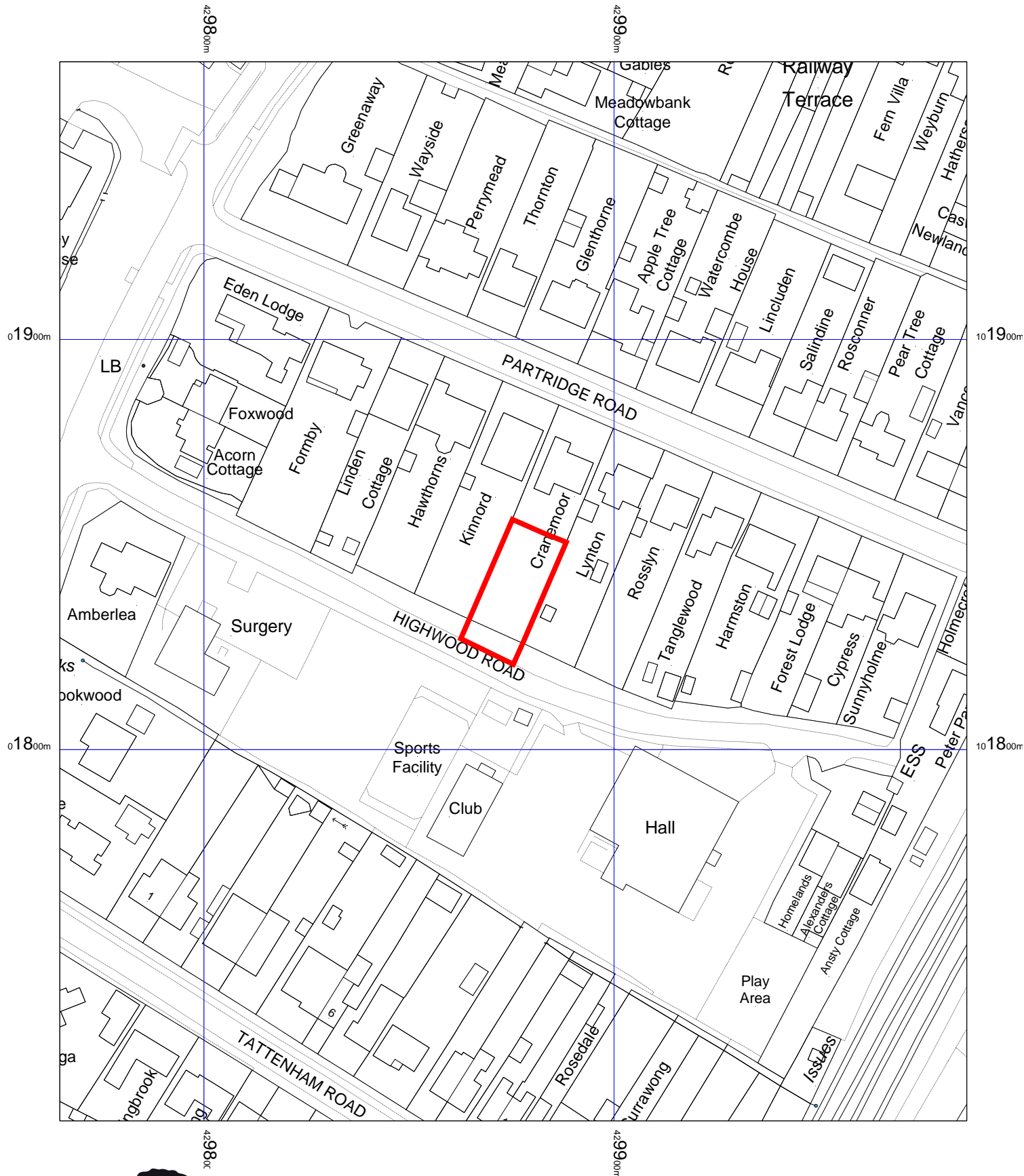
- 11.5 Highwood Road is one of several cul-de-sacs stretching from Sway Road to the railway line, but unlike most of the others, the northern side remains undeveloped with the exception of a couple of outbuildings serving properties along Partridge Road. The opposite side of the road is also different from the other cul-de-sacs in that it is also largely open, with community uses set back from the street. The northern side, for the most part, is also formed by mature vegetation; this site is an anomaly being open. Some development has taken place at the western end of the road, at the junction with Sway Road, but this has not affected the general appearance of Highwood Road, and the character remains therefore semi-rural.
- 11.6 The proposed dwelling would be readily visible from Highwood Road, and its presence would be considered to substantially change this part of the northern side of the road and effectively erode its semi-rural nature. It is considered that this would be harmful to the character of this part of the village and contrary to policies SP17, SP18 and DP2.
- 11.7 Whilst the size of the dwelling would accord with Policy SP21, its design would be unremarkable, and also would not comply with Policy DP18 which seeks the highest standards of design.
- 11.8 It is unlikely that a single storey dwelling would harm the amenities of the closest dwellings in Partridge Road in terms of overshadowing, but its rear garden would be overlooked by those properties' upper rear windows which would look directly into any rear windows. In addition, the introduction of a dwelling in close proximity to the adjoining rear gardens of the dwellings in Partridge Road could affect the private enjoyment of those spaces through additional noise and disturbance.
- 11.9 Whilst each application has to be considered on its own merits, there is every likelihood that, should permission be granted here for this development, similar schemes would follow. It might be difficult for the National Park Authority to refuse these resulting in a significant change to the character of Highwood Road. Should there be a need for additional housing, a more comprehensive approach should be sought.
- 11.10 The applicant has indicated a willingness to enter into a legal agreement to ensure compliance with the Habitat Regulations in terms of mitigation towards potential harm to both the New Forest and Solent SPAs, but has not actually presented a signed Unilateral Undertaking, and so this also forms a reason for refusal.

12. RECOMMENDATION

Refuse

Reason(s)

- 1 The proposed development, by virtue of its location, massing, physical presence and external appearance, would introduce new development which would be out of character with and would adversely harm the semi-rural nature of Highwood Road which remain free of significant residential development. The development would therefore be contrary to policies SP17, DP2 and DP18 of the adopted New Forest National Local Plan 2016-2036 (August 2019).
- 2 The proposed development, by virtue of its location alongside the rear gardens of adjoining properties, would result in increased noise and disturbance which would harm the private enjoyment of those gardens to an unacceptable degree, and would therefore be contrary to policy DP2 of the adopted New Forest National Park Local Plan 2016-2036 (August 2019).
- 3 The development does not provide for any measures to avoid or mitigate any potential adverse impacts on the ecological integrity of the New Forest and Special Protection Area (SPAs) as required by Policies SP5 and SP38 of the New Forest National Park Local Plan 2016-2036 (August 2019) and the National Planning Policy Framework (2019). All residential development in proximity to the New Forest and Solent SPAs should avoid or mitigate any potential adverse impacts upon the ecological integrity of the SPAs, both as a result of residential impacts, as set out in the Development Standards SPD (adopted September 2012) and through adverse impacts on water quality.



NEW FOREST
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Lymington Town Hall, Avenue Road,
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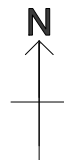
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Application No: 21/00271/FULL Full Application

Site: Land Off Tiptoe Road (opposite The Old Bakery), New Milton, BH25 5SJ

Proposal: Replace top covers of pit; wooden fence

Applicant: Mr Adil, Saith Limited

Case Officer: Carly Cochrane

Parish: BROCKENHURST

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. DEVELOPMENT PLAN DESIGNATION

Site of Special Scientific Interest
Special Area of Conservation
Special Protection Area

3. PRINCIPAL DEVELOPMENT PLAN POLICIES

DP2 General development principles
SP5 Nature conservation sites of international importance
SP6 The natural environment

4. SUPPLEMENTARY PLANNING GUIDANCE

Not applicable

5. NATIONAL PLANNING POLICY FRAMEWORK

Sec 15 - Conserving and enhancing the natural environment

6. MEMBER COMMENTS

None received

7. PARISH COUNCIL COMMENTS

Brockenhurst Parish Council: Recommend refusal. Concerned that the addition of a wooden fence negatively impacts upon the character and appearance of the SSSI.

8. CONSULTEEES

- 8.1 Natural England: No objection subject to appropriate mitigation being secured
- 8.2 Forestry Commission: No response received
- 8.3 Ecologist: Comments to be reported orally.

9. REPRESENTATIONS

- 9.1 None received

10. RELEVANT HISTORY

- 10.1 None

11. ASSESSMENT

- 11.1 The application site is located upon the open Forest, approximately 30 metres to the north of the highway, with the closest residential property being 'The Old Bakery' on Tiptoe Road. The site currently covers an area measuring 3 metres x 2.6 metres, and comprises below ground gas mains and regulator valves, with above ground access pit concrete capping 'lids'.
- 11.2 This application seeks planning permission for the replacement of the capping lids and the erection of a temporary perimeter fence. The capping lids have been identified as requiring replacement due to ongoing dilapidation and outdated covers, resulting in health and safety issues for workers carrying out maintenance of the gas network. The replacement capping lids would not only provide a safer working environment, but comply with relevant current legislation. The proposed post and rail fence would measure a height of approximately 1 metre, and would remain on site for a period until such time as the surrounding ground which would be disturbed in order to carry out the works, has regenerated. The fact that the site is currently not secured, with access by people and livestock, puts additional emphasis on the need to ensure that suitable capping lids are in place in order to eliminate any risk to the public.
- 11.3 The main considerations relate to the impact upon the designated sites, and whether there would be any visual harm arising as a result of the proposal.
- 11.4 A Habitats Regulations Assessment Screening has been undertaken. Natural England have raised no objection subject to appropriate mitigation being secured, as without such mitigation, it is considered that the proposal would have an adverse effect on the integrity of designated sites, and would damage or destroy the

interest features for which the SSSI has been notified. It is recommended that the mitigation measures as set out in the HRA summary document are applied and adhered to, as well as a Construction Environment Management Plan be agreed, both of which can be secured by condition. The Authority is undertaking its own Habitats Regulations Screening Assessment, including an Appropriate Assessment, and comments will be reported to members orally. Further, the applicant is liaising with Forestry England and the Verderers, and will take guidance when needed.

- 11.5 The replacement capping lids would not protrude above ground level significantly more than those existing. The gas apparatus (with the existing capping lids) provides essential infrastructure to the immediate and wider area, and therefore the development is necessary to ensure the safety, integrity and continuity of this provision. Whilst the existing capping lids are barely visible from Tiptoe Road, they do, however, appear incongruous in the context of the open Forest when viewed at closer proximity. The area they occupy is less than eight square metres, and on balance, any visual harm is outweighed by their necessity.
- 11.6 The Parish Council have recommended refusal on the basis of concerns that the proposed perimeter fence would have a negative impact upon the character and appearance of the SSSI. As set out in the submitted Habitats Regulations Assessment Screening document, the fence would be temporary, and installed in order to prevent livestock from damaging the area, and to allow for regrowth. It is anticipated that the fence would remain in place for 'several months' immediately following the works. The fence would be of a simple, timber construction, sufficient to protect the area from grazing livestock and passers-by, and therefore would be lightweight in its appearance, and not dissimilar to the style of fencing used across the National Park. Whilst it may appear an incongruous feature upon the open Forest, on the basis of its small scale and appropriate design, it is not considered that it would result in any significant visual harm upon the character or appearance of the area for the temporary period it would be in place.
- 11.7 It is therefore recommended that permission be granted, subject to conditions.

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 Development shall only be carried out in accordance with

Drawing nos: 1420-WOOT-CI-B-002 Rev 0, 1420-WOOT-CI-B-003 Rev 0, 1420-WOOT-CI-B-004 Rev 0, DR1, DR2.

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 development in accordance with Policies SP5, SP6, SP16, SP17, DP18 and DP2 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019).

- 3 The temporary fencing hereby approved shall be removed within 18 (eighteen) months of it first being erected.

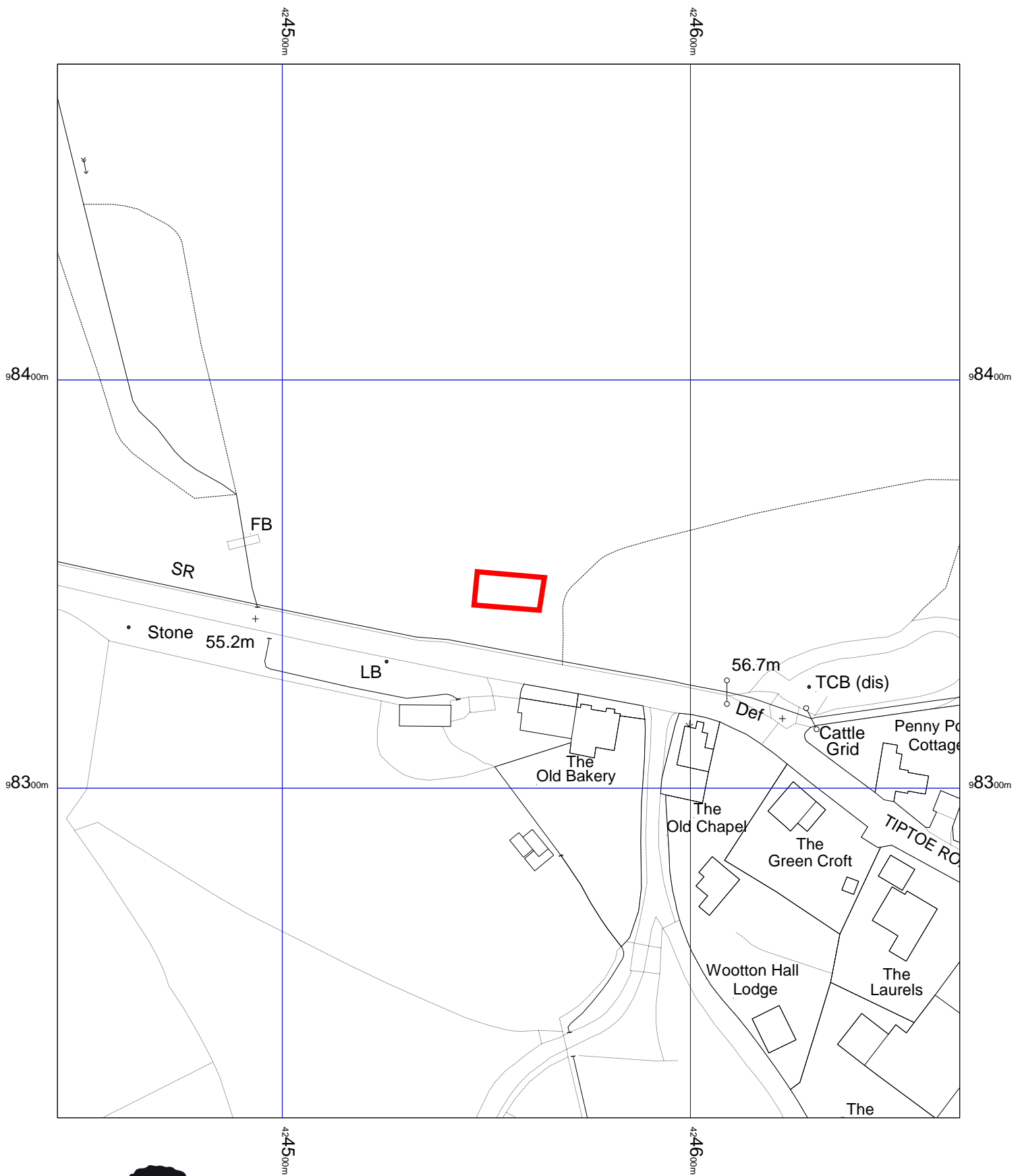
Reason: In order to protect the visual amenity of the setting and to ensure no additional unnecessary impact upon the designated site in accordance with policies DP2, SP6 and SP7 of the New Forest National Park Local Plan 2016-2036 (August 2019).

- 4 The development hereby approved shall be carried out in accordance with the mitigation measures as set out in the Habitats Regulations Assessment summary document.

Reason: In order to protect the integrity of the designated site in accordance with policies DP2, SP6 and SP7 of the New Forest National Park Local Plan 2016-2036 (August 2019).

- 5 Prior to the commencement of development, a Construction Environment Management Plan, to include measures to address impacts from excavation and reinstatement of works, including general ways of working in the New Forest designated sites, shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In order to protect the integrity of the designated site in accordance with policies DP2, SP6 and SP7 of the 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

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