

Application No: 22/00498 Full Application

Site: Land East of New Inn Road, Bartley SO40 2LR

Proposal: 10no. new dwellings; relocated vehicular and pedestrian access: associated parking and landscaping (AMENDED PLANS)

Applicant: English Rural Housing Association

Case Officer: Carly Cochrane

Parish: Copythorne Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council View

Previous committee consideration – application deferred at the September Planning Committee meeting in order for further information to be sought in relation to flooding and surface water drainage.

Further information in relation to flooding and surface water drainage was provided by the applicant’s engineering consultants at the end of October and further comments invited from consultees.

This report is focused on the consideration of the additional flooding and surface water drainage information.

A copy of the report to the Planning Committee meeting on 26 September, which sets out all the other relevant considerations, is appended to this report.

2. POLICIES

Development Plan Designations

Tree Preservation Order

Principal Development Plan Policies

DP2 General development principles
 SP3 Major development in the National Park
 SP4 Spatial strategy
 SP5 Nature conservation sites of international importance
 SP6 The natural environment
 SP7 Landscape character
 SP15 Tranquillity
 SP17 Local distinctiveness
 DP18 Design principles

SP19 New residential development in the National Park
SP21 The size of new dwellings
SP28 Rural exceptions sites
SP38 Infrastructure provision and developer contributions

NPPF

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

Supplementary Planning Documents

Design Guide SPD
Development Standards SPD

3. MEMBER COMMENTS (ON ADDITIONAL INFORMATION)

None received

4. PARISH COUNCIL COMMENTS (ON ADDITIONAL INFORMATION)

Copythorne Parish Council: In respect of the additional information submitted following the deferral of the application at September 2023 Planning Committee:

Recommend refusal. The technical information contained in the latest document is beyond the knowledge and capabilities of members of the Parish Council and so we ask that the NFNPA obtain a response on it from HCC (as the Lead Local Flood Authority) which must then be shared with members of the NFNPA Planning Committee.

5. CONSULTEES (ON ADDITIONAL INFORMATION)

In respect of the additional information submitted following the deferral of the application at the September 2023 Planning Committee, the relevant consultee is **Hampshire County Council's Flood and Water Team** as the Lead Local Flood Authority (LLFA).

Whilst the LLFA raised no objection to the proposed method of surface water management at the time of preparing the report for the September Planning Committee, the LLFA subsequently asked for further time to consider the concerns raised by local residents (hence the reason for deferral).

Having reviewed the additional information provided by the applicant's engineering consultants (dated 20 October 2023) the LLFA have no objection subject to recommended conditions. Their detailed response is set out more fully below (paragraph 8.6).

6. REPRESENTATIONS (ON ADDITIONAL INFORMATION)

11 letters of representation have been received since the additional information was made public on 26 October 2023. The comments made are summarised as follows:

- No groundwater monitoring has been carried out- without it, the applicant cannot justify the modelling predictions used in the design proposals. The groundwater monitoring that was conducted was undertaken during a drought, and therefore the figures are inaccurate.
- The boreholes dug in May 2022 were done in the middle of drought.
- Not understood why the foul sewer can't be re-routed to the east of the site due to the permissions of third parties needed.
- Concern with regard use of permeable paving and the sloping angles of the site.
- Concern with regard future maintenance of the ditches
- The final ground levels cannot be ascertained.
- The proposed permeable subbase to the car park areas with butyl rubber membrane is implausible and compromises the drainage strategy.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Background

8.1 Members will recall that consideration of this application was deferred at the September Planning Committee meeting in order for further information to be provided in relation to flooding and surface water drainage. Aside from flooding and surface water drainage, no other concerns were raised by Members at the September meeting.

8.2 The focus of this report is on the additional information provided by the applicant's consulting engineers, GTA Civils and Transport, and the responses to, and consideration of, that further information. This report should therefore be considered in conjunction with the earlier report to the September meeting, which is attached hereto.

Application Site

8.3 The application site is located to the eastern side of New Inn Road and comprises a parcel of agricultural land measuring approximately 0.3 hectares and which is currently used for the grazing and keeping of livestock. The site is part of a wider parcel of agricultural land, which adjoins The Haywain Public House in the north, and further agricultural land to the east. The site

immediately adjoins the boundaries of residential properties at Oakfield Road to the south, and to the west and across New Inn Road are further residential properties arranged in a linear form and spanning the length of New Inn Road. The site is not within a Conservation Area, and it is approximately 350 metres to the New Forest SSSI with its international and national designations. There is a Tree Preservation Order (TPO/0007/20) which protects seven individual Oak trees and a group of five Oak trees, located along the west, south and eastern site boundaries. Access into the site is currently within the south western corner, adjacent to the residential property of Oakfield House, and a grass verge and ditch with the aforementioned TPO Oak trees border the western site boundary.

Proposed Development

- 8.4 This application seeks permission for the erection of ten affordable dwellings, with six two storey houses and four apartments arranged with two units (two storey houses) facing New Inn Road, and two staggered 'L' shaped blocks of four dwellings each, laid out to mirror one another and create a central courtyard. The units would have a floorspace of between 64 square metres and 93 square metres. Each unit would have its own private garden area with small outbuilding and bin store, and two parking spaces per unit have been allocated; some of the spaces are under covered car ports. Three visitor spaces have also been allocated. A five bar gate is to be provided adjacent to the northern boundary in order to allow access for the owners into the agricultural land not subject of this application. An area measuring approximately 300 square metres between this gate and the entrance to the site would be planted as a species rich meadow. Gardens along the southern and western part of the site would be enclosed by 1.8 metre high hit and miss timber fencing, with a green 'buffer' between the fence and the site boundaries. Gardens along the northern boundary would be enclosed by a 1.2 metre high post and chainlink fence, again set back from the site boundary with a 0.9 metre high stockproof fence along the site boundary.

Consideration

- 8.4 By way of recap, during the course of the application, Hampshire County Council's Flood and Water Management Team (as the LLFA) did not support the applicant's initial proposal in respect of surface water drainage as there was insufficient evidence available to ascertain the effectiveness of the proposed system, and it was considered that there were alternative methods for managing surface water run-off available to the applicant that would appropriately address the matter. As such, further survey work was conducted and an existing field ditch, falling within the application site, was identified. Resultantly, the drainage strategy was revised to make use of this ditch, into which surface water run-off already drains to due to the topography, and the concerns of the LLFA were overcome. Ordinary watercourse consent will be

required in order to connect to the ditch, and a condition in relation to the long-term maintenance arrangements for the surface water drainage system has been recommended. The application site is located within Flood Zone 1 in relation to fluvial flooding; and is at 'very low' risk from surface water flooding based on the Environment Agency's mapping.

8.5 At the September Planning Committee, Members requested that the information presented and concerns raised at committee by representees was addressed by the applicant. As such, the applicant has submitted a new document (dated 20 October 2023) by GTA Civils and Transport setting out further information on this outstanding matter. This has been made publicly available on the Authority's website and is drawn to Members' attention. The document addresses the following concerns/queries:

- Will the development flood Chinham Road and land to the south?
- Why are the site levels so high?
- Is the surface water connection shown to the existing ditch viable and within land controlled by the developer?
- How will utility services work with areas of permeable paving?
- How does the storm water system work?
- What about high groundwater levels? Wouldn't this affect the drainage network?
- How do we ensure ongoing maintenance of the drainage system?

8.6 The details submitted since the September meeting do not alter the arrangements already agreed to by the LLFA (Hampshire County Council). The LLFA have however, undertaken further consideration and provided further comment as follows:

“Having reviewed the information submitted for this application, it has been demonstrated that there is sufficient capacity to manage the 1:100 + climate change storm. The discharge point is restricted below greenfield runoff rates and so demonstrates a betterment from the current situation.

Overland flow routes have been shown to follow the same path as predevelopment however due to concerns regarding impacts to adjacent properties, a land drain is proposed to reduce the risk further.

Some information is still required in relation to the protection of the surface water drainage system from groundwater ingress, maintenance details and details of the land drain however this can be addressed within the layout identified and therefore is not grounds for an objection.

As such, we would recommend that the following conditions are applied:

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the approved drainage strategy, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.

b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.

c. Evidence to show how the surface water system (including land drain) will be protected against groundwater ingress.

d. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

2. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include confirmation of maintenance responsibilities for all elements including the boundary ditch and maintenance schedules for each drainage feature type and ownership within the site boundary.”

8.7 It is acknowledged from the letters of representation received since the additional information was submitted and from earlier objections that surface water flooding and drainage remain key local concerns. Local Plan policy DP12 (Flood risk) states that development proposals should not increase the risk of flooding (coastal, fluvial or surface) and the LLFA have confirmed the submitted proposals would result in lower discharge rates than the existing levels - meaning there would be a betterment. This is consistent with paragraph 167 of the NPPF (2023), which states local planning authorities should ensure that flood risk is not increased elsewhere when determining planning applications. Development must ensure that it does not exacerbate existing issues, but it also cannot be required to address pre-existing problems in the local area. As above, the LLFA, as the Statutory Consultee, is satisfied with the scheme, notes that it should provide betterment downstream and considers that the measures proposed are appropriate. The LLFA has recommended appropriate conditions to which the applicant has agreed. These conditions differ from the condition previously included (condition 17) and have been included as conditions 17 and 18 below. There remains no objection to the proposed drainage solution following the receipt of the additional information.

8.8 For the reasons set out in the earlier September report, there are no other outstanding issues.

Recommendation

As per the recommendation put forward at the September Planning Committee, it is recommended that, subject to the prior completion of a Section 106 legal agreement, the Executive Director of Strategy and Planning be authorised to grant planning permission subject to conditions.

RECOMMENDATION

Subject to the prior completion of a Section 106 legal agreement, the Executive Director of Strategy and Planning be authorised to grant planning permission subject to the following 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

2842-APLB-XX-00-DR-A-1000 Rev P02, 2842-APLB-XX-00-DR-A-1002 Rev P02, 2842-APLB-XX-00-DR-A-1105 Rev P17, 2842-APLB-XX-00-DR-A-1107 Rev P04, 2842-APLB-XX-00-DR-A-2000 Rev P07, 2842-APLB-XX-01-DR-A-2001 Rev P07, 2842-APLB-XX-02-DR-A-2002 Rev P05, 2842-APLB-CT-00-DR-A-2100 Rev P07, 2842-APLB-XX-XX-DR-A-3010 Rev P05, 2842-APLB-XX-XX-DR-A-3011 Rev P05, 2842-APLB-XX-XX-DR-A-3012 Rev P06, 2842-APLB-XX-XX-DR-A-3013 Rev P06, 14390_S1, 20254-01a, 20254-01b, LP01.

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 ten residential units hereby approved shall be used solely for the purposes of affordable housing for rent as defined in Annex 2 of the National Planning Policy Framework (2023).

Reason: The dwellings are only justified on the basis that it is necessary to provide housing to meet a locally identified need within the settlement of Copythorne, in accordance with Policy SP28 of the adopted New Forest National Park Local Plan 2016 -

2036 (August 2019).

4. No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.

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

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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

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

6. 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.

7. All hard and soft landscape works shall be carried out in accordance with the approved details, plan no. LP01. 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

8. Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and 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.

9. 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 Impact Assessment (November 2022) 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).

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

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

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

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

12. 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).

13. No first floor windows other than those hereby approved shall be inserted into the units unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

14. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (as identified for protection in the approved plans), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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).

15. 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).

16. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the National Park Authority. The approved statement shall include scaled drawings illustrating the provision for –
 - (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas.

Works shall only take place in accordance with the approved details.

Reason: In the interests of highway safety and in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019).

17. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the approved drainage strategy, has been submitted to an approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
 - b. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - c. Evidence to show how the surface water system (including land drain) will be protected against groundwater ingress.

d. Exceedence plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

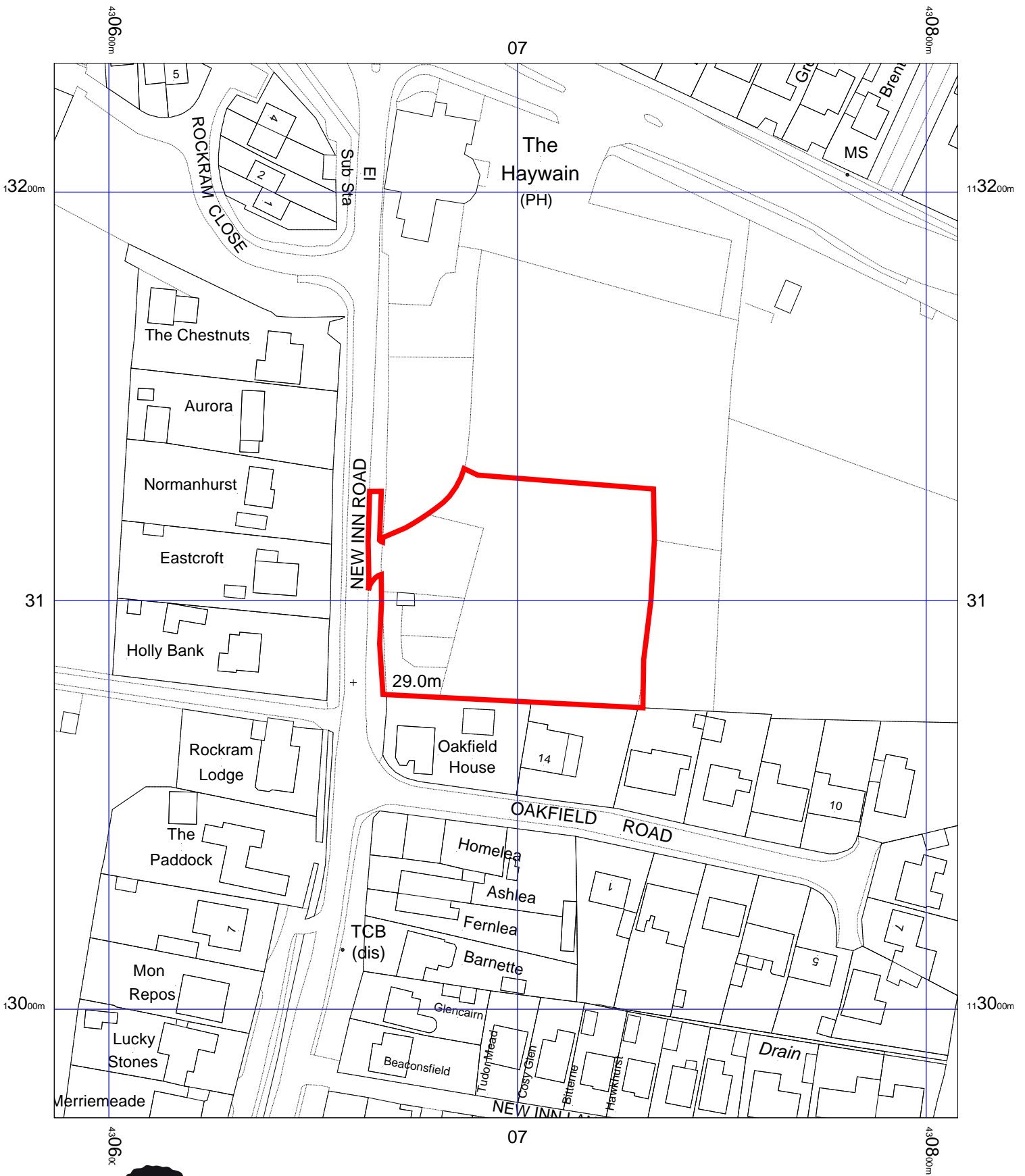
Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

18. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include confirmation of maintenance responsibilities for all elements including the boundary ditch and maintenance schedules for each drainage feature type and ownership within the site boundary.

Reason: To ensure that the surface water drainage arrangements are secured and adequately maintained in the interests of preventing unnecessary flood risk within or outside of the site.

19. All dwellings to be provided shall comprise dwellings of maximum total internal habitable floor space of 100 square metres.

Reason: To meet the identified local housing need for smaller dwellings and to accord with Policy SP21 of the New Forest National Park Local Plan 2016-36 (August 2019)



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

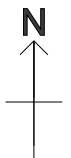
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Date: 04/01/2024

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Application No: 22/00498 Full Application

Appendix 1

Site: Land East of New Inn Road, Bartley SO40 2LR

Proposal: 10no. new dwellings; relocated vehicular and pedestrian access: associated parking and landscaping (AMENDED PLANS)

Applicant: English Rural Housing Association

Case Officer: Carly Cochrane

Parish: Copythorne Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view
Rural Exception Site

2. POLICIES

Development Plan Designations

Tree Preservation Order

Principal Development Plan Policies

- DP2 General development principles
- DP18 Design principles
- SP3 Major development in the National Park
- SP4 Spatial strategy
- SP5 Nature conservation sites of international importance
- SP6 The natural environment
- SP7 Landscape character
- SP15 Tranquillity
- SP17 Local distinctiveness
- SP19 New residential development in the National Park
- SP21 The size of new dwellings
- SP28 Rural exceptions sites
- SP38 Infrastructure provision and developer contributions

NPPF

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

Supplementary Planning Documents

- Design Guide SPD
- Development Standards SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Copythorne Parish Council: Recommend refusal for the following reasons:

- SP28: Do not believe the conditions have been met. Several other large scale affordable housing developments have recently been approved in neighbouring parishes/towns (Ashurst, Netley Marsh/Totton) with greater links to local services, public transport etc.
- Highways issues: The Parish Council know what actually happens on the ground. Already the volume and activities of traffic at school drop off/collections time are unsafe, especially for children.
- Design: Building height in relation to neighbouring properties. Proposed buildings will be overlooked. Plots 3 to 6 in particular are too high.
- Flooding: Suggested SUDS drainage system not proven. Ground water monitoring has not been undertaken. Documents recently shared by the application to HCC as LLFA have not been updated to the NFNPA Planning Portal or shared with the Parish Council.
- Sewerage: Existing infrastructure is poor.
- Local distinctiveness: The proposals put forward by the developer for the site are the opposite of what is around it.
- Public transport: Lack of local services. Buses only run on two days of the week.
- Parking: Considered to be inadequate for the development and likely to spill out to an already busy road.

5. CONSULTEES

Archaeologist: No objections, no proposed conditions.

Building Design & Conservation Area Officer: Support subject to conditions

Planning Policy Officer: Considers that the proposal would meet the requirements of Policy SP28 and would address an identified local need.

Tree Officer: Support subject to conditions

Landscape Officer: No comment provided.

Hampshire County Council Access Development: No response received.

Hampshire Country Council Children's Services: No additional primary or secondary school places needed to fulfil anticipated need arising from the proposed development.

Hampshire County Council Flood and Water Team: Objection raised to the initially proposed method of surface water management. No objection raised to the alternative method submitted, subject to condition.

Hampshire County Council Highways: No objection subject to condition

Natural England: Further information required. Update to be provided to Members at Planning Committee.

New Forest District Council Housing: Provision of new rural affordable housing to rent is welcomed and will meet a local need.

Southern Water: No objection subject to recommended condition.

6. REPRESENTATIONS

86 letters of representation have been received from 43 representees, and some representees have submitted multiple comments. Of these 43 representees, two are in support of the application; 40 object and one makes comments to seek clarification. The material planning considerations raised are summarised, as follows:

Support:

- Development is much needed, built to enable local people or with link to the village to apply for one, and supports the younger generation who are unable to rent or buy locally due to high costs

Objection:

Flooding/surface water run-off/drainage

- Concern that development on the land would exacerbate levels of surface water run off and displace it onto other properties, where there is already a flooding issue.
- Concern that the surveys carried out were not done at the appropriate times of year and therefore do not accurately reflect the flooding issues and levels of waterlogging.
- Concern with regard to impacts on nitrate and phosphate pollution
- Existing ground instability.
- Current drainage infrastructure cannot cope with the proposed new dwellings.

Highway safety/Parking/Transport links

- New Inn Road suffers congestion, cars parked along the verges and high vehicle speeds. At times when cars are parked along the road, there is limited visibility.
- Public transport links in Bartley are very poor and therefore car ownership is a necessity.
- Development will create a dangerous junction.
- New Inn Road is also used by lots of cyclists and horse riders.

- Traffic count survey was undertaken just after schools reopened in March 2021 and after school drop off time, and therefore does not accurately document the situation.
- Majority of community uses are on northern side of Southampton Road, and the crossing here is hazardous.
- Submitted Transport Statement includes errors in its detail.

SP28 and Policy

- Proposal does not meet or comply with the policy requirements- there is insufficient public transport.
- Contrary to the NPPF.

Design

- Concerns in respect of ground levels and the provision of flat surfaces for access.
- Concerns in respect of bin-carry distances.
- Dwellings bear no resemblance to the local area and appear out of keeping.
- No 1-bed units proposed.
- Overdevelopment of the site and area.
- Adverse impact upon the visual amenity of the area.
- There are no other flats in Bartley and the provision of them is out of keeping.
- Layout does not respect patterns of development in the area.

Neighbouring amenity

- Concerns with regard privacy and overlooking.

Affordable Housing

- Already have 'quota' of affordable housing in Bartley- query why are other areas not being considered.
- Number and nature of units proposed does not relate to the NFDC figures.
- Housing needs survey is out of date.

Other

- There remains an access to the rest of the agricultural land. Concerns over a future phase 2 as the applicant has an option on the remainder of the land.
- Concerns with regard impact on wildlife
- Severe pressure on pasture land in Copythorne

A letter of representation has also been received from Hampshire Swifts, with the request that at least 10 integral swift bricks are installed in accordance with best practice.

7. RELEVANT HISTORY

No relevant planning history.

8. ASSESSMENT

Introduction

- 8.1 The application site is located to the eastern side of New Inn Road and comprises a parcel of agricultural land measuring approximately 0.3 hectares and which is currently used for the grazing and keeping of livestock. The site is part of a wider parcel of agricultural land, which adjoins The Haywain Public House in the north, and further agricultural land to the east. The site immediately adjoins the boundaries of residential properties at Oakfield Road to the south, and to the west and across New Inn Road are further residential properties arranged in a linear form and spanning the length of New Inn Road. The site is not within a conservation area, and it is approximately 350 metres to the New Forest SSSI and the New Forest's international nature conservation designations. There is a Tree Preservation Order (TPO/0007/20) which protects seven individual Oak trees and a group of five Oak trees, located along the west, south and eastern site boundaries. Access into the site is currently within the south western corner, adjacent to the residential property of Oakfield House, and a grass verge and ditch with the aforementioned TPO Oak trees border the western site boundary.

Proposed Development

- 8.2 This application seeks permission for the erection of ten affordable dwellings, with six two storey houses and four apartments arranged with two units (two storey houses) facing New Inn Road, and two staggered 'L' shaped blocks of four dwellings each, laid out to mirror one another and create a central courtyard. The units would have a floorspace of between 64 square metres and 93 square metres in accordance with Policy SP21. Each unit would have its own private garden area with small outbuilding and bin store, and two parking spaces per unit have been allocated (in accordance with Annex 2 of the Local Plan); some of the spaces are under covered car ports. Three visitor spaces have also been allocated. A five-bar gate is to be provided adjacent to the northern boundary in order to allow access for the owners into the agricultural land not subject of this application. An area measuring approximately 300 square metres between this gate and the entrance to the site would be planted as a species rich meadow. Gardens along the southern and western part of the site would be enclosed by 1.8 metre high hit and miss timber fencing, with a green 'buffer' between the fence and the site boundaries. Gardens along the northern boundary would be enclosed by a 1.2 metre high post and chainlink fence, again set back from the site boundary with a 0.9 metre high stockproof fence along the site boundary.

Policy Background

- 8.3 The National Planning Policy Framework (NPPF) (2023) states “in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs. Local planning authorities should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.” This is consistent with the National Parks Circular (2010), which is cross-referenced in both the NPPF and also the National Planning Practice Guidance (NPPG) resource on ‘landscape’. Paragraphs 78 and 79 of the Circular state “The expectation is that new housing [in National Parks] will be focused on meeting affordable housing requirements, supporting local employment opportunities and key services. The Government expects the [National Park] Authorities to maintain a focus on affordable housing and to work with local authorities and other agencies to ensure that the needs of local communities in the Parks are met and that affordable housing remains so in the longer term.”
- 8.4 The evidence base for the New Forest National Park Local Plan review identified a significant affordable housing need arising from the communities within the National Park. The delivery of affordable housing on rural exception sites plays a key role in meeting these identified needs in the New Forest National Park outside of the four 'defined villages'. A rural exception site policy exists in many areas of the country and has been in place for decades in the New Forest to provide housing for people with a local connection to the relevant parish. Policy SP19 (New residential development in the National Park) of the Local Plan makes provision for an additional 800 net new dwellings in the New Forest National Park between 2016 – 2036. An important element of this new housing provision (making up half the total planned provision) is ‘windfall sites’, comprising land not otherwise allocated for housing. Windfall site development in the National Park includes rural exception sites and over 30 dwellings have been completed on such sites in Brockenhurst, Bransgore, Breamore and Pilley since the National Park was designated in 2005.
- 8.5 As aforementioned, the NPPF confirms that in rural areas, authorities should plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites. Outside the defined villages of the National Park and the housing site allocations, rural exception sites can provide an important source of affordable housing to meet local needs on land that would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have a connection to the area. Whilst the NPPF may allow for small numbers of full market homes upon a rural exception site, the viability assessment which formed part of the Local Plan evidence base concluded that open market housing on rural exception sites is not necessary to make them deliverable within the context of the National Park. However, the evidence does highlight that a degree of flexibility may be required on the tenure of affordable housing on rural exceptions sites to ensure they are viable, and the Local Plan therefore supports an element of shared ownership/intermediate ownership affordable housing (25%) alongside affordable rented housing (75%). This application reflects the strategic policy position set out in the adopted Local Plan.

8.6 Policy SP28 therefore permits small-scale rural exception sites, in locations in or adjoining villages (not only defined villages) to meet the identified needs of local people in these areas, where 100% of the housing is affordable. Proposals for such exception sites should meet the following criteria, and therefore:

- a) Meet a particular local need that cannot be accommodated in any other way;
- b) Be subject to a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity;
- c) Be capable of management by an appropriate body, for example a Registered Provider, the Authority, or a community land trust or similar accredited local organisation; and
- d) Be located where there are appropriate local services (e.g. shops, schools and public transport).

In addition, Policy SP21 (The size of new dwellings) limits new dwellings to a maximum total internal habitable floor area of 100 square metres.

Preapplication advice

8.7 Preapplication advice was sought in respect of this development in 2021, which led to the TPO being served to ensure that the amenity trees were protected. The conclusions given were that the location of the proposed development regarding proximity and access to local services in Copythorne was considered suitable in principle and that there is evidence of a local housing need, and that access, design, trees and impacts upon ecology and nitrates would need addressing as part of any future application.

Site selection

8.8 As aforementioned, the evidence base for the Local Plan review indicated a significant affordable housing need arising within the National Park. This local need amounted to circa 71 affordable dwellings per annum, far in excess of the scale of development planned for in the Local Plan. This indicates a significant unmet affordable housing need arising from within existing communities.

8.9 The Copythorne parish housing needs survey from 2014 recommended the development of 10-15 affordable dwellings to address local needs arising. Following this housing needs survey, approximately 30 sites within the Parish were considered, of which eight had scope for development. Amongst these eight sites, 'site 5a' was considered by Authority Officers as a potentially suitable site for a small affordable housing development, 'subject to appropriate access being sought'. It was also noted that 'the site lies in close proximity to facilities and is unlikely to have a detrimental impact on other adjoining residential development'. 'Site 5a' site is the application site.

8.10 In terms of alternative options for meeting local affordable housing needs, it should be noted that there are no housing site allocations in the parish of Copythorne. As none of the settlements in the Parish, which has a total

population of approximately 2,750, have defined settlement boundaries (i.e. they are not one of the defined villages as per Policy SP4) no net new dwellings, including affordable dwellings, have been completed in the Parish for over 15 years. The last housing development of any scale in the Parish was at Rockram Close, which was granted permission in 2004 before the National Park was designated. Local housing needs arising in Copythorne will not be directly addressed by development in neighbouring areas such as the housing site allocations at Ashurst and Lyndhurst, where the new affordable housing to be provided will have a local connection to those parishes in the first instance; or on land outside the National Park (e.g. land north of Totton in New Forest District), where the affordable housing provided will not be covered by a local connections criteria and will instead be available for people in priority housing need across the whole of New Forest district. It is therefore clear that rural exception site development is the best way to address local housing needs in Copythorne and the only route that ensures local housing needs arising in the parish are met through new development.

Mix and Tenure

- 8.11 The proposed mix of dwellings is as follows:
- 4 x 2 bedroom/4 person houses, 79sqm
 - 2 x 3 bedroom/5 person houses, 93sqm
 - 4 x 2 bedroom/3 person flats, 64sqm
- 8.12 The proposed development would provide ten affordable rented units, which although does not meet the whole of the identified need as per the housing needs survey, would represent a significant contribution to addressing this need. The tenure of the units would be subject to the rural local connection requirements of the New Forest District Council's (NFDC) Housing Allocations Policy. This gives priority to those with a local connection to the parish, followed by those with a local connection to neighbouring parishes. This means of allocation is reflected in Policy SP28 and Annex 3 of the adopted Local Plan and would also be controlled by the legal agreement.

Management

- 8.13 The application has been submitted by, and the units would be owned and managed by, English Rural, who are one of the leading rural affordable housing providers in the country and who have been in operation for over 30 years. English Rural manage over 1,250 existing affordable properties in the country and are an existing member of NFDC's Homesearch partnership as well as being one of NFDC's preferred affordable housing providers. English Rural are therefore an 'appropriate body' for the purposes of considering this application and meeting the policy requirements.

Local services

- 8.14 With the exception of the defined villages, and when compared with other villages and communities within the National Park, the Bartley and Cadnam area has a reasonable range of local services. There is a local

post office and Fourways store in Bartley. Close to the application site is the Haywain public house, Bartley junior school, the Spar local store, pharmacy, garden centre, village hall and other local conveniences. The A336 Southampton Road is served by public transport. Within the context of the wider National Park then, this is a reasonable range of local services and notably, a greater range available than at sites in communities such as Breamore and Pilley where rural exception sites have previously been supported. Arguably, the location is one of the most appropriate when considering access to and availability of appropriate local services which provide the necessary amenities for day to day living.

- 8.15 To summarise, the proposal is considered to satisfy all requirements of Policy SP28 and is therefore policy compliant in this respect.

Design

- 8.16 With ten proposed units upon a 0.3 hectare site, the overall development density equates to circa 30 dwellings per hectare. This is not considered to be inappropriately high, with national planning policy encouraging the efficient use of land and densities of greater than 50 dwelling per hectare in areas with good accessibility to public transport. Plot sizes, particularly in relation to the two 3 bedroom/5 person houses which have been designed as a semi-detached pair, are not significantly dissimilar to those with the local area. The layout and grain of development found at New Inn Road and surrounding roads, such as Oakfield Road, New Inn Lane and Abbotsford, and within the wider area, along Shepherds Road, Shepherds Close and Pundle Green, is relatively compact, and the proposed development would not appear so different in its layout and density such that it would be considered incongruous.
- 8.17 The ground levels within the site slope east to west, and rather than building the land up so that the dwellings sit upon the same ground level, the dwellings are staggered to reflect the levels; this also provides opportunity to reduce the visual impact of the development as there would be limited artificial ground raising.
- 8.18 There is wide variety in the design, scale and materials of dwellings within the locality, and few are considered to be of a traditional 'Forest' design or be of any architectural merit; those dwellings which do appear to be of some historic interest have had their traditional features eroded through the use of modern materials and the addition of large extensions. There are no listed buildings or non-designated heritage assets within the immediate area, and therefore there is no set character and appearance to the area. The proposed dwellings would be simple in their appearance, with limited fenestration, and the blocks would feature diminishing ridgelines so as to distinguish between units and reduce massing. The proposed materials palette and configuration has been subject to some negotiation, and resultantly is comprised of a mix of brick, with horizontally hung stained timber cladding to the majority of the first floors, slate roofs and dark grey windows and doors. Whilst, as identified, there is variety within the materials used in the local area, cues have been taken from the local vernacular in respect of the use of brick and slate.

These materials, along with the natural timber cladding, are supported within the adopted Design Guide SPD. To replicate the housing style within the immediate locality would be neither desirable, for reasons stated, or viable. The overall design of the proposed units is considered to be appropriate, and would contribute to the character and appearance of the area. Overall, it is not considered that the proposal would result in any harmful impact upon the visual amenity of the area.

Impact upon neighbouring amenity

- 8.19 The application site and units closest to the southern boundary would back onto properties at Oakfield Road, notably Oakfield House and number 14 Oakfield Road. The relationship of these properties with the proposed units are side/side in respect of Oakfield House (although the dwelling has its front door facing Oakfield Road, it is clear that the dwelling was originally constructed within its front elevation facing New Inn Road, and therefore the fenestration layout upon the side (northern) elevation is typical of a side elevation) and Plot 2, and back/back in respect of 14 Oakfield Road and Plots 3 and 4. The plans show separation distances of approximately 20 metres between the respective existing and proposed dwellings. The ridge heights of the proposed new dwellings would measure approximately 8.4 metres, which is similar to the dwellings proposed at the allocated site at Whartons Lane. Fenestration upon the southern elevations of the dwelling in the block and the semi-detached dwelling is limited, particularly at first floor level, with four openings in total and one rooflight, and the plans are annotated to show that the first floor windows upon this elevation would be obscure glazed.
- 8.20 In respect of back to back separation distances for two storey dwellings, 20 metres is widely accepted as being sufficient to protect residential amenity. Similar or lesser back to back distances can be found between properties at New Inn Lane and Abbotsford, and New Inn Lane and Oakfield Road. As aforementioned, there would be limited fenestration upon the elevations facing the existing dwellings at Oakfield Road. Consideration must also be given to the amenity of future occupiers; 14 Oakfield Road comprises dormer windows within the roof and currently enjoys views of the agricultural land. It is therefore considered reasonable to suggest that there would be a degree of overlooking into the new rear gardens of the units, and that this impact is likely to be greater than the overlooking of existing properties by the new units. Further, the existing vegetation along the boundary would be retained, and additional tree planting is proposed along this boundary to provide additional screening.
- 8.21 It is accepted that the outlook currently experienced by the occupiers of properties at Oakfield Road would alter as a result of the development. The southern block of units would measure a total width of approximately 25 metres and align with the plot of 14 Oakfield Road; this is therefore the dwelling most impacted by the proposed development. The garden area serving this property is to the side and east of the dwelling, and therefore not directly aligned with the proposed new units. However, due to the separation distances, it is not considered that the proposed

development would result in a significantly harmful overbearing impact. Similarly, and in combination with the location of the properties at Oakfield Road to the south of the development site, it is not considered there would be any adverse impact in respect of overshadowing or direct loss of light.

- 8.22 Likewise, it is not considered that the layout or design of the units would give rise to amenity impacts for the future occupiers of the dwellings within the development.

Trees

- 8.23 Trees along the boundaries of the site are protected by a TPO, and some trees not included within the TPO are proposed to be removed. It is not considered that the proposal would directly impact upon or result in the protected trees being compromised, however, the proposal is accompanied by a landscaping plan, the details of which, along with Tree Protection Measures, can reasonably be conditioned. There is no objection from the Authority's Tree Officer.

Open space provision

- 8.24 On-site public open space provision in new developments is typically sought when a meaningful area of open space (as distinct from private amenity space) can be provided against the policy requirements. A quantitative figure of circa 0.2 hectares for central open space is the smallest area many planning authorities accept as meaningful in terms of providing some public open space functions. Areas smaller than this are considered too small to be usable and become a burden to maintain. This application generates a public open space requirement of 0.08 hectares (850m²), which is well below the minimum quantitative figure that planning authorities typically seek and is too small to offer the necessary open space functions. However, in order to seek contributions from developers towards the improvement of existing open space or the provision of new open space there needs to be up-to-date evidence of either a quantitative or qualitative deficiency of open space. Outside of sites within the defined villages, there is no existing up to date evidence of open space provision and deficiencies which would enable the Authority to seek contributions towards open space in this instance. Therefore, when considered against the legal tests for seeking contributions, it is not justified in this instance.

Highways

- 8.25 Significant concern has been raised in relation to highway safety and the additional pressures on the localised highway network arising as a result of the proposed development. It has been evidenced through representations that New Inn Road experiences high volumes of traffic at particular times of the day which coincide with the drop off and collection times at Bartley Junior School, with on-road parking resulting in reduced space left available for traffic passing through. This is clearly an existing issue which is beyond the control of the applicant and the Authority; the entirety of New Inn Road is unrestricted and therefore parking on the

highway is not prohibited. New Inn Road is a 30mph single carriageway road and it also has a continuous footway provision along its entirety. The proposal includes the creation of a footpath to the north of its access, which would then connect to a pedestrian crossing. Access into the site would be via an existing agricultural access, which would be widened to approximately 10 metres and provide a 5.5 metre wide internal road. The Highway Authority have considered Personal Injury Accidents (PIA) data obtained from Hampshire Constabulary and identified four accidents within the vicinity for a period between 2016-2021. The number of forecasted trips generated by the proposed development would be approximately five additional trips between the A.M and P.M peak periods, with an additional 45 daily trips. The level of trips generated is considered acceptable, and it is also not considered that this level of additional trips would exacerbate existing accidents patterns. The visibility splays proposed are also considered appropriate. It is noted that outside of the identified peak periods, New Inn Road is not considered to be subject to significant or heavy volumes of traffic. Overall, it is not considered that the proposal would result in any significant or significantly exacerbated impacts in respect of highway safety. National planning policy confirms, "...development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe..." - paragraph 11, NPPF, 2023. The consultation response from the statutory highways authority confirms this is not the case with this application.

- 8.26 In respect of the layout and parking provision within the site, swept paths have been provided which are considered acceptable. Two parking spaces per unit would be provided, and whilst not explicit, the small outbuildings within the gardens would provide cycle storage. It is therefore considered that the proposed development would meet the required standards set out in Annex 2 of the Local Plan (2019).

Surface water run off/flooding

- 8.27 Significant concern has also been raised in respect of surface water run off and the impacts in respect of flooding already experienced at properties within the area. The applicant's initial proposal in respect of surface water drainage was not supported by the Lead Local Flood Authority (LLFA) as there was insufficient evidence available to ascertain the effectiveness of the proposed system, and it was considered that there were alternative methods for managing surface water run-off available to the applicant that would appropriately address the matter. As such, further survey work was conducted and an existing field ditch, falling within the application site, was identified. Resultantly, the drainage strategy was revised to make use of this ditch, into which surface water run-off already drains to due to the topography, and the concerns of the LLFA have been overcome. Ordinary watercourse consent will be required in order to connect to the ditch, and a condition in relation to the long term maintenance arrangements for the surface water drainage system has been recommended.

Mitigation of recreational impacts

8.28 Prior to mitigation, the Habitat Regulations Assessment of the Local Plan could not rule out the recreational impacts of any new residential and visitor accommodation throughout the National Park having a likely significant in combination effect on the New Forest SPA and SAC sites. Consequently, mitigation is required for all proposals of these types of development for their recreational impacts on these New Forest designated sites. In addition, development within 5.6km of the Solent coastal designations is required to address increased recreational impacts and there is an established strategic mitigation scheme in place (Bird Aware Solent). 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 adopted Mitigation Strategy (2020) and the established Bird Aware Solent mitigation scheme or mitigation to at least an equivalent effect. An appropriate condition would be attached to satisfy this requirement. There are established recreation mitigation schemes in place for both the New Forest and Solent designated sites that are supported by Natural England that contributions would be directed towards.

Nutrient Impacts

8.29 Natural England have advised that there is uncertainty as to whether future housing and visitor accommodation development will adversely impact the protected habitats of the Solent due to increased levels of nitrates entering the system. In accordance with Natural England's advice to local planning authorities along the Solent coast, the potential impacts from nitrates have been considered in assessing this application. The applicant has provided a nutrient budget which has been assessed. Natural England have queried the occupancy rate used and have incorrectly identified the New Forest District Council occupancy rate which is based on development within New Forest district - a separate local planning authority with a different demographic and development profile. The National Park Authority applies the occupancy figure recommended in Natural England guidance and methodology, which is based on Census data. It is this figure that has been correctly used by the applicant within the nutrient budget.

8.30 The application site is within the Bartley Water sub-catchment of the Solent. For nutrient mitigation purposes the impacts of new development in this area of the New Forest National Park can be off-set in the wider Test & Itchen catchment, as per Natural England's guidance. The National Park Authority has an overarching legal agreement in place with Eastleigh Borough Council to enable development in this area of the National Park to access available nitrate credits from the Eastleigh

Borough Council mitigation sites in the Test & Itchen catchment. The Borough Council's schemes have available capacity and it is envisaged the applicant will purchase credits from this approved scheme. This will be secured by an appropriately worded planning condition.

- 8.31 Natural England has been consulted further, and an update will be provided at the committee meeting. Subject to securing appropriate mitigation in order to achieve a nutrient neutral scheme, the Authority's obligations as a 'competent authority' under the Conservation of Habitats and Species Regulations 2017 are considered to be met.

Biodiversity Net Gain

- 8.32 Policy SP6 requires opportunities to enhance ecological assets to be maximised and the Environment Act received royal assent in November 2021 with biodiversity gain objectives and will become mandatory later this autumn. The applicant has used the DEFRA 3.1 metric to assess the proposals. This metric provides a way of measuring and accounting for biodiversity losses and gains from development. It has been applied to the existing and proposed habitats on the site. The calculation shows a total net habitat gain of 0.25 habitat units and 0.22 hedgerow units, which equates to a 12.59% increase for habitat units and 74.87% increase for hedgerow units and as such, the net gain for biodiversity requirements have been met. These measures would be secured by condition and results in the required biodiversity net gain objectives being delivered on-site as part of the development.

Other

- 8.33 Hampshire County Council, as the local education authority, has confirmed that the development would generate a total of three additional primary age children. The site would be served by Copythorne Infant and Bartley Junior Schools, and although both schools are at capacity, they are forecasting surplus places and consequently, no additional primary school places will be needed to cater for the forecasted additional pupils. Hounslowdown Secondary School also serves the site; this school does not fill from within its catchment area and therefore no additional secondary school places will be needed.
- 8.34 In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, the applicant's written agreement has been received in relation to the proposed pre-commencement conditions.

Conclusion

- 8.35 The proposal provides the opportunity to meet an identified local housing need, within an appropriate location in respect of access to local facilities and amenities, and without resulting in any significant harm to either the character and appearance of the area, neighbouring amenity, highways or trees. Both national and local planning policy places a strong emphasis on the delivery of affordable housing in National Parks for local people in housing need and this proposal has been brought forward by an established provider of rural exception sites. Appropriately worded

conditions can secure the necessary mitigation measures in respect of recreational impacts and nitrates, and it is therefore recommended that permission is granted, subject to a Section 106 legal agreement.

9. RECOMMENDATION

Subject to the prior completion of a section 106 agreement the Executive Director of Strategy & Planning be authorised to grant planning permission subject to the following 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:

2842-APLB-XX-00-DR-A-1000 Rev P02, 2842-APLB-XX-00-DR-A-1002 Rev P02, 2842-APLB-XX-00-DR-A-1105 Rev P17, 2842-APLB-XX-00-DR-A-1107 Rev P04, 2842-APLB-XX-00-DR-A-2000 Rev P07, 2842-APLB-XX-01-DR-A-2001 Rev P07, 2842-APLB-XX-02-DR-A-2002 Rev P05, 2842-APLB-CT-00-DR-A-2100 Rev P07, 2842-APLB-XX-XX-DR-A-3010 Rev P05, 2842-APLB-XX-XX-DR-A-3011 Rev P05, 2842-APLB-XX-XX-DR-A-3012 Rev P06, 2842-APLB-XX-XX-DR-A-3013 Rev P06, 14390_S1, 20254-01a, 20254-01b, LP01.

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 ten residential units hereby approved shall be used solely for the purposes of affordable housing for rent as defined in Annex 2 of the National Planning Policy Framework (2023).

Reason: The dwellings are only justified on the basis that it is necessary to provide housing to meet a locally identified need within the settlement of Copythorne, in accordance with Policy SP28 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

4. No development shall take place until the proposed slab levels in relationship to the existing ground levels set to an agreed datum shall be submitted to and approved in writing by the New Forest National Park Authority.

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

Reason: To ensure that the development takes place in an appropriate way in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

5. No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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

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

6. 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.

7. All hard and soft landscape works shall be carried out in accordance with the approved details, plan no. LP01. 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. Prior to the commencement of development ecological mitigation for the Solent and New Forest Special Protection Areas, Special Areas of Conservation and 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.

9. 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 Impact Assessment (November 2022) 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).

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

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

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

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

12. 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).

13. No first floor windows other than those hereby approved shall be inserted into the units unless express planning permission has first been granted.

Reason: To safeguard the privacy of the adjoining neighbouring properties in accordance with Policy DP2 of the adopted New Forest National Park Local Plan 2016 - 2036 (August 2019).

14. No development, demolition or site clearance shall take place until the arrangements to be taken for the protection of trees and hedges on the site (as identified for protection in the approved plans), have been submitted to and approved in writing by the Local Planning Authority.

The agreed arrangements shall be carried-out in full prior to any activity taking place and shall remain in-situ for the duration of the development.

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).

15. 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).

16. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the National Park Authority. The approved statement shall include scaled drawings illustrating the provision for –

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas.

Works shall only take place in accordance with the approved details.

Reason: In the interests of highway safety and in accordance with Policy DP2 of the New Forest National Park Local Plan 2016-2036 (August 2019).

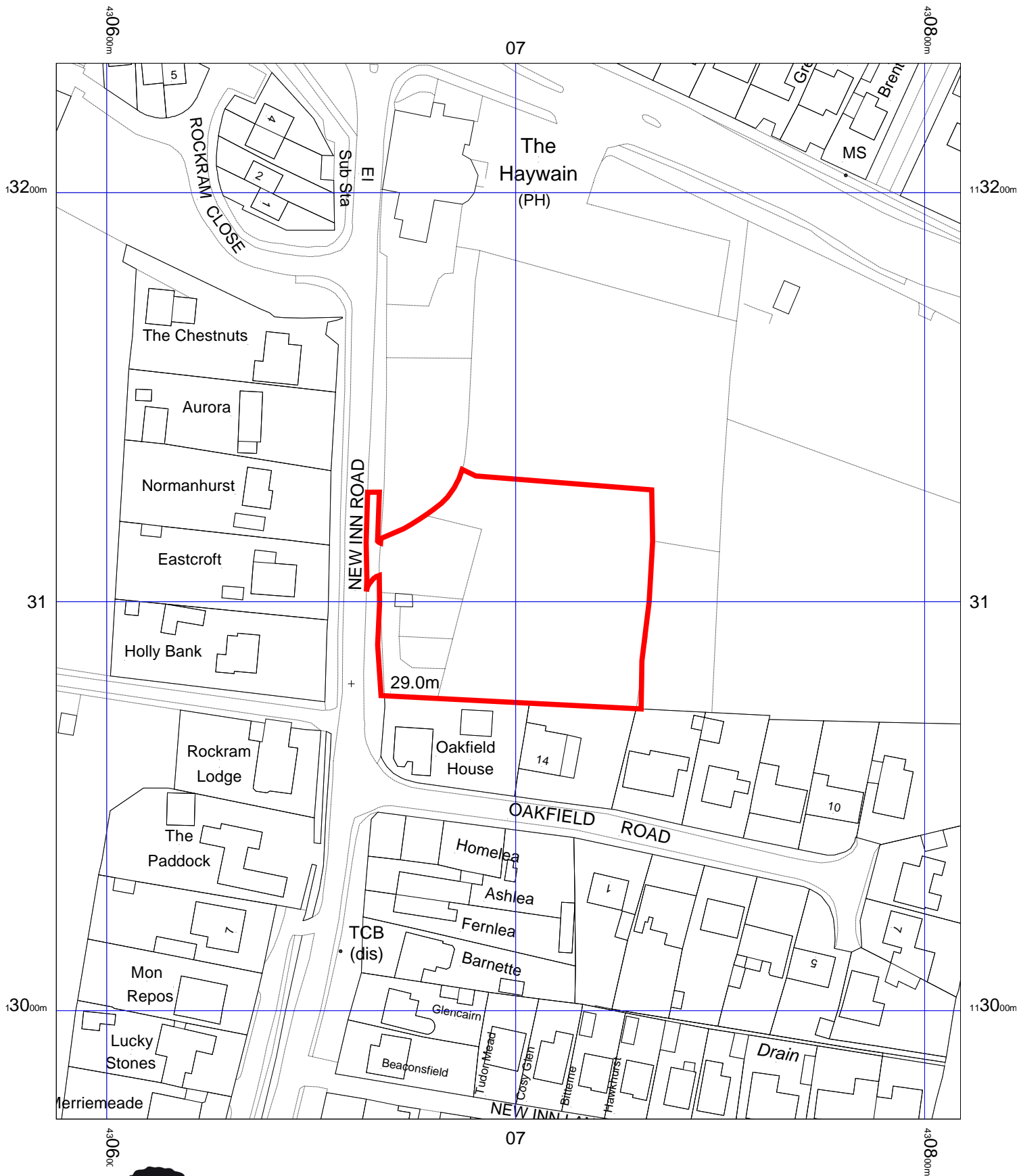
17. The drainage system shall be constructed in accordance with the 'Addendum to Drainage Report' dated 09 June 2023. Any changes

to the approved documentation must be submitted to and approved in writing by Local Planning Authority in consultation with the Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development.

18. All dwellings to be provided shall comprise dwellings of maximum total internal habitable floor space of 100 square metres.

Reason: To meet the identified local housing need for smaller dwellings and to accord with Policy SP21 of the New Forest National Park Local Plan 2016-36 (August 2019)



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Date: 18/08/2023

Ref: 22/00498

Scale: 1:1250

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Application No: 23/00442FULL Full Application

Site: Sheepwash Cottage, Norley Wood Road, East End, Lymington, SO41 5SW

Proposal: Side extension (AMENDED PLANS)

Applicant: Julie Ray

Case Officer: Lindsey Chamberlain

Parish: East Boldre Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council View

2. POLICIES

Development Plan Designations

Conservation Area
Listed Building

Principal Development Plan Policies

SP6 The natural environment
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed and beautiful places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

East Boldre Parish Council: Recommend refusal.

Councillors are concerned that any addition to this historic building detracts from the period look and aesthetics of the property. It is likely that the additional area would increase the number of people staying there, where it's being used commercially as a holiday let. The impact is significant.

5. CONSULTEES

Building Design and Conservation Officer: Support Subject to Conditions.

- The side extension has been extensively redesigned to provide a more traditional approach to an extension in the form of a small barn, with materials reflecting this.
- Suggestions were made regarding the side lights which have been taken on board and subsequently adapted.
- A brick plinth was suggested and again has been added to the design.

Ecologist: Comments made in relation to impacts on bats; proximity to waterbodies; enhancement measures and potential impacts on SSSI.

6. REPRESENTATIONS

One representation of objection on the following grounds:

- Concerns with regards to over shadowing from the proposal and possible loss of light.
- Concerns over the property being used as a bed and breakfast and thus the proposal seeks to increase the accommodation space within the property.
- Design of the proposal is out of keeping with the thatched cottage.

7. RELEVANT HISTORY

Replacement outbuilding (22/00515) granted on 01 February 2023

Installation of six new windows (NFDC/LBC/88/38515) refused on 15 September 1988

8. ASSESSMENT

Application Site

8.1 Sheepwash Cottage is a Grade II listed building, dating back to the 18th Century, constructed of rendered cob and a thatched roof. It is located within the Forest South East Conservation Area. The two-storey detached cottage is sited adjacent to the Norleywood Road and is prominent from this road and in the conservation area.

Proposed Development

- 8.2 This application seeks planning permission for a single storey side extension to the dwellinghouse that would be linked by a glazed corridor. Amended plans have been received on this application to address concerns raised by the Parish Council, Planning Officer, and the Building Design and Conservation Officer. The proposed extension would now comprise of horizontal timber cladding, set under a clay tiled pitched roof. The roof would have two small conservation styled roof lights.

Consideration

- 8.3 The relevant considerations relate to compliance with Policy DP36; the impact of the proposed development upon the listed building, its curtilage, and the surrounding area; and the impact upon neighbour amenity.
- 8.4 Policy DP36 of the New Forest National Park Local Plan 2016-2036 (August 2019) relates to extensions to dwellings and requires that all extensions should be appropriate to the dwelling and the curtilage. In this case, the proposal would not result in the overdevelopment of the plot. As the property does not lie within any of the four defined villages, the proposal would need to adhere to the floorspace restriction contained within Policy DP36 of the Local Plan which seeks to limit the size of additions to properties in order to safeguard the locally distinctive character of the New Forest and to ensure there is the ability to maintain a balance in housing stock. The cottage has not been extended previously. It has been calculated that the existing floor space was 90.13 square metres. The proposed single storey side extension and glazed link would increase the floorspace to 116.75 square metres which meets the 30% limit set out under Policy DP36.
- 8.5 The revised scheme is single storey and thus subservient to the main dwellinghouse, hence these adaptations would ensure the proposal would be in proportion with the original dwelling. A number of revisions have been made and the scheme altered to represent the form of a small barn as opposed to a more modern scheme. The Authority's Building Design and Conservation Officer has been consulted and supports the amended scheme subject to conditions noting that the proposal is much improved for this sensitive cottage and location, being more in proportion and sympathetic to the character of the listed cottage. Overall, it is considered that the proposal would allow for an increase in habitable accommodation without detrimental impact upon the special interest of the listed cottage and would preserve the character and appearance of the conservation area in accordance with Policy SP16.
- 8.6 The Parish Council, together with a representation received, both object to this proposal noting concerns of the extension being used to increase the number of people staying and thus the use of

the property being as a commercial holiday let, this is not a material consideration with regards to planning policy. It is also noted that, as detailed on the plans the extension would increase the living space, not increase the number of bedrooms within the property.

- 8.7 Sheepwash Cottage is located close to the boundary with Sylvanlea, and the extension continues along this boundary line. Due to the location of the property within the plot, there is no other option in terms of adding an extension without causing a harmful impact to the listed building. The neighbouring property has raised concerns with regards to over shadowing and loss of light, however, the application site is located north of the neighbouring property, and therefore, whilst there is a degree of impact, given the main dwelling house is also cited in this location and the extension is single storey, it would not do so by a significantly harmful degree. The main dwellinghouse has an overall ridge height of 7.5 metres yet the extension has a resultant height of 4.6 metres and in addition benefits from the ground sloping away towards the west, away from the access road. Overall, given the orientation and single storey nature of the proposed development, a refusal on these grounds could not be sustained.
- 8.8 The site is located adjacent to New Forest SSSI. The Authority's Ecologist has advised that the construction of developments can cause damage to these protected sites. Therefore, it is considered reasonable to attach a condition requiring a simple Construction Environmental Management Plan (CEMP) to address issues of inappropriate storage of materials, parking of vehicles on verges, waste outside the boundary and pollution risks.
- 8.9 The ecological report submitted identifies that the impacts on protected species (bats) are less likely. The Authority's Ecologist has been consulted on this application and has no objection subject to conditions. The ecology report makes recommendations for ecological enhancement which include a woodstone bat box can be installed on the existing outbuilding to the north of the site to provide additional roosting opportunities. A condition will be attached to ensure that these enhancement measures are implemented to demonstrate accordance with Local Plan Policy SP6.
- 8.10 Given the site's sensitive location within rural surroundings and the conservation area, it is considered reasonable and necessary to attach a condition to restrict external lighting to ensure that tranquillity is preserved in accordance with Policy SP15. Similarly, measures to restrict external lighting would assist nocturnal wildlife in the vicinity.

Conclusion

- 8.11 Permission is recommended subject to conditions. In considering the proposals, due consideration has been given to Section 16 of

the NPPF, Section 66 of the 1990 Act and Policies DP2 (General Development Principles), Policy SP6 (The Natural Environment), Policy SP16 (The Historic & Built Environment), SP17 (Local Distinctiveness), DP36 (Extensions) and DP18 (Design Principles) of the New Forest National Park Authority Local Plan (Adopted 2019), and the recently adopted New Forest NPA Design Guide.

9. 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 the following plans and documents:

- Section, DWG No.: 533-23-8 Rev A
- Proposed Elevations, DWG No.: 533-23-6 Rev B
- Proposed Floor Plan, DWG No.: 533-22-5 Rev A
- Location Plan, DWG No: 533-22-1
- LHB Ecology, Preliminary Roost Assessment, Version: Final
- Heritage Assessment, dated June 2022.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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

3. No development shall take place above slab level until samples or exact details of the facing (timber cladding), brick plinth and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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

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

4. The metal work associated with the horizontal sliding shutters and rainwater goods shall be either cast iron or painted black metal.

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

5. No development shall take place above slab level until samples or exact details of the proposed doors and windows at 1:10 section and 1:20 elevation together with joinery details, 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).

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).

7. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

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

8. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall take place in accordance with the approved CEMP, unless otherwise agreed in writing by the New Forest National Park Authority.

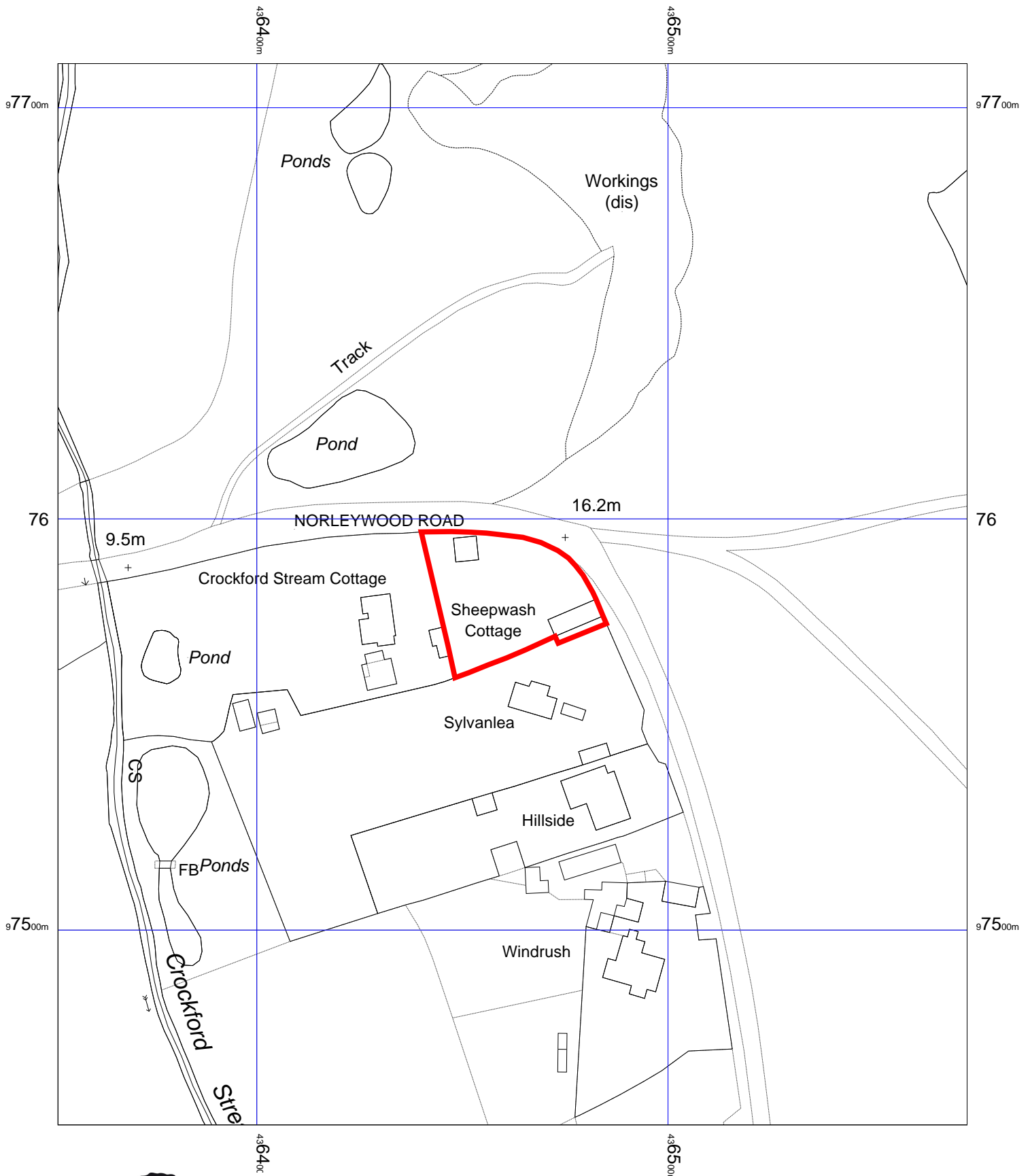
Reason: To safeguard protected species and in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)

9. 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).

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.



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

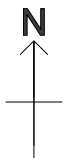
Tel: 01590 646600 Fax: 01590 646666

Date: 04/01/2024

Ref: 23/00442FULL

Scale: 1:1250

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Application No: 23/00502LBC Listed Building Consent

Site: Sheepwash Cottage, Norley Wood Road, East End, Lymington, SO41 5SW

Proposal: Side extension (Application for Listed Building Consent) (AMENDED PLANS)

Applicant: Ms Julie Ray

Case Officer: Lindsey Chamberlain

Parish: East Boldre Parish Council

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council view

2. POLICIES

Development Plan Designations

Conservation Area
Listed Building

Principal Development Plan Policies

SP6 The natural environment
SP15 Tranquillity
SP16 The historic and built environment
SP17 Local distinctiveness
DP2 General development principles
DP18 Design principles
DP36 Extensions to dwellings

Supplementary Planning Documents

Design Guide SPD

NPPF

Sec 12 - Achieving well-designed and beautiful places
Sec 15 - Conserving and enhancing the natural environment
Sec 16 - Conserving and enhancing the historic environment

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

East Boldre Parish Council: Recommend refusal.

Councillors are concerned that any addition to this historic building detracts from the period look and aesthetics of the property. It is likely that the additional area would increase the number of people staying there, where it's being used commercially as a holiday let. The impact is significant.

5. CONSULTEES

Building Design and Conservation: Support Subject to Conditions.

- The side extension has been extensively redesigned to provide a more traditional approach to an extension in the form of a small barn, with materials reflecting this.
- Suggestions were made regarding the side lights which have been taken on board and subsequently adapted.
- A brick plinth was suggested, again has been added to the design.

6. REPRESENTATIONS

One representation of objection on the following grounds:

- Neighbouring property raises concerns with regards to the over shadowing from the proposal and possible loss of light.
- Concerns over the property being used as a Bed and Breakfast and thus the proposal seeks to increase the accommodation space within the property.
- Design of the proposal is out of keeping with the thatched cottage.

7. RELEVANT HISTORY

Replacement outbuilding (22/00515) granted on 01 February 2023

Installation of six new windows (NFDC/LBC/88/38515) refused on 15 September 1988

8. ASSESSMENT

Application Site

8.1 Sheepwash Cottage dates from the late C18 and is constructed of rendered cob with a thatched roof. It is a Grade II listed building located in the Forest South East Conservation Area (Sub Area A East Boldre to East End). The cottage is two storeys high and consists of three bays. It was originally 2 cottages as evidenced by the central masonry wall and chimney stack, and pair of porches. The cottage sits to the far south east of the plot, end on to the lane with the rear elevation along the southern boundary line. It is highly visible in the rural lane and conservation area and is a good surviving vernacular building.

Proposed Development

- 8.2 This application seeks listed building consent for a single storey side extension to the west of the dwellinghouse that would be linked by a glazed corridor. The proposed extension would now be comprised of horizontal timber cladding, set under a clay tiled pitched roof. The roof would have two small conservation styled roof lights.

Consideration

- 8.3 The proposal was originally for a modern extension both in design and materials, which was considered would be detrimental to the character of the Grade II listed Sheepwash Cottage. Therefore, following the comments submitted by the Authority's Building Design and Conservation Officer, these plans were reviewed and revisions were provided for a more traditional approach, reflecting that of a small barn. The materials proposed are more aligned and sympathetic to the wider conservation area in that timber weatherboarding would clad the walls and clay peg tiles are proposed for the roof. The extension would have an overall height of approximately 4.6 metres, in comparison to the ridge height of the main dwelling at 7.5 metres.
- 8.5 The key considerations are the impact of the proposed works upon the listed building, its setting and the character and appearance conservation area.
- 8.6 The proposed extension has been redesigned to provide a more traditional approach, reflecting that of a small barn. The materials used include weatherboarded elevations and a steep clay peg tiled roof. In addition, the glazed opening would be screened behind horizontal slighting shutters. The Authority's Building Design and Conservation Officer has been consulted and supports the amended scheme subject to conditions noting that the proposal is much improved for this sensitive cottage and location, being more in proportion and sympathetic to the character of the listed cottage. Overall, it is considered that the proposal allows for an increase in habitable accommodation without detrimental impact to the significance or special interest of the listed cottage and would preserve the character and appearance of the conservation area in accordance with Policy SP16.

Conclusion

- 8.8 The revised plans for the proposed extension are more in proportion and sympathetic to the character of the listed cottage and it is recommended that listed building consent is granted subject to conditions. In considering the proposals, due consideration has been given to Section 16 of the NPPF, Section 66 of the 1990 Act and Policies DP2 (General Development Principles), Policy SP6 (The Natural Environment), Policy SP16 (The Historic & Built Environment), SP17 (Local Distinctiveness),

DP36 (Extensions) and DP18 (Design Principles) of the New Forest National Park Authority Local Plan (Adopted 2019), and the recently adopted New Forest NPA Design Guide.

9. RECOMMENDATION

Grant Subject to Conditions

Condition(s)

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

Reason: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas 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 the following plans and documents:

- Section, DWG No.: 533-23-8 Rev A
- Proposed Elevations, DWG No.: 533-23-6 Rev B
- Proposed Floor Plan, DWG No.: 533-22-5 Rev A
- Location Plan, DWG No: 533-22-1
- LHB Ecology, Preliminary Roost Assessment, Version: Final
- Heritage Assessment, dated June 2022.

No alterations to the approved development shall be made unless otherwise agreed in writing by the New Forest National Park Authority.

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

3. No development shall take place above slab level until samples or exact details of the facing (timber cladding), brick plinth and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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

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

4. The metal work associated with the horizontal sliding shutters and rainwater goods shall be either cast iron or painted black metal.

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

5. No development shall take place above slab level until samples or exact details of the proposed doors and windows at 1:10 section and 1:20 elevation together with joinery details, 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).

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).

7. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

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

8. Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the New Forest National Park Authority.

Development shall take place in accordance with the approved CEMP, unless otherwise agreed in writing by the New Forest National Park Authority.

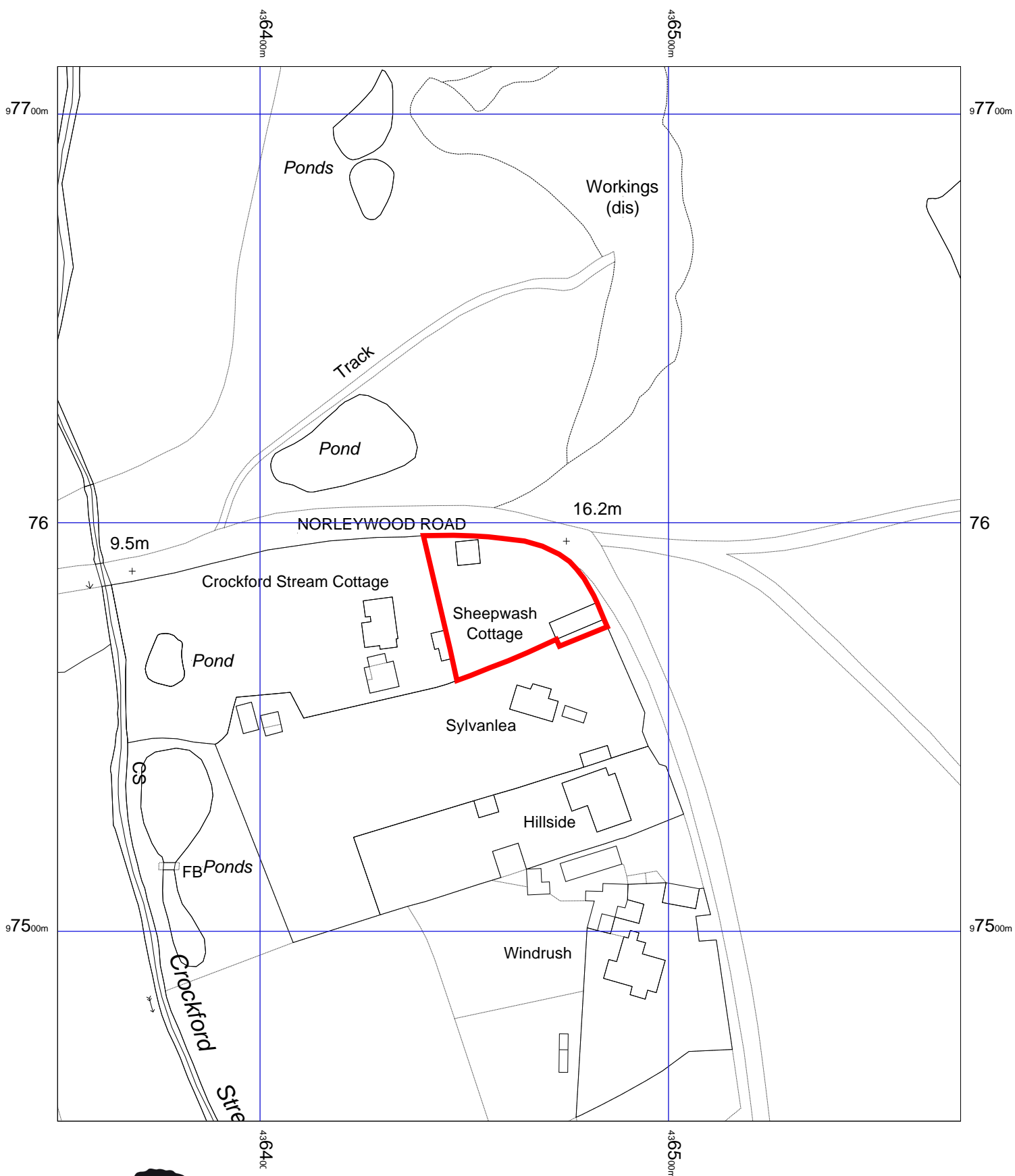
Reason: To safeguard protected species and in accordance with Policies DP2, SP5 and SP6 of the adopted New Forest National Park Local Plan 2016- 2036 (August 2019)

9. 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).

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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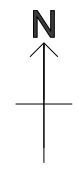
Tel: 01590 646600 Fax: 01590 646666

Date: 04/01/2024

Ref: 23/00502LBC

Scale: 1:1250

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Application No: 23/00916FULL Full Application

Site: White Cottage, 23 Garden Road, Burley, Ringwood BH24 4EA

Proposal: Outbuilding; demolition of existing outbuilding

Applicant: Mr Rory Carman

Case Officer: Lindsey Chamberlain

Parish: BURLEY PARISH COUNCIL

1. REASON FOR COMMITTEE CONSIDERATION

Contrary to Parish Council View.

2. POLICIES

Development Plan Designations

Burley Conservation Area
 Non designated Heritage Asset

Principal Development Plan Policies

DP2 General development principles
 SP15 Tranquillity
 SP17 Local distinctiveness
 DP2 General development principles
 DP18 Design principles
 DP37 Outbuildings
 SP16 The historic and built environment

NPPF

Sec 16 - Conserving and enhancing the historic environment
 Sec 12 - Achieving well-designed places
 Sec 15 - Conserving and enhancing the natural environment

Supplementary Planning Documents

Design Guide SPD

3. MEMBER COMMENTS

None received

4. PARISH COUNCIL COMMENTS

Burley Parish Council: Recommend refusal for the reasons listed below:

- Proposed outbuilding located immediately next to a 100 year old 'A F Clough' designed house;
- The outbuilding would not be proportionate and subservient to the main dwelling as required by Policy DP37;
- It would not preserve the character and appearance of the Conservation Area;
- Does not make a 'positive contribution' to the Conservation Areas as required by Policy SP16 (a iii);
- Standard 'catalogue' utilitarian outbuilding contrary to NPA Design Guide paragraph 4.17;
- "Nowhere in this area has such a large block of utilitarian subsidiary accommodation been permitted to challenge the attractive elevational views and integrity" of the host dwelling; and
- Question the layout and intended use of the outbuilding; office space would "be barely be fit for purpose".

5. **CONSULTEES**

Building Design and Conservation Officer: Support subject to conditions.

The design is relatively simple, the material choices appropriate for the site context, and the design quality is an improvement on the existing prefabricated garage.

The scale of the garage is considered the maximum appropriate, while still reading as subservient to the dwelling, but is considered acceptable in these particular circumstances, because the building will be set back from the house, so perspective will work to minimise the impact of bulk, when the garage is viewed in relation to the house. Moreover, the garage will be set down from the ground level of the garden which again reduces the impact of bulk. Therefore, on balance the proposals are considered to have a neutral to moderately positive impact upon the setting of the locally listed building and the character and appearance of the conservation area.

6. **REPRESENTATIONS**

Objections received from 21 Garden Road:

- The building is of little architectural merit, totally out of keeping with the Clough design ethos of the host and neighbouring dwellings.
- Potential for habitable accommodation.
- Over development.
- Height and lack of subservience of the proposed development.
- Height of the ground at number 23 Garden Road is higher than number 21. The building would therefore dominate the eastern boundary of the property given the height and proximity to the boundary – Topographic survey provided.
- It would obscure the sunlight onto private amenity space.

- Overlooking from upper floor accommodation into private amenity space (if they can be viewed, will be overlooked).
- Light pollution
- Existing building has been demolished.
- Neighbouring property Foxgloves, 10 Garden Road, has permission granted for a large outbuilding, it is 12-15 metres from the main dwelling on a larger plot and not effect neighbours.

Comments received from the applicant in support of the application:

- Outbuilding at Foxgloves has been granted planning permission and is similar with respects to cladding and height (5.85 metres). The use of wooden cladding and features are seen at other Clough houses and other roads within the Conservation Area of Burley.
- Shappen Stores can be viewed from the Clough Houses along Garden Road.
- No intention to use it for habitable accommodation.
- Appropriate to location and existing structures provided space for three garages.
- The original garage structure from the road showed no visual break from the street view (painting provided).
- Use of the building for home office would not be used in the evenings – so limited light pollution opportunities.
- The existing garage structures had no architectural or historic significance or added to the local character.
- One of the larger plots along Garden Road.

7. RELEVANT HISTORY

New entrance gates; brick piers; block paving; pedestrian gate (23/01421), grant subject to conditions, 3 January 2024.

Fell 3 x Conifer trees, (CONS/22/0104), raise no objections 28 March 2022. (Treetops, 1 Howard Close, Burley).

One and two storey extensions; extension to garage; demolition of 1no. garage (21/00580), grant subject to conditions, 16 August 2021.

8. ASSESSMENT

Application Site

- 8.1 White Cottage is a detached, early 20th century Arts and Crafts property, located in the Burley Conservation Area. Like many of the Arts and Crafts properties along Garden Road, White Cottage (designed by A F Clough) has been identified as being of local cultural and vernacular interest and is locally listed. It follows the character of many of the Arts and Crafts properties along the road, having a long, linear, roughly symmetrical form. It is constructed of rendered brick under a hipped roof covered by interlocking Bridgewater clay tiles.
- 8.2 During the 70s a double garage and carport were also built to the rear (north east) of the property. The carport has since been replaced with a

single garage. Planning permission was granted in 2021 to demolish the single garage and build a workshop on the east side of the double garage (21/00580). A large part of the garden area lies to the front of the property and is enclosed with a close boarded fence. Planning permission was granted earlier this month for new entrance gates; brick piers; block paving and pedestrian gate (23/01421).

- 8.3 White Cottage has neighbouring properties on all sides, all situated within reasonably generous plots.

Proposed Development

- 8.4 Planning permission is sought to demolish the double garage and replace it with a three-bay, one-and-a-half storey building which comprises of two carport bays, one storage bay and a home office in the roof accessed by an external staircase. The replacement outbuilding will be located in the north east of the plot to the rear of the dwelling, partially on the footprint of the existing double garage.

- 8.5 The height of the replacement outbuilding would be 5.5m and includes three rooflights on the front (west) elevation. The outbuilding would be 6.2m wide and 9.3m long, clad in timber horizontal boarding and finished with a slate roof.

Consideration

- 8.6 The key issues to assess are:
- whether the proposed outbuilding would be clearly proportionate and subservient to the host dwelling in terms of its design, scale, size, height and massing in accordance with Policy DP37;
 - whether the proposal would preserve the character and appearance of the Conservation Area and the host dwelling (as a non-designated heritage asset); and
 - whether there would be any unacceptable impact upon neighbouring amenity.
- 8.7 Policy DP37 permits domestic outbuildings where they are proportionate and subservient to the host dwelling, located within the curtilage and required for incidental purposes. There is a further requirement not to reduce private amenity space or parking provision to an unacceptable level.
- 8.8 Following earlier pre-application discussions, the design of the proposed outbuilding has been amended to minimise its impact on the setting of the locally listed building and the character of the wider conservation area. The design is considered to be relatively simple, the material choices appropriate for the site context, and the design quality is an improvement on the existing prefabricated garage. Dormers have been swapped for rooflights and the ridge height reduced to 5.5m, 1.4m lower than the ridge height of the host dwelling.

- 8.9 The design and intended use of the proposed outbuilding as a carport, store and home office are incidental in both appearance and function. Occupying a large plot, there would be plenty of remaining private amenity space and on-site parking provision.
- 8.10 The concerns of the Parish Council and adjoining neighbour are noted. Successive amendments haven been sought to the design (both at pre-application stage and during the consideration of the current application) to ensure that the outbuilding would appear subservient to the main dwelling in its scale, size, height and massing. It is considered that the use of contrasting external materials further help to differentiate the outbuilding from the main dwelling. The National Park Design Guide encourages the use of traditional materials in outbuildings (specifically mentioning weatherboarding) as well as open car ports. In terms of future use, the outbuilding can be suitably conditioned for incidental use only and not for any habitable purposes.
- 8.11 The Parish Council are particularly concerned about the impact of the proposal on the Conservation Area and a locally listed building (the host dwelling). The Authority has a duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character or appearance of a Conservation Area and non-designated heritage asset. Policy SP16 sets out that proposals should protect, maintain or enhance locally important sites and features of the historic and built environment, later setting out the requirement to not harm the special interest, character or appearance of the Conservation Area and non-designated heritage asset.
- 8.12 It is acknowledged that the proposed outbuilding would 'overlap' the rear of the main dwelling when viewed from Garden Road. However, it would be set down from the ground level at the front of the property, which together with its set back from the front of the house, would minimise the impact of the building when viewed in relation to the house. It is therefore considered that the outbuilding would not overly dominate the plot, the host dwelling or the street scene. Additionally, compared to the poor design and nonconforming materials of the existing double garage, it is felt that the proposed development would result in a neutral to moderately positive impact on the character and appearance of the Conservation Area and host dwelling (non-designated heritage asset).
- 8.13 Concerns have been raised by 21 Garden Road to the north of the dwelling, and closest neighbour along Garden Road, relating to the impact on their private amenity space, including overshadowing, overlooking and the development not being appropriate to the Conservation Area, non-designated heritage asset and plot.
- 8.14 Amended plans received re-located the rooflights to more than 1.7 metres above the floor level of the outbuilding. Although there might still be a perception of overlooking, the rooflights are high enough to avoid any direct overlooking or loss of privacy. The planning officer has visited number 21 and viewed the proposal from that side. The nearest window at 21 is obscure glazed. The window further into the plot at 21 has its

outlook to the right obscured by its own roof such that there would be limited effect upon neighbouring amenity. The external staircase would be located on the south elevation of the outbuilding.

8.15 The garden of 1 Howard Close is located at a higher level to the garden at White Cottage, albeit that the external staircase would have an upper platform at 1.15 metres above ground level. A privacy screen has been proposed at a height of 1.75 metres, to protect the amenity of 1 Howard Close. Subject to an appropriate condition, the raised platform and outbuilding is not considered to give rise to any adverse impact on the residential amenities of neighbouring occupiers.

8.16 A shading diagram has also been provided by the applicant showing the impact of the outbuilding on neighbouring properties at different times of the year. Although there is a small impact at specific times of year, the extent of impact is not considered to be unacceptable, and therefore the development is assessed to adhere to the requirements of Policy DP2 e).

Conclusion

8.17 For all these reasons, planning permission is recommended subject to conditions.

9. 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 numbers: 01 Rev H, 02 Rev D.
Amended Location, Block & Site Plans; Proposed Plans & Elevations (Garage), DWG No. 01, Revision H

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 building 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).

4. No development shall take place above slab level until samples or exact details of the facing and roofing materials have been submitted to and approved in writing by the New Forest National Park Authority.

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

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

5. The privacy screen attached to the external staircase shown on drawing number 01 Rev H shall be retained and maintained at a height of 1.75 metres.

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

6. All materials, machinery and any resultant waste materials or spoil shall be stored within the red line application site unless otherwise agreed in writing by the local planning authority.

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

7. 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).

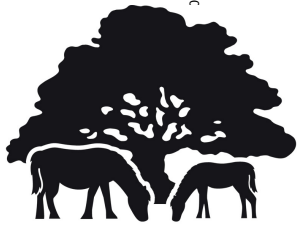
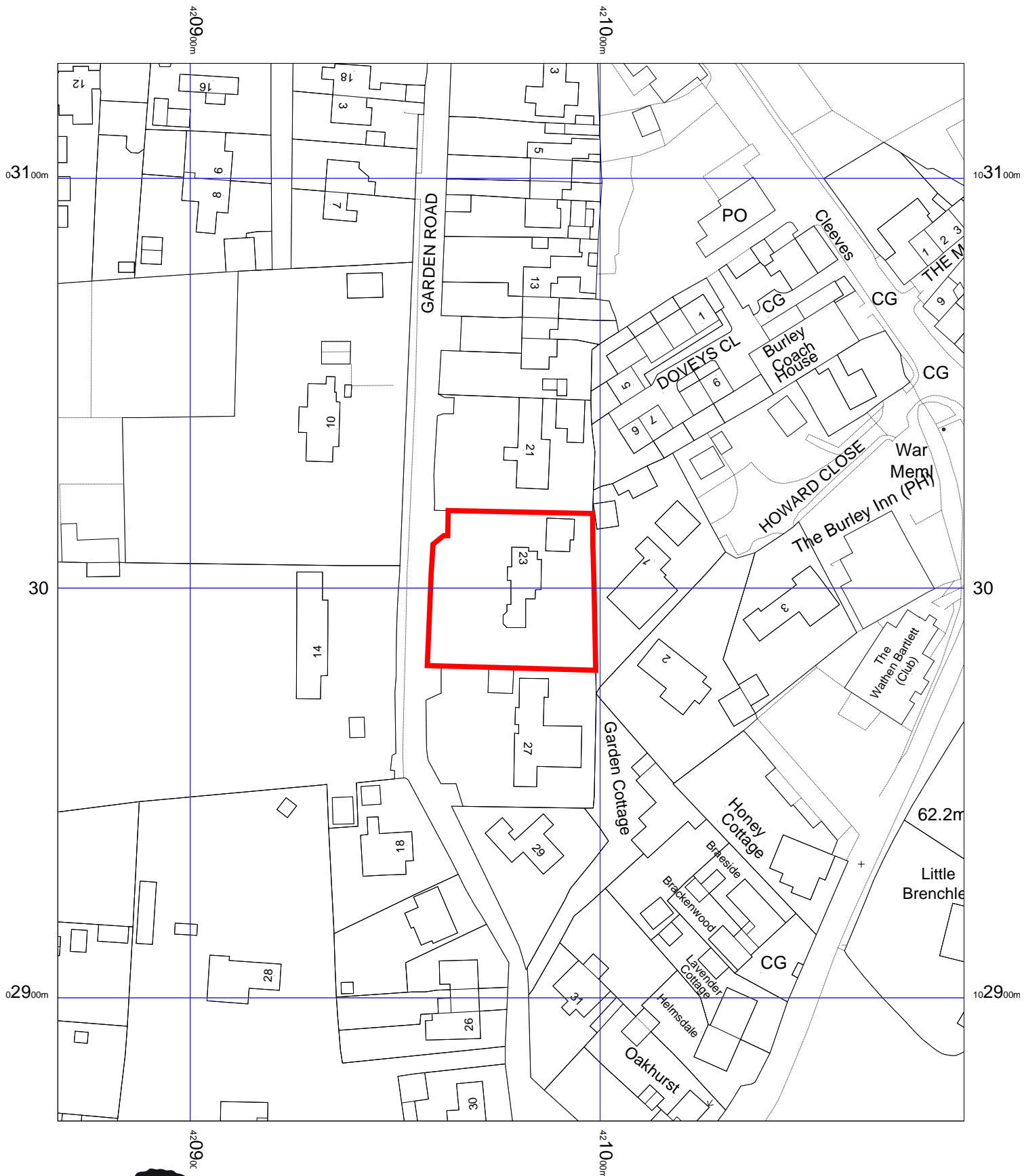
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) England Order 2015 (or any re-enactment of that Order) no garage or other outbuilding (including alterations) otherwise approved by Class E of Part 1 of Schedule 2

to the Order shall be erected or carried out without express planning permission first having been granted.

Reason: With regards to the spatial context of the application site, it is considered necessary to remove permitted development rights for outbuildings to ensure the plot is not overdeveloped, to preserve the character and appearance of the Conservation Area and non-designated heritage asset and protect neighbouring amenity in accordance with Local Plan policies DP2, SP16, SP17, DP18, and DP37 of the Local Plan (adopted August 2019), Section 12, 15 and 16 of the NPPF.

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.



NEW FOREST
NATIONAL PARK

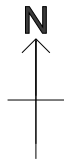
New Forest National Park Authority
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Date: 04/01/2024

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