

# Orchard Gate, Noads Way, Dibden Purlieu

Full Planning Application to demolish the existing dwelling and outbuilding and erect 25 dwellings with associated access, landscaping and parking.

## PLANNING STATEMENT

July 2022

Version: 2

Version control	Name	Date
Report author:	Clare Spiller BSc (Hons) PG Dip TP MRTPI	07/07/2022

## 1. Introduction

- 1.1 This statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. It has been prepared on behalf of AJC Group (the applicant) and is submitted in support of a full planning application to *'demolish the existing dwelling and outbuildings and erect 25 dwellings with associated access, landscaping and parking'* at Orchard Gate, Noads Way, Dibden Purlieu (the site).
- 1.2 This statement shows how the proposal addresses the provisions of development plan policies and relevant national and local material considerations.
- 1.3 The application comprises:
- Completed application forms.
  - Completed ownership certificates.
  - Plans and drawings, including:
    - Location Plan & Topographical Survey drwg. no. 21110.40A scale 1:500 and 1:1250 at A1
    - Site and Block Plan drwg. no. 211140.41D scale 1:500 @ A1
    - Houses 01-03 Plan and Elevations (and car ports) drwg. No. 21110.42A scale 1:100 @ A1
    - Houses 04 -07 Plans and Elevations drwg. No. 21110.43A scale 1:100 @ A1
    - Houses 08 -13 Plans and Elevations drwg. No. 21110.44A scale 1:100 @ A1
    - Houses 14 -17 Plans and Elevations drwg. No. 21110.45A scale 1:100 @ A1
    - Houses 18-21 Plans and Elevations drwg. No. 21110.46A scale 1:100 @ A1
    - Houses 22-25 plans and Elevations drwg. No. 21110.47A scale 1:100 @ A1
    - Street Elevations drwg. No. 21110.48A scale 1:200 and 1:1250 @ A1
    - Character Views drwg. No. 21110.49A
    - Landscape Plan drwg. No. 293-1-R4 scale 1:250 @ A1
    - Sqm Plan drwg. No. 293-2 R3 scale 1:250 @ A1
    - Planting Plan drwg. No. 293-3 R3 scale 1:250 @ A1
    - Planting Mood board drwg. No. 293-4 @ A1
- 1.4 The application is accompanied by:
- Transport Statement by Bellamy Roberts;
  - Viability Assessment by Sturt & Co;
  - Design and Access Statement by Morgan Carey Architects;
  - Arboricultural Impact Appraisal and Method Statement by Treework Environmental Practice;
  - Preliminary Appraisal and Ecological Impact Assessment Report by Cherry Tree Ecology;
  - Drainage Calculations and proposed drainage design by Calcinotto;
  - Ground Appraisal Report by Geo Environmental; and

- Statement of Community Engagement by Consult Communications;

## 2 The application site and surrounds

- 2.1 The application site is 0.9 hectares in area (2.2 acres) with the plot being an L-shape. The site is broadly level. The site is located in the established suburban area of Dibden Purlieu on the edge of the New Forest, Hampshire.
- 2.2 The site is in a sustainable location being well positioned to access several town and local centres and the shops, services and public transport facilities located therein. Including:
- Dibden Purlieu Village local centre (0.3 miles to the south-west)
  - Hythe Village local centre (1.8 miles to the north-east)
  - Southampton City Centre (11.7 miles to the north-east)
- 2.3 The site is located within a short walking distance of a good level of amenities to meet the day-to-day needs of residents, which is set out below in the figure 1.

Local Amenity	Address	Distance(miles)	Distance(kilometres)
Foodstore	Tesco Esso Express, Beaulieu Road	0.3	0.5
Post Office	Dibden Purlieu Post Office, Beaulieu Road	0.4	0.6
GP Surgery	Forestside Medical Practice, Beaulieu Road	0.5	0.75
Schools	Noadswood School, Water Lane	0.3	0.5
	Orchard Infant / Junior School, Water Lane	0.3	0.5
Pharmacy	Jays Pharmacy, Beaulieu Road	0.3	0.5
Bus Stop	North Road	0.15	0.25

**Figure 1: Walking distances to local amenities**

- 2.4 The site is accessible by public transport with the nearest bus stops located circa 250 metres to the south-west of the site on North Road. These bus stops provide frequent services to Southampton City Centre, Hythe and Beaulieu. Beaulieu Road train station is located circa 4.8 miles to the east of the site, and this provides access to the national rail network.
- 2.5 A single residential property occupies the site with several outbuilding and stables clustered in the central eastern portion of the site.
- 2.6 A 'garden area' immediately surrounds the property and contains several small ornamental trees and shrubs and a disused concrete pond. There are two large paddocks to the south and west of the site, with the remainder of the site used for stabling and other associated equestrian activity.
- 2.7 The site benefits from perimeter screening from mature trees and vegetation to most of its boundaries, however there are gaps in several areas and screening is notably absent to the boundary with the rear gardens of Lime Close.

- 2.8 A single-track vehicular access into the site is located on the east of the site's Noads Way frontage. Parking arrangements on site are currently ad hoc utilising areas of hardstanding and amenity space in the areas surrounding the stables and bungalow.
- 2.9 The area is in an established residential suburb and all the surrounding uses are all residential properties accordingly.

### 3 Relevant planning history

- 3.1 A planning application (planning reference: 21/11201). for '37 new dwellings comprising: 2 blocks of apartments; 5 no. 2 bedroom houses and 20 no. 3 bedroom houses with associated access, parking and landscaping (Outline application details of Access & Layout only)' was subsequently refused 18<sup>th</sup> November 2021. The reasons for refusal are set out below:

*1. The scheme would, due to the scale and layout of development proposed, the extent of plot coverage of built form and hard surfaces, prominent position of flats 1-6, the dominance of car parking and lack of parking, proximity to trees on and adjoining the site, the small plots proposed and lack of space for recreation open space and sufficient landscape setting and lack of privacy for residents on site, fail to respect the spacious sylvan character of the prevailing pattern of development in the area, or deliver a well planned high quality design that would contribute positively to the local distinctiveness, the quality of life and enhances the character and identity of the locality. It is therefore contrary to Policies STR1 & ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020, Policy D1 of the Hythe and Dibden Neighbourhood Plan 2019 and the Housing Design, Density and Character SPD 2006.*

*2. Due to the proximity of the proposed access to the existing access to the east and failure to demonstrate the visibility splays are based on actual vehicle speeds along Noads Way the scheme has failed to demonstrate that the works are sufficient. It is therefore considered that the scheme would be prejudicial to highway safety.*

*3 The scheme fails to provide sufficient parking to meet the transportation needs of the development in accordance with the adopted parking standards. The extent of the shortfall would result in site cramming of cars are likely to result in cars parking along Noads Way. This would compromise the residential character of the site and safe access for pedestrians and cyclists and potentially prejudice the ability of the site to be adequately serviced. The scheme would be contrary to ENV3 of the New Forest District Local Plan Part 1: Planning Strategy 2020 and the Parking Standards SPD 2012.*

*4 The application has not demonstrated that the proposal would not cause harm to features of nature conservation interest, or that such impacts can be mitigated. The application also fails to demonstrate that the scheme can deliver the required 10% Bio-diversity Net Gain. The scheme would therefore be contrary to Policy STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020, Policy DM2 of the New Forest District Local Plan Part 2: Sites and DM policies 2014 and the Interim Strategy for Ecology & Bio-diversity Net Gain 2020.*

*5 The scheme has failed to demonstrate that surface water drainage can be dealt with in a manner that would not give rise to increased surface water flooding on site and meet the requirements of delivering sustainable drainage contrary to policy STR1 of the New Forest District Local Plan Part 1: Planning Strategy 2020.*

*6 The recreational and air quality impacts of the proposed development on the New Forest Special Area of Conservation, the New Forest Special Protection Area, the New Forest Ramsar site, the Solent and Southampton Water Special Protection Area, the Solent and Southampton Water Ramsar site, and the Solent Maritime Special Area of Conservation would not be adequately mitigated and the proposed development would therefore be likely to unacceptably increase recreational pressures on these sensitive European nature conservation sites, contrary to Policies ENV1 of the New Forest District Local Plan Part 1: Planning strategy 2020 and DM3 of the New Forest District Local Plan Part 2: Sites and Development Management 2014 and the Mitigation for Recreational Impacts on New Forest European Sites SPD 2021, Air Quality Monitoring and the Bird Aware Solent Strategy.*

*7 The scheme has not demonstrated how it would meet the recreational and open space needs of the occupiers of the development, contrary to CS07 of the Core Strategy 2009*

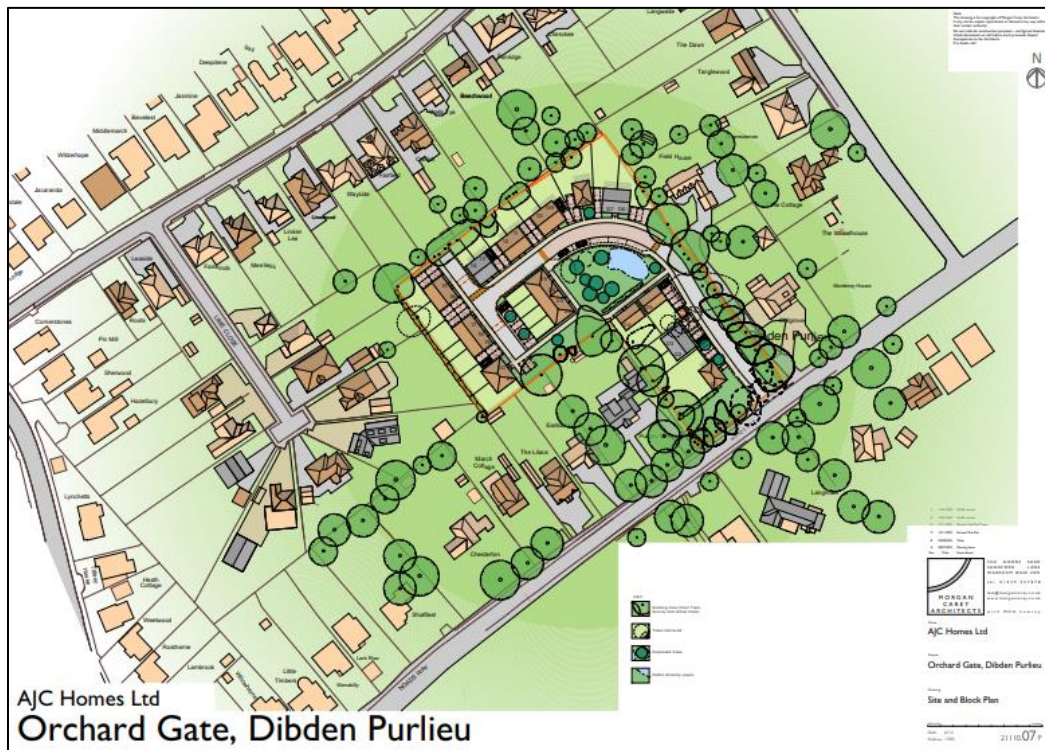
*8 The proposal will not be providing the required amount of affordable housing and is therefore contrary to Policy HOU2 of the New Forest District Local Plan Part 1: Planning Strategy 2020.*

*9The scheme has failed to demonstrate that it can be delivered in a manner that respects the trees on and adjoining the site that make a positive contribution to the character and appearance of the area. Furthermore, inadequate information has been submitted to justify the removal of trees on the frontage to allow the proposed access to be created. The scheme would therefore have a detrimental impact on the landscape setting of the area and fails to deliver space to mitigate the loss of trees The scheme is contrary to Policies ENV3 and ENV4 of the New Forest District Local Plan Part 1: Planning Strategy 2020.*

3.2 A copy of the proposed layout plan to this refused plan is set out below in figure 2:

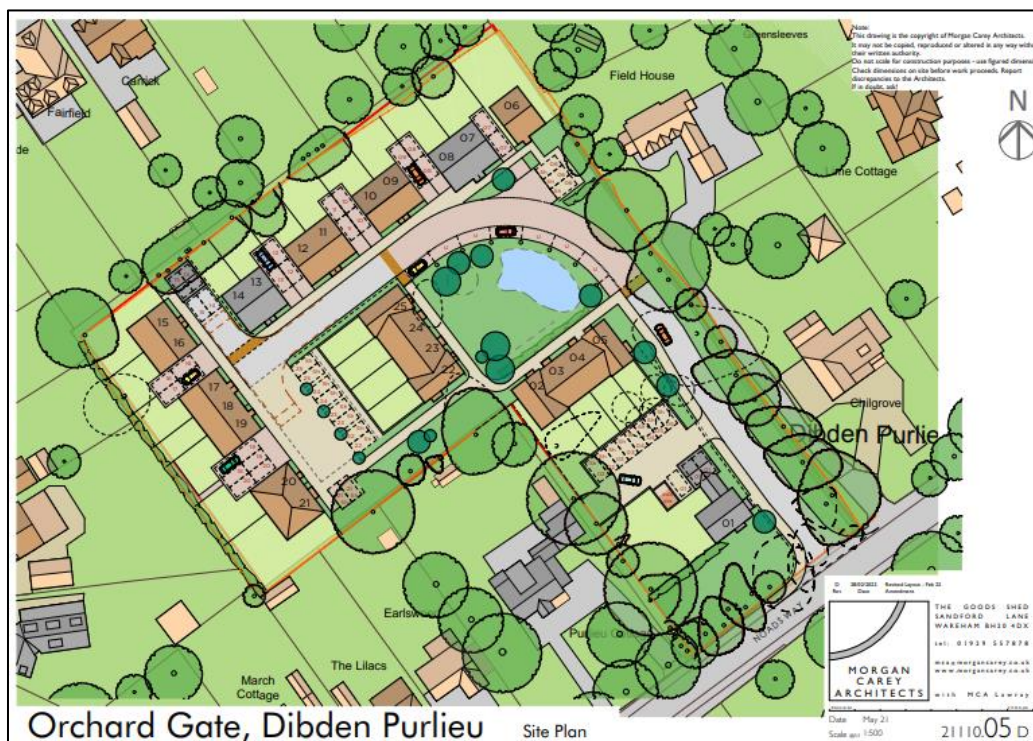


3.3 In January 2022 a pre application submission was submitted to the LPA. (ref: ENQ/22/20022/ERES). This pre app proposal was for 25 dwellings on the application site. An excerpt of the proposed site plan is shown below in figure 3:



**Figure 3: Pre app submission plan (plan courtesy of Morgan Carey Architects)**

- 3.4 Following a meeting with the planning officer a revised site plan was subsequently submitted to the council as part of this pre application submission. An extract of this site plan is shown below in figure 4:



**Figure 4: Amended pre app submission plan (plan courtesy of Morgan Carey Architects)**

3.5 The written response was received from the Council on 7<sup>th</sup> April 2022. The comments from the Local Planning Authority are summarised below:

- Reduced scheme makes significant improvements over the scheme refused planning
- Houses fronting the access road was a positive feature of the original pre-app submission
- Courtyard of parking and the rear of the terrace of four houses isn't an appropriate design response for the entrance in to the site or the character of Noads Way. The scheme would benefit from returning to the original layout, for this pre-app, of houses fronting the access drive and may have to accept a reduction in numbers of units in order to accommodate the required level of parking, within the plots.
- Layout of the north corner works better for parking accessibility, the continuous built form of parking and building frontage along that whole length from unit 6 to 14 needs breaking with a landscape separation, or at least a more generous gap between buildings.
- Acknowledge that the character of the centre of the site could take a different approach, being higher density as shown. Not comfortable with the approach of 3 sets of tandem parking spaces (parking 18-20) being an appropriate design solution.
- In all cases of parking being placed between flank walls, access for bikes, buggies and potentially wheeled bins is particularly constrained and likely to lead to conflicts.
- The revised layout largely addresses the concerns of the relationship between the dwellings and the trees and the impact on amenity of residents and poor tree-building relationship raised in the refused application. However, the presence of trees at the front of the site and highway visibility has not been reviewed at this time. Will the tree planting be successful between the parking spaces 22-25? They look very vulnerable and would compromise maneuverability, to the extent of being readily at risk of driven over, which based on a standard landscape maintenance/replacement condition would require regular replacement. The principle of courtyard/street trees has merit, but they need to have chance for success.

3.6 Community engagement event was carried out on 15<sup>th</sup> June 2022 between 3pm and 7pm at Dibden Purlieu Community Hall. The results of this event are published in the Statement of Community Engagement Report which accompanies this planning application.

## 4 The proposed development

- 4.1 The application seeks full planning permission to demolish the existing dwelling and outbuildings and erect 25 family homes. The scheme has evolved through an iterative process that has taken into account the site's planning history including a recent refusal for a 37 dwelling scheme; feedback from a pre application submission; its opportunities and constraints; feedback from technical work; relevant planning policies; and feedback received from the local community. The design philosophy works in harmony with the varied character of the locality, as well as the need set out in the NPPF to make the optimal use of land. The scheme has been carefully conceived to ensure that the proposal when viewed from Noads Way appears as single dwellings within spacious plots, but then forms its own character within the rear part of the site which meets the objectives of higher density smaller family homes, as well as the desire to maintain a good relationship with neighbouring properties and achieve a positive assimilation into the street scene, as demonstrated in figure 5 below.



*Figure 5: Proposed streetscene from Noads Way (courtesy of Morgan Carey Architects)*

## 5 Planning policy context

### National Planning Policy Framework and Planning Practice Guidance

- 5.1 The National Planning Policy Framework (NPPF) sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, defined as encompassing economic, social and environmental dimensions:
- An **economic** objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
  - A **social** objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with

accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- An **environmental** objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.2 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 explains that for decision-taking this means:

- *'approving development proposals that accord with the development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - *the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole'.*

5.3 Paragraph 9 confirms that *'decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.*

5.4 Paragraph 38 requires councils to *'approach decisions on proposed development in a positive and creative way... and work proactively with applicants to secure development that will improve the economic, social and environmental conditions of the area. Decision makers at every level should seek to approve applications for sustainable development where possible'.*

5.5 The NPPF encourages the delivery of a wide choice of high-quality homes and widening the opportunity for home ownership and the creation of sustainable, inclusive and mixed communities (chapter 5). Paragraph 60 of the NPPF supports the Government's objective of *'significantly boosting the supply of housing'*, stating that *'it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay'.*

5.6 Paragraph 69 promotes the development of small and medium-sized sites, which *'can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly... local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes'.*

5.7 Paragraph 105 supports sustainable transport, stating that *'significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes'.*

5.8 The NPPF makes clear that planning decisions should promote an effective use of land, encouraging multiple benefits, where possible. Development should take place at appropriate densities, making *'as much use as possible of... brownfield land'* (paragraph 119). Paragraph 125 advises that *'where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities and ensure that developments make optimal use of the potential of each site'*.

5.9 Paragraph 126 places great importance of good design, which is a key aspect of sustainable development. Paragraph 130 sets out that decisions should ensure developments:

- *'Will function well and add to the overall quality of the area;*
- *Are visually attractive;*
- *Are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change;*
- *Establish or maintain a strong sense of place;*
- *Optimise the potential of the site; and*
- *Create places that are safe, inclusive and accessible'.*

5.10 Paragraph 134 goes on to state that *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:*

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings'.*

5.11 Planning Practice Guidance (PPG) provides further context on design principles<sup>1</sup>, confirming that the National Design Guide<sup>2</sup> sets out the characteristics of well-designed places and demonstrates what good design means in practice. The following sections of the guide are relevant to this application:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.

---

<sup>1</sup> Ref ID: 26-001-20191001

<sup>2</sup> <https://www.gov.uk/government/publications/national-design-guide>

- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

5.12 The picture excerpt below in figure 6 illustrates how the different design principles interact.

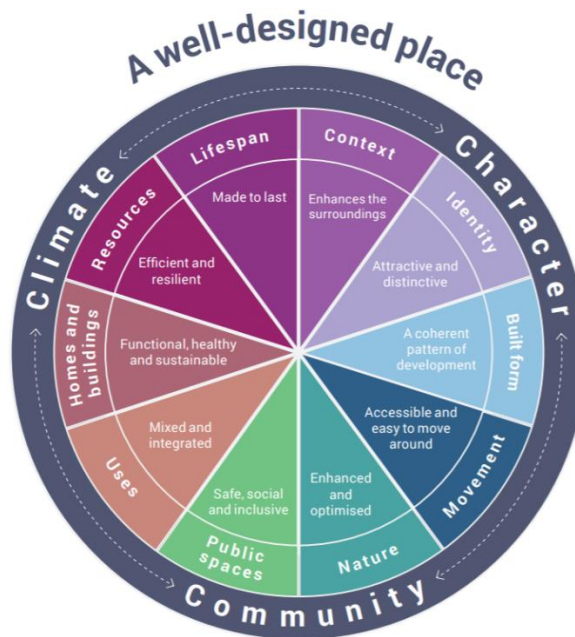


Figure 6: National Design Guide excerpt

5.13 The guide confirms at paragraph 21 how:

*'a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels including:...*

- **Layout:** *how routes and blocks of development are arranged and relate to one another... it defines the structure or settlement pattern; the grain; and the broad distribution of different uses and their densities or building heights.*
- **Form:** *the three-dimensional shape and modelling of buildings and the spaces they define, including size and shape; height; bulk (volume); and massing (how the bulk is shaped into a form).*
- **Scale:** *the height, width and length of a building in relation to its surroundings. It relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings.*

- **Appearance:** the aspects of a building or space within the development which determine the visual impression the building or space makes. This includes the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.
- **Landscape:** the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site, the area in which it is situated and the natural environment. It includes landform and drainage, hard landscape such as surfacing, boundary treatments, street furniture and play equipment. It also includes soft landscape in terms of trees, shrubs and other planting.
- **Materials:** the scale, form and appearance of a building influence what materials may be appropriate for its construction. Materials should be practical, durable, affordable and attractive.
- **Detailing:** the individual components and how they are put together.

### Development Plan

5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. In this instance, the Development Plan comprises:

- New Forest District Local Plan 2016 -2036 Part 1: Planning Strategy (2020);
- Saved policies of the New Forest Local Plan Part 2: Sites & Development Management (2014)
- Saved policies of the New Forest Local Plan First Alteration (2005)
- Saved policies of the New Forest Local Plan Part 1: Core Strategy (2009)
- Mitigation for Recreational Impacts on New Forest European Sites SPD (2021)
- Housing Design & Character SPG (2006)
- Hythe & Dibden Neighbourhood Plan (2019)
- Parking Standards SPD (6 April 2022)

5.15 The plan's strategic objectives include:

- Safeguard and where possible enhance the special qualities and landscape character of the Plan Area.
- Safeguard and improve biodiversity, and the protection and enhancement of wildlife, species, habitats and water bodies in the Plan Area.
- To provide high quality, safe and attractive living and working environments in our towns, villages and rural areas.
- To provide at least 10,420 additional homes within the Plan Area during 2016-2036.
- To provide a range and choice of good quality new homes by type, size, tenure and location.

### New Forest District Local Plan Part 1: Planning Strategy

- 5.16 Policy STR1 (Achieving Sustainable Development) echoes the NPPF's presumption in favour. It confirms how the Council will take a positive approach to development proposals by working proactively to find solutions to approve proposals wherever possible and secure development that improves the economic, social and environmental conditions in the area.
- 5.17 Policy STR3: The Strategy for Locating New Development stipulates that the strategy of the Plan is to locate and direct new development to accessible locations within the towns and villages. The site is a short distance from Dibden Purlieu village and Hythe town centres and residents are within walking and cycling distance of shops, schools, services and public transport facilities to meet their day-to-day needs. The site is in an accessible location accordingly (see Chapter 3.1).
- 5.18 This is reinforced in Policy STR4: Settlement Hierarchy which categorises Dibden Purlieu (assumed as part of 'Hythe Village') as a 'Town', one of the most sustainable locations for development within the Authority area.
- 5.19 Policy STR5: Meeting our housing needs outlines the Council's strategy for the delivery of 10,420 additional homes in the Plan area between 2016 -2036. It is noted that the Authority is expected to 'step up' its rate of housing delivery to 400 homes per year from 2021-22, however at present it does not have a five year housing land supply (See Chapter 9).
- 5.20 Policy HOU1: Housing type, Size & Tenure advises that the Council are looking to diversify the housing supply in the District to meet the needs of local people. The proposal provides a variety of small and medium sized housing types, to meet the need for such accommodation from young families, first time buyers and downsizers (See Chapter 7).
- 5.21 Policy HOU2: Affordable Housing states that in order to maximise opportunities to deliver affordable housing, it will seek a 35% affordable housing contribution from all housing schemes over 11 units or 1,000 sq m in the Totton and Waterside area. The policy and Policy IMP1: Developer Contributions stipulate that development viability will be taken into consideration in exceptional circumstances. A Financial Viability Appraisal has been submitted as part of this application.
- 5.22 A Transport Statement has been submitted with the application which details how the layout provides safe access for pedestrians, cycles and cars. It also details how the level of parking provided is appropriate to the site's sustainable location and as such the development is considered to accord with the principles of Policy CCC1: Safe & Sustainable Travel.
- 5.23 Policy ENV3: Design Quality & Local Distinctiveness states that the Council requires a good standard of design for all new buildings and details a list of criteria which new development is expected to adhere to. The Design & Access Statement details how the proposal accords with the Council's design standards and the guidance in the National Design Guide and National Model Design Code.
- 5.24 Policy ENV4: Landscape Character and quality stipulates how there is a requirement to retain and enhance landscape features through sensitive design. In considering the site layout the

development has considered the guidance in the Landscape Character Assessment SPG (July 2000) which categorises the site as siting within an 'Urban Area'. Urban Areas are defined in the SPG as 'not an integral part of the surrounding landscape' and so the site is within one of Authorities less sensitive landscapes.

- 5.25 Notwithstanding this, the proposal has retained the mature trees and screening on the site and provided a suburban / semi-rural aesthetic by incorporating greens and yards into the layout. Further details on how landscape has been considered in the design approach is within the Design & Access Statement and the accompanying Proposed Landscape Plan. It is however worth reiterating that the efficient use of the site will reduce the pressure to develop in the Authority's more sensitive landscapes. This also addresses 'saved' Policy DWE-12: Protection of Landscape Features of the New Forest Local Plan (2005).
- 5.26 Policy STR2: Protection of the Countryside, Cranbourne Chase Area of Outstanding Natural Beauty and the adjoining New Forest National Park stipulates that new development should not have an unacceptable impact on the aforementioned protected landscapes or their settings. The site is located within the built-up area boundary of Dibden Purlieu and is not adjacent to the New Forest National Park. The site also benefits from a good level of perimeter screening ensuring that it is, for the most part, visually self-contained. It is considered to have no impact on the Authority's protected landscapes accordingly.
- 5.27 The site sits within 5.6 km of the New Forest and Solent SPA, SAC and Ramsar sites and a financial contribution is required to provide mitigation for the impact of new development accordingly. The applicant confirms that they are willing to provide the necessary financial contributions. The proposed development will therefore accord with Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites.

#### **Local Plan Part 2: Sites & Development Management Document**

- 5.28 The following 'saved' policies in the New Forest District Local Plan Part 2: Sites and Development Management Document (20140) are relevant to this proposal.
- 5.29 Policy DM2: Nature conservation, biodiversity and geodiversity advises that sites should not have an adverse impact on protected habitats. The site sits within 5.6 km of the New Forest and Solent SPA, SAC and Ramsar sites and is required to provide financial contribution to provide mitigation for the impact of new development accordingly. The applicant confirms that they are willing to provide the necessary financial contributions.
- 5.30 The policy also requires development proposals to encourage biodiversity and enhance features of nature conservation value. The site comprises mainly of grassland areas which have been heavily grazed by horses with patches of bare ground and with poor species richness. The site does however benefit from perimeter screening from mature trees and vegetation to most of its boundaries, albeit there are gaps in several areas. There is significant scope for biodiversity net gain on site, by filling in the gaps in the existing screening with tree and

hedgerow planting and creating a green corridor around the perimeter of the site. The application is supported by Ecological Report by Cherry Tree Ecology. These measures also address the requirements in Policy DM9: Green Infrastructure Linkages.

- 5.31 A Ground Contamination Appraisal Report has been submitted with the application which determined ground and groundwater conditions and advises no remedial works are required. The proposal therefore accords with Policy DM5: Contaminated land.

Hythe & Dibden Neighbourhood Plan (2019)

- 5.32 The Neighbourhood Plan provides an overview of the local planning context for the Parish of Hythe and Dibden. A detailed Vision for the settlement in 2026 was prepared, comprising of 9 aims, each of which is supported by objectives and policies. Where relevant, these aims have been duly considered in the preparation of this application.
- 5.33 Aim 1: To promote high standards of Design in the Built and Natural Environment – states that new development within Dibden and Hythe will be expected to demonstrate exemplary standards of design and architecture. A Design & Access Statement (DAS) has been submitted with the application as required under Policy D2 and considers matters of local distinctiveness and character. It details how the proposed layout responds to local identity while making efficient use of the site (Policies D1 & D3).
- 5.34 Aim 2: To support the provision of suitable housing opportunities for the local community – the proposal provides a range of smaller homes best suited for first time buyers, downsizers and small families in keeping with identified local needs. This matter is considered more fully in Chapter 7.
- 5.35 Aim 3: To seek opportunities to conserve and enhance the landscape, recreational, ecological and historic assets of the parish both inside and outside the National Park, and minimise the environmental impact of development – the site is located within the built-up area boundary of Dibden Purlieu and is not adjacent to the New Forest National Park. As such, the efficient use of the site will reduce the pressure to develop in the Authority's more sensitive landscapes. The proposal brings a substantial proportion of the mature trees into the public realm and facilitates neighbourly interaction with the provision of a 'green' (Policy ENV2).
- 5.36 Aim 4: To promote public health and wellbeing – the site is located within 400 metres of Dibden Village centre will encourage residents to meet their day-to-day needs by walking and cycling to local shops and services accordingly (Policy WEL1). All the houses will benefit from private gardens, and there will be a green area for use by the residents. (Policy WEL2).
- 5.37 Aim 7: To reduce crime, antisocial and nuisance behaviour – the proposed layout has been designed to reduce the impact of crime and antisocial behaviour. Public and shared spaces such as the yards and the green have been positioned where they will benefit from natural surveillance ensuring that these spaces are used responsibly (Policy C1).

- 5.38 Aim 8. To reduce the likelihood and impact of flooding through coastal and fluvial causes - the site is entirely located within Flood Zone 1 for Tidal, Fluvial flood risk. A Proposed Surface Water Drainage Strategy has been submitted which details the SuDs measures that will mitigate against surface water flooding

#### **Parking standards SPD (2022)**

- 5.39 The parking standards was recently adopted on 6 April 2022. This SPD provides supporting guidance on the implementation of policies in the Local Plan 2016-2036 Part 1: Planning Strategy (adopted in July 2020), in particular CCC2: 'Safe and sustainable travel', Policy IMPL2: 'Development Standards' and ENV3: 'Design quality and local distinctiveness' relating to car and cycle parking. This application submission is supported by a Transport Statement which explains how this proposal meets the policies in this SPD.

#### **Housing Design & Character SPD (2006)**

- 5.40 This guidance addresses the need to respect and strengthen local character with a high quality of design while seeking more efficient use of land. It is perhaps imperative to point out that on page 6 of this document it states that

*'within the defined built-up areas the average net density of residential development should be a minimum of 30 dwellings per hectare (dph). Higher net densities (40-50 dph and above) should be achieved at locations where good pedestrian and public transport access to local and town centre facilities exists, or can be created.'*

- 5.41 This proposal would have a density of c. 27.7 dwellings per hectare.

#### **Mitigation for Recreational Impacts on New Forest European Sites SPD (2021)**

- 5.42 This SPD sets out the mitigation strategy on the New Forest European Sites. This includes requirements for financial contributions.

## **6 Housing Assessment**

### **Policy Context**

- 6.1 Policy HOU1: Housing type, Size & Tenure of the New Forest Local Plan Part 1: Planning Strategy (NFLP1) states that:

*The strategy is to ensure that all residential development helps to address the diversity of housing needs of local people at all stages of life by providing a mix and choice of homes by type, size, tenure and cost. The policy objectives are to improve the diversity of housing choice, and to achieve an overall balance of housing provision in general accordance with housing needs evidence. Each development should contribute appropriately to improving housing diversity wherever possible, taking into account the location, size and characteristics of the site, the form of development proposed and the viability of the scheme.*

6.2 The supporting text for this policy advises that much of the existing housing stock of the Plan Area comprises of 3 and 4-bedroom homes, and that turnover within the existing stock will continue to be the main source of supply for meeting future demand for larger homes. It advises that the Council's evidence base points to a need to deliver a greater proportion of the housing requirement, across all tenures, as small and medium sized properties.

6.3 Aim 2: To support the provision of suitable housing opportunities for the local community of the Hythe & Dibden Neighbourhood Plan (2019) stresses the need to deliver housing that best meets the need of local residents with five corresponding objectives which are as follows:

#### Objectives

2.1 To provide new housing of up to 3 bedrooms per unit to meet local needs

2.2 To provide substantial numbers of starter homes.

2.3 To provide a mix of housing types including suitable downsizing properties for local residents to retire to and for young families, couples and single people to start their first home.

2.4 To maximise opportunities for people with strong local connections to access new housing.

2.5 To encourage the design of new buildings that allows realistically priced utilisation of roof space for further accommodation

6.4 The supporting text for these Aim 2. States that the principal aims of the Neighbourhood Plan policies and Action points are to:

a) Provide new housing of up to 3 bedrooms to meet local needs;

b) Provide substantial numbers of starter homes; and

c) Provide a mix of housing types including suitable downsizing properties for local residents to retire to and for young families, couples and single people to start their first home.

6.5 The provision of smaller and medium sized properties is a clearly stated priority of both the adopted Local and Neighbourhood Plan.

#### **GL Hearn: New Forest Strategic Housing Market Assessment (SHMA)**

6.6 The Neighbourhood Plan was adopted in advance of the New Forest Local Plan Part 1 but both policy documents were prepared at the same time and shared an evidence base.

6.7 The GL Hearn: New Forest Strategic Housing Market Assessment (2014) hereafter referred to as the SHMA assessed the housing needs across the New Forest District and National Park Authority areas. As well as determining the extent of the housing requirement it also estimates requirements in terms of size mix, taking account of demographic trends and market evidence.

- 6.8 The SHMA analysis concluded that the estimated size mix requirement for affordable and open market homes across the Plan period was as set out in figure 7 below:

	1-bed	2-bed	3-bed	4+bed
Open Market	5-10%	35-40%	40-45%	10-15%
Affordable	30-35%	30-35%	25-30%	5-10%

**Figure 7: Estimates of requirements for dwelling sizes (2011-31): New Forest District & National Park**

- 6.9 The greatest need across both the New Forest District and Park Authority areas were for small and medium sized homes, in particular 2- and 3-bedroom properties.
- 6.10 The SHMA also considered housing size requirements in the Authority's housing market sub-areas. Dibden Purlieu sits within the Totton and Waterside sub-market area and the corresponding size mix is detailed in figure 8 below:

	1-bed	2-bed	3-bed	4+bed
Market	7.1%	33.9%	48.6%	10.4%
Affordable	33.9%	35.2%	27.7%	3%

**Figure 8: Estimates of requirements for dwelling sizes (2011-31): Totton and Waterside**

- 6.11 The need for 2- and 3-bedroom market properties is more pronounced in the Totton and Waterside sub-market area than across the Authority more generally. The SHMA also concluded that the need for open market 3- bedroom properties in Totton & the Waterside is the greatest of all the sub-market areas.
- 6.12 The SHMA summaries the demographic and market factors determining housing size mix in the authority as follows:

*Based on the evidence, we would expect the focus of demand for market housing provision to be on three-bed properties as a result of continued demand for family housing expected from families; however, there will also be strong demand for larger (4 bedroom plus) properties arising from more established family units moving within the market or migrating into the District. The modelling also shows a strong requirement for 2 bedroom properties arising from both newly forming/younger households but provision of these units could also serve to support a reduction in under-occupation, particularly by promoting downsizing amongst older households who are looking to release equity in existing homes, but still retain flexibility for friends and family to come and stay.*

- 6.13 In summary, the SHMA prioritises the delivery of small and medium sized properties, with the greatest open market need in Dibden Purlieu being for 3-bedroom family housing.

## Proposed Housing Mix

- 6.14 The housing mix proposed in this outline application has been heavily informed by the need to provide housing suitable for small families, newly forming households and downsizers. 17 of the units provided on site are 3-bedroom houses with four no. 2-bedroom houses, and three no 4-bedroom units proposed. This compares favourably with the SHMA requirements for dwelling sizes in the Totton & Waterside housing sub-area as shown in figure 8.

Unit Size	No. of units	% of Total	Totton Future need % *
1 bed	0	0%	7%
2 beds	4	16%	34%
3 beds	17	68%	49%
4 beds	7	16%	10%
Total	25	100%	100%

**Figure 8: Comparison of proposed housing mix against SHMA requirement for Totton & Waterside**

\*As per GL Hearn Report

- 6.15 The applicant has been mindful of the objectives in the Hythe & Dibden Neighbourhood Plan (2019) and the majority of units proposed are 3-bedrooms in size which duly accords with Objective 2.1. We are also of the view that the mix of smaller properties, in conjunction with the proximity to shops, services and amenities, will be attractive to small families, downsizers and newly forming households and the proposal correspondingly accords with Objective 2.3.
- 6.16 The NFDC Strategic Land Availability Assessment (SHLAA) (October 2018) identifies the site (SHLAA\_HYT004) as having potential for development, with an estimated capacity of 14 units (gross). This would constitute a density of 15.5 units per hectare which is commensurate with a large detached, executive housing scheme. Such a development would not address local housing needs and would not result in the optimal use of the site and would be contrary to paragraph 125 of the NPPF.
- 6.17 Matters of built form and density are addressed in the Design & Access Statement with part 2.12 of this document demonstrating through a figure ground drawing that, while the development provides a higher density of smaller properties, the built form is broadly equivalent to that of 13 large properties.
- 6.18 In conclusion the proposed site layout and housing mix corresponds with local housing needs as detailed in Policy HOU1: Housing type, Size & Tenure and the policies and objective of Aim 2. of the Hythe & Dibden Neighbourhood Plan.

## 7 Planning Statement

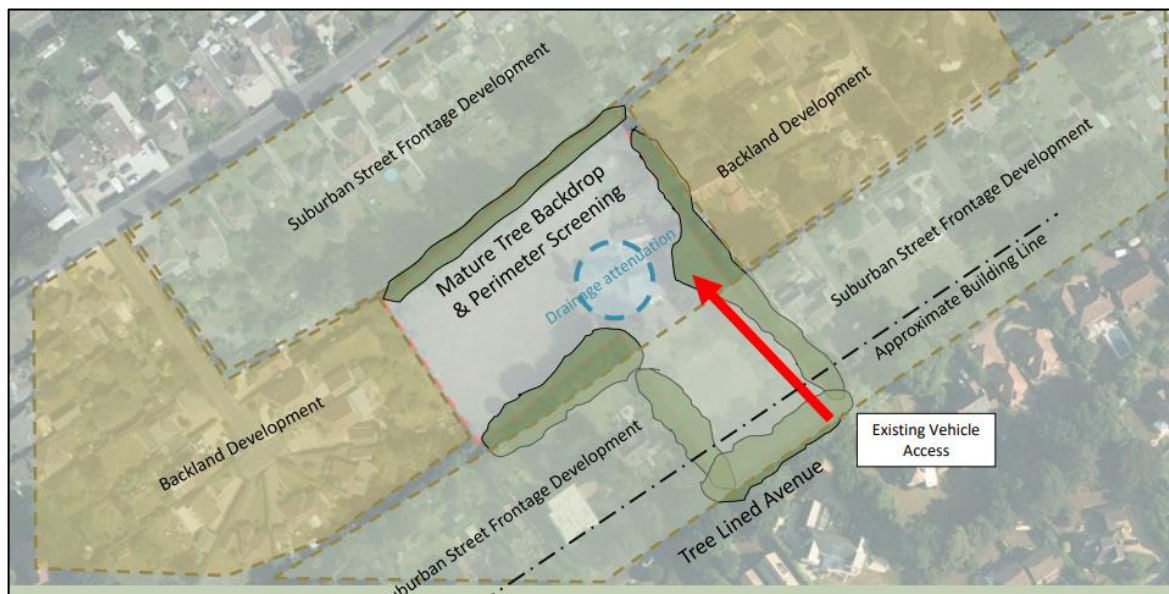
- 7.1 The purpose of this statement is to show how this proposal addresses the previous officers concerns and reasons for refusal as set out in paragraph 3.1 of this statement. The Council acknowledged the site had been identified in the Strategic Housing Land Availability Assessment (SHLAA) for residential development and agreed with the applicant that the

character of the area is residential and that the principle of residential development was acceptable. Having regards to the pre application submission the officer accepted that the middle part of the site being developed at a high density and taking on its own character was acceptable.

### Impact on character

7.2 A criticism of the earlier scheme was that the proposal didn't relate to its context. Whilst the character and density of surrounding developments vary, there are however two broad character types (refer to figure 9):

- A suburban street frontage comprising the larger detached properties on Noads Way and Lime Walk that are a mixture of bungalows or 2 storey houses.
- Historic back land development such as Lime Close comprising of smaller detached bungalows built at a higher density.



**Figure 9: Character areas identified (plan courtesy of Morgan Carey Architects)**

7.3 The proposal provides an opportunity to enhance and infill the gaps in the screening creating a self-contained site with limited visibility from the wider area. There are opportunities to retain the existing mature tree planting, create a discrete development and reinforce the street scene.

7.4 To reflect the established rhythm which informs the character of Noads Way a single dwelling is proposed to address both Noads Way and the new access road into the site. The trees on the front boundary with Noads Way will largely be retained in situ. Large areas of soft landscaping to the front and west side of unit 1 would provide the setting and again be reflective of the dwelling which front onto Noads Way. Units 2 and 3 would sit behind unit 1 linked by pitched roof car ports which are sit subserviently within their respective plots.

Proposed unit 1 would have its pedestrian access from Noads Way, again reflecting the character of Noads Way, where dwellings generally address this road.

- 7.5 Units 2 and 3 are proposed as a pair of semi detached dwellings which front onto the new access road. From Noads Way whilst there would be 'glimpses' of these dwellings behind unit 1 from Noads Way but they would not appear dominant within this streetscene, read as a single large building together with unit 1 (see extract below in figure 10) and would visually reflect the lower density development found in Noads Way, these units also address the newly formed road to enhance legibility and provide an active frontage.



**Figure 10: Proposed streetscene from Noads Way reflects the lower density character of Noads Way (Courtesy of Morgan Carey Architects)**

- 7.6 The majority of the trees which sit adjacent to the east boundary of the site are retained and frames the new entrance road into the site and thus the sylvan character of the site would be retained. A copy of the architects vision for the entrance of the site is shown below in figure 10. It demonstrates that views into the site from Noads Way would be of low density development.



*Figure 10: Proposed streescene from Noads Way (courtesy of Morgan Carey Architects)*

- 7.7 Within the site an area of public open space known as 'The Green' on the plans would be framed on its south and west elevation with terraced housing fronting onto the Green. Units 4 to 7 and 22 to 25 (inclusive) address the green space that is formed within the centre of site. These properties provide passive surveillance of this space and there are a series of footpaths to encourage public access across the space. The green space also extends along the sites southern boundary (adjacent to units 21 and 22) which enables a green infrastructure link to be provided along this southern boundary and the sites western boundary adjacent to Purlieu Cottage. The images in figures 11 and 12 show the green space with passive surveillance and green corridors through the site:



**Figure 11: Passive surveillance to green space from proposed housing (image courtesy of Morgan Carey Architects)**



**Figure 12: Green corridor and pedestrian linkages through the site (image courtesy of Morgan Carey Architects)**

- 7.8 The central part of the site would accommodate most of this development, however this denser form of development would not be visible from the existing public realm in Noads Way. This part of the site would form its own distinct character, and in doing so would meet the Policy requirements of the local plan and the aims of the Local Neighbourhood Plan in providing smaller family homes. The officer in the pre response stated ‘the character of the centre of the site could take a different approach, being higher density as shown.’
- 7.9 As set out below in this statement given the proposal overcomes the earlier reasons for refusal this proposal would be a sustainable form of development and make the optimal use of the site.

### Transport and Parking

- 7.10 This proposal is supported by a Transport Assessment by Bellamy Roberts which demonstrates that the proposal would be in accordance with the Parking Standards SPD (2022).
- 7.11 The proposed internal roads are of a width which allows for informal street parking to occur therefore increasing the number of parking spaces for future occupants/and visitors. Given the reduced number of residential units there is no shortfall of parking spaces and we will meet the Parking SPD requirements. This proposal therefore mitigates the earlier concerns of site cramming with cars. The proposal will accommodate both residents and visitors parking and not be reliant on parking within Noads Way. The proposed footpath with the site and width of road which allows for two way traffic is of a width to accommodate cyclists without compromising the safety of pedestrians and cyclists.
- 7.12 A number of comments raised in the community engagement event which took place, were in relation to Noads Way being a congested road during school drop off and pick up time from the number of cars using and parking within the road. The case officers report for the earlier proposal on this site stated that:
- ‘These are very localised and short term peaks in parking demand, which the applicant could not manage and would not justify parking restrictions in the area. The site is close to those schools, so unlikely to add to that parking pressure and the predicted number of vehicle movements arising from the development that coincide with school times are unlikely to give rise to a severe conflict with highway safety.’*
- 7.13 These comments remain relevant to this current proposal.
- 7.14 The benefits of this proposal are as follows:

- Very sustainable location
- Close to shops
- Close to public transport (bus stops)
- Reduction in the reliance on private car
- Adequate visibility splays can be provided
- Adequate room for cycle provision within the curtilage of each property
- No traffic accidents issues
- There would be no unacceptable impact on highway safety, and residual cumulative impacts on the road network would not be severe (refer to paragraph 111 within NPPF).

### Biodiversity enhancements

- 7.15 This proposal is supported by a Ecology report prepared by Cherry Tree Ecology which demonstrates that the proposal would not cause harm to features of nature conservation interest, or that such impacts can be mitigated.
- 7.16 Having regards to the requirement of 10% Bio-diversity Net Gain. The applicant would like to remind the Council that the Councils document ‘Ecology & Biodiversity Net Gain’ (07 July 2020)

is in fact only interim advice and information, and does not form adopted planning policy. I refer to the following extract to an appeal attached as appendix A to this statement:

*'41. Full on-site mitigation is not achievable. Compensation for residual harm is therefore required. In this regard, although The Environment Act 2021 has now passed, secondary legislation is required for it to be implemented. Therefore, the 10% biodiversity net gain requirement set out in the Act is not yet law and is not applicable to these appeals. Policy CP50 of the CS, and Paragraph 174 of the Framework, both seek a net gain in biodiversity without identifying a specific percentage. A net gain of just 1% would be policy compliant in these circumstances. This could be secured by a planning obligation.'*

7.17 Therefore should the applicant not be able to achieve 10% Bio diversity net gain on the application site the scheme would still be policy compliant with the relevant policies STR1, C53 and DM2:

- Policy STR1: Achieving Sustainable Development; iii. Achieving an environmental net gain and avoiding wherever possible or mitigating where necessary the direct and indirect impacts of development on the integrity of the New Forest, Solent, River Avon and other International Nature Conservation sites, and on other areas, species or habitats of nature conservation value;
- Policy CS3, the overall objective is that developments should protect, and where possible, enhance biodiversity.
- Policy DM2 has no quantum required and only states that; Development proposals will be expected to incorporate features to encourage biodiversity and retain and, where possible, enhance existing features of nature conservation value within the site.

#### Surface water drainage

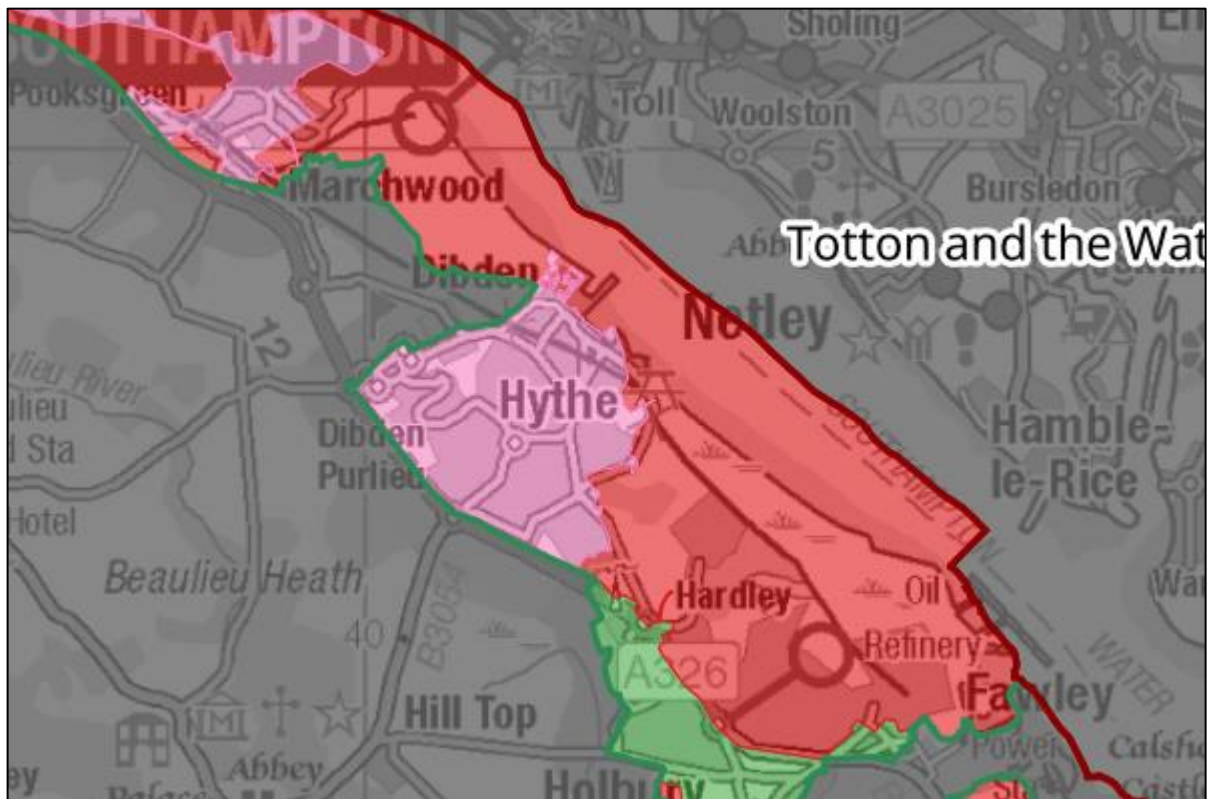
7.18 This proposal is supported by drainage plans prepared by Calcinotto. The preliminary plans show that parking areas and driveways would be surfaced using permeable block paving. Additionally, two infiltration tanks are proposed across the site to collect surface water runoff from the development. One tank is located under the area of open space proposed within the development and the other is located under the parking spaces and parking areas identified at the 'Yard' on the proposed site plan. It is considered that this proposed drainage would mitigate known surface water flooding across the site and also mitigate the development from increasing surface water flooding off site.

#### Recreational and air quality impacts

7.19 This reason was added given the proposal was otherwise unacceptable at that time had the developer secured a S.106 legal agreement to secure a habitat mitigation contribution in accordance with the Councils Mitigation Strategy in place at that time.

7.20 Following the Natural England letter to all Councils on 16<sup>th</sup> March 2022, the LPA have confirmed that the application site falls within the nutrient mitigation area which is covered

by Slowhill Copse WwTW (Southern Water). Pink identifies the relevant WwTW as can be seen in figure 13 below.



**Figure 13: Nutrient mitigation areas (application site falls within the pink area covered by slowhill Copse WwTW)**

- 7.21 In accordance with the Mitigation Hierarchy for Nutrient avoidance, mitigation and offsetting, the applicant would look to manage surface water run off within the site. The aim is to achieve run off neutrality wherever possible (and a credit where practicable), to minimise the extent of offsetting required for the main source of additional nutrients, foul water drainage.
- 7.22 The developer recognises that on site mitigation is not enough and additional off-site offsetting measures will also be required. Off site measures include the purchase of offset 'credits' from an appropriate body. Currently from referring to the Councils website the PUSH document which covers Hampshire and Isle of Wight, credits are currently available for a financial contribution (Eastleigh BC Bishopstoke or Roke Manor) which are paid by the developer to implement the approved mitigation schemes and thereby mitigate the effect of the development on sensitive and protected habitats and species in the New Forest and Solent. Thus, with appropriate mitigation secured the proposal would pass the Appropriate Assessment which would be carried out by New Forest District Council as the 'competent authority'.

#### Recreational and open space needs

- 7.23 The earlier proposal was required to either provide public open space and recreational facilities either on or off site. The officers report to this earlier application states the 'scheme had not made provision for any informal, play space or formal POS either on site or off site.

The applicant would be happy to enter into a S.106 legal agreement to secure a contribution towards the required public open space and recreational facilities commensurate to this proposed housing mix.

#### Affordable housing

- 7.24 The earlier proposal was supported by a financial viability report and the independent review of this by the DVS concluded that that scheme was financially viable to make a contribution towards Affordable Housing. Notwithstanding this given this earlier scheme was otherwise unacceptable a S.106 was not entered into to secure any monies and thus this was the reason behind this reason for refusal.
- 7.25 This proposal is supported by a viability assessment prepared by Sturt & Co.

#### Impact on trees

- 7.26 This proposal is supported by an arboricultural impact assessment and arboricultural method statement prepared by Treework Environmental Practice.
- 7.27 The majority of existing trees along the Noads Way frontage, north east boundary to Chilgrove and driveway access to Field House; and the south west boundary with Purlieu Cottage and perimeter trees in general would be retained in situ and thus retain the sylvan character and appearance of the site and the context within which the site sits.
- 7.28 The proposed tree protection plan shows that with appropriate mitigation in place, which includes ground protection & special engineering/supervised excavation demonstrates an acceptable tree to building relationship.
- 7.29 The proposed layout of the site has altered taking into account the concerns raised in the earlier refused application.
- 7.30 The proposal is supported by a Landscape Plan demonstrates new tree planting can take place within the site.
- 7.31 Therefore it is considered that this proposal would be in line paragraph 123 of the NPPF, as it constitutes an effective use of land, taking place at an appropriate density and making 'optimal use' of the site without causing any harm to the character and appearance of the area.

## **8 Housing Land Supply & Delivery**

- 8.1 New Forest District Council published their Statement of Housing Land Supply and Housing Trajectory 2016- 2036 in January 2022 for their position on the 1<sup>st</sup> April 2021 which asserted the Authority only had 3.07 yrs which is a shortfall of the 5 years required by all Local Planning Authorities. Therefore, in accordance with Paragraph 11d) of the NPPF the 'tilted balance' is engaged. Therefore, in applying the presumption in favour of sustainable development, greater weight should be accorded in the overall planning balance to the provision of new housing.

8.2 Of relevance to this application is the following appeal decision ref: APP/B1740/W/20/3265937 for a site in Lymington (attached as appendix b to this statement), the Inspector in this appeal with particular reference to the housing land supply position in the New Forest District Council Area at paragraph 44 concluded:

*“44. Moreover, a considerable proportion of the appeal site also constitutes previously developed land – and I am mindful that some 61% of the District’s area is what the Local Plan describes as “Greenfield with NPPF 2012 footnote 9 constraints”. In the light of these considerations, the Framework’s support for the effective and efficient use of land is particularly relevant. For these reasons, taken together with my findings on housing supply matters, I consider that the proposed development would also contribute to the Government’s objective of delivering the right homes in the right places.*

8.3 The Inspector also considered the other ‘benefits’ of the appeal proposal and accordingly applied ‘greater weight’ given the lack of a 5 year housing land supply being demonstrated as can be seen in paragraphs 46, 47, 48 and 85 below.

*46. The proposals would deliver a biodiversity net gain (BNG) on the site, which would be secured by a planning condition, of over 10%. Although Policy STR1 of the Local Plan requires BNG, it sets no specific percentage gain, and legislation enshrining a requirement is not yet in place. In any event, the BNG provided would be a clear benefit of the appeal scheme.*

*47. During its construction phase the proposed development would create direct employment, of some 20 roles per annum over an 18 month build programme<sup>31</sup> - and over that time the appeal scheme would also have a positive effect on economic activity in the wider construction supply chain. When completed, the adjacency of the appeal site to the town centre would likely lead to a considerable increase in spending at local businesses. These would be clear benefits in the economic sense – and in these terms the Framework makes clear that significant weight should be placed on the need to support economic growth.*

*48. Accordingly, for these reasons, the proposed development’s clear social, environmental and economic benefits taken together would attract very significant weight in the overall planning balance.*

*85. Furthermore, taken together, the above-matters also lead me to the view that the proposed development would accord with Policy STR1 of the Local Plan insofar as it expects, amongst other things, all new development to make a positive social, economic and environmental contribution to community and business life in the Plan Area. In my judgement, the appeal scheme would in all other respects accord with the development plan.*

8.4 Therefore the inspector the inspector allowed this appeal in applying the ‘tilted balance’ given the lack of a 5 year housing land supply being demonstrated.

## 9 Other benefits of this proposal

- 9.1 This proposal would bring significant benefits to the New Forest District Council area in achieving 25 family homes which would go some way towards the Council meeting the current shortfall the Council have in meeting the required 5 yr housing land supply.
- 9.2 The proposal would during construction phase of the development create direct employment as well as a positive effect on the economic activity in the wider construction supply chain. Once completed the new residents of this development would lead to considerable increase in spending at local businesses. Significant weight should be placed on the need to support growth.
- 9.3 Any biodiversity net gain of this proposal would be a clear benefit of this proposal.
- 9.4 The site is within the settlement boundary, and in close proximity to a range of services, and therefore within a sustainable location. This would reduce the reliance on the use of the private car which would be clear benefit of the scheme.
- 9.5 The proposal would bring a 'New Homes Bonus' for the first six years with the funding spent by the Council to benefit the local community.

## 10 CIL and Planning obligations

- 10.1 The application will attract the Community Infrastructure Levy (CIL) at a rate of £102.15sqm. As set out in the Council's Regulation 123 list, the financial contribution will be used towards:
  - Habitat Mitigation (New Forest SPA);
  - Solent and Southampton Water SPA;
  - Open Space and Maintenance of Open Space;
  - Community Facilities; and
  - Transportation Projects
- 10.2 The applicant also proposes the following S106 Heads of Terms:
  - Financial contribution towards Affordable housing (subject to viability);
  - Bird Aware Contribution SPA;
  - Air Quality Monitoring;
  - New Forest SPA non -infrastructure; and
  - Nutrient Mitigation (offsetting credits in line with the Nitrogen Budget Calculator)

## 11 Conclusion

- 11.1 This statement has been prepared on behalf of AJC Group. The proposal presents a sustainable form of development, contributing to the economic, social and environmental wellbeing of New Forest District:

- The proposal would make more efficient use of urban land without any harm to the character and appearance of the area;
- The proposal would provide modern, fit-for-purpose family accommodation, meeting an identified need for two and three and four bed properties;
- The design and finish are appropriate to the locality; and
- The design has been carefully conceived to avoid harm to neighbour amenity and ensure that a comfortable relationship subsists.

11.2 This statement serves to demonstrate how the proposal complies with policies set out within the Development Plan, as well as relevant national and local material considerations. The proposal would actively contribute towards the realisation of the following spatial objectives:

- Would safeguard and where possible enhance the special qualities and landscape character of the Plan Area.
- Would Safeguard and improve biodiversity, and the protection and enhancement of wildlife, species, habitats and water bodies in the Plan Area.
- Would provide high quality, safe and attractive living and working environments in our towns, villages and rural areas.
- Would help to meet the Councils target 'to provide at least 10,420 additional homes within the Plan Area during 2016-2036.'
- To provide a range and choice of good quality new homes by type, size, tenure and location

11.3 This proposal would meet the tests of 11 d of the NPPF in that the proposal would not cause conflict with any development plan policy, and there would not be any clear reason for refusing the planning application. Thus the 'tilted balance' would be engaged and therefore there would be a presumption in favour of this sustainable development by providing a much needed additional 25 family homes.

11.4 For the reasons set out above, the applicant respectfully requests that this application be determined favourably.

## Appendix A

## Appendix B