

Site 1
Comments from Vivienne Baxter
Senior Planning Officer

PLANNING & TRANSPORTATION

Head of Service: Chris Elliott

Our Ref: ENQ/13/21587

Your Ref:

March 18 2014

Dear Javed

Land At Broom Copse, Ellingham Drove, Ellingham (Site 1)

Thank you for your enquiry for informal advice regarding your proposed development at the above site. I set out below the planning framework within which we have considered your proposal and our views and how the Local Planning Authority suggests you proceed.

Planning Policies Relevant to your Proposal

Core Strategy

CS1: Sustainable development principles

CS2: Design quality

CS3: Protecting and enhancing our special environment (Heritage and Nature Conservation)

CS4: Energy and resource use

CS6: Flood risk

CS7: Open spaces, sport and recreation

CS10: The spatial strategy

CS22: Affordable housing for rural communities

CS24: Transport considerations

CS25: Developers contributions

Local Plan

AV-2: Avon Valley Lakes - water storage

CO-H1: New residential development in the countryside

CO-H4: Outbuildings in the countryside outside the New Forest

DW-E35: River valleys

Sites and Development Management Development Plan Document

DM8: Protection of landscape features

DM21: Residential development in the countryside

emerging policy DM3: Mitigation of impacts on European nature conservation sites

National Planning Policy Framework

Achieving Sustainable Development

NPPF Ch. 6 - Delivering a wide choice of high quality homes

NPPF Ch. 7 - Requiring good design

Supplementary Planning Document/Guidance

Housing Design, Density and Character

Landscape Requirements for New Development

Landscape Character Assessment

newforest.gov.uk

Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA

Draft Mitigation Strategy

Planning History that refers to your property or is relevant to the proposal

None relevant

Planning Constraints

The site lies within the countryside outside the New Forest and falls within both Flood Zone 2 and 3.

Comments received from Consultee(s)

Environment Agency -

Highway Authority - no objections

Countryside Officer -

Trees - Trees on the southern boundary will need to be considered in terms of shading, these trees are not protected by TPO or within a conservation area.

Contributions Required as a Result of Development Proposed

The dwellings would be expected to be affordable in perpetuity. For small schemes, compliance with the requirement to mitigate the effects of the proposed development can be achieved by making an appropriate financial contribution towards the implementation of a package of mitigation measures that are being set out in the Mitigation Strategy for European Sites Supplementary Planning Document (SPD). The amount of contribution depends on the number of bedrooms but is likely to be up to £5,750.

Public open space and transportation contributions would also be generated by new dwellings although there are limited transportation schemes within the parish.

Consideration of Proposal

The site lies within the countryside outside the New Forest outside of any defined settlement and to the west of Moyles Court School. It is a relatively level site with roadside hedge and raised banks in places behind the post and wire fence. There is a tree screen to the rear of the site although this is likely to be some distance beyond the southern most extent of the site. Your proposal would involve the provision of 5-6 new dwellings although there is no submitted indicative layout or designs for the dwellings.

Visually, the site is a little exposed given the flat nature of the land and immediate surroundings. It is also some distance (approximately 200m) from the nearest building. Whilst it is accepted that development locally is sporadic and in some cases grouped in three or more dwellings in a row, there is no other similar form of development along this

side of Ellingham Drove and it would be considered an inappropriate form of development. It could also result in future pressure to build between the site and Moyles Court School. It is also close to the boundary with the National Park Authority and their views would be sought should an application be submitted.

There wouldn't be any adverse impact on existing residential amenity although consideration should be given to maintaining privacy levels for future occupiers through the design of the dwellings and their associated amenity spaces.

Whilst comments from the Highway Authority have not at this stage been forthcoming, the road is straight and offers a good level of visibility. Cycle parking would be required as part of any development.

The site lies within Flood Zones 2 and 3 as well as within a River Consultation Zone. Whilst comments have not at this stage been forthcoming from the Environment Agency, it could be difficult to achieve residential development at this location should alternative sites exist for housing outside of these zones.

All new dwellings would be expected to comply with at least level 4 of the Code for Sustainable Homes.

Conclusions

New residential development in this location would be contrary to policy. It is not considered that the provision of affordable housing would necessarily warrant overruling this policy objection given the open nature of the site and its distance from existing built form. The site is also likely to raise issues in respect of flooding.

The above comments are not binding on the elected Members of the Authority but set out the position of the Officers on the basis of the information you submitted and the research they undertook. You can expect Officers to stand by their advice and for that advice to be specifically referred to if a subsequent application is made and carried forward in decisions or recommendations to Committee. If new information subsequently becomes available that requires proposals to be reconsidered, Officers cannot be held to any earlier advice given. If this becomes the case you will be advised as to the situation and no decision or recommendation will be made until you have been contacted and, when required, further negotiations have taken place. Further information on how to submit an application, the information required and, the fee to be paid can be accessed at www.newforest.gov.uk/planning

If you do have any queries or are unsure about anything in this letter, please do not hesitate to contact me. However, please note that if you require any further written advice this is likely to incur an additional pre-application fee.

Yours sincerely

Mrs V Baxter
Senior Planning Officer

Tel: 023 8028 5345
Email: dev.control@nfdc.gov.uk

