

Javed Ditta

Our Ref: ENQ/13/21590

Your Ref:

26 February 2014

Dear Javed

Land Adj To Ibsley Farm Stables, Mockbeggar Lane, Ibsley, Ringwood, BH24 3PR (Site 8)

Thank you for your recent 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

CS7: Open spaces, sport and recreation

CS10: The spatial strategy

CS15: Affordable housing contribution requirements from developments

CS24: Transport considerations

CS25: Developers contributions

Local Plan

CO-H1: New residential development in the countryside

DW-E23: New development in conservation area

Sites and Development Management Development Plan Document

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

NPPF Ch. 12 - Conserving and enhancing the historic environment

Supplementary Planning Document

Housing Design, Density and Character

Draft Mitigation Strategy

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

None

Planning Constraints

The site lies within the Ibsley Conservation Area

newforest.gov.uk

Appletree Court, Beaulieu Road, Lyndhurst, SO43 7PA

Comments received from Consultee(s)

Conservation - The proposed development site is located on the South side of the highway in the Eastern arm of the Conservation Area. This site provides part of the significant gap that forms a break in development in this part of the village and thus it makes a positive contribution to the character and appearance of the area. It also affords views towards the lakes further south for the benefit of the several dwellings on the North side opposite.

Therefore it is felt that the scheme is potentially detrimental and that other sites on the North side would provide a more coherent and positive pattern of future development.

Recommend: the scheme is not fully supported.

Reason: does not maintain and improve the character and appearance of the Conservation Area.

Highway Authority - no objection

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 in the Ibsley Conservation Area. Whilst it is adjacent to a residential property, the dwelling is some distance away from the boundary and the site therefore appears to be away from other development on this side of the road. There is a detached thatched cottage opposite the site and a row of dwellings continue next to this in an easterly direction. You propose to provide up to 5-6 dwellings within the site for affordable housing purposes although there is no indicative layout or designs for the dwellings submitted at this stage.

New residential development is generally contrary to policy in the countryside although consideration should be given to the fact that the proposal is for affordable housing. However, there are concerns with the principle of infilling the visual gap which allows glimpses of the lakes to the south.

The dwelling opposite would be the most affected by any development although given its location across a road, amenity issues are not key. Consideration would need to be given to amenity levels within the site itself.

Whilst comments have not at this stage been forthcoming from the Highway Authority, the visibility appears reasonable in this location and would benefit if the front boundary hedge were to be trimmed back into a neater hedge.

The dwellings should comply with at least level 4 of the Code for Sustainable Homes.

Visually, the site provides a significant gap in the built up part of the village and this contributes to the character and appearance of the Conservation Area. It is considered that

any form of development in this location would be detrimental to the Conservation Area. It is suggested that the site opposite the western end of the site would be a more appropriate location for infill in this part of the Conservation Area.

Conclusions

The proposal on this site is considered to be harmful to the character and appearance of the Conservation Area and alternative sites should be sought.

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

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