



Tel: 07846 845 319
Email: paul@paulstackplanning.co.uk
Web: www.paulstackplanning.co.uk

Coppers, Seaview Lane,
Seaview, Isle of Wight,
PO34 5DJ

Planning Applications / Appeals / Enforcement / LDF

Approval of reserved matters following outline planning approval P/00657/18

Merstone Valley Nurseries, Merstone Lane, Merstone, Newport, PO30 3DE

Background

Outline planning consent was granted on this site under reference P//00657/18 on 25th November 2020 for the demolition of glasshouses and redevelopment with housing involving unspecified numbers.

As is required, the consent was subject to a condition covering the need to approve reserved matters (AORM) namely, drainage, siting, design and external appearance, the means of access and landscaping of the site under attaching condition no.2.

Other conditions, including pre commencement conditions were attached and these will be the subject of an application to discharge them after AORM approval.

On an assessment of all the planning considerations, the application was approved. In summary it was concluded within the officer report that;

- Given the advice within paragraph 11 of the NPPF regarding the presumption in favour of sustainable development, the identification of the site within the SHLAA (IPS162), the potential to remove the existing built form the development of the site for a maximum of 9 dwellings *'would be commensurate to the size and scale of the character of the village of Merstone and would not significantly adversely change the size, scale or character of the village in line with the requirements of Policy SP2.'*
- In terms of impacts on the locality, the development would provide an opportunity to improve the sites visual amenity impacts and would be likely to reduce the amount of built form.
- The development would not adversely impact upon the amenity of neighbouring property occupiers or future occupiers of the proposed dwellings.
- Following an Option Agreement and Deed of Covenant and appropriate advertising, the highway authority was satisfied that the visibility splay could be achieved as well as compliant turning and parking spaces.
- With regard tree issues, there are trees around the perimeter of the site and the impact of any development could be dealt with by way of appropriate tree information at the time of the reserved matters application.
- The submitted ecological report concluded that there were no particular constraints regarding this issue, a view that was accepted by the Councils Ecology Officer. It was noted that the matter of nitrate neutrality would need to be addressed at the AORM stage.
- Given the previous commercial use of the site, a desk study report was undertaken on which the Councils EHO confirmed was sufficient to assess the risk, subject to a further condition securing further investigation prior to commencement of development.
- Concerning drainage, it was agreed that ground conditions within the area would be likely to be suitable for a SUDs based surface water system. A pre commencement condition was attached to the outline approval requiring details in respect of foul and surface water drainage systems.
- With regards Solent SPA and Affordable Housing payments due, these were dealt with by way of a satisfactorily completed Unilateral Undertaking.

Reserved matters now submitted

Drainage

The application is accompanied by a detailed report and calculations regarding foul and surface water drainage of the site prepared by Mayer Brown (MB) (Appendix A). The associated plan is attached at Appendix B.

The foul drainage layout drawing provides details of the layout and position of the proposed package sewage treatment plant. The calculations provided by Advanced Aeration ensure that this unit is appropriately designed and sized, as well as having the Total Nitrogen treatment level calculated. The treated effluent arising from the plant will drain to the existing ditch in the southwestern corner of the site. A bespoke permit will be required for this discharge. This is administered by the Environment Agency and is a separate process. It will be sourced post approval of the condition compliance application and prior to occupation of the approved dwellings.

In terms of surface water drainage, it is proposed to take advantage of the inherent permeability in the sub soil beneath the site to dispose of all such flow via infiltration. The calculations for this element are included, in terms of proposed houses and roadways. The detailed design of the soakaways and associated piped network are included on the aforementioned drawing, together with details of the sizing calculations, which have been used and accepted at other sites across the Island. The construction of the site access road, on the approach to Merstone Lane, has been changed from impermeable surfacing to permeable, significantly improving the situation regarding surface water run off reaching the public highway. (Appendices C and D).

Nitrate Neutrality

To ascertain what the total nitrogen load is from the existing use of the site and compare this with that arising from the proposed dwellings, a nutrient budget has been produced. As MB have concluded that connection to public foul sewerage infrastructure in the locality is not possible, treatment of foul flows would be via a modern efficient package sewage treatment plant, draining to a ditch within the site (Appendices E and F). The revised guidance within Solent Nutrient Budget Calculator Version 2.3 contains a step-by-step guide to a four-stage calculation for both the existing and proposed total nitrogen loading. Stage 1 calculates the wastewater Total Nitrogen load from the source. Stage 2 adjusts the nitrogen load to account for existing nitrogen from the current land use. Stage 3 adjusts the nitrogen load arising from the new development, not received by a treatment plant. Finally, Stage 4 calculates the net change in nitrogen load. The Nutrient Budget calculations for this site accompanies this brief report (Appendix G).

The Total Nitrogen load arising from the residential development, served by the new package sewage treatment plant, is 0.0 Kg/TN/yr.

MB conclude that 'With the Nutrient Budget, drawing, treatment plant details, manufacturer's certification, example planning consultation and this report, we consider that Natural England and the Isle of Wight Council should be satisfied that nutrient issues have been appropriately considered. No mitigation measures or purchase of nutrient credits is required, as the proposal, using an extremely conservative calculation process and treatment capability, reduces the total nitrogen arising from the site, in its developed state, to 0.0 Kg/TN/yr.'

Means of access

The road access and visibility splays were approved by the Highway Authority (HA) when considering the outline submission, subject to conditions. It is understood that the site was subsequently visited, and the HA confirmed that they were content with the hedge removal and its repositioning and the provision of visibility

splays. The associated landscaping scheme to mitigate the loss of the hedgerow was approved in April 2021 (21/00421/DIS).

All dwellings will be designed and built in accordance with Part M of the Building Regulations.

Level access will be provided to all main entrances with driveways and footpaths suitable for wheelchair users.

MB drawings are submitted in respect of access, turning, parking, road sections and visibility design details (Appendices H to K). Appointed consultants (MB) are satisfied that the information and detail submitted is sufficient to approve the relevant access details.

Siting

The eight dwellings are shown to be located around a central courtyard allowing for a circular roadway system utilising the existing access into the former greenhouse site. Each property faces into the courtyard, all sited within very comfortable plots providing sufficient parking for proposed occupants and visitors to the site.

These two storey units are located with more than adequate distances to the rear boundaries whilst achieving acceptable distances to existing properties to the immediate west of the site. There is a considerable reduction in built footprint from that which currently exists on site.



Proposed layout

The resultant development achieves a density of 11.5 dwellings/hectare, which is considered to represent a reasonable compromise in achieving a scheme that sits comfortably within its village setting whilst taking the opportunity to provide an appropriate mix of housing units and improve on the visual contribution the site makes to the locality.

Design and External Appearance

In support of the application the following Design Statement has been prepared by the appointed consultants;

'When considering the design for the Merstone Valley Nursery Redevelopment we wanted to carefully consider at Concept Stage the following:

- *Local Impact – Primarily we wanted to understand the primary types of development within the Merstone Valley area, these can be categorised into 3 types:*
 - *Ribbon Development – This is seen on Merstone Lane and Chapel lane. There is no real common vernacular as you have a mix of traditional cottages to modern detached dwellings and bungalows. On other roads you see more isolated dwellings, but these still are positioned along the road.*
 - *Commercial Farmsteads with isolated residential units – a good example is on Chapel Lane where the majority of the farm building are being used for other commercial uses. It is noted that around these Farmsteads you have a prominent residential unit (in this case Merstone Manor).*
 - *Farmsteads that have been converted into Residential or Holiday usage, these again generally have an existing primary farmhouse.*
- *In keeping with its rural setting – The proposal should respect its rural setting and not detract or dominate its locality. The use of materials commonly seen in the local area will help with this.*
- *Mixed unit development – The proposal should include a mix of unit types and sizes; this should lead to units being available to a wider demographic (2 x 2 bed, 2 x 3 bed, 1 x 3 bed, 3 x 5 bed) .*
- *Traditional or Modern Design – Both approaches can be acceptable but, in our proposal, we feel the traditional approach would be more appropriate.*
- *Sustainability – The development will take on board the current legislation to ensure it meets the sustainability requirements.*
- *High quality design – The developments design has been carefully considered and will be of a high quality with carefully selected materials.*

The conclusion following the Concept Design Stage was that the development would be traditional in design. It was also concluded that the layout should not follow the design for a modern ‘Close’ style development.

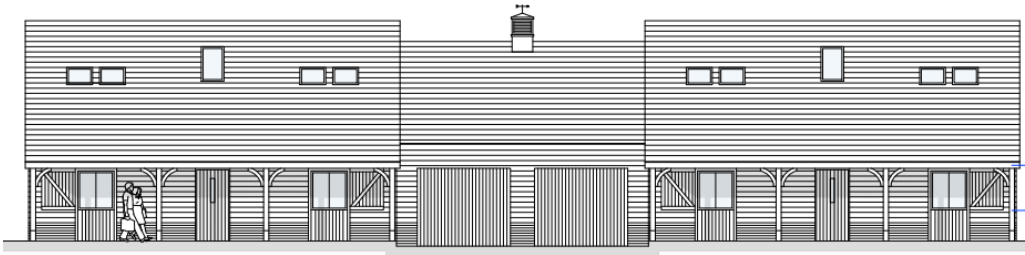
Our development has been based around the concept of a traditional farmstead of two storey scale. We wanted the development to feel more like a converted farmstead than a new residential development.

In our design we have included a large traditional farmhouse as a focal point with buildings placed around a central landscaped Island. These buildings have references to traditional farm buildings including stables, threshing, cattle, and machinery barns.

We have also used materials including, brick, boarding, glass, oak structures, stone, natural slate, and rosemary plain tiles.

Externally the roads will have a gravel finish amongst soft landscaping with trees, hedgerows and planting commonly seen within the local area.’

Appendix L refers to building material finishes.



South elevation of proposed plots 1 and 2

Landscaping

A detailed planting scheme is submitted as Appendix M and supplemented by a Tree Assessment attached as Appendix N, which does not identify any trees of note within the development site.

The scheme proposes in general a mix of native species, of benefit to wildlife, within both the proposed plots and featured central courtyard whilst supplementing the boundary hedging.

Additional information

For the sake of completeness, a Preliminary Ecological Assessment accompanies the submission (Appendix O) which confirms that the development can occur without harm to this site which is identified as having low ecological value.

Likewise, a Phase II site investigation report is attached at Appendix P which confirms the sites suitability for use.

Conclusion

The submitted details clearly show that the site can be developed as proposed, with a scheme involving a respectable density of well-designed housing units in a sympathetic layout and style, without causing undue harm to any relevant material planning considerations, with eight dwellings of mixed sizes, thereby according with the principal and terms of the original outline approval.

Appendices

A Surface and foul drainage plan

B Plan 27215-01 PO2 General Drainage Arrangement Plan

C Plan 27215-05 PO1 Drainage layout

D Plan 27215-06 PO1 Surface Water Contributing Areas

E Plan BB1553-23-101-001 Bio Bubble

F Bio Bubble Specification

G Nutrient Budget Calculator Version 2.3

H Plan 27215-02-PO1 Road Longitudinal Sections

I Plan 27215-03-PO1 Vehicle Swept Paths Large Vehicles

J Plan 27215-04-PO1 Vehicle Swept Paths Cars

K Plan 27215-07-PO1 Road Sections

L Building Materials Schedule

M Landscaping Scheme

N Tree AIA

O Preliminary Ecological Assessment

P Site Investigation